

NOTICE OF THE SPECIAL MEETING OF THE VILLAGE BOARD MEETING

The special meeting of the Village Board is scheduled for
Tuesday, May 5, 2020 beginning at 6:30 p.m.

A copy of the agenda for this meeting is attached hereto and
can be found at www.tinleypark.org.

NOTICE - MEETING MODIFICATION DUE TO COVID-19

Pursuant to Governor Pritzker's Executive Order 2020-07, Executive Order 2020-10, Executive Order 2020-18, Executive Order 2020-32, and Executive Order 2020-33 which collectively suspends the Illinois Open Meetings Act requirements regarding in-person attendance by members of a public body during the duration of the Gubernatorial Disaster Proclamation, the members of the Village Board will be participating in the meeting through teleconference.

Please note there is a new temporary procedure for public speaking. In-person public speaking is temporarily suspended, although public comments can still be made under the new temporary procedure for public speaking. Written comments and requests to speak may be submitted via email prior to the meeting. Further details can be found on the Village of Tinley Park website on the "Minutes and Agendas" web page at www.tinleypark.org.

Public comments or requests to speak must be emailed in advance of the meeting to clerksoffice@tinleypark.org or placed in the Drop Box at the Village Hall by noon on Tuesday, May 5, 2020. For public health and safety reasons, comments and requests to speak may only be submitted electronically.

Kristin A. Thirion
Clerk
Village of Tinley Park

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, May 5, 2020, beginning at 6:30 PM in the Council Chambers at the Village Hall of Tinley Park, 16250 South Oak Park Avenue, Tinley Park, Illinois.

6:30 PM CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ITEM #1

SUBJECT: CONSIDER APPROVAL OF AGENDA

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

COMMENTS: _____

ITEM #2

SUBJECT: CONSIDER APPROVAL OF MINUTES OF THE SPECIAL
VILLAGE BOARD MEETING HELD ON APRIL 21, 2020.

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

COMMENTS: _____

ITEM #3

SUBJECT: CONSIDER APPROVAL OF THE FOLLOWING CONSENT
AGENDA ITEMS:

- A. CONSIDER PROCLAIMING MAY 14, 2020, AS "APRAXIA AWARENESS DAY" IN THE VILLAGE OF TINLEY PARK.
- B. CONSIDER ADOPTING RESOLUTION 2020-R-039 RECOGNIZING MAY 3 THROUGH MAY 9, 2020, AS "PUBLIC SERVICE RECOGNITION WEEK" IN THE VILLAGE OF TINLEY PARK.
- C. CONSIDER ADOPTING RESOLUTION 2020-R-038 RECOGNIZING MAY 3 THROUGH MAY 9, 2020 AS MUNICIPAL CLERKS WEEK IN THE VILLAGE OF TINLEY PARK.
- D. CONSIDER ADOPTING RESOLUTION 2020-R-049 RECOGNIZING MAY 17, THROUGH MAY 23, 2020 AS PUBLIC WORKS WEEK IN THE VILLAGE OF TINLEY PARK.

- E. CONSIDER PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$635,607.35 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED APRIL 24, 2020, APRIL 30, 2020, AND MAY 1, 2020.

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

COMMENTS: _____

ITEM #4

SUBJECT: CONSIDER ORDINANCE 2020-O-019 ESTABLISHING A RECAPTURE FOR COSTS RELATED TO UTILITY EXTENSIONS AND A LIFT STATION SERVING THE AREA EAST OF LAGRANGE ROAD GENERALLY BETWEEN 179TH STREET, 183RD STREET AND 94TH AVENUE - **Trustee Mueller**

ACTION: Discussion: The Village of Tinley Park has initiated the engineering and construction plans for the extension of the Village's sanitary sewer and water main system (including a lift station) to serve the general area of LaGrange Road and 183rd Street. The project provides economic development opportunity for over 30 acres of vacant parcels in the area. The recapture ordinance establishes a formula for recapture of cost on a per square foot basis against all benefitted properties. **This Ordinance is eligible for first reading.**

COMMENTS: _____

ITEM #5

SUBJECT: CONSIDER RESOLUTION 2020-R-040 AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT WITH TOP HOSPITALITY, LLC., FOR PROPERTY LOCATED AT 9599 94TH AVENUE (PREVIOUSLY REFERRED TO AS 18300 96TH AVENUE, NOW KNOWN AS WHITE EAGLE DRIVE) - **Trustee Mueller**

ACTION: Discussion: The Petitioner, Haresh Jethani, on behalf of Top Hospitality, has petitioned the Village of Tinley Park to annex approximately 8.7 acres located at 9599 94th Avenue. The Annexation Agreement provides for the rezoning of the property to the B-3 (General Business and Commercial) zoning district to allow for the construction of two (2) Marriott branded hotels (Marriott Courtyard and Marriott Residence Inn). The agreement also provides for a recapture of costs to the benefit of the Village for the extension of utilities to the proposed development as well as recognizes the subject property is located within the area determined to be blighted under Ordinance 2019-O-009 and therefore eligible for a Cook County Property Tax 7b reclassification. **This Resolution is eligible for first reading.**

COMMENTS: _____

ITEM #6

SUBJECT: CONSIDER ORDINANCE 2020-O-020 APPROVING THE ANNEXATION OF PROPERTY COMMONLY LOCATED AT 9599 94TH AVENUE (PREVIOUSLY REFERRED TO AS 18300 96TH AVENUE, NOW KNOWN AS WHITE EAGLE DRIVE) - **Trustee Mueller**

ACTION: Discussion: The Petitioner, Haresh Jethani, on behalf of Top Hospitality, has petitioned the Village of Tinley Park to annex approximately 8.7 acres located at 9599 94th Avenue. The property is in unincorporated Cook County. The annexation will include the adjacent 183rd Street right-of-way and will result in the annexation of a total of 9.15 acres. **This Ordinance is eligible for first reading.**

COMMENTS: _____

ITEM #7

SUBJECT: CONSIDER ORDINANCE 2020-O-021 GRANTING A MAP AMENDMENT (REZONING) UPON ANNEXATION TO B-3 (GENERAL BUSINESS & COMMERCIAL) FOR CERTAIN PROPERTY LOCATED AT 9599 94TH AVENUE (PREVIOUSLY REFERRED TO AS 18300 96TH AVENUE, NOW KNOWN AS WHITE EAGLE DRIVE) - **Trustee Mueller**

ACTION: Discussion: The Petitioner, Top Hospitality LLC (property owner), is seeking to rezone two properties located at 9599 94th Avenue upon annexation to the B-3, General Business & Commercial zoning district. The rezoning will allow for the construction of two (2) Marriott brand hotels: Courtyard and Residence Inn. The Plan Commission held a Public Hearing on April 16, 2020, and voted 8-0 to unanimously recommend approval of the Map Amendment (Rezoning) in accordance with the plans as listed in the "Listed Reviewed Plans" and the Findings of Fact in the April 16, 2020 Staff Report. **This Ordinance is eligible for first reading.**

COMMENTS: _____

ITEM #8

SUBJECT: CONSIDER ORDINANCE 2020-O-022 GRANTING VARIATIONS FROM THE ZONING ORDINANCE FOR THE PROPOSED COURTYARD AND RESIDENCE INN HOTELS AT THE PROPERTY LOCATED AT 9599 94TH AVENUE (PREVIOUSLY REFERRED TO AS 18300 96TH AVENUE, NOW KNOWN AS WHITE EAGLE DRIVE) - **Trustee Mueller**

ACTION: Discussion: The Petitioner, Top Hospitality LLC (property owner), is seeking ten (10) variations related to lot size, lot layout, building height, parking, exterior materials, and signage as part of its proposal to redevelop the property located at 9599 94th Avenue (previously referred to as 18300 96th Ave., now known as White Eagle Drive) for two (2) Marriott brand hotels: Courtyard and Residence Inn with a total of 243 rooms. The Plan Commission held a Public Hearing on April 16, 2020, and voted 8-0 to recommend approval of the ten (10) Variations and adopt the Findings of Fact in accordance with the plans as listed in the "Listed Reviewed Plans" and the Findings of Fact in the April 16, 2020 Staff Report. **This Ordinance is eligible for first reading.**

COMMENTS: _____

ITEM #9

SUBJECT: CONSIDER RESOLUTION 2020-R-050 APPROVING AND ACCEPTING A FINAL PLAT OF RESUBDIVISION FOR THE NEW HORIZON SUBDIVISION LOCATED AT 9599 94TH AVENUE (PREVIOUSLY REFERRED TO AS 18300 96TH AVENUE, NOW KNOWN AS WHITE EAGLE DRIVE) - **Trustee Mueller**

ACTION: Discussion: The Petitioner, Top Hospitality LLC (property owner), has requested Final Plat approval for the New Horizon Subdivision associated with the development of the Courtyard and Residence Inn at 9599 94th Avenue (previously referred to as 18300 96th Ave., now known as White Eagle Drive). The Plat will subdivide the property into two (2) new parcels that split the proposed detention pond. The Plat also includes all proposed utility, cross-access, and parking easements. The Plan Commission reviewed the Final Plat of Re-subdivision with a recommended condition that the approval is subject to Final Engineering Plan approval by the Village Engineer, MWRD, and the US Army Corps of Engineers on April 16, 2020, and voted 8-0 to recommend approval. **This Resolution is eligible for first reading.**

COMMENTS: _____

ITEM #10

SUBJECT: CONSIDER RESOLUTION 2020-R-041 SUPPORTING AND CONSENTING TO THE FILING OF A CLASS 7B APPLICATION AND FINDING THE CLASS 7B NECESSARY FOR DEVELOPMENT TO OCCUR AT 9599 94TH AVENUE (PREVIOUSLY REFERRED TO AS 18300 96TH AVENUE NOW KNOWN AS WHITE EAGLE DRIVE) - (COURTYARD BY MARRIOTT HOTEL) - **Trustee Mueller**

ACTION: Discussion: This Resolution provides support for the Cook County Class 7b incentive which reduces the tax assessment ratio for the property at 9599 94th Avenue from 25% to 10% of market value for ten (10) years, and is renewable. The property will be developed as a 125-room hotel, approximately 83,722 square feet in area, for a proposed Courtyard by Marriott Hotel. This project also meets the goals and objectives for encouraging redevelopment in Tinley Park as set forth by the Economic and Commercial Commission and the Village Board of Trustees in previous meetings. **This Resolution is eligible for first reading.**

COMMENTS: _____

ITEM #11

SUBJECT: CONSIDER RESOLUTION 2020-R-042 SUPPORTING AND CONSENTING TO THE FILING OF A CLASS 7B APPLICATION AND FINDING THE CLASS 7B NECESSARY FOR DEVELOPMENT TO OCCUR AT 9599 94TH AVENUE (PREVIOUSLY REFERRED TO AS 18300 96TH AVENUE NOW KNOWN AS WHITE EAGLE DRIVE) - (RESIDENCE INN BY MARRIOTT) - **Trustee Mueller**

ACTION: Discussion: This Resolution provides support for the Cook County Class 7b incentive which reduces the tax assessment ratio for the property at 9599 94th Avenue from 25% to 10% of market value for ten (10) years, and is renewable. The property will be developed as a 118-room hotel, approximately 85,000 square feet, for a proposed Residence Inn by Marriott. This project also meets the goals and objectives for encouraging redevelopment in Tinley Park as set forth by the Economic and Commercial Commission and the Village Board of Trustees in previous meetings. **This Resolution is eligible for first reading.**

COMMENTS: _____

ITEM #12

SUBJECT: CONSIDER ORDINANCE 2020-O-024 APPROVING TEXT AMENDMENTS TO THE ZONING ORDINANCE TO CLARIFY RECENT TEXT AMENDMENTS FOR RESIDENTIAL MASONRY REQUIREMENTS AND SHORT-TERM RENTALS - **Trustee Mueller**

ACTION: Discussion: Recently, the Village approved two (2) text amendments to the Zoning Ordinance relating to exterior masonry requirements (December 17, 2019; 2019-O-074) and for short-term rental uses (July 2, 2019; 2019-O-035). While drafting and implementing the text changes, staff encountered a few text corrections that were required to ensure the intent behind these codes is clear. The Plan Commission held a Public Hearing on April 16, 2020, related to Zoning Ordinance changes, and voted 8-0 to unanimously recommend approval of the proposed text amendments. **This Ordinance is eligible for first reading.**

COMMENTS: _____

ITEM #13

SUBJECT: CONSIDER ADOPTING ORDINANCE 2020-O-025 GRANTING A GARAGE SIZE VARIATION FOR CERTAIN PROPERTY LOCATED AT 6420 167TH STREET - **Trustee Mueller**

ACTION: Discussion: The Petitioner, Brian Potter, is seeking a 152 sq. ft. Variation from Section III.I.2.b. of the Zoning Ordinance (Residential Accessory Structures) to permit construction of an 872 sq. ft. detached garage, instead of the maximum permitted 720 sq. ft., at the property located at 6420 167th Street in the R-1 Single Family Residential zoning district. The Petitioner is looking to replace his deteriorating garage with a new and more attractive garage. The subject lot is large in comparison to the surrounding neighborhood and is large enough to be permitted a second detached garage. However, the preference is for one larger garage. The Zoning Board of Appeals held a Public Hearing on April 16, 2020 and voted 8-0 to unanimously recommend approval of the requested Variation in accordance with plans as listed in the "List of Reviewed Plans" and recommended condition in the April 16, 2020, Staff Report. **This Ordinance is eligible for adoption.**

COMMENTS: _____

ITEM #14

SUBJECT: CONSIDER ADOPTING ORDINANCE 2020-O-043 GRANTING A SPECIAL USE TO PERMIT INSTALLATION OF THREE ADDITIONAL ANTENNAS ON AN EXISTING STEALTH FLAG POLE TOWER AT 9001 171ST STREET (VICTOR J. ANDREW HIGH SCHOOL) - **Trustee Mueller**

ACTION: Discussion: The Petitioner, Margie Oliver (of Dolan Realty Advisors) on behalf of Verizon Wireless, is requesting a Special Use Permit to amend the previously approved Special Use to allow three (3) additional antennas, for a total of 12 antennas, within the existing stealth flag pole wireless communication tower, located at 9001 171st Street (Victor J. Andrew High School) in the R-3 (Single Family Residential) zoning district. The Plan Commission held a Public Hearing on April 16, 2020 and voted 8-0 to unanimously recommend approval of the Special Use Permit, with the condition that a new American flag is installed on the flag pole, and in accordance with the plans as listed in the "Listed Reviewed Plans" and the Findings of Fact in the April 16, 2020 Staff Report. **This Ordinance is eligible for adoption.**

COMMENTS: _____

ITEM #15

SUBJECT: CONSIDER ADOPTING RESOLUTION 2020-R-044 APPROVING A CONTRACT EXTENTION BETWEEN THE VILLAGE OF TINLEY PARK AND J&J NEWELL CONCRETE CONTRACTORS, INC. FOR THE CONCRETE FLATWORK AND CURB REPAIR PROGRAM - **Trustee Mueller**

ACTION: Discussion: The Village has utilized the sidewalk and curb repair services of J&J Newell Concrete Contractors for the last two (2) years for maintaining and constructing sidewalks and curb repairs on Village-owned properties. Its services included sidewalk repairs, new sidewalk extensions in gap locations, curb removal and replacement, as well as ADA and driveway apron improvements throughout the Village. Last year's service contract provided the Village the potential of extending the contract for two (2) additional years at a 2.5% annual increase. Last year's services by J&J Newell were found to be acceptable and its previous services for the Village find them to be a credible, trustworthy Contractor.

Consider approving a contract extension with J&J Newell Concrete Contractors, Inc. for the Concrete Flatwork and Curb Repair Program. Funds for this work is included in the approved FY 21 budget. This is unit pricing total costs are based on work performed.

This item was discussed at the Committee of the Whole meeting on May 5, 2020, held prior to this meeting. **This Resolution is eligible for adoption.**

COMMENTS: _____

ITEM #16

SUBJECT: CONSIDER ADOPTING RESOLUTION 2020-R-045 APPROVING A CONTRACT EXTENTION BETWEEN THE VILLAGE OF TINLEY PARK AND TRAFFIC CONTROL COMPANY FOR THE PAVEMENT STRIPING PROGRAM - **Trustee Mueller**

ACTION: Discussion: In maintaining roadways, the Public Works department utilized the pavement striping services of Traffic Control Company last year to clean and re-stripe nearly all major locally-owned streets throughout the Village and several residential roadways as well. Its services included approximately 12 miles of roadway striping throughout the Village last year. Last year's service contract allowed the Village the potential of extending the contract for two (2) additional years at an annual 1.25% increase. Last year's services by Traffic Control Company enabled the Village to get almost 2.5 additional miles of roadways striped and its previous services for the Village find it to be a credible, trustworthy Contractor.

Consider approving a contract extension with Traffic Control Company for the Pavement Striping Program. Funds for this work are included in the approved FY 21 budget. The unit pricing total costs are based on work performed. This item was discussed at the Committee of the Whole meeting on May 5, 2020, held prior to this meeting. **This Resolution is eligible for adoption.**

COMMENTS: _____

ITEM #17

SUBJECT: CONSIDER ADOPTING RESOLUTION 2020-R-046 APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND IHC CONSTRUCTION COMPANY, LLC FOR THE FIBER OPTIC EXTENSION PROJECT - **Trustee Mueller**

ACTION: Discussion: This project consists of the underground horizontal drilling of cable duct and communication cables (fiber optic and copper phone lines) from the existing utility vault at the 80th Avenue Metra Train Station to the Post 11 Water Tower. This work will be in the public right of way and requires permitting and coordination with the Cook County Highway Department to cross 80th Avenue, as well as, the Buckeye Pipeline which is in the west right of way along 80th Avenue. This project is a continuation of an established program to link Village facilities by fiber optic cable to enhance communications systems and reduce reliance on phone lines. Additional phases later will extend the Village fiber network further north.

Consider approving a contract with IHC Construction Company, LLC for the Fiber Optic Extension Project in the amount of \$139,700. This item was discussed at the Committee of the Whole meeting on May 5, 2020, held prior to this meeting. **This Resolution is eligible for adoption.**

COMMENTS: _____

ITEM #18

SUBJECT: CONSIDER ADOPTING RESOLUTION 2020-R-047 APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND VISU-SEWER FOR POST 7 FORCE MAIN LINING ALTERNATE FIVE (5) - **Trustee Mueller**

ACTION: Discussion: Upon completion of a bid process for cleaning, televising, and lining the force main starting at Post 7 Lift Station (164th and Harlem Avenue) ending at Normandy Drive and 167th Street, Visu-Sewer was awarded the contract to perform the base bid plus alternates one (1) through four (4). Alternate five (5) is the final phase of the project.

Consider awarding a contract to Visu-Sewer in the amount of \$677,350.00. This item was discussed at the Committee of the Whole on May 5, 2020, held prior to this meeting. **This Resolution is eligible for adoption.**

COMMENTS:

ITEM #19

SUBJECT: CONSIDER ADOPTING RESOLUTION NUMBER 2020-R-048 AUTHORIZING THE VILLAGE MANAGER TO CONTRACT FOR THE PURCHASE OF ELECTRICITY - **Trustee Mueller**

ACTION: Discussion: As you are aware, the Village participates in a consortium with 150 other municipalities known as the Northern Illinois Municipal Electric Collaborative (NIMEC) to drive down pricing for residential and municipal electricity. In addition to the Village's residential and small business electric aggregation program, NIMEC also periodically goes out to bid for electricity pricing relating to municipal uses (pumping stations and street lighting accounts) on behalf of the entire consortium. With 150 communities that participate in NIMEC's consortium, aggregating the collective volume achieves savings that would otherwise not be available if the accounts were bid individually.

NIMEC will be holding a group bid for Street Lighting accounts on June 4th, 2020. As with the previous electrical agreements, the window of opportunity for the Village to sign agreements and take advantage of the lowest bidder is typically limited to less than 48 hours. As such, the Village will need to authorize the Village Manager, to sign a third-party agreement upon completion of the competitive bidding process. This will aid in assuring that the Village will continue to be afforded the best possible electrical rates. **This Resolution is eligible for adoption.**

COMMENTS:

ITEM #20

SUBJECT: RECEIVE COMMENTS FROM STAFF -

COMMENTS: _____

ITEM #21

SUBJECT: RECEIVE COMMENTS FROM THE BOARD -

COMMENTS: _____

ITEM #22

SUBJECT: RECEIVE COMMENTS FROM THE PUBLIC -

COMMENTS: _____

ITEM #23

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 PURCHASE OR LEASE OF REAL PROPERTY FOR THE USE OF THE PUBLIC BODY, INCLUDING MEETINGS HELD FOR THE PURPOSE OF DISCUSSING WHETHER A PARTICULAR PARCEL SHOULD BE ACQUIRED.

ADJOURNMENT

**MINUTES OF THE SPECIAL BOARD MEETING OF THE TRUSTEES,
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,
ILLINOIS, HELD APRIL 21, 2020**

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 April 21, 2020. President Vandenberg called this meeting to order at 6:15 p.m.

At this time, President Vandenberg, stated the meeting was being held remotely consistent with Governor Pritzker's Executive Order 2020-07 issued on March 16, 2020, which suspends the Open Meetings Act provisions relating to in-person attendance by members of a public body. Specifically, the Governor's Office: (1) suspends the requirement in Section 2.01 that "members of a public body must be physically present;" and (2) suspends the limitations in Section 7 on when remote participation is allowed. President Vandenberg confirmed Board Members and Staff were able to communicate. All replied affirmative, President Vandenberg then introduced ground rules for effective and clear conduct of Village business.

President Vandenberg led the Board and audience in the Pledge of Allegiance.

Clerk Thirion called the roll. Present and responding to roll call were the following:

President:	Jacob C. Vandenberg (Participated electronically)
Village Clerk:	Kristin A. Thirion
Trustees:	Cynthia A. Berg (Participated electronically) William P. Brady (Participated electronically) William A. Brennan (Participated electronically) Diane M. Galante (Participated electronically) Michael W. Glotz Michael G. Mueller (Participated electronically)
Absent:	None
Also Present:	
Village Manager:	David Niemeyer
Asst. Village Manager:	Patrick Carr
Village Attorney:	Paul O'Grady

Motion was made by Trustee Glotz, seconded by Trustee Brady, to approve the agenda as written or amended for this meeting. Vote on roll call. Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Paul O'Grady, Village Attorney, asked for a motion to **ADVANCE ITEM #13, RECEIVE COMMENTS FROM THE PUBLIC, TO ITEM #2B OF THIS AGENDA**. Mr. O'Grady, stated that he advised the Clerk's Office seek this motion to have an orderly meeting and to assure all comments are heard prior to Board action. Motion was made by Trustee Glotz, seconded by Trustee Brady. Vote on roll call. Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

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President Vandenberg asked if anyone from the public submitted written comment. Mr. O’Grady stated no written comments received via the drop box at the Village Hall. He stated that six (6) written comments were received via email regarding Item #6 (CONSIDER ADOPTING RESOLUTION 2020-R-037 DECLARING AN EMERGENCY AFFECTING THE PUBLIC HEALTH DUE TO THE OUTBREAK OF THE COVID-19 DISEASE IN THE STATE OF ILLINOIS AND REQUIRING FACE COVERINGS TO PRESERVE PUBLIC HEALTH AND PROTECT RESIDENTS.). One (1) written comment regarding Item #2 (CONSIDER ADVANCEMENT OF ITEM #13, RECEIVE COMMENTS FROM THE PUBLIC, TO ITEM #2B OF THIS AGENDA), were received before the deadline and forwarded to Village Officials.

There were five (5) written comments received via email after the deadline regarding Item #6, those were also forwarded to Village Officials. President Vandenberg directed citizens to the Committee of the Whole meeting, held prior to this meeting for information regarding Item #6, as discussion was had at that time. The following citizens emailed comments:

Michael Stuckly	4/18/2020	#6	Face Coverings
Michael Stuckly	4/20/2020	#6	Face Coverings
Lorrie Visser	4/20/2020	#6	Face Coverings
Stephen Eberhardt	4/20/2020	#2	Public Comment Rule
Bernard Greenawalt	4/21/2020	#6	Face Coverings
No Name Given	4/21/2020	#6	Face Coverings
Massimo Guglielmo	4/21/2020	#6	Face Coverings
Jeff Geibel	4/21/2020	#6	Face Coverings (after 1pm)
Christopher Moss	4/21/2020	#6	Face Coverings (after 1pm)
Mike Murray	4/21/2020	#6	Face Coverings (after 1pm)
Melissa Mielzynski	4/21/2020	#6	Face Coverings (after 1pm)
Maaik Taylor	4/21/2020	#6	Face Coverings (after 1pm)

President Vandenberg asked if there was anyone from the public who wished to comment telephonically. Mr. Sharif Ali was contacted via telephone. Mr. Ali, Director of Business Development for PulseTV, a Tinley Park company has Personal Protective Equipment (PPE) supplies available for purchase. This company has also donated PPE to the Tinley Park Police and Fire Departments.

Motion was made by Trustee Brady, seconded by Trustee Glotz, to approve and place on file the minutes of the Regular and Special Village Board Meetings held on April 7, 2020. Trustee Berg requested the Board vote regarding written transcribed minutes of meetings held electronically. President Vandenberg stated this item is not on this agenda, and would need to be placed on a future agenda. Vote on roll call. Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried. President Vandenberg stated that feels the Clerk’s Office did a fair to impeccable job on the relating the minutes from the April 7, 2020, meetings in these unprecedented times.

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Motion was made by Trustee Brennan, seconded by Trustee Glotz, to adopt **RESOLUTION 2020-R-035 RECOGNIZING APRIL 12 TO APRIL 18, 2020, AS NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK IN THE VILLAGE OF TINLEY PARK**. Trustee Mueller stated, whether it's a fire, robbery, medical or another personal emergency, there's always someone to answer our call for help in our moment of need. We pick up the phone, make the call to 9-1-1, and listen to a voice on the other end. The voice guides us through our crisis until responders arrive. While we may never see their faces or know their names, these public safety professionals are the vital link to the emergency responders who come to our rescue. The Tinley Park 911 Center is staffed 24/7, 365 days a year, and these professionals, also known as Telecommunicators, are prepared to answer your emergency. April 12th through April 18th was National Telecommunicator Week. The Village appreciates all the dedication and hard work the Telecommunicators do every day. President Vandenberg asked if there were any comments from members of the Board. There were none. President Vandenberg asked if there were any comments from members of the public. Paul O'Grady, Village Attorney, stated there were no written comments by email or delivered to the drop box, or requests to comment via telephone received for this item. Vote by 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 consider approving the following Consent Agenda items:

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

CONSIDER PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$2,585,728.52 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED APRIL 10, AND APRIL 17, 2020.

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 Brady, to adopt **RESOLUTION 2020-R-037 DECLARING AN EMERGENCY AFFECTING THE PUBLIC HEALTH DUE TO THE OUTBREAK OF THE COVID-19 DISEASE IN THE STATE OF ILLINOIS AND REQUIRING FACE COVERINGS TO PRESERVE PUBLIC HEALTH AND PROTECT RESIDENTS**. Trustee Mueller presented the Resolution's intent which is to further increase the wearing of face coverings when in public to reduce the spread of COVID-19 virus, to protect essential workers and all members of our community. Effective April 24, 2020, all essential businesses as defined by the Governor's Executive Order 2020-10 shall wear a face covering as recommended by the Centers for Disease Control (CDC). This shall be in effect until May 21, 2020, or the repeal of the Governor's disaster declaration issued on March 9, 2020. This resolution does not alleviate the need for strict social distancing practices and adherence to the Stay at Home Order. This item was discussed at the Committee of the Whole meeting held prior to this meeting. President Vandenberg asked if there were any comments from members of the Board. Trustee Glotz feels this action should be taken by Governor Pritzker, not individual municipalities, as this is not enforceable and may be confusing to residents, however, he strongly encourages everyone to wear a face covering to protect those at risk.

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Trustee Berg concurred that there is no enforcement issue involved.

Trustee Brennan added this is a Centers for Disease Control and Prevention (CDC) guideline when social distancing is not able to be adhered to, and this is a Resolution, not an Ordinance. If this can save one (1) life or one (1) infection, it is worth it.

Trustee Brady concurred and would like to see face coverings worn to protect each other.

Trustee Galante stated currently face coverings are optional, this is not a police action. The essential workers need to be protected.

President Vandenberg asked if there were any comments from members of the public. Mr. O'Grady, stated there were no written comments received by email or delivered to the drop box, or requests to comment via telephone received in addition to those outlined in Item 2B. Vote on roll call: Ayes: Brady, Brennan, Galante, Mueller. Nays: Berg, Glotz. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Glotz, seconded by Trustee Mueller, to adopt **RESOLUTION 2020-R-036 APPROVING THE PURCHASE OF A 2020 FORD F-550 DUMP TRUCK FROM SUTTON FORD., INC THROUGH SUBURBAN PURCHASE COOPERATIVE.** Trustee Glotz stated, Public Works is requesting the approval of replacing a 2008 F550 Ford dump truck with a 2020 model. The Suburban Purchasing Cooperative joint purchasing program offered the best pricing option for the replacement 2020 Ford F-550 at a cost of \$44,893 through Sutton Ford Inc. Consider approving the purchase of a 2020 Ford F-550 in the amount of \$44,893. This item was discussed at the Committee of the Whole meeting held prior to this meeting. President Vandenberg asked if there were any comments from members of the Board. There were none. President Vandenberg asked if there were any comments from members of the public. Paul O'Grady, Village Attorney, stated there were no written comments by email or delivered to the drop box, or requests to comment via telephone received for this item. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Galante, seconded by Trustee Glotz, to adopt and place on file **ORDINANCE 2020-0-017 APPROVING THE ANNUAL BUDGET FOR THE FISCAL YEAR ENDING APRIL 30, 2021 FOR THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS.** On March 10, 2020 and March 17, 2020, the Committee of the Whole met and recommended approval of the proposed Budget for fiscal year ending April 30, 2021. The proposed total expenditure budget for the General Fund is \$57,397,932. The Tinley Park Public Library is also included in the proposed budget, and the proposed total expenditure budget for the Library's General Fund is \$5,891,550. The proposed total expenditure budget of all Village Funds, including the Tinley Park Public Library is \$150,282,614. In accordance with State Statutes, a Public Hearing was held on April 7, 2020. As required, a copy of the proposed budget has been available for public inspection on the Transparency Portal of the Village website since April 1, 2020. President Vandenberg asked if there were any comments from members of the Board. Trustee Mueller asked David Niemeyer, Village Manager, to explain the process used before any monies will be available from the grant program, outside of the existing Oak Park Avenue Playbook. Mr. Niemeyer replied, Community Development is currently creating the criteria that will be required before the grant program is operational. This will be reviewed by the Economic & Commercial Commission and the Village Board before the grant program becomes operational.

Special Meeting of the Board of Trustees – Minutes**April 21, 2020**

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Trustee Berg recommended postponing the vote in response to uncertain revenue due to Covid-19. President Vandenberg asked if the Village of Tinley Park has postponed the budget in the past, and if that can be done legally. Mr. Niemeyer replied the budget needs to be passed at this meeting as fiscal year begins on May 1, 2020, this why the budget needs to be passed at this time. He added, some of the cost saving measures which include asking department heads to cut budgets, placing several capital projects on hold and wage freezes for non-union employees. Andrew Brown, Assistant Village Treasurer, stated that the same cost saving measures would be taken if this situation had happened after a budget had been passed, adding the Village has financial flexibility and is being fiscally responsible.

President Vandenberg asked if there were any comments from members of the public. Paul O'Grady, Village Attorney, stated there were no written comments by email or delivered to the drop box, or requests to comment via telephone received for this item. Vote on roll call: Ayes: Brady, Brennan, Galante, Glotz, Mueller. Nays: Berg. Absent: None. President Vandenberg declared the motion carried.

Motion was made by Trustee Galante, seconded by Trustee Glotz, to adopt **RESOLUTION 2020-R-033 AUTHORIZING TRANSFERS FROM THE GENERAL FUND, WATER AND SEWER OPERATIONS AND MAINTENANCE FUND, AND COMMUTER PARKING LOT OPERATIONS AND MAINTENANCE FUND**. Trustee Galante present the Resolution which implements a series of year end transfers following established fiscal practices as outlined in the Fiscal Policies Manual. These transfers are supported by the excess of revenues over expenses expected to be generated for the fiscal year ending April 30, 2020, or from the Fund Balance of the fund initiating the transfer. The transfers are made to capital and debt service reserve funds to support the current and long-term financial needs of the Village to support the replacement of infrastructure, equipment, and provide for debt service on outstanding bonds. The Resolution establishes not to exceed amounts for the contemplated transfers of \$10,000,000 from the General Fund; \$3,000,000 from the Water and Sewer Fund, and \$1,000,000 from the Commuter Parking Lot Fund. President Vandenberg asked if there were any comments from members of the Board. There were none. President Vandenberg asked if there were any comments from members of the public. Paul O'Grady, Village Attorney, stated there were no written comments by email or delivered to the drop box, or requests to comment via telephone received for this item. Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None. President Vandenberg declared the motion carried.

President Vandenberg asked for a motion, to adopt and place on file **ORDINANCE 2020-O-018 AMENDING CHAPTER 112 SECTION 23 (B) OF THE TINLEY PARK MUNICIPAL CODE - PAYMENT OF LICENSE FEES - ANNUAL LIQUOR LICENSE RENEWAL PERIOD**. Motion was made by Trustee Glotz, seconded by Trustee Brady. President Vandenberg explained, currently, all establishments in the Village that hold a liquor license renew their license on a semi-annual basis as required by Title XI, Chapter 112, Section 23 (B), in the Tinley Park Municipal Code. The Liquor Commissioner is seeking Board approval to move from a semi-annual, to an annual renewal basis. This would greatly ease administrative processes and at the same time, be more business friendly. Annual licensing is consistent with the Village's historical policies and past practices regarding other local licensing. Moving forward, renewals would be initiated in December prior to the start of the next calendar year, with all licenses expiring December 31st annually. President Vandenberg asked if there were any comments from members of the Board. There were none. President Vandenberg asked if there were any comments from members of the public. Paul O'Grady, Village Attorney, stated there were no written comments by email or delivered to the drop box, or requests to comment via telephone received for this

Special Meeting of the Board of Trustees – Minutes**April 21, 2020**

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item. Vote on roll call: Ayes: Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Abstain: Berg. 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.

Mr. Niemeyer noted on Item #10 (CONSIDER ADOPTING ORDINANCE 2020-O-018 AMENDING CHAPTER 112 SECTION 23 (B) OF THE TINLEY PARK MUNICIPAL CODE - PAYMENT OF LICENSE FEES - ANNUAL LIQUOR LICENSE RENEWAL PERIOD), the Village is not collecting the last six (6) months of liquor license fees due to Covid-19 also, will be a more efficient process for collecting fees for liquor licensing. This does not include gaming.

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

Trustee Brady thanked staff for arranging these safe meetings during these unprecedented times.

Clerk Thirion announced the sale of vehicle stickers is being delayed until July 1, 2020, with a due date to have the sticker on the vehicle to September 30, 2020. This will be communicated on the Village website and social media. President Vandenberg asked if there would be another format for the senior population. Donna Framke, Marketing Director, replied a senior newsletter will soon be sent out via US Mail, that includes this information in addition to the Ordinance that was passed and an initiative with the Ministerial Association. The list will be compiled from prior vehicle sticker purchases that have senior status.

Regarding meeting transcripts, Clerk Thirion stated the Clerk's Office seeks to provide highly accurate and detailed minutes, going above and beyond other municipalities. Producing transcripts would place an unfair burden on staff, in addition, the Marketing Department does a fantastic job the with streaming and maintaining of audio and video of these meetings. Clerk Thirion asked Trustee Berg why this added service was needed and if this was for all meetings or only electronic meetings. Trustee Berg noted this is for electronic meetings only, for transparency purposes. She added outside sources provide transcription services.

Trustee Glotz thanked Brad Bettenhausen, Village Treasurer, Mr. Brown, the Finance Department, Mr. Niemeyer and all the Department Heads for their hard work reducing budgets.

President Vandenberg thanked the Trustees for the public service videos. Also, the Tinley Park Ministerial Alliance has launched a call-in inspirational service line.

Motion was made by Trustee Glotz, seconded by Trustee Galante, at 7:13 p.m. to adjourn to Executive Session to discuss the following:

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

Special Meeting of the Board of Trustees – Minutes**April 21, 2020**

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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 Galante, to adjourn the regular Board meeting.
Vote on roll call: Ayes: Berg, Brady, Brennan, Galante, Glotz, Mueller. Nays: None. Absent: None.
President Vandenberg declared the motion carried and adjourned the special Board meeting at 8:19 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

TINLEY PARK



PROCLAMATION

RECOGNIZING MAY 14TH, 2020 AS "APRAXIA AWARENESS DAY" IN THE VILLAGE OF TINLEY PARK

WHEREAS, Childhood Apraxia of Speech (CAS) causes children to have significant difficulty learning to speak and is among the most severe speech deficits in children; and

WHEREAS, while the act of learning to speak comes effortlessly to most children, those with apraxia endure a lengthy struggle; and

WHEREAS, without appropriate speech therapy intervention, children with apraxia are placed at high risk for secondary impacts in reading, writing, spelling, and other school-related skills; and

WHEREAS, that such primary and secondary educational impacts diminish future independence and employment opportunities if not resolved or improved; and

WHEREAS, most children with apraxia of speech will learn to communicate with their very own voices if they receive early intervention and appropriate, intensive, and frequent speech therapy; and

WHEREAS, it is imperative that there be greater public awareness about childhood apraxia of speech in Tinley Park among community members, physicians, education professionals, insurance providers, policy makers, and elected officials; and

WHEREAS, those aforementioned community leaders are encouraged to recognize the critical need to provide adequate speech therapy and related services so that the impact of this disorder is minimized and that thousands of affected children are more fully empowered to grow into flourishing adult citizens; and

WHEREAS, our highest respect goes to these children, as well as their families, for their effort, determination, and resilience in the face of such obstacles; and

WHEREAS, many states, cities, and villages recognize May 14th as Apraxia Awareness Day; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, that Thursday, May 14th, 2020 be designated as "*Apraxia Awareness Day*" in the Village of Tinley Park, and that the Village urges all citizens to work within and beyond their communities to increase awareness and understanding of Childhood Apraxia of Speech.

APPROVED this 5th Day of May 2020.

Jacob C. Vandenberg, Village President

ATTEST:

Kristin A. Thirion, Village Clerk

VILLAGE OF TINLEY PARK



RESOLUTION 2020-R-039

PUBLIC SERVICE RECOGNITION WEEK

May 3RD through May 9TH, 2020

WHEREAS, In honor of the millions of public employees at the federal, state, county, and city levels: and

WHEREAS, Americans are served every single day by public servants at the federal, state, county, and city levels. These unsung heroes do the work that keeps our nation working; and

WHEREAS, Public employees take not only jobs, but oaths; and

WHEREAS, Many public servants, including military personnel, police officers, firefighters, border patrol officers, embassy employees, health care professionals and others, risk their lives each day in service to the people of the United States and around the world; and

WHEREAS, Public servants include teachers, doctors and scientists, train conductors and astronauts, nurses and safety inspectors, laborers, computer technicians and social workers, and countless other occupations. Day in and day out they provide the diverse services demanded by the American people of their government with efficiency and integrity; and

WHEREAS, Without these public servants at every level, continuity would be impossible in a democracy that regularly changes its leaders and elected officials;

NOW, THEREFORE I, JACOB C. VANDENBERG, on behalf of the Village Board and over 56,000 citizens herein represented, hereby proclaim the week of May 3-9, as **“Public Service Recognition Week”** in the Village of Tinley Park. All citizens are encouraged to recognize the accomplishments and contributions of government employees at all levels - federal, state, county and city.

APPROVED this 5th Day of May, 2020.

Jacob C. Vandenberg, Village President

ATTEST:

Kristin A. Thirion, Village Clerk

Trustee Cynthia A. Berg

Trustee William P. Brady

Trustee William A. Brennan

Trustee Diane M. Galante

Trustee Michael W. Glotz

Trustee Michael G. Mueller

VILLAGE OF TINLEY PARK



RESOLUTION 2020-R-038

MUNICIPAL CLERKS WEEK

May 3^d through May 9^h, 2020

WHEREAS, the Office of the Municipal Clerk, a time honored and vital part of local government exists throughout the world; and

WHEREAS, the Office of the Municipal Clerk is the oldest among public servants; and

WHEREAS, the Office of the Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels; and

WHEREAS, Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all; and

WHEREAS, the Municipal Clerk serves as the information center on functions of local government and community; and

WHEREAS, Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, province, county and international professional organizations; and

WHEREAS, it is most appropriate that we recognize the accomplishments of the Office of the Municipal Clerk.

NOW, THEREFORE, by the President and Board of Trustees of the Village of Tinley Park, on behalf of its citizens, do recognize the week of May 3rd through May 9th, 2020, as Municipal Clerks Week, and further extend appreciation to our Municipal Clerk, *Kristin A. Thirion*. and to all Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

APPROVED this 5th Day of May, 2020.

Jacob C. Vandenberg, Village President

ATTEST:

Kristin A. Thirion, Village Clerk

Trustee Cynthia A. Berg

Trustee William P. Brady

Trustee William A. Brennan

Trustee Diane M. Galante

Trustee Michael W. Glotz

Trustee Michael G. Mueller

VILLAGE OF TINLEY PARK



RESOLUTION 2020-R-049

PUBLIC WORKS WEEK

May 17TH through May 23RD, 2020

WHEREAS, public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of Illinois; and,

WHEREAS, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers and employees from state and local governments and the private sector, who are responsible for rebuilding, improving and protecting our nation’s transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

WHEREAS, it is in the public interest for the citizens, civic leaders and children in Illinois to gain knowledge of and to maintain a progressive interest and understanding of the importance of public works and public works programs in their respective communities,

WHEREAS, the American Public Works Association has celebrated the annual National Public Works Week since 1960.

NOW, THEREFORE, I, Jacob C. Vandenberg, President of the Village of Tinley Park, Illinois, do hereby proclaim the week of May 17TH through May 23RD, 2020 as

NATIONAL PUBLIC WORKS WEEK

in the Village of Tinley Park, and I call upon the citizens of this great community to recognize the importance of public works operations to the high quality of living in the Village of Tinley Park.

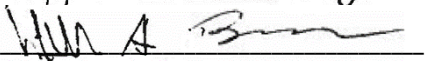
APPROVED this 5TH day of May, 2020.

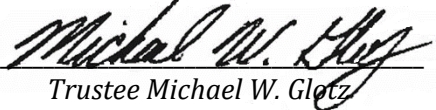
APPROVED this 5th Day of May, 2020.

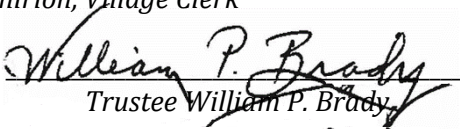

Jacob C. Vandenberg, Village President

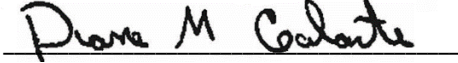

Attest: Kristin A. Thirion, Village Clerk



Trustee Cynthia A. Berg


Trustee William A. Brennan


Trustee Michael W. Glatz


Trustee William P. Brady


Trustee Diane M. Galante


Trustee Michael G. Mueller

Bank code : ap_py

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
126248	4/24/2020	004640 HEALTHCARE SERVICE CORPORATION	PR050120		A/C#271855-HEALTH INS-APR PMT/ 86-00-000-20430	12,982.87
Total :						12,982.87
1 Vouchers for bank code : ap_py						Bank total : 12,982.87

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Voucher List
Village of Tinley Park

Page: 2

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
187144	4/24/2020	010955 A T & T LONG DISTANCE	827776689		CORP ID #931719 1/5/20-2/4/20 01-17-225-72120	53.05
					Total :	53.05
187145	4/24/2020	002734 AIR ONE EQUIPMENT, INC	154245	VTP-017739	BUNKER GEAR FOR CITIZENS FIRE 01-19-020-73610	1,600.00
					Total :	1,600.00
187146	4/24/2020	002923 BLACK DIRT INC.	022620-73		DIRT 4 WHEELER 01-26-023-73680	360.00
					Total :	360.00
187147	4/24/2020	018420 BOUND TREE MEDICAL LLC	83587159		SAFETY GLASSES 01-19-000-73115	32.00
					Total :	32.00
187148	4/24/2020	003504 C & M PIPE & SUPPLY CO., INC	13155	VTP-017793	CONCRETE SEWER RINGS 01-26-023-73790	598.50
					Total :	598.50
187149	4/24/2020	014148 CALL ONE	228529		VILLAGE LANDLINE PHONE SERV 01-19-000-72120	2,355.54
					60-00-000-72120	2,208.07
					63-00-000-72120	245.34
					64-00-000-72120	1,051.47
					01-17-205-72120	1,809.12
					01-14-000-72120	640.00
					01-11-000-72120	5.42
					01-12-000-72120	12.46
					01-17-205-72120	12.46
					01-19-000-72120	2.71
					01-26-023-72120	3.25
					01-26-024-72120	3.25
					01-33-310-72120	3.25
					60-00-000-72120	8.13
					01-12-000-72120	54.27
					01-14-000-72120	181.38

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Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
187149	4/24/2020	014148 CALL ONE	(Continued)			
					01-15-000-72120	32.85
					01-17-205-72120	108.54
					01-19-000-72120	48.56
					01-19-020-72120	16.42
					01-26-023-72120	21.42
					01-26-024-72120	21.42
					01-33-300-72120	32.85
					01-33-310-72120	32.85
					01-33-320-72120	21.42
					01-35-000-72120	21.42
					01-53-000-72120	11.43
					60-00-000-72120	68.84
					63-00-000-72120	7.64
					64-00-000-72120	32.78
					01-33-320-72120	3.25
					Total :	9,077.81
187150	4/24/2020	003396 CASE LOTS INC	4343		CANLINER	
					01-26-025-73580	221.40
					Total :	221.40
187151	4/24/2020	003328 CATCHING FLUIDPOWER INC	E92163-001		ADAPTERS	
					01-26-023-72540	23.73
					Total :	23.73
187152	4/24/2020	003243 CDW GOVERNMENT INC	XPC3008	VTP-017797	<IT> - ADDITIONAL LICENSES - WIN	
					30-00-000-74128	4,054.75
					Total :	4,054.75
187153	4/24/2020	003229 CED/EFENGEE	5025-531650		BULBS	
					01-26-025-72520	149.45
					Total :	149.45
187154	4/24/2020	012012 CERTIFIED LABORATORIES DIV.	3869327		CURUST AEROSOL	
					01-26-024-72540	43.95
					01-26-023-72540	87.92

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Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
187154	4/24/2020	012012 CERTIFIED LABORATORIES DIV.	(Continued)		60-00-000-72540	46.15
					63-00-000-72540	15.39
					64-00-000-72540	26.38
					Total :	219.79
187155	4/24/2020	003606 CHICAGO SOUTHLAND CONV. V B	0320		FEB LIAB MARCH COLL HOTEL ACC	
					12-00-000-79107	14,607.15
					Total :	14,607.15
187156	4/24/2020	017298 COMCAST BUSINESS	98889993		ACCT#930890410 4/1/20-4/30/20	
					01-14-000-72125	1,150.05
					Total :	1,150.05
187157	4/24/2020	012057 COMCAST CABLE	8771401810010702		ACCT#8771401810010702 4/16/20-5	
					01-35-000-72517	8.19
			8771401810296319		ACCT#8771401810296319 4/8/20-5/	
					01-14-000-72125	233.35
					Total :	241.54
187158	4/24/2020	013878 COMED - COMMONWEALTH EDISON	0385181000		ACCT#0385181000 VILLAGE RR ST	
					01-26-025-72510	2,533.03
			0385440022		ACCT#0385440022 SS BRKSIDE GL	
					64-00-000-72510	312.17
			0471006425		ACCT#0471006425 LITE CONTROLI	
					01-26-024-72510	53.41
			0637059039		ACCT#0637059039 7950 W TIMBER	
					64-00-000-72510	118.73
			2922039023		ACCT#2922039023 LITE ST LT CON	
					01-26-024-72510	14.89
			4803158058		ACCT#4803158058 0 RIDGEFIELD L	
					64-00-000-72510	123.92
			4943163008		ACCT#4943163008 7650 TIMBER DF	
					70-00-000-72510	20.25
			5437131000		ACCT#5437131000 7980 W 183RD S	
					01-26-025-72510	258.78
			5983017013		ACCT#5983017013 WATER MONITC	

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Voucher List
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Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
187158	4/24/2020	013878 COMED - COMMONWEALTH EDISON	(Continued)		63-00-000-72510	207.16
					Total :	3,642.34
187159	4/24/2020	018311 CONNECTION	57634802	VTP-017753	<IT> - RPLCMNT WKS - COMPUTEF 01-16-000-74128	104.56
			57634877	VTP-017775	<IT> - THIN CLIENTS STA47 & SPAR 01-16-000-74128	1,647.65
					Total :	1,752.21
187160	4/24/2020	012410 CONSERV FS, INC.	105007649		DIESELEX GOLD 60-00-000-73545	104.94
					63-00-000-73545	26.24
					64-00-000-73545	56.22
			66036199		CONSERV FS SUNNY 01-26-023-73680	180.42
					Total :	367.82
187161	4/24/2020	018234 CORE & MAIN LP	M188794		BOX,LIDS,CURB BOX REPAIR SEC1 60-00-000-73630	235.72
					63-00-000-73630	26.19
					64-00-000-73630	112.25
					Total :	374.16
187162	4/24/2020	011499 CORRPRO COMPANIES	598932	VTP-017758	CATHODIC PROTECTION POST 1 60-00-000-72528	2,400.00
				VTP-017758	63-00-000-72528	2,400.00
			599240	VTP-017447	CATHODIC PROTECTION MAINTEN 60-00-000-72750	1,700.00
				VTP-017447	63-00-000-72750	1,700.00
					Total :	8,200.00
187163	4/24/2020	004109 EASTERN ILLINOIS UNIVERSITY	032820.		MEMEBRSHIP EILEEN SCHOLZ 01-15-000-72720	55.00
					Total :	55.00
187164	4/24/2020	018480 FARNSWORTH GROUP	215333		0170121.19 OAK PARK TOWNES TA	

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Voucher List
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Bank code : apbank						
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
187164	4/24/2020	018480 FARNSWORTH GROUP	(Continued)			
			215335		01-33-310-72847	660.00
					0170121.20 TRAILS TOWNHOME TA	
					01-33-310-72847	660.00
					Total :	1,320.00
187165	4/24/2020	012484 FERGUSON FACILITIES #3400	0097848-2	VTP-017736	HAND SANITIZER AND DISPENSER	
			0104268		01-26-025-72525	240.00
					24OZ GRADUATED PLAS BTL NAT	
			0112920		01-26-025-72525	22.77
					GEN PURP TRIGGER SPRAYER	
					01-26-025-72525	39.60
					Total :	302.37
187166	4/24/2020	015058 FLEETPRIDE	49639259		FILTER,CART	
					60-00-000-72540	40.11
					63-00-000-72540	13.38
					64-00-000-72540	22.92
			49771979		FILTER,ELEMENT	
					63-00-000-72540	14.90
					64-00-000-72540	25.53
					60-00-000-72540	44.69
			49772033		FILTERS	
					01-26-023-72540	533.16
			49785127		55 GALLONS FUSHIA COOLANT	
				VTP-017801	01-17-205-72540	120.00
				VTP-017801	01-26-023-72540	120.00
				VTP-017801	63-00-000-72540	60.00
				VTP-017801	01-26-024-72540	31.04
			49944089		SOLENOID	
					01-26-023-72540	89.00
					Total :	1,114.73
187167	4/24/2020	011611 FOX VALLEY FIRE & SAFETY CO.	IN00348642	VTP-017472	MONTHLY RADIO MAINT 3/1/20-3/31	
					14-00-000-72750	8,422.25
					Total :	8,422.25

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
187168	4/24/2020	019349 GARVEY'S OFFICE PRODUCTS	PINV1903693		TAPE,MRKRS, PENS,PNCLS,EN V,F 01-19-000-73110	714.75
			PINV1904099		HAND SANITIZER 01-19-000-73110	115.08
					Total :	829.83
187169	4/24/2020	018387 GBJ SALES, LLC	2876		GLOVES 01-26-024-73845	52.32
					01-26-023-73845	104.64
					60-00-000-73845	65.92
					63-00-000-73845	7.33
					64-00-000-73845	31.39
					Total :	261.60
187170	4/24/2020	004538 GOLDY LOCKS INC	681728		DUPL KEY 01-26-024-73840	8.85
					Total :	8.85
187171	4/24/2020	004443 GRADY, TERRENCE J.	040120		REIM. EXP. LEGAL BILLS 01-14-000-72850	2,222.82
					Total :	2,222.82
187172	4/24/2020	004438 GRAINGER	9495392467		WIPES 01-26-025-73580	115.77
			9496755084		CLEANERS,SOAP 01-26-025-73580	192.56
			9500954046		BULBS 60-00-000-72528	9.70
					63-00-000-72528	9.70
					Total :	327.73
187173	4/24/2020	004640 HEALTHCARE SERVICE CORPORATION	AP050120		A/C#271855-HEALTH INS EXPENSE 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

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
187173	4/24/2020	004640 HEALTHCARE SERVICE CORPORATION	(Continued)		01-26-025-72435	775.80
					01-26-023-72435	2,231.04
					60-00-000-72435	337.76
					63-00-000-72435	64.34
					64-00-000-72435	172.32
					01-26-024-72435	900.62
					60-00-000-72430	1.16
					Total :	5,156.29
187174	4/24/2020	004746 HEATHER'S HAUS FLORIST	240322		FLOWER ARRANGEMENT	
					01-21-000-73870	54.00
					Total :	54.00
187175	4/24/2020	012281 HINCKLEY SPRINGS	5977593 041820		RENTAL WATER COOLER	
					01-21-210-73110	78.33
					Total :	78.33
187176	4/24/2020	012275 INDUSTRIAL ROOFING SERV., INC.	024454	VTP-017557	VISUAL ROOF SURVEYS	
					01-26-025-72790	12,000.00
					Total :	12,000.00
187177	4/24/2020	005025 INTERNATIONAL CODE COUNCIL INC	1001182499		'18 IFGC SOFT CODE MANUAL	
			1001182538		01-19-020-72720	82.00
					'12 FIRE INSPECTOR I/TRAINING W	
					01-19-020-72140	69.00
					Total :	151.00
187178	4/24/2020	005186 INTERSTATE BATTERY SYSTEM	281668		BATTERY	
					01-26-023-72540	31.95
					Total :	31.95
187179	4/24/2020	018046 KEVRON PRINTING & MAILING,INC.	20-46569		POLICE DEPT DRIVER EXCHANGE	
					01-17-205-72310	235.00
					Total :	235.00
187180	4/24/2020	019148 KLEEN AIR SERVICE CORPORATION	32876	VTP-017352	80TH AVE REPAIR CONCRETE STAI	
					33-00-000-75126	7,495.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
187180	4/24/2020	019148	019148 KLEEN AIR SERVICE CORPORATION (Continued)		Total :	7,495.00
187181	4/24/2020	007100 M. E.SIMPSON COMPANY, INC	34892		ANNUAL ONLINE SUBSCRIPTION 3	
					60-00-000-72840	1,890.00
					63-00-000-72840	210.00
					64-00-000-72840	900.00
			35024		WATER ASSESSMENT PROGRAM	
				VTP-017427	60-00-000-72790	5,596.50
					Total :	8,596.50
187182	4/24/2020	013969 MAP AUTOMOTIVE OF CHICAGO	40-555482		KIT, ELEMENT ASY	
					60-00-000-72540	47.38
					63-00-000-72540	15.79
					64-00-000-72540	27.07
					Total :	90.24
187183	4/24/2020	005765 MARTIN WHALEN O.S. INC.	IN2335166		XER/XWC7225 CONTRACT BASE/O	
					01-26-023-72750	657.43
					60-00-000-72750	219.15
					63-00-000-72750	219.14
					64-00-000-72750	219.14
					01-26-024-72750	328.71
					Total :	1,643.57
187184	4/24/2020	012631 MASTER AUTO SUPPLY, LTD.	15030-86679		PIPE,MUFFLER,CLAMP	
					01-26-024-72540	131.01
					Total :	131.01
187185	4/24/2020	006074 MENARDS	83710		PAIL,NOZZLE,CORD	
					01-26-023-73410	55.56
			83711		BOX W/LID	
					01-26-025-73870	14.95
			83720		RED LED EMER EXIT,COMBO,BIT	
					01-26-025-72520	73.77
			83739		TOP SOIL	
					01-26-023-73680	12.56
			83740		4G 24V B/O BACKPACK SPRAYER	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
187185	4/24/2020	006074 MENARDS	(Continued)			
			83939		01-26-025-72525 84" FULL HARD RAIL	159.99
			83940		01-26-023-73410 48" FULL HARD RAIL	16.98
			83942		01-26-023-73410 CABLES	20.96
					60-00-000-72520	5.69
					63-00-000-72520	5.68
					64-00-000-72520	4.88
			84038		PARTS,FURRING STRIP,DRILLBIT,L 01-26-025-72520	134.64
					Total :	505.66
187186	4/24/2020	012517 MERIDIAN IT INC	473164		<IT> - WIRELESS ACCESS POINTS	
			473497	VTP-017749	30-00-000-74128	4,792.03
					<IT> - CORE NTWRK SWITCH REPL	
					01-16-000-72650	1,140.00
				VTP-017547	30-00-000-74129	185.00
					Total :	6,117.03
187187	4/24/2020	015723 NICOR	33079168366		ACCT#33-07-91-6836 6 9322 LAPOF	
			49924710004		64-00-000-72511	38.49
					ACCT#49-92-47-1000 4 9191 W 175	
					01-26-025-72511	249.06
					Total :	287.55
187188	4/24/2020	010135 ONSITE COMMUNICATIONS USA, INC	50214		MOTOROLA REPEATER	
			50215		30-00-000-75812 LABOR/FIRE ST #3 & WATER TOWE	1,300.00
			50216		30-00-000-75812	380.00
					MOTOROLA BASE/RECEIVER RADI	
					30-00-000-75812	2,400.00
					Total :	4,080.00
187189	4/24/2020	016869 OPTO SOLUTIONS INC	12438		RACON SHELF FOR COMMUNICATI	
				VTP-017760	60-00-000-75812	221.32

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
187189	4/24/2020	016869 OPTO SOLUTIONS INC	(Continued)			
				VTP-017760	63-00-000-75812	221.32
				VTP-017760	64-00-000-75812	189.71
					60-00-000-75812	7.14
					63-00-000-75812	7.14
					64-00-000-75812	6.12
					Total :	652.75
187190	4/24/2020	013096 PACE SYSTEMS INC	209716			
				VTP-017343	<IT> - STAFF AUGMENTATION / COI	
					01-16-000-72650	9,600.00
					Total :	9,600.00
187191	4/24/2020	006475 PARK ACE HARDWARE	036160/2		#891432 PARTS	
					01-26-023-72526	21.86
			063371/1		#891432 KIT PLAS ANC PPH	
					01-26-023-73410	13.59
			063392/1		#891431 BATTERY,WRENCH	
					60-00-000-73410	157.48
					63-00-000-73410	17.49
					64-00-000-73410	75.00
					Total :	285.42
187192	4/24/2020	015964 PARMESAN'S STATION INC.	042020			
					BOO BASH VENDOR-STAFF & VOL	
					01-35-000-72923	60.00
					Total :	60.00
187193	4/24/2020	006780 POMP'S TIRE SERVICE, INC	410763842			
					TIRES	
					63-00-000-73560	586.04
					Total :	586.04
187194	4/24/2020	006559 PRAXAIR DISTRIBUTION, INC	95999451			
					ACETYLENE WQ	
					01-26-024-73730	11.94
					60-00-000-73730	8.36
					63-00-000-73730	8.35
					64-00-000-73730	7.17
					01-26-023-73730	23.88
					Total :	59.70

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187195	4/24/2020	006531 PROFFITT, CYNTHIA	013120		REIM. EXP. MILEAGE 26.4 @ 57.5 1. 01-21-000-72130	15.18
			022920		REIM. EXP. MILEAGE 23.01 @ 57.5 01-21-000-72130	13.28
			033120		REIM. EXP. MILEAGE 15.8 @ 57.5 3. 01-21-000-72130	9.09
					Total :	37.55
187196	4/24/2020	006850 QUILL CORPORATION	6262750		POST IT NOTES 01-33-310-73110	28.04
			6286297		CORR TAPE 01-33-300-73110	7.64
			6295918		PEN,LTR,POST-ITS,TAPE 01-33-300-73110	91.40
					Total :	127.08
187197	4/24/2020	012268 REGIONAL TRUCK EQUIPMENT CO	206206		FLUID FILM SPRAY CAN 01-26-024-72540	31.22
					01-26-023-72540	62.42
					60-00-000-72540	32.77
					63-00-000-72540	10.92
					64-00-000-72540	18.73
					Total :	156.06
187198	4/24/2020	017584 RELADYNE	1277812-IN		RV ANTIFREEZE 01-26-023-72540	305.25
					Total :	305.25
187199	4/24/2020	015423 ROY ZENERE TRUCKING &	9570		2/13/20 SNOW EVENT CUL-DE-SAC 01-26-023-72785	28,084.80
			9628		2/6/20 SNOW EVENT CUL-DE-SACS 01-26-023-72785	7,021.20
					Total :	35,106.00
187200	4/24/2020	016334 RUSH TRUCK CENTERS	3019034142		HOSE ASSY POWER STRG 01-26-023-72540	71.74
					Total :	71.74

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
187201	4/24/2020	007629 SAM'S CLUB DIRECT	0462		COPY PAPER,WATER	
					01-21-000-73110	9.32
					01-21-210-73110	9.33
					01-19-000-73110	9.33
					01-21-000-72220	10.08
			2578		SHREDDER,COFFEE CUPS	
					01-21-000-73110	53.98
					01-21-000-72220	11.48
			9344		DISPENSER,SHREDDER,TEA	
					01-26-025-73580	4.31
					01-26-024-73115	6.78
					01-26-024-73110	23.00
					01-26-023-73115	13.57
					01-26-023-73110	45.99
					60-00-000-73115	4.75
					63-00-000-73115	4.75
					64-00-000-73115	4.07
					60-00-000-73110	28.97
					63-00-000-73110	3.22
					64-00-000-73110	13.80
					Total :	256.73
187202	4/24/2020	007480 SMITTY'S TREE SERVICE, INC	201794		TREE REMOVAL	
				VTP-017778	01-26-023-72790	1,575.00
					Total :	1,575.00
187203	4/24/2020	013060 STANDARD INDUSTRIAL &	WO-5531		VEHICLE/TRUCK LIFT INSPECTION	
			WO-5582	VTP-017664	01-26-025-72530	1,640.00
					REPL RIGHT ASIDE SEAL,GLOBE U	
					01-26-025-72520	442.25
					Total :	2,082.25
187204	4/24/2020	012238 STAPLES BUSINESS ADVANTAGE	3445048478		RUBBERBANDS,TONER,TAPE	
					01-17-205-73110	131.17
					Total :	131.17
187205	4/24/2020	000645 TED'S GREENHOUSE INC	518920		PLANTERS	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
187205	4/24/2020	000645 TED'S GREENHOUSE INC	(Continued)	VTP-017786	01-26-023-72881	6,808.20
					Total :	6,808.20
187206	4/24/2020	018607 TELCOM INNOVATIONS GROUP, LLC	A55190	VTP-017769	PLATFORM HD CODE LICENSE	864.00
			A55194		01-26-025-72777 LABOR CHARGE FOR BILLABLE RE	292.50
			A55197		01-26-025-72777 LABOR CHARGE FOR BILLABLE RE	227.50
					Total :	1,384.00
187207	4/24/2020	012187 TOTAL AUTOMATION CONCEPTS, INC	W20128	VTP-017673	<PW> - HVAC SERVER UPGRADE - 01-16-000-72650	2,150.00
					Total :	2,150.00
187208	4/24/2020	007955 TRAFFIC CONTROL & PROTECTION	103794	VTP-017777	SIGNS AND SIGN MATERIALS 01-26-023-73830	2,182.15
					Total :	2,182.15
187209	4/24/2020	013200 TRIBUNE PUBLISHING COMPANY	018473571000		ACCT#CU00027575 CLASSIC LISTI 01-33-300-72330 01-14-000-72330	112.50 361.01
					Total :	473.51
187210	4/24/2020	002613 UNITED HEALTHCARE AARP	040620		APRIL 20 PYMT FOR MAY 20 COVEI 01-33-300-72435 01-13-000-72435 60-00-000-72435 01-26-023-72435 60-00-000-72435 01-17-205-72435 60-00-000-72435 01-26-024-72435 01-26-023-72435 60-00-000-72435 01-17-205-72435	135.85 222.89 67.93 67.92 122.13 132.99 306.97 211.34 110.18 204.58 82.30

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
187210	4/24/2020	002613 UNITED HEALTHCARE AARP	(Continued)		60-00-000-72435	41.16
					01-26-025-72435	41.14
					01-17-205-72435	160.56
					Total :	1,907.94
187211	4/24/2020	011904 UPS	0000626634150		SHIPPER #626634	
					60-00-000-72110	4.06
					Total :	4.06
187212	4/24/2020	008057 USA BLUE BOOK	202056		CHEMICAL SUPPLIES	
					60-00-000-73550	194.00
					63-00-000-73550	194.00
					60-00-000-73550	4.45
					63-00-000-73550	4.44
					Total :	396.89
187213	4/24/2020	011416 VERIZON WIRELESS	9852506689		ACCT 280481333-00001	
					11-00-000-72127	73.67
					01-15-000-72127	56.93
					01-17-220-72127	1,804.86
					01-17-205-72127	396.17
					01-19-000-72127	540.25
					01-19-020-72127	108.03
					01-21-000-72127	36.01
					01-26-025-72127	216.06
					01-33-300-72127	144.04
					01-33-310-72127	108.03
					01-33-320-72127	105.71
					01-35-000-72127	144.04
					01-12-000-72127	180.05
					01-13-000-72127	36.01
					01-11-000-72127	180.05
					01-16-000-72127	108.03
					01-21-210-72127	252.07
					01-26-023-72127	540.15
					60-00-000-72127	189.06

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
187213	4/24/2020	011416 VERIZON WIRELESS	(Continued)			
					63-00-000-72127	189.06
					64-00-000-72127	162.05
			9852506690		ACCT 2804813333-00003	
					01-15-000-72120	84.21
					01-11-000-72120	279.18
					01-12-000-72120	45.40
					01-13-000-72120	90.80
					01-14-000-72120	13.05
					01-19-000-72120	300.11
					01-19-020-72120	232.64
					01-21-000-72120	137.89
					01-21-210-72120	230.38
					01-26-023-72120	1,278.61
					01-26-024-72120	190.84
					01-26-025-72120	326.84
					01-33-300-72120	272.40
					01-33-310-72120	136.20
					01-42-000-72120	26.87
					01-53-000-72120	7.98
					60-00-000-72120	761.67
					01-16-000-72120	257.54
					01-33-320-72120	45.40
					01-17-225-72120	-400.00
					01-33-300-72120	-50.00
					01-16-000-72120	-100.00
					01-17-205-72120	4,693.59
			9852508125		285837077-00001	
					01-17-205-72127	8.45
					Total :	14,440.38
187214	4/24/2020	006362 VILLAGE OF OAK LAWN	7010		REG WTR LOAN INTEREST PAYMEI	
					60-00-000-73221	17,712.60
					Total :	17,712.60
187215	4/24/2020	010165 WAREHOUSE DIRECT WORKPL SOLTNS 4615627-0			PAPER	
					01-14-000-73110	48.40

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
187215	4/24/2020	010165	WAREHOUSE DIRECT WORKPL SOLTNS (Continued)			
					01-33-310-73110	48.39
					01-33-300-73110	48.39
					01-26-023-73110	25.70
					01-26-024-73110	12.06
					63-00-000-73110	1.80
					64-00-000-73110	7.71
					60-00-000-73110	64.59
			4632312-0		PAPER	
					01-19-000-73110	128.52
					01-26-023-73110	51.40
					01-26-024-73110	25.71
					60-00-000-73110	32.39
					63-00-000-73110	3.60
					64-00-000-73110	15.42
					Total :	514.08
187216	4/24/2020	012034	WITMER PUBLIC SAFETY GROUP,INC	E1955775	GLOVE POUCH	
					01-19-000-73115	212.26
					Total :	212.26
73 Vouchers for bank code : apbank						Bank total : 207,522.87

Bank code : ipmq

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
2660	4/21/2020	018837	INSURANCE PROGRAM MANAGERS GR	200318W009	PAYEE-INGALLS OCCUPATIONAL H 01-14-000-72542	82.69
Total :						82.69
2661	4/21/2020	018837	INSURANCE PROGRAM MANAGERS GR	200205W007	PAYEE-INGALLS OCCUPATIONAL H 60-00-000-72542 63-00-000-72542 64-00-000-72542	48.62 9.26 24.81
Total :						82.69
2662	4/21/2020	018837	INSURANCE PROGRAM MANAGERS GR	200318W009	PAYEE-ISO SERVICES INC 01-14-000-72542	10.75
Total :						10.75
3 Vouchers for bank code : ipmq						Bank total : 176.13
77 Vouchers in this report						Total vouchers : 220,681.87

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
187217	4/30/2020	019427 ABLE & WILLING PLUMBING	33435	VTP-017808	STORM BASINS 01-26-023-72526	6,740.00
Total :						6,740.00
187218	4/30/2020	002734 AIR ONE EQUIPMENT, INC	152916		AIRPAK SUPPLIES 01-19-000-72578	7,303.03
			155153	VTP-017762	PPE BUNKER GEAR HELMETS, GLC 01-19-000-74619	2,097.50
					01-19-000-74619	35.00
			155242P	VTP-017761	PPE TURNOUT PANTS/COATS 01-19-000-74619	61,272.00
			155405		VTP-017762 GLOVES 01-19-000-74619	1,950.00
			155609	VTP-017762	PPE BUNKER GEAR HELMETS, GLC 01-19-000-74619	8,670.00
			155737		AIR TEST 01-19-000-72578	150.00
			155738		AIR TEST 01-19-000-72578	150.00
Total :						81,627.53
187219	4/30/2020	010953 BATTERIES PLUS - 277	P26037343		BATTERIES 14-00-000-74150	140.00
Total :						140.00
187220	4/30/2020	002923 BLACK DIRT INC.	042020-29		DIRT-4 WHEELER 01-26-023-73680	120.00
			042020-37		DIRT 4-WHEELER 01-26-023-73680	120.00
Total :						240.00
187221	4/30/2020	018503 CARDNO INC	290109		7698 NATURALIZED STORMWATER 65-00-000-72591	3,385.60
Total :						3,385.60
187222	4/30/2020	003396 CASE LOTS INC	004635		FACE MASKS	

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187222	4/30/2020	003396 CASE LOTS INC	(Continued)			
			4515		01-26-025-72525 TOWELS,TOILET PAPER	79.90
			4534		01-26-025-73580 TOILET PAPER,GLOVES	294.20
					01-26-025-73580	199.60
					01-26-025-72525	133.20
					Total :	706.90
187223	4/30/2020	003328 CATCHING FLUIDPOWER INC	E95168-001		HOSE ASSY	
					01-26-023-72540	85.94
					Total :	85.94
187224	4/30/2020	015199 CHICAGO PARTS & SOUNDS LLC	1-0136139		PAD SETS,ROTOR BRAKES	
			1CR0023222		01-17-205-72540 CREDIT FORD FLEET NETWORK R	1,377.42
			2J0002116		01-17-205-72540 LABOR INSTALL BRAKE KILL IN UN	-1,366.00
					01-17-205-72540	89.00
					Total :	100.42
187225	4/30/2020	017349 CHICAGO STREET CCDD, LLC	18917		DUMP FEE 4/1/20	
					01-26-023-72890	140.00
					Total :	140.00
187226	4/30/2020	012057 COMCAST CABLE	8771401810316240		ACCT#8771401810316240 4/21/20-5	
					01-17-205-72517	54.35
					Total :	54.35
187227	4/30/2020	013892 COMED	6771163052		ACCT#6771163052 LITE RT/25 3/18/	
					01-26-024-72510	1,252.03
					Total :	1,252.03
187228	4/30/2020	013878 COMED - COMMONWEALTH EDISON	0021100130		ACCT#0021100130 RT/23 METEREC	
			0052035006		01-26-025-72510	40.05
					ACCT#0052035006 6720 SOUTH ST	
					01-26-025-72510	1,159.08

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187228	4/30/2020	013878 COMED - COMMONWEALTH EDISON	(Continued) 0363058226		ACCT#0363058226 9340 W 179TH S 01-26-024-72510	83.96
			0369095018		ACCT#0369095018 6761 NORTH ST 01-26-025-72510	25.17
			0421064066		ACCT#0421064066 0 LAPORTE RD, 64-00-000-72510	92.17
			0519019106		ACCT#0519019106 6750 SOUTH ST 12-00-000-72510	7.12
			0522112018		ACCT#0522112018 LITE RT/25 PAR 01-26-024-72510	32.74
			1222218001		ACCT#1222218001 1 E OAK PK SS I 70-00-000-72510	78.04
			1224165129		ACCT#1224165129 LIGHTING 7053 01-26-024-72510	101.75
			2587063010		ACCT#2587063010 REAR TEMP 173 12-00-000-72510	19.36
			3784064010		ACCT#3784064010 16301 CENTRAL 60-00-000-72510	108.05
					63-00-000-72510	108.06
			4329016037		ACCT#4329016037 TEMP PARK LOT 12-00-000-72510	25.17
			7090006006		ACCT#7090006006 TEMP/PARK LOT 12-00-000-72510	19.36
			7398024011		ACCT#7398024011 7000 W 183RD S 01-26-024-72510	91.87
					Total :	1,991.95
187229	4/30/2020	018311 CONNECTION	57647940		USB POWERED PORTABLE SPEAK 01-12-000-72565	17.01
			57652911		HP 26X XL BLACK ORG 01-15-000-73110	189.95
			57660579		TONER 60-00-000-73110	277.91
					Total :	484.87
187230	4/30/2020	012826 CONSTELLATION NEWENERGY, INC.	17232416001		ACCT#8368394 UTIL #4384028017 3	

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187230	4/30/2020	012826 CONSTELLATION NEWENERGY, INC.	(Continued)		01-26-024-72510	96.92
					Total :	96.92
187231	4/30/2020	014232 DIGI-KEY CORPORATION 1453109	73356941		RF MODEM CELL LTE CAT M1 USB-63-00-000-72567	233.27
					Total :	233.27
187232	4/30/2020	003770 DUSTCATCHERS INC	72714		MATS/VH	
			72715		01-26-025-72790	65.93
			72716		MATS/PD	
					01-26-025-72790	85.41
					MATS/PW GARAGE	
					01-26-025-72790	99.08
					Total :	250.42
187233	4/30/2020	004111 EJ USA. INC	110200024359		PUMP NOZZLE CAP GASKET	
					60-00-000-73632	40.46
					63-00-000-73632	17.34
			110200024375		PUMP NOZZLE	
					60-00-000-73632	655.20
					63-00-000-73632	280.80
			110200024559		RUBBER ADJUSTMENT RINGS	
				VTP-017794	01-26-023-73790	597.90
					Total :	1,591.70
187234	4/30/2020	004119 ETP LABS INC.	20-134465		COLIFORM SAMPLES	
					60-00-000-72865	400.40
					63-00-000-72865	171.60
					Total :	572.00
187235	4/30/2020	004176 FEDEX (FEDERAL EXPRESS)	6-992-27494		ACCT#6287-8595-3 SHIPPING	
					01-14-000-72110	26.88
					Total :	26.88
187236	4/30/2020	012484 FERGUSON FACILITIES #3400	0114320		FACE SHIELDS	
					01-17-205-73600	705.60

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187236	4/30/2020	012484	012484 FERGUSON FACILITIES #3400	(Continued)		Total : 705.60
187237	4/30/2020	018691	FGMARCHITECTS	18-2533.01-18	18-2533.01 FD ST #47 2/22-3/27/20 33-00-000-75907	2,700.00 Total : 2,700.00
187238	4/30/2020	019272	FIRE CAM LLC	1645	VTP-017809 ACCESSORIES FOR DRONES 30-00-000-74025	1,697.00 Total : 1,697.00
187239	4/30/2020	019429	FIRE SUPPLY DEPOT LLC	FSD-26712P	4 IN 1 EMERG TOOL GAS & WATER 01-17-220-73600	203.40 Total : 203.40
187240	4/30/2020	012941	FMP	52-454310 52-454326	PART,CORE CHARGE 01-17-205-72540 UPPER INTAKE MANIFOLD GAS,SP. 01-17-205-72540	104.14 32.85 Total : 136.99
187241	4/30/2020	011132	FORCE ENTERPRISES	050252	ENVELOPES 01-14-000-72310	111.50 Total : 111.50
187242	4/30/2020	004535	GALLS LLC	015454510 015454591 015455153 015503301 015503302 015503399 015523193	SHORTS 01-21-000-73610 SHORTS 01-21-000-73610 MAGLITE LED FLASHLIGHT 01-21-000-73870 LIGHTWEIGHT SNAG 01-21-000-73610 LIGHTWEIGHT SNAG 01-21-000-73610 PANTS,POLO 01-21-000-73610 PANTS/ANGELO LAZZARA 01-21-000-73610	44.92 19.96 117.30 430.75 129.36 60.51 66.18

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187242	4/30/2020	004535 004535 GALLS LLC	(Continued)		Total :	868.98
187243	4/30/2020	013414 GIANT MAINT. & RESTORATION,INC	4324	VTP-017772	POST 1 RSVR CLEANING - EAST 60-00-000-72854	4,885.00
			4325	VTP-017771	POST 1 RSVR CLEANING - WEST 60-00-000-72854	4,885.00
					Total :	9,770.00
187244	4/30/2020	015397 GOVTEMPSUSA LLC	3510085		4/5/20 PAULA WALLRICH 01-33-310-72750	3,099.60
					Total :	3,099.60
187245	4/30/2020	004438 GRAINGER	9494736292		MATTRESS COVER 01-19-000-73585	236.25
			9502804165		TOILET BOWL CLEANER 01-26-025-73580	102.80
			9504712010		CONTAINER,GLOVES 01-19-000-73115	155.60
			9505214487		MARKING PAINT 60-00-000-73620	138.83
					63-00-000-73620	138.83
					64-00-000-73620	119.00
			9505933813		ALUM CLEANER 01-26-025-73580	107.60
			9506826008		BOOT COVERS 01-26-025-72525	140.02
			9512071938		SHOE COVERS 01-26-025-72525	152.50
			9512214934		TRIGGER SPRAY BOTTLE 01-26-025-72525	270.64
					Total :	1,562.07
187246	4/30/2020	005044 ILLINOIS FIRE CHIEF'S ASSOC.	2020-260		MEMBERSHIP ROBERT BETTENHA 01-19-000-72720	40.00
					Total :	40.00
187247	4/30/2020	005025 INTERNATIONAL CODE COUNCIL INC	1001185005		WEBINAR COMBUSTION AIR	

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187247	4/30/2020	005025 INTERNATIONAL CODE COUNCIL INC	(Continued)		01-19-020-72140	59.00
					Total :	59.00
187248	4/30/2020	015231 INTERNAT'L ACCREDITATION SERV.	INV0011997		ASSESSMENT ACCREDITATION	
					01-19-020-73880	8,100.00
					Total :	8,100.00
187249	4/30/2020	005276 J.C.M. UNIFORMS	757049.1		BIKE PATROL PANTS	
					01-17-220-73610	108.95
					Total :	108.95
187250	4/30/2020	005379 KLEIN, THORPE & JENKINS, LTD	042120		LEGAL SERVICES THRU 3/31/20 GE	
					01-14-000-72850	242.00
					Total :	242.00
187251	4/30/2020	014402 LEXISNEXIS RISK DATA MNGMNT	1038013-20200331		MAR'20 MINIMUM COMMITMENT RE	
					01-17-225-72852	150.00
					Total :	150.00
187252	4/30/2020	007100 M. E.SIMPSON COMPANY, INC	35039		LUMP SUM FEE WATER METER TE	
			35044		63-00-000-72726	1,150.00
				VTP-017427	WATER ASSESSMENT PROGRAM	
					60-00-000-72790	11,466.00
					Total :	12,616.00
187253	4/30/2020	019379 MACQUEEN EMERGENCY GROUP	P01035		BATTERY BOX ASSY	
					01-19-000-72540	475.29
					Total :	475.29
187254	4/30/2020	018877 MAINTSTAR INC	2604		DATA CONVERSION/ON SITE TRAIN	
					30-00-000-74160	40,000.00
					Total :	40,000.00
187255	4/30/2020	013969 MAP AUTOMOTIVE OF CHICAGO	40-555736		FILTER,ELEMENT ASY,FILTER ASY	
					01-17-205-72540	248.64
			40-555793		BRAKE ROTOR,EVOL CER	
					01-17-205-72540	145.50

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187255	4/30/2020	013969 MAP AUTOMOTIVE OF CHICAGO	(Continued) 40-555853		BRK ROTOR 01-17-205-72540	68.88
Total :						463.02
187256	4/30/2020	012631 MASTER AUTO SUPPLY, LTD.	15030-86757		EXHAUST PIPE 01-26-024-72540	65.04
			15030-86780		MINI BULB 01-17-205-72540	3.60
			15030-86832		BRAKE CALS,BRAKE PAD SET,BRA 01-26-024-72540	390.08
Total :						458.72
187257	4/30/2020	006074 MENARDS	83586		FUEL PREMIX GAS & OIL 01-19-000-73530	11.16
			84020		BLEACH SPRAYER,SPRAY BOTTLE 01-26-025-72525	36.95
			84034		BLEACH SPRAYER 01-26-025-72525	10.99
			84059		VINYL,TAPE,IMPACT DRIVER,DPIMF 01-26-024-73410	42.87
					01-17-205-73410	6.58
			84087		BOX,CAN 01-26-025-73870	85.94
			84101		FILTER 01-26-025-72520	2.99
			84103		SHELF,SHOE COVERS 01-26-025-73870	81.76
			84161		USB'S 01-26-025-73570	35.86
			84260		COUPLING,PVC PIPE,PICKETS 01-26-025-73570	20.71
			84265		PVC HANDY PACK,COUPLING,PVC 01-26-025-73570	9.93
			84276		HEX BOLT 01-26-025-73840	4.16

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187257	4/30/2020	006074 006074 MENARDS	(Continued)		Total :	349.90
187258	4/30/2020	006020 METROPOLITAN INDUSTRIES, INC.	INV016124	VTP-017807	SCADA PACKS	
				VTP-017807	60-00-000-72528	2,259.00
					63-00-000-72528	2,259.00
					Total :	4,518.00
187259	4/30/2020	005856 MONROE TRUCK EQUIPMENT, INC.	329450		AIR VALVE	
					01-26-023-72540	74.45
					Total :	74.45
187260	4/30/2020	017764 MONTANA & WELCH, LLC.	12679		HEARING OFFICER	
					01-14-000-72876	1,365.00
					Total :	1,365.00
187261	4/30/2020	010810 MUNICIPAL SERV. CONSULTING INC	TPCS-03-20		SERVICES COMM & TECH/RADIOS	
			TPCS-03-20-COVID		11-00-000-72750	8,914.50
			TPFD-03-20		SERVICES RELATED TO COVID RE	
					11-00-000-72530	3,349.50
					FIRE SYSTEM IMPLEMENTATION E	
					30-00-000-74150	7,665.00
					Total :	19,929.00
187262	4/30/2020	014443 MURPHY & MILLER, INC	JC1145		2 HEATERS-POST 2	
				VTP-017815	60-00-000-72520	1,935.50
				VTP-017815	63-00-000-72520	1,935.50
				VTP-017815	64-00-000-72520	1,659.00
					Total :	5,530.00
187263	4/30/2020	015723 NICOR	64423710009		ACCT#64-42-37-1000 9 6825 173RD	
			81423710003		01-26-025-72511	652.04
			90223493009		ACCT#81-42-37-1000 3 17375 69TH	
					01-26-025-72511	78.78
					ACCT#90-22-34-9300 9 6700 SOUTH	
					01-26-025-72511	202.27
					Total :	933.09
187264	4/30/2020	006221 NORTHERN SAFETY CO. INC.	903914586		HAND SANITIZER	

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187264	4/30/2020	006221 NORTHERN SAFETY CO. INC.	(Continued)		01-26-025-72525	530.77
					Total :	530.77
187265	4/30/2020	019413 ONE STEP, INC	157706	VTP-017773	PROMOTIONAL ITEM - MAGNETIC S 01-35-000-73210	509.45
					Total :	509.45
187266	4/30/2020	010135 ONSITE COMMUNICATIONS USA, INC	50236		LABOR FIRE RADIO SYSTEM REPR 30-00-000-74150	760.00
			50237		BASE ANTENNA,CABLE,CONN,LAB 30-00-000-75812	1,171.75
					Total :	1,931.75
187267	4/30/2020	006494 P.F. PETTIBONE & CO.	178624		PATCH 01-17-205-73600	241.95
					Total :	241.95
187268	4/30/2020	013096 PACE SYSTEMS INC	IN00031318	VTP-017733	PUBLIC WORKS CAMERAS 01-26-025-72552	390.00
			IN00031342	VTP-017792	<PW> - RPLCMNT CAMERA - 183RE 01-26-025-72552	1,795.00
			IN00031361	VTP-017733	PUBLIC WORKS CAMERAS 01-26-025-72552	650.00
					Total :	2,835.00
187269	4/30/2020	006475 PARK ACE HARDWARE	036158/2		#9404 VELCRO 2"X15' IND STR BLK 01-19-000-74619	31.99
			036165/2		#891432 DISINFECTANT,HAND SAN 01-26-023-73845	20.61
					01-26-023-73870	3.99
			063353/1		#9404 SUGAR,CREAMER,SOAP 01-19-000-73585	199.48
			063359/1		#9404 LYSOL LINEN 01-19-000-73580	55.92
			063395/1		#891431 PARTS 60-00-000-73630	7.15

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187269	4/30/2020	006475 PARK ACE HARDWARE	(Continued)			
					63-00-000-73630	0.79
					64-00-000-73630	3.40
			063414/1		#891431 DRILL/IMPACT KIT	
					60-00-000-73410	107.09
					63-00-000-73410	11.90
					64-00-000-73410	51.00
			63340/1		#9404 JANITORIAL & FIRE STATION	
					01-19-000-73580	71.55
					01-19-000-73585	878.83
			63347/1		#9404 VELCRO TAPE,FASTENERS	
					01-19-000-73585	35.40
					Total :	1,479.10
187270	4/30/2020	018395 POLICE DEPARTMENT SYSTEMS	2J0002120		EMERGENCY LIGHT/ UPFITTING OI	
				VTP-017799	30-00-000-74220	11,685.50
			2J0002121		EMERGENCY LTS/UPFITTING ON N	
				VTP-017798	30-00-000-74220	12,784.50
			2J0002126		ADDITIONAL EMERGENCY LIGHTS	
				VTP-017791	01-26-023-72540	597.50
				VTP-017791	60-00-000-72540	375.42
				VTP-017791	63-00-000-72540	41.83
				VTP-017791	64-00-000-72540	180.25
					Total :	25,665.00
187271	4/30/2020	006780 POMP'S TIRE SERVICE, INC	410765797		TIRES	
					01-26-024-72540	526.24
					Total :	526.24
187272	4/30/2020	006507 POSTMASTER, U. S. POST OFFICE	042720		PERMIT #34 WATER QUALITY REPC	
					60-00-000-72110	3,084.68
					64-00-000-72110	1,322.00
			042920		PERMIT#34 SENIOR NEWSLETTER	
					01-35-000-72110	1,610.00
					Total :	6,016.68
187273	4/30/2020	015451 PROMO ANSWERS, INC.	2057328		PROMOTIONAL BEACH BALLS	

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187273	4/30/2020	015451 PROMO ANSWERS, INC.	(Continued)	VTP-017770	01-35-000-73210	624.90
Total :						624.90
187274	4/30/2020	013587 PROSHRED SECURITY	990054672		SHREDDING	
			990055036		01-17-205-72750 SHREDDING	180.00
			990055152		01-14-000-72750	100.00
					CREDIT SHREDDING 990055036	
					01-14-000-72750	-50.00
Total :						230.00
187275	4/30/2020	006361 RAY O' HERRON CO INC	2023628-IN		TIE BAR	
			2023629-IN		01-17-220-73610	27.31
					TIE BAR	
					01-17-220-73610	27.31
Total :						54.62
187276	4/30/2020	007091 SAFETY KLEEN	82748790		WASHER SOLVENT,WASTE OIL FIL	
					01-26-023-72750	90.73
					01-26-024-72750	90.73
					01-17-205-72750	136.10
					60-00-000-72750	31.76
					63-00-000-72750	31.75
					64-00-000-72750	27.22
					01-33-300-72750	45.36
Total :						453.65
187277	4/30/2020	007092 SAUNORIS	611662		LIMESTONE SCREENING	
					60-00-000-73680	16.75
					63-00-000-73680	16.75
Total :						33.50
187278	4/30/2020	018507 SCADAMETRICS	22081	VTP-017783	ETHERMETER SCADA/METER GATI	
					63-00-000-72528	831.67
Total :						831.67

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
187279	4/30/2020	012238 STAPLES BUSINESS ADVANTAGE	3445386944		KLEENEX FACIAL TISSUE	
					01-17-220-73600	149.38
			3445386945		SIT-STAND DESK	
					01-17-205-73110	269.99
					Total :	419.37
187280	4/30/2020	017999 STATE CHEMICAL SOLUTIONS	901437028		SCENTED TERG-O-CIDE	
					01-12-000-72540	21.14
					01-19-000-72540	63.40
					01-26-023-73870	63.40
					01-26-024-73870	63.40
					01-21-000-72540	21.14
					01-17-220-73550	84.55
					01-33-300-72540	42.27
					60-00-000-73870	22.19
					63-00-000-73870	22.19
					64-00-000-73870	19.02
					Total :	422.70
187281	4/30/2020	018291 SUPERIOR PUMPING SERV,LLC	2054		POST 8 LIFT STATION PUMP	
				VTP-017785	64-00-000-72525	11,600.00
					Total :	11,600.00
187282	4/30/2020	007297 SUTTON FORD INC./FLEET SALES	502529		SOCKET & WIRE ASSY	
			637503		01-17-205-72540	285.31
					LABOR/REPL FRONT TIRE SENSO	
					01-17-205-72540	645.06
					Total :	930.37
187283	4/30/2020	018607 TELCOM INNOVATIONS GROUP, LLC	A55216		LABOR CHARGE FOR BILLABLE RE	
					01-26-025-72777	227.50
					Total :	227.50
187284	4/30/2020	017520 THE COP FIRE SHOP	200216		POLO/LOGO	
					01-17-235-73610	50.85
					Total :	50.85

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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
187285	4/30/2020	007955 TRAFFIC CONTROL & PROTECTION	103817		METRO WING BRACKET 01-26-023-73830	159.60
					Total :	159.60
187286	4/30/2020	019428 TWO BROTHERS ARTISAN SPIRITS	2609		HAND SANITIZER 01-26-025-73580	100.00
					Total :	100.00
187287	4/30/2020	004106 TYLER TECHNOLOGIES, INC	045-295794		EXECUTIME LICENSE INCREASE	
				VTP-016786	30-00-000-74139	3,238.99
				VTP-016786	60-00-000-74139	1,079.66
			045-298795		EXECUTIME LICENSE INCREASE	
				VTP-016786	30-00-000-74139	150.00
				VTP-016786	60-00-000-74139	50.00
					Total :	4,518.65
187288	4/30/2020	008057 USA BLUE BOOK	210352		TOOLS FOR WATER DEPARTMENT	
				VTP-017745	64-00-000-73410	394.91
			210904		TOOLS FOR WATER DEPARTMENT	
				VTP-017745	64-00-000-73410	1,517.00
					Total :	1,911.91
187289	4/30/2020	010165 WAREHOUSE DIRECT WORKPL SOLTNS 4633132-0			CUPS	
					01-26-024-73115	21.54
					01-26-023-73115	43.07
					01-17-205-73315	53.84
					60-00-000-73115	15.07
					63-00-000-73115	15.07
					64-00-000-73115	12.93
			4639791-0		DETERGENT	
					01-19-000-73580	12.06
			4639791-1		CLEANER	
					01-19-000-73580	35.34
					Total :	208.92
187290	4/30/2020	015933 WHATEVER IT TAKES TRANS PARTS	3770/8		BAND,SOLENOIDS,PISTONS,FILTEI 01-17-205-72540	345.10

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Voucher List
Village of Tinley Park

Bank code : apbank

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
187290	4/30/2020	015933	015933 WHATEVER IT TAKES TRANS PARTS (Continued)			
Total :						345.10
74 Vouchers for bank code : apbank						Bank total : 278,847.59

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Voucher List
Village of Tinley Park

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Bank code : ipmq

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
2663	4/28/2020	018837	INSURANCE PROGRAM MANAGERS GR	200205W007	PAYEE-INGALLS OCCUPATIONAL H 60-00-000-72542 63-00-000-72542 64-00-000-72542 Total :	 75.89 14.20 38.98 129.07
2664	4/28/2020	018837	INSURANCE PROGRAM MANAGERS GR	190326W026	PAYEE-PETERSON JOHNSON & ML 01-14-000-72542 Total :	 1,291.75 1,291.75
2665	4/28/2020	018837	INSURANCE PROGRAM MANAGERS GR	191105W030	PAYEE-PETERSON JOHNSON & ML 01-14-000-72542 Total :	 741.00 741.00
2666	4/28/2020	018837	INSURANCE PROGRAM MANAGERS GR	200318W009	PAYEE-VILLAGE OF TINLEY PARK 01-14-000-72542 Total :	 2,771.70 2,771.70
4 Vouchers for bank code : ipmq					Bank total :	4,933.52
78 Vouchers in this report					Total vouchers :	283,781.11

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

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

____ Village President

____ Village Clerk

____ Date

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Voucher List
Village of Tinley Park

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Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
187292	5/1/2020	013498 CELLEBRITE USA	INVUS216752		UFED 4PC ULTIMATE SW RENEWA 01-17-225-72655	3,700.00
					Total :	3,700.00
187293	5/1/2020	018234 CORE & MAIN LP	M244357		WORKLIGHT 60-00-000-73410 63-00-000-73410 64-00-000-73410	50.40 5.60 24.00
					Total :	80.00
187294	5/1/2020	003958 DOTY & SONS CONCRETE PRODUCTS	66311	VTP-017827	PLANTER BOXES AT POLICE DEPA 30-00-000-75907	4,566.40
					Total :	4,566.40
187295	5/1/2020	004094 EJ EQUIPMENT INC.	W09390	VTP-017804	SEWER CAMERA REPAIRS 64-00-000-72552 64-00-000-72552	985.06 979.15
					Total :	1,964.21
187296	5/1/2020	018691 FGM ARCHITECTS	20-2905.01-1		VTP-017654 POLICE SALLYPORT-R 30-00-000-75420	10,000.00
					Total :	10,000.00
187297	5/1/2020	015058 FLEETPRIDE	50356204		AIR SAFETY ELEMENT 01-26-023-72540	153.40
					Total :	153.40
187298	5/1/2020	014491 HANSEN DOOR INC.	8831		FIRE ST #3 DOOR REPAIR 01-26-025-72520	242.30
					Total :	242.30
187299	5/1/2020	012328 HOMER INDUSTRIES	S141495		DROP CHARGE - CHIPS 01-26-023-72890	50.00
					Total :	50.00
187300	5/1/2020	018881 IFSAP MEMBERSHIP	050120		MEMBERSHIP EILEEN KEATING 01-19-020-72720	45.00

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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
187300	5/1/2020	018881 018881 IFSAP MEMBERSHIP	(Continued)		Total :	45.00
187301	5/1/2020	012698 LEADS ONLINE LLC	254873		LEADSONLINE TOTAL TRACK INVE 01-17-225-72720	3,688.00
					Total :	3,688.00
187302	5/1/2020	016801 LIBERTY FLAG & BANNER	17232	VTP-017826	INSTALLATION OF SPRING BANNEI 01-35-000-73112	2,318.00
					Total :	2,318.00
187303	5/1/2020	014846 LORENCE, BRUCE	050120		MAY'20 OPA ST TRAIN MAINT 01-26-025-72530	30.00
					Total :	30.00
187304	5/1/2020	006074 MENARDS	84470		HARDWARE CLOTH 01-26-025-72520	7.99
					Total :	7.99
187305	5/1/2020	006020 METROPOLITAN INDUSTRIES, INC.	INV016132		FIELD SERV BILLABLE AT PUBLIC/M 64-00-000-72525	700.00
					Total :	700.00
187306	5/1/2020	010810 MUNICIPAL SERV. CONSULTING INC	TPCN-03-20		CONSULTING SERV CIMP MARCH 2 30-00-000-75812	26,785.65
					Total :	26,785.65
187307	5/1/2020	006226 NFPA	2029335		SUBSCRIPTION DANIEL RIORDAN 01-19-000-72720	1,345.50
					Total :	1,345.50
187308	5/1/2020	006499 PITNEY BOWES INC	1015523662		0012198182/SUPPLIES/RED INK CA 01-14-000-72750	157.24
					60-00-000-72750	157.24
					Total :	314.48
187309	5/1/2020	007680 PUBLIC STORAGE	51624287		SPACE 246 STORAGE FIRE ST 47 6 01-19-000-73870	223.00

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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
187309	5/1/2020	007680 007680 PUBLIC STORAGE	(Continued)		Total :	223.00
187310	5/1/2020	006874 ROBINSON ENGINEERING CO. LTD.	20040367		16-R0402.01 175TH ST RIDGELAND 60-00-000-72840	8,260.00
			20040368		64-00-000-72840	5,740.00
			20040402		19-R0866 191ST ST & 80TH AVE PH 30-00-000-75806	29,665.05
					11-320 THE BLVD AT CENTRAL ST (1,676.00
					27-00-000-72840	Total :
						45,341.05
187311	5/1/2020	006874 ROBINSON ENGINEERING CO. LTD.	20040217		16-R0402 175TH ST/RIDGELAND AV 33-00-000-75806	15,759.56
					Total :	15,759.56
187312	5/1/2020	016334 RUSH TRUCK CENTERS	3019125466		SHIELD DUST 01-26-023-72540	106.32
					Total :	106.32
187313	5/1/2020	018104 SBA STEEL,LLC	IN14052576		TOWER SITE RENT #IL46494-A-03 5 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
187314	5/1/2020	011267 SOCIETY FOR HUMAN RESOURCE	S0419312		MEMBERSHIP DENISE MAIOLO 6/1/ 01-12-000-72720	219.00
					Total :	219.00
187315	5/1/2020	012238 STAPLES BUSINESS ADVANTAGE	3442422601		LARGE LOTTERY BOX 01-12-000-73110	193.16
			3442422602		OFFICE SUPPLIES 01-14-000-73110	107.30
			3442422603		ENVELOPES 01-41-050-72790	27.45
					01-14-000-73110	49.02

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Voucher List
Village of Tinley Park

Page: 4

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
187315	5/1/2020	012238 STAPLES BUSINESS ADVANTAGE	(Continued) 3442422604		ENVELOPES,STORAGE BOXES,QU 01-17-205-73110	422.41
					Total :	799.34
187316	5/1/2020	015452 STEINER ELECTRIC COMPANY	S006619839.001		FLUOR LAMP 01-26-025-73570	72.30
			S006619839.002		FLUOR LAMP 01-26-025-73570	72.30
					Total :	144.60
187317	5/1/2020	008040 UNDERGROUND PIPE & VALVE CO	042118		VALVES, B-BOXES, AND CLAMPS	
				VTP-017825	60-00-000-73630	2,084.36
				VTP-017825	63-00-000-73630	231.60
				VTP-017825	64-00-000-73630	992.54
					Total :	3,308.50
187318	5/1/2020	007987 UNITED METHODIST CHURCH	050120		MAY'20 PARKING LOT RENTAL 70-00-000-72621	1,200.00
					Total :	1,200.00
187319	5/1/2020	012727 VERIPIC INC	34234		ACTIVE DIRECTORY INTEGRATION 01-17-220-72655	6,645.00
					Total :	6,645.00
187320	5/1/2020	010165 WAREHOUSE DIRECT WORKPL SOLTNS	4452882-0		WATER,PAPER 60-00-000-73115	21.33
					63-00-000-73115	21.32
					64-00-000-73115	18.28
					01-26-023-73115	60.93
					01-26-024-73115	30.46
					60-00-000-73110	48.27
					63-00-000-73110	5.36
					64-00-000-73110	22.99
					01-26-023-73110	76.62
					01-26-024-73110	38.32
			C4452882-0		CREDIT WATER	

Bank code : apbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
187320	5/1/2020	010165	WAREHOUSE DIRECT WORKPL SOLTNS (Continued)			
					01-26-024-73115	-30.46
					01-26-023-73115	-60.93
					60-00-000-73115	-21.33
					63-00-000-73115	-21.32
					64-00-000-73115	-18.28
					Total :	191.56

29 Vouchers for bank code : apbank

29 Vouchers in this report

Bank total :

Total vouchers :

131,144.37

131,144.37

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



Interoffice Memo

Date: May 5, 2020
To: Dave Niemeyer, Village Manager
From: Paula J. Wallrich, AICP
Subject: Route 45/183 Street Infrastructure Recapture Ordinance

BACKGROUND

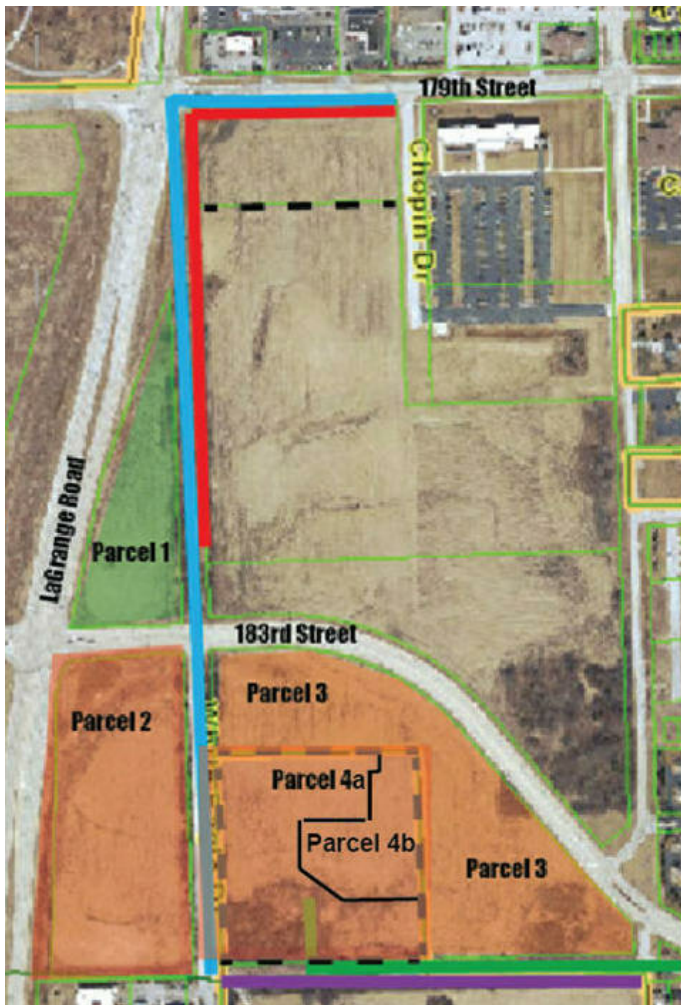
The area located along the Route 45 (LaGrange Road) commercial corridor, north of I-80, has lagged in commercial growth for some time due to the lack of existing utility infrastructure. In the FY 18/19 Fiscal Budget, the Village Board approved a new initiative that would include extending sanitary sewer and water main in this area as an inducement for commercial development. A contract with Baxter Woodman Engineering was awarded late last year for the design engineering for the project.

Planning staff received an application from Top Hospitality LLC in August of 2019 for the annexation and development of an 8.75 acre parcel east of White Eagle Drive and south of 183rd Street. The proposal includes two Marriot branded hotels. Currently the property is not served by sanitary sewer, and the extension of the nearby water main does not provide adequate water pressure to serve two 4-story hotels. A temporary connection to an existing sanitary sewer south of the property was investigated, however it could only be approved on a temporary basis as the sewer capacity has already been allocated for undeveloped property in the area.

The permanent solution for providing utilities to this parcel, along with several other parcels in the vicinity necessitates the infrastructure improvements as depicted in the graphic below. The Village will be constructing these improvements later this year with an anticipated completion date of December 2020. The proposed recapture ordinance provides for the Village to recoup the cost of these improvements from the benefitted properties.

DISCUSSION

The proposed recapture ordinance provides for the recapture of all costs related to the extension of the utilities and construction of a lift station as identified in the graphic below. There are five (5) properties that will benefit from these improvements; four (4) will benefit from the construction of a lift station. The proposed hotel property is identified as parcels 4 a and 4 b.



- Proposed sanitary
- Proposed water
- Existing water
- Existing sanitary
- Parcel 1 Subject to Utility Extension Costs but Not Subject to Lift Station Costs
- Parcels 2,3,4a & 4b Subject to Utility Extension Costs and Lift Station Costs

The formula for calculating the appropriate recapture amount is based on a square foot basis as a percentage of the actual total cost of construction of the utility extensions, including the acquisition costs of easements and rights-of-way and all legal and engineering services expenses required for the installation for the utility extensions and lift station. Exhibit B of the proposed Recapture Ordinance outlines the proportionate cost for the utility extension; Exhibit C outlines the cost for the Lift stations. Only Parcel 1 is excluded from payment of the lift station. All other benefitted properties (Parcels 2, 3, 4a & 4b) are subject to the costs for both the lift station and the utility extension.

The recapture fees shall be compounded annually for a period of five years, after which the fees will no longer increase. The Finance Director has established two means by which to calculate this increase as outlined in Section Four of the ordinance. If the Village elects to issue a municipal bond for this work the fees will be increased annually by the True Interest Cost (TIC) which is defined as the real cost of the bond issue including all ancillary fees and costs stated as an annualized percentage. If the Village chooses to finance the improvements through any other means (e.g. capital reserves, grant, or short term borrowing), the recapture fees shall be increased annually by the change in the Construction Cost Index (CCI) as compiled as part of the collection of Municipal Cost Indexes assembled by American City and County on a monthly basis.

Preliminary estimates for the cost of the proposed infrastructure has been provided by Baxter Woodman Engineering. The estimated cost for the utility extension is \$1,875,000 which includes a 5% contingency; the estimate cost for the lift station is \$525,000 also with a 5% contingency. The estimates are attached.

RECOMMENDATION

Recommend staff prepare an ordinance for the recapture of all costs related to the extension of utilities in the general area of Route 45 and 183rd Street including the construction of a lift station.

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. 2020-O-019

**AN ORDINANCE ESTABLISHING A RECAPTURE FOR COSTS
RELATED TO UTILITY EXTENSIONS AND A LIFT STATION
SERVING THE AREA EAST OF LAGRANGE ROAD
GENERALLY BETWEEN 179TH STREET AND 183RD STREET**

**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. 2020-O-019**AN ORDINANCE ESTABLISHING A RECAPTURE FOR COSTS
RELATED TO UTILITY EXTENSIONS AND A LIFT STATION
SERVING THE AREA EAST OF LAGRANGE ROAD
GENERALLY BETWEEN 179TH STREET AND 183RD STREET**

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 (“The Village”), 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 is authorized to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and that protect the public health, safety, and welfare of its citizens; and

WHEREAS, the Village has previously identified the area of the East side of LaGrange Road generally bounded by 179th Street on the North, Old 183rd Street on the South, and 94th Avenue on the east for non-residential (commercial) development by including this area in the B-3 and ORI zoning districts; and

WHEREAS, the aforementioned area has remained undeveloped for many years despite efforts to encourage such development; and

WHEREAS, the Village has determined that the lack of economic development in this area is, in part, attributable to the lack of necessary public utilities, namely water and sanitary sewer, existing and available in this vicinity; and

WHEREAS, under the Village’s Municipal Code, Ordinances, and Regulations, new developments are responsible for constructing the utility infrastructure that is necessary for that development to occur if it does not already exist; and

WHEREAS, it has been determined that the costs associated with undertaking these utility extensions are likely greater than the developer of a single property would be willing to undertake individually; and

WHEREAS, the Village believes that this lack of available public utility resources, and the costs of installation have become a significant impediment for development; and

WHEREAS, the Village of Tinley Park, in the interest of encouraging economic development in this area, intends to install water mains, sanitary sewer, and a lift station required (“the Utility Extensions”) in advance of current development to remove this impediment to development; and

WHEREAS, the Utility Extensions will benefit many properties in this area, and each of these properties should bear a proportional share of the cost of these improvements under the Village’s Municipal Code, Ordinances, Regulations, and its development and fiscal policies; 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 construct the Utility Extensions and provide for a formula of recapture against the properties receiving benefits from the improvements.

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 ONE

A. That the Village owns, operates and maintains a sanitary sewer and water main system and that said system will be expanded and extended in accordance with the utility plan (the “Utility Extensions”) attached hereto and made a part hereof as **Exhibit A.** These Utility Extensions will be constructed and paid for by the Village.

B. That the construction, including without limitation the acquisition of easements and rights-of-way and all legal and engineering services required for the installation of the aforementioned utility extensions will benefit multiple properties (hereinafter referred to as “Benefitted Properties”) in the general area of the East side of LaGrange Road between 179th and 183rd Streets. The Benefitted Properties have been identified in a list (including legal descriptions) attached hereto as **Exhibit B.**

C. That in addition to the Utility Extensions mentioned above, the construction, including without limitation the acquisition of easements and rights-of-way and all legal and engineering services required for the installation of a sanitary sewer lift station, will benefit only a portion of the Benefitted Properties. The properties benefitted by the installation of a sanitary sewer lift station (hereinafter referred to as “Lift Station Benefitted Properties”) are identified in a list attached hereto as **Exhibit C.**

D. That no special assessment or special taxes have been levied in connection with the aforesaid improvements, and it is in the public interest that the cost of said improvements shall be paid by special connection charges assessed at such time as the

Benefitted Properties and the Lift Station Benefitted Properties connect to the respective utility infrastructure in accordance with Section 11-150-1 of the Illinois Municipal Code and the home rule powers of this Village;

SECTION TWO

That the special connection charges provided by this Ordinance shall be applicable to the Benefitted Properties and the Lift Station Benefitted Properties, and shall be in addition to the general connection fees and other fees that may be established under the Village Municipal Code, other separate ordinances, or regulations of the Village, as the same shall be in effect from time to time. Said special connection fees shall be paid on a square foot basis as a percentage of the actual total cost of construction of the aforementioned Utility Extensions, including without limitation the acquisition costs of easements and rights-of-way and all legal and engineering services expenses required for the installation for the utility extensions and lift station.

Upon completion of the utility extension and the installation of the lift station the actual costs will be calculated by the Village. This cost will then be applied using the following formulas to determine the cost per square foot for the Benefitted Properties and for the Lift Station Benefitted Properties. The completion date of the Utility Extensions shall be defined as the date the project is certified complete by the Village and the related total cost has been determined. The special connection fee applicable to each property shall be determined based on its proportionate beneficial share of said total costs.

Benefitted Properties

Total Cost of the utility extension (excluding the lift station costs) divided by **Total Area*** (Parcels 1, 2, 3, 4a & 4b) = **Benefitted Properties cost per square foot of area.**

The Benefitted Properties cost per square foot will then be multiplied by the square footage of each parcel in the benefitted property area (Parcels 1, 2, 3, 4a & 4b) to determine the recapture obligation of each Benefitted Property (excluding the recapture obligation for those properties benefitted by the lift station).

Lift Station Benefitted Properties

The Lift Station Benefitted Properties (Parcels 2, 3, 4a & 4b) are subject to share in the cost of the lift station and will follow a similar formula to the Benefitted properties. The formula for Lift Station Benefitted Properties is as follows:

Total Cost of the lift station divided by **Total Area*** (Parcels 2, 3, 4a & 4b) = **Lift Station Benefitted Properties cost per square foot of area.**

** Area calculations will be verified upon the completion of the improvements as described above and identified in Exhibit A.*

The Lift Station Benefitted Properties cost per square foot will then be multiplied by the square footage of each parcel in the lift station property area (Parcels 2, 3, 4a & 4b) to determine the recapture obligation for the lift station.

The total recapture obligation of the Lift Station Benefitted Properties will be a combination of the cost for Benefitted Properties and the cost for Lift Station Benefitted Properties.

SECTION THREE

The Village shall require, to the extent the same is permitted by law, that the owner or owners of said Benefitted Properties and Lift Station Benefitted Properties pay to the Village the aforesaid special connection fees in the amounts established under Section Two (2) herein prior to such time as the Benefitted Properties and the Lift Station Benefitted Properties connect to the related utility extensions and a lift station serving the area east of LaGrange Road generally between 179th Street and 183rd Street.

SECTION FOUR

The special connection fees established by this ordinance shall be compounded annually, or any part thereof, to the date of determination by either the True Interest Cost, or the annual change in the Construction Cost Index, whichever shall apply, and as further described below. The special connection fees shall be increased each year, or part thereof, for a total of five (5) full years, and thereafter such connection charge shall cease to increase further.

At the time of adopting this recapture ordinance, the Village of Tinley Park has not made final determination on how the Utility Extensions shall be financed. If the Village elects to finance the Utility Extensions utilizing a municipal bond issue, said special connection fees shall be increased annually by the True Interest Cost (TIC) of said municipal bond issue. True interest cost is the real cost of the bond issue including all ancillary fees and costs stated as an annualized percentage. The TIC will be established when the bonds are sold.

Should the Village choose to finance the improvements through any means other than a municipal bond issue (e.g. capital reserves, grant, or short term borrowing), said special connection fees shall be increased annually by the change in the Construction Cost Index (CCI) as compiled as part of the collection of Municipal Cost Indexes assembled by American City and County on a monthly basis. (<https://www.americancityandcounty.com/municipal-cost-index/>) The base index value shall be established using the month in which the Utility Extensions have been certified complete as described above.

SECTION FIVE

Any provisions of this Ordinance that conflicts with the existing Municipal Code, policy, resolution, other ordinance, or regulation of the Village shall be and is hereby repealed to the extent of such conflict.

SECTION SIX

That this Ordinance shall be in full force and effect, from and after its passage, approval and publication as provided by law.

SECTION SEVEN

The Village Clerk is directed to publish this Ordinance in pamphlet form and to record a copy of this Ordinance with the Recorder of Deeds of Cook County, Illinois against all the Benefitted Properties as identified in Exhibits B and C and as made a part of this Ordinance herein.

PASSED this 19th day of May, 2020, pursuant to a roll call vote of the Corporate Authorities of the Village of Tinley Park as follows:

AYES:

NAYS:

ABSENT:

APPROVED THIS 19th day of May, 2020.

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. 2020-O-019, “AN ORDINANCE ESTABLISHING A RECAPTURE FOR COSTS RELATED TO UTILITY EXTENSIONS AND A LIFT STATION SERVING THE AREA EAST OF LAGRANGE ROAD GENERALLY BETWEEN 179TH STREET AND 183RD STREET,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on May 19, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 19th day of May, 2020.

KRISTIN A. THIRION, VILLAGE CLERK

EXHIBIT A
UTILITY EXPANSION PLAN



- Proposed sanitary
- Proposed water
- Existing water
- Existing sanitary
- Parcel 1
Subject to Utility Extension Costs
but Not Subject to Lift Station Costs
- Parcels
2,3,4a
&4b
Subject to Utility Extension Costs
and Lift Station Costs

EXHIBIT B**PROPERTIES BENEFITTING FROM UTILITY EXTENSION**

PARCEL NUMBER	PIN NUMBER	AREA (Sq. Ft.)
1	27-33-401-012-0000	141,614
2	27-33-401-013-0000	382,718
3	27-34-300-012-0000 (PARTIAL)	504,068
4a	27-34-300-002-0000	242,584
4b		136,143
TOTAL		1,407,127

LEGAL DESCRIPTIONS OF BENEFITTED PARTIES**Parcel 1:** 27-33-401-012-000

141,614 square feet

LEGAL DESCRIPTION - PARCEL 1

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 01 DEGREES 19 MINUTES 04 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 253.81 FEET;

THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST, 33.87 FEET TO THE WEST LINE OF 96TH AVENUE PER DOCUMENT NUMBER 10157484, RECORDED SEPTEMBER 26, 1928, FOR THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST, 15.12 FEET TO THE WESTERLY LINE OF THE DEED RECORDED AUGUST 23, 1993 AS DOCUMENT NUMBER 93667499;

THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF SAID DEED, THE FOLLOWING THREE COURSES:
SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST, 338.86 FEET;

SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST, 580.18 FEET;

SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST, 447.303 FEET;

THENCE NORTH 88 DEGREES 48 MINUTES 56 SECONDS EAST, 333.48 FEET TO SAID WEST LINE OF 96TH AVENUE;

THENCE NORTH 01 DEGREES 18 MINUTES 00 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 1328.76 FEET TO THE POINT OF BEGINNING, (EXCEPTING THAT PART TAKEN FOR 183RD STREET AND 96TH AVENUE), ALL IN COOK COUNTY, ILLINOIS.

Parcel 2: 27-33-401-013-0000

382,718 square feet

LEGAL DESCRIPTION - PARCEL 2

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER, THAT IS 253.81 FEET SOUTH OF THE NORTHEAST QUARTER THEREOF;

THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST, A DISTANCE OF 48.99 FEET;

THENCE SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST, A DISTANCE OF 338.86 FEET;

THENCE SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 580.18 FEET;

THENCE SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST, A DISTANCE OF 546.21 FEET;

THENCE SOUTH 02 DEGREES 56 MINUTES 03 SECONDS WEST, A DISTANCE OF 975.42 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING,

(EXCEPTING THEREFROM THAT PART TAKEN FOR PUBLIC ROADWAY FOR 96TH AVENUE, 183RD STREET AND F.A.I. 80) AND (FURTHER EXCEPTING THAT PART LYING NORTH OF THE NORTH LINE OF 183RD STREET), ALL IN COOK COUNTY, ILLINOIS.

Parcel 3: (27-34-300-012 PARTIAL)

504,068 square feet

LEGAL DESCRIPTION - PARCEL 3

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT INTERSECTION OF THE WEST LINE OF THE EAST 33.00 FEET OF THE WEST HALF OF SAID SOUTHWEST QUARTER AND THE SOUTH LINE OF THE NORTH 942.37 FEET OF THE WEST HALF OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 01 DEGREES 11 MINUTES 45 SECONDS EAST, ALONG THE WEST LINE OF THE EAST 33.00 FEET OF THE WEST HALF OF SAID SOUTHWEST QUARTER, SAID LINE ALSO BEING THE WEST LINE OF 94TH AVENUE, A DISTANCE OF 462.76 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 03 MINUTES 21 SECONDS WEST, 1239.07 FEET TO THE EAST LINE OF 96TH AVENUE PER DOCUMENT NUMBER 10157484, RECORDED SEPTEMBER 26, 1928;

THENCE SOUTH 01 DEGREES 18 MINUTES 00 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 581.39 FEET TO THE NORTH LINE OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER;

THENCE NORTH 89 DEGREES 02 MINUTES 53 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 602.71 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 01 DEGREES 15 MINUTES 24 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 629.03 FEET TO THE NORTH LINE OF THE SOUTH 33.00 FEET OF THE WEST HALF OF SAID SOUTHWEST QUARTER, SAID LINE ALSO BEING THE NORTH LINE OF 183RD STREET;

THENCE NORTH 89 DEGREES 03 MINUTES 21 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 634.64 FEET TO SAID WEST LINE OF 94TH AVENUE;
THENCE NORTH 01 DEGREES 11 MINUTES 45 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 1210.33 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS,

EXCEPTING THEREFROM THE FOLLOWING:

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34;
THENCE ON AN ASSUMED BEARING OF SOUTH 88 DEGREES 19 MINUTES 58 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 872.02 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY ON A TANGENTIAL CURVE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 750.00 FEET, CHORD BEARING OF NORTH 70 DEGREES 54 MINUTES 23 SECONDS WEST, CENTRAL ANGLE OF 41 DEGREES 31 MINUTES 19 SECONDS, AN ARC DISTANCE OF 543.52 FEET TO THE WEST LINE OF THE EAST 33 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34, TO THE POINT OF BEGINNING;

THENCE SOUTH 01 DEGREES 55 MINUTES 13 SECONDS EAST ALONG SAID WEST LINE, 65.45 FEET;

THENCE NORTHWESTERLY ON A CURVE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 800.00 FEET, CHORD BEARING OF NORTH 46 DEGREES 42 MINUTES 46 SECONDS WEST, CENTRAL ANGLE OF 13 DEGREES 06 MINUTES 52 SECONDS, AN ARC DISTANCE OF 183.11 FEET TO A POINT OF TANGENCY;
THENCE NORTH 40 DEGREES 09 MINUTES 20 SECONDS WEST ALONG A TANGENTIAL LINE, 588.06 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY ALONG A TANGENTIAL CURVE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 700.00 FEET, CHORD BEARING OF NORTH 65 DEGREES 58 MINUTES 02 SECONDS WEST, CENTRAL ANGLE OF 51 DEGREES 37 MINUTES 23 SECONDS, AN ARC DISTANCE OF 630.70 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 88 DEGREES 13 MINUTES 17 SECONDS WEST ALONG A TANGENTIAL LINE, 197.74 FEET TO THE EAST LINE OF 96TH AVENUE PER DOCUMENT NUMBER 1057484;

THENCE NORTH 02 DEGREES 01 MINUTES 43 SECONDS WEST ALONG SAID EAST LINE, 100.00 FEET;

THENCE NORTH 88 DEGREES 13 MINUTES 17 SECONDS EAST, 198.18 FEET TO A POINT OF CURVATURE;

THENCE SOUTHEASTERLY ALONG A TANGENTIAL CURVE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 800.00 FEET, CHORD BEARING OF SOUTH 65 DEGREES 58 MINUTES 02 SECONDS EAST, CENTRAL ANGLE OF 51 DEGREES 37 MINUTES 23 SECONDS, AN ARC DISTANCE OF 720.79 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 40 DEGREES 09 MINUTES 20 SECONDS EAST ALONG A TANGENTIAL LINE, 538.06 FEET TO A POINT;

THENCE NORTH 49 DEGREES 50 MINUTES 40 SECONDS EAST, 103.28 FEET TO THE WEST LINE OF THE EAST 33 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 34;

THENCE SOUTH 01 DEGREE 55 MINUTES 13 SECONDS EAST ALONG SAID WEST LINE, 229.29 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS,

ALSO FURTHER EXCEPTING THEREFROM THAT PART LYING NORTHERLY OF THE NORTHERLY LINE OF 183RD STREET.

Parcel 4a : (part of 27-34-300-002)

242,584 square feet

LEGAL DESCRIPTION - PARCEL 4a

LOT 1 OF THE NEW HORIZON SUBDIVISION BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS..

Parcel 4B : (part of 27-34-300-002)

136,143 square feet

LEGAL DESCRIPTION - PARCEL 4B

LOT 2 OF THE NEW HORIZON SUBDIVISION BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT C**PROPERTIES BENEFITTING FROM THE LIFT STATION**

PARCEL NUMBER	PIN NUMBER	AREA (Sq. Ft.)*
2	27-33-401-013-0000	382,718
3	27-34-300-012-0000 (PARTIAL)	504,068
4a	27-34-300-002-0000	242,584
4b		136,143
TOTAL		1,265,513

** The area of the parcels is provided for general estimating purposes only. Individual parcel areas will be verified upon completion of the utility extension project in order to calculate pro-rata share of costs for each parcel.*

LEGAL DESCRIPTIONS OF BENEFITTED PARTIES**Parcel 2:** 27-33-401-013-0000

382,718 square feet

LEGAL DESCRIPTION - PARCEL 2

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER, THAT IS 253.81 FEET SOUTH OF THE NORTHEAST QUARTER THEREOF;

THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST, A DISTANCE OF 48.99 FEET;

THENCE SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST, A DISTANCE OF 338.86 FEET;

THENCE SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 580.18 FEET;

THENCE SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST, A DISTANCE OF 546.21 FEET;

THENCE SOUTH 02 DEGREES 56 MINUTES 03 SECONDS WEST, A DISTANCE OF 975.42 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING,

(EXCEPTING THEREFROM THAT PART TAKEN FOR PUBLIC ROADWAY FOR 96TH AVENUE, 183RD STREET AND F.A.I. 80) AND (FURTHER EXCEPTING THAT PART LYING NORTH OF THE NORTH LINE OF 183RD STREET), ALL IN COOK COUNTY, ILLINOIS.

Parcel 3: (27-34-300-012 PARTIAL)

504,068 square feet

LEGAL DESCRIPTION - PARCEL 3

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT INTERSECTION OF THE WEST LINE OF THE EAST 33.00 FEET OF THE WEST HALF OF SAID SOUTHWEST QUARTER AND THE SOUTH LINE OF THE NORTH 942.37 FEET OF THE WEST HALF OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 01 DEGREES 11 MINUTES 45 SECONDS EAST, ALONG THE WEST LINE OF THE EAST 33.00 FEET OF THE WEST HALF OF SAID SOUTHWEST QUARTER, SAID LINE ALSO BEING THE WEST LINE OF 94TH AVENUE, A DISTANCE OF 462.76 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 03 MINUTES 21 SECONDS WEST, 1239.07 FEET TO THE EAST LINE OF 96TH AVENUE PER DOCUMENT NUMBER 10157484, RECORDED SEPTEMBER 26, 1928;

THENCE SOUTH 01 DEGREES 18 MINUTES 00 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 581.39 FEET TO THE NORTH LINE OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER;

THENCE NORTH 89 DEGREES 02 MINUTES 53 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 602.71 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 01 DEGREES 15 MINUTES 24 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 629.03 FEET TO THE NORTH LINE OF THE SOUTH 33.00 FEET OF THE WEST HALF OF SAID SOUTHWEST QUARTER, SAID LINE ALSO BEING THE NORTH LINE OF 183RD STREET;

THENCE NORTH 89 DEGREES 03 MINUTES 21 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 634.64 FEET TO SAID WEST LINE OF 94TH AVENUE;

THENCE NORTH 01 DEGREES 11 MINUTES 45 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 1210.33 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS,

EXCEPTING THEREFROM THE FOLLOWING:

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34;

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THENCE NORTHWESTERLY ON A TANGENTIAL CURVE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 750.00 FEET, CHORD BEARING OF NORTH 70 DEGREES 54 MINUTES 23 SECONDS WEST, CENTRAL ANGLE OF 41 DEGREES 31 MINUTES 19 SECONDS, AN ARC DISTANCE OF 543.52 FEET TO THE WEST LINE OF THE EAST 33 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34, TO THE POINT OF BEGINNING;

THENCE SOUTH 01 DEGREES 55 MINUTES 13 SECONDS EAST ALONG SAID WEST LINE, 65.45 FEET;

THENCE NORTHWESTERLY ON A CURVE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 800.00 FEET, CHORD BEARING OF NORTH 46 DEGREES 42 MINUTES 46 SECONDS WEST, CENTRAL ANGLE OF 13 DEGREES 06 MINUTES 52 SECONDS, AN ARC DISTANCE OF 183.11 FEET TO A POINT OF TANGENCY;

THENCE NORTH 40 DEGREES 09 MINUTES 20 SECONDS WEST ALONG A TANGENTIAL LINE, 588.06 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY ALONG A TANGENTIAL CURVE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 700.00 FEET, CHORD BEARING OF NORTH 65 DEGREES 58 MINUTES 02 SECONDS WEST, CENTRAL ANGLE OF 51 DEGREES 37 MINUTES 23 SECONDS, AN ARC DISTANCE OF 630.70 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 88 DEGREES 13 MINUTES 17 SECONDS WEST ALONG A TANGENTIAL LINE, 197.74 FEET TO THE EAST LINE OF 96TH AVENUE PER DOCUMENT NUMBER 1057484;

THENCE NORTH 02 DEGREES 01 MINUTES 43 SECONDS WEST ALONG SAID EAST LINE, 100.00 FEET;

THENCE NORTH 88 DEGREES 13 MINUTES 17 SECONDS EAST, 198.18 FEET TO A POINT OF CURVATURE;

THENCE SOUTHEASTERLY ALONG A TANGENTIAL CURVE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 800.00 FEET, CHORD BEARING OF SOUTH 65 DEGREES 58 MINUTES 02 SECONDS EAST, CENTRAL ANGLE OF 51 DEGREES 37 MINUTES 23 SECONDS, AN ARC DISTANCE OF 720.79 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 40 DEGREES 09 MINUTES 20 SECONDS EAST ALONG A TANGENTIAL LINE, 538.06 FEET TO A POINT;

THENCE NORTH 49 DEGREES 50 MINUTES 40 SECONDS EAST, 103.28 FEET TO THE WEST LINE OF THE EAST 33 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 34;

THENCE SOUTH 01 DEGREE 55 MINUTES 13 SECONDS EAST ALONG SAID WEST LINE, 229.29 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS,

ALSO FURTHER EXCEPTING THEREFROM THAT PART LYING NORTHERLY OF THE NORTHERLY LINE OF 183RD STREET.

Parcel 4a : (part of 27-34-300-002)

242,584 square feet

LEGAL DESCRIPTION - PARCEL 4a

LOT 1 OF THE NEW HORIZON SUBDIVISION BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 4B : (part of 27-34-300-002)

136,143 square feet

LEGAL DESCRIPTION - PARCEL 4B

LOT 2 OF THE NEW HORIZON SUBDIVISION BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**VILLAGE OF TINLEY PARK, ILLINOIS
LAGRANGE ROAD UTILITIES - 30% Design**

4/13/2020

Pay Item	Unit	Unit Price	Total	Total Cost
PRECONSTRUCTION VIDEO RECORDING	LSUM	\$ 5,000	1	\$ 5,000
TRAFFIC CONTROL AND PROTECTION	LSUM	\$ 25,000	1	\$ 25,000
REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL	CUYD	\$ 135	97	\$ 13,095
SOIL TESTS FOR CONTAMINANTS	EACH	\$ 1,000	16	\$ 15,500
CONTAMINATED WASTE DISPOSAL	TON	\$ 90	155	\$ 13,950
TREE REMOVAL AND GRUBBING	LSUM	\$ 20,000	1	\$ 20,000
EROSION AND SEDIMENT CONTROL, INLET PROTECTION FILTER	EACH	\$ 200	14	\$ 2,800
WATER MAIN (OPEN CUT),				\$ -
12" DUCTILE IRON	FOOT	\$ 170	2,313	\$ 393,210
12" DUCTILE IRON RJT	FOOT	\$ 190	800	\$ 152,000
6" DUCTILE IRON RJT	FOOT	\$ 100	84	\$ 8,400
WATER MAIN (JACKED IN PLACE), 12" DUCTILE IRON RJT	FOOT	\$ 500	130	\$ 65,000
ADDITIONAL WATER MAIN FITTINGS	POUND	\$ 5	4,270	\$ 21,350
GATE VALVE, 12"	EACH	\$ 4,000	8	\$ 32,000
VALVE VAULT, 6' DIAMETER	EACH	\$ 4,500	8	\$ 36,000
FIRE HYDRANT	EACH	\$ 5,000	8	\$ 40,000
CONNECTION TO WATER MAIN (NON-PRESSURE), 12"	EACH	\$ 4,000	2	\$ 8,000
SANITARY SEWER, 15" PVC				
0'-8'	FOOT	\$ 180	245	\$ 44,100
8'-12'	FOOT	\$ 200	585	\$ 117,000
12'-16'	FOOT	\$ 220	0	\$ -
16'-20'	FOOT	\$ 250	1,336	\$ 334,000
MANHOLE, 4' DIAMETER				
0'-8'	EACH	\$ 7,000	0	\$ -
8'-12'	EACH	\$ 8,000	4	\$ 32,000
12'-16'	EACH	\$ 10,000	0	\$ -
16'-20'	EACH	\$ 16,000	5	\$ 80,000
SANITARY SEWER, 15" PVC (JACKED IN PLACE)	FOOT	\$ 500	130	\$ 65,000
CONNECTION TO EXISTING SANITARY MANHOLE	EACH	\$ 2,500	1	\$ 2,500
TELEVISIONING OF NEW SEWER FOR FINAL INSPECTION	FOOT	\$ 2	960	\$ 1,920
FORCE MAIN, 6" PVC	FOOT	\$ 100	535	\$ 53,500
GRANULAR BACKFILL	FOOT	\$ 45	100	\$ 4,500
RESTORATION OF LAWNS AND PARKWAYS	SQYD	\$ 20	8,200	\$ 164,000
Sub-Total				\$ 1,750,000
5% Contingency				\$ 1,875,000

VILLAGE OF TINLEY PARK, ILLINOIS
LAGRANGE ROAD LIFT STATION - 30% Design

4/13/2020

Pay Item	Unit	Unit Price	Total	Total Cost
LIFT STATION	LSUM	\$ 500,000	1	\$ 500,000
Sub-Total				\$ 500,000
5% Contingency				\$ 525,000



Interoffice Memo

Date: May 5, 2020

To: Dave Niemeyer, Village Manager

From: Paula J. Wallrich, AICP

Subject: Top Hospitality Annexation Agreement



BACKGROUND

The Petitioner, Top Hospitality LLC (Petitioner/Owner), applied for annexation and zoning entitlements in July of 2019 for the 8.7 acre parcel depicted above. Two Marriott branded hotels (Courtyard of Marriott and Residence Inn) are proposed for the site which is currently located in unincorporated Will County. An annexation agreement has been drafted and reviewed by the applicant which will be the subject of the Public hHearing scheduled for May 19, 2020. The Agreement outlines the terms of the annexation and addresses such items as the zoning entitlements, recapture and other issues as outlined below.

DISCUSSION

The Annexation Agreement legitimizes the annexation petition filed by Top Hospitality and memorializes the conditions of incorporating the 8.7 acre property into the Village of Tinley Park. Following is a summary of the major points of the Agreement:

- Zoning entitlements include the rezoning of the property upon annexation to the B-3 (General Business and Commercial District), granting of variations and approval of a Plat of Subdivision.
- Extends the Village corporate boundary to the far side of any adjacent highway including the undeveloped 183rd Street Right-of-way at the south end of the property.
- Provides by attachment the architectural and civil engineering plans recommended for approval by the Plan Commission and obligates the owner to develop in accordance with these plans. Hotels may be constructed in phases.
- Provides for the recapture of the cost to be paid by the Village for the extension of utilities currently under design. The Agreement references the Recapture Ordinance that will be subject to approval by the Village Board prior to the approval of the Annexation Agreement.
- Payment of the recapture fee will be paid by the Owner in phases. Fifty percent to be paid upon connection and fifty percent at occupancy for each hotel.
- If Village does not complete the utility extension in time for connection to the hotels the Agreement provides for the Owner to make a temporary connection to existing sewer to the south and allows for the cost of the temporary connection to be credited against the recapture amount owed to the Village. (Preliminary estimates provided by the Village Engineer for the recapture are approximately \$650,000 and the temporary connection at no greater than \$200,000.) The Owner has to receive Village approval for the temporary connection. The Village engineer anticipates the extension to be completed by December 2020. The Owner does not plan to begin construction of the first hotel until Spring 2021.
- Provides for the payment of all impact, tap-on and connection fees (these are in addition to the recapture fees noted above).
- Allows the Owner to recapture costs of any oversizing of utilities as a part of their hotel construction.
- Recognizes the property is located in the blighted area described in Ordinance 2019-O-009 and therefore the Village will review the 7b reclassification applications for each hotel property. (Both resolutions are on the VB agenda for this evening)
- 20 year term

RECOMMENDATION

Approve the Resolution authorizing the execution the annexation agreement scheduled for a First Reading this evening and proceed with the Public Hearing scheduled for May 19, 2020. Final adoption of the Resolution is scheduled for May 19, 2020.



THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. 2020-O-019

**AN ORDINANCE ESTABLISHING A RECAPTURE FOR COSTS
RELATED TO UTILITY EXTENSIONS AND A LIFT STATION
SERVING THE AREA EAST OF LAGRANGE ROAD
GENERALLY BETWEEN 179TH STREET AND 183RD STREET**

**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. 2020-O-019**AN ORDINANCE ESTABLISHING A RECAPTURE FOR COSTS
RELATED TO UTILITY EXTENSIONS AND A LIFT STATION
SERVING THE AREA EAST OF LAGRANGE ROAD
GENERALLY BETWEEN 179TH STREET AND 183RD STREET**

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 (“The Village”), 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 is authorized to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and that protect the public health, safety, and welfare of its citizens; and

WHEREAS, the Village has previously identified the area of the East side of LaGrange Road generally bounded by 179th Street on the North, Old 183rd Street on the South, and 94th Avenue on the east for non-residential (commercial) development by including this area in the B-3 and ORI zoning districts; and

WHEREAS, the aforementioned area has remained undeveloped for many years despite efforts to encourage such development; and

WHEREAS, the Village has determined that the lack of economic development in this area is, in part, attributable to the lack of necessary public utilities, namely water and sanitary sewer, existing and available in this vicinity; and

WHEREAS, under the Village’s Municipal Code, Ordinances, and Regulations, new developments are responsible for constructing the utility infrastructure that is necessary for that development to occur if it does not already exist; and

WHEREAS, it has been determined that the costs associated with undertaking these utility extensions are likely greater than the developer of a single property would be willing to undertake individually; and

WHEREAS, the Village believes that this lack of available public utility resources, and the costs of installation have become a significant impediment for development; and

WHEREAS, the Village of Tinley Park, in the interest of encouraging economic development in this area, intends to install water mains, sanitary sewer, and a lift station required (“the Utility Extensions”) in advance of current development to remove this impediment to development; and

WHEREAS, the Utility Extensions will benefit many properties in this area, and each of these properties should bear a proportional share of the cost of these improvements under the Village’s Municipal Code, Ordinances, Regulations, and its development and fiscal policies; 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 construct the Utility Extensions and provide for a formula of recapture against the properties receiving benefits from the improvements.

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 ONE

A. That the Village owns, operates and maintains a sanitary sewer and water main system and that said system will be expanded and extended in accordance with the utility plan (the “Utility Extensions”) attached hereto and made a part hereof as **Exhibit A.** These Utility Extensions will be constructed and paid for by the Village.

B. That the construction, including without limitation the acquisition of easements and rights-of-way and all legal and engineering services required for the installation of the aforementioned utility extensions will benefit multiple properties (hereinafter referred to as “Benefitted Properties”) in the general area of the East side of LaGrange Road between 179th and 183rd Streets. The Benefitted Properties have been identified in a list (including legal descriptions) attached hereto as **Exhibit B.**

C. That in addition to the Utility Extensions mentioned above, the construction, including without limitation the acquisition of easements and rights-of-way and all legal and engineering services required for the installation of a sanitary sewer lift station, will benefit only a portion of the Benefitted Properties. The properties benefitted by the installation of a sanitary sewer lift station (hereinafter referred to as “Lift Station Benefitted Properties”) are identified in a list attached hereto as **Exhibit C.**

D. That no special assessment or special taxes have been levied in connection with the aforesaid improvements, and it is in the public interest that the cost of said improvements shall be paid by special connection charges assessed at such time as the

Benefitted Properties and the Lift Station Benefitted Properties connect to the respective utility infrastructure in accordance with Section 11-150-1 of the Illinois Municipal Code and the home rule powers of this Village;

SECTION TWO

That the special connection charges provided by this Ordinance shall be applicable to the Benefitted Properties and the Lift Station Benefitted Properties, and shall be in addition to the general connection fees and other fees that may be established under the Village Municipal Code, other separate ordinances, or regulations of the Village, as the same shall be in effect from time to time. Said special connection fees shall be paid on a square foot basis as a percentage of the actual total cost of construction of the aforementioned Utility Extensions, including without limitation the acquisition costs of easements and rights-of-way and all legal and engineering services expenses required for the installation for the utility extensions and lift station.

Upon completion of the utility extension and the installation of the lift station the actual costs will be calculated by the Village. This cost will then be applied using the following formulas to determine the cost per square foot for the Benefitted Properties and for the Lift Station Benefitted Properties. The completion date of the Utility Extensions shall be defined as the date the project is certified complete by the Village and the related total cost has been determined. The special connection fee applicable to each property shall be determined based on its proportionate beneficial share of said total costs.

Benefitted Properties

Total Cost of the utility extension (excluding the lift station costs) divided by **Total Area*** (Parcels 1, 2, 3, 4a & 4b) = **Benefitted Properties cost per square foot of area.**

The Benefitted Properties cost per square foot will then be multiplied by the square footage of each parcel in the benefitted property area (Parcels 1, 2, 3, 4a & 4b) to determine the recapture obligation of each Benefitted Property (excluding the recapture obligation for those properties benefitted by the lift station).

Lift Station Benefitted Properties

The Lift Station Benefitted Properties (Parcels 2, 3, 4a & 4b) are subject to share in the cost of the lift station and will follow a similar formula to the Benefitted properties. The formula for Lift Station Benefitted Properties is as follows:

Total Cost of the lift station divided by **Total Area*** (Parcels 2, 3, 4a & 4b) = **Lift Station Benefitted Properties cost per square foot of area.**

** Area calculations will be verified upon the completion of the improvements as described above and identified in Exhibit A.*

The Lift Station Benefitted Properties cost per square foot will then be multiplied by the square footage of each parcel in the lift station property area (Parcels 2, 3, 4a & 4b) to determine the recapture obligation for the lift station.

The total recapture obligation of the Lift Station Benefitted Properties will be a combination of the cost for Benefitted Properties and the cost for Lift Station Benefitted Properties.

SECTION THREE

The Village shall require, to the extent the same is permitted by law, that the owner or owners of said Benefitted Properties and Lift Station Benefitted Properties pay to the Village the aforesaid special connection fees in the amounts established under Section Two (2) herein prior to such time as the Benefitted Properties and the Lift Station Benefitted Properties connect to the related utility extensions and a lift station serving the area east of LaGrange Road generally between 179th Street and 183rd Street.

SECTION FOUR

The special connection fees established by this ordinance shall be compounded annually, or any part thereof, to the date of determination by either the True Interest Cost, or the annual change in the Construction Cost Index, whichever shall apply, and as further described below. The special connection fees shall be increased each year, or part thereof, for a total of five (5) full years, and thereafter such connection charge shall cease to increase further.

At the time of adopting this recapture ordinance, the Village of Tinley Park has not made final determination on how the Utility Extensions shall be financed. If the Village elects to finance the Utility Extensions utilizing a municipal bond issue, said special connection fees shall be increased annually by the True Interest Cost (TIC) of said municipal bond issue. True interest cost is the real cost of the bond issue including all ancillary fees and costs stated as an annualized percentage. The TIC will be established when the bonds are sold.

Should the Village choose to finance the improvements through any means other than a municipal bond issue (e.g. capital reserves, grant, or short term borrowing), said special connection fees shall be increased annually by the change in the Construction Cost Index (CCI) as compiled as part of the collection of Municipal Cost Indexes assembled by American City and County on a monthly basis. (<https://www.americancityandcounty.com/municipal-cost-index/>) The base index value shall be established using the month in which the Utility Extensions have been certified complete as described above.

SECTION FIVE

Any provisions of this Ordinance that conflicts with the existing Municipal Code, policy, resolution, other ordinance, or regulation of the Village shall be and is hereby repealed to the extent of such conflict.

SECTION SIX

That this Ordinance shall be in full force and effect, from and after its passage, approval and publication as provided by law.

SECTION SEVEN

The Village Clerk is directed to publish this Ordinance in pamphlet form and to record a copy of this Ordinance with the Recorder of Deeds of Cook County, Illinois against all the Benefitted Properties as identified in Exhibits B and C and as made a part of this Ordinance herein.

PASSED this 19th day of May, 2020, pursuant to a roll call vote of the Corporate Authorities of the Village of Tinley Park as follows:

AYES:

NAYS:

ABSENT:

APPROVED THIS 19th day of May, 2020.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

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

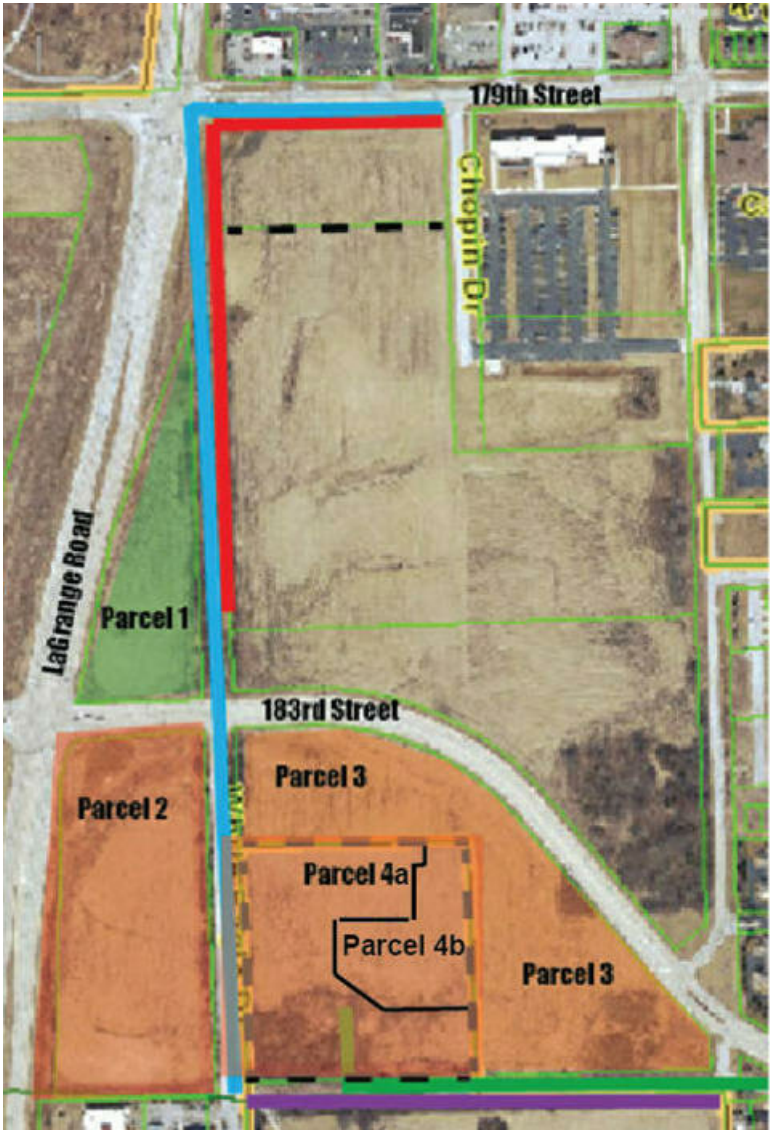
CERTIFICATE

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. 2020-O-019, “AN ORDINANCE ESTABLISHING A RECAPTURE FOR COSTS RELATED TO UTILITY EXTENSIONS AND A LIFT STATION SERVING THE AREA EAST OF LAGRANGE ROAD GENERALLY BETWEEN 179TH STREET AND 183RD STREET,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on May 19, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 19th day of May, 2020.

KRISTIN A. THIRION, VILLAGE CLERK

EXHIBIT A
UTILITY EXPANSION PLAN



- Proposed sanitary
- Proposed water
- Existing water
- Existing sanitary
- Parcel 1
Subject to Utility Extension Costs
but Not Subject to Lift Station Costs
- Parcels
2,3,4a
&4b
Subject to Utility Extension Costs
and Lift Station Costs

EXHIBIT B**PROPERTIES BENEFITTING FROM UTILITY EXTENSION**

PARCEL NUMBER	PIN NUMBER	AREA (Sq. Ft.)
1	27-33-401-012-0000	141,614
2	27-33-401-013-0000	382,718
3	27-34-300-012-0000 (PARTIAL)	504,068
4a	27-34-300-002-0000	242,584
4b		136,143
TOTAL		1,407,127

LEGAL DESCRIPTIONS OF BENEFITTED PARTIES**Parcel 1:** 27-33-401-012-000

141,614 square feet

LEGAL DESCRIPTION - PARCEL 1

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 01 DEGREES 19 MINUTES 04 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 253.81 FEET;

THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST, 33.87 FEET TO THE WEST LINE OF 96TH AVENUE PER DOCUMENT NUMBER 10157484, RECORDED SEPTEMBER 26, 1928, FOR THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST, 15.12 FEET TO THE WESTERLY LINE OF THE DEED RECORDED AUGUST 23, 1993 AS DOCUMENT NUMBER 93667499;

THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF SAID DEED, THE FOLLOWING THREE COURSES:
SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST, 338.86 FEET;

SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST, 580.18 FEET;

SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST, 447.303 FEET;

THENCE NORTH 88 DEGREES 48 MINUTES 56 SECONDS EAST, 333.48 FEET TO SAID WEST LINE OF 96TH AVENUE;

THENCE NORTH 01 DEGREES 18 MINUTES 00 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 1328.76 FEET TO THE POINT OF BEGINNING, (EXCEPTING THAT PART TAKEN FOR 183RD STREET AND 96TH AVENUE), ALL IN COOK COUNTY, ILLINOIS.

Parcel 2: 27-33-401-013-0000

382,718 square feet

LEGAL DESCRIPTION - PARCEL 2

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER, THAT IS 253.81 FEET SOUTH OF THE NORTHEAST QUARTER THEREOF;

THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST, A DISTANCE OF 48.99 FEET;

THENCE SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST, A DISTANCE OF 338.86 FEET;

THENCE SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 580.18 FEET;

THENCE SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST, A DISTANCE OF 546.21 FEET;

THENCE SOUTH 02 DEGREES 56 MINUTES 03 SECONDS WEST, A DISTANCE OF 975.42 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING,

(EXCEPTING THEREFROM THAT PART TAKEN FOR PUBLIC ROADWAY FOR 96TH AVENUE, 183RD STREET AND F.A.I. 80) AND (FURTHER EXCEPTING THAT PART LYING NORTH OF THE NORTH LINE OF 183RD STREET), ALL IN COOK COUNTY, ILLINOIS.

Parcel 3: (27-34-300-012 PARTIAL)

504,068 square feet

LEGAL DESCRIPTION - PARCEL 3

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT INTERSECTION OF THE WEST LINE OF THE EAST 33.00 FEET OF THE WEST HALF OF SAID SOUTHWEST QUARTER AND THE SOUTH LINE OF THE NORTH 942.37 FEET OF THE WEST HALF OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 01 DEGREES 11 MINUTES 45 SECONDS EAST, ALONG THE WEST LINE OF THE EAST 33.00 FEET OF THE WEST HALF OF SAID SOUTHWEST QUARTER, SAID LINE ALSO BEING THE WEST LINE OF 94TH AVENUE, A DISTANCE OF 462.76 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 03 MINUTES 21 SECONDS WEST, 1239.07 FEET TO THE EAST LINE OF 96TH AVENUE PER DOCUMENT NUMBER 10157484, RECORDED SEPTEMBER 26, 1928;

THENCE SOUTH 01 DEGREES 18 MINUTES 00 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 581.39 FEET TO THE NORTH LINE OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER;

THENCE NORTH 89 DEGREES 02 MINUTES 53 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 602.71 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 01 DEGREES 15 MINUTES 24 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 629.03 FEET TO THE NORTH LINE OF THE SOUTH 33.00 FEET OF THE WEST HALF OF SAID SOUTHWEST QUARTER, SAID LINE ALSO BEING THE NORTH LINE OF 183RD STREET;

THENCE NORTH 89 DEGREES 03 MINUTES 21 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 634.64 FEET TO SAID WEST LINE OF 94TH AVENUE;
THENCE NORTH 01 DEGREES 11 MINUTES 45 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 1210.33 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS,

EXCEPTING THEREFROM THE FOLLOWING:

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34;
THENCE ON AN ASSUMED BEARING OF SOUTH 88 DEGREES 19 MINUTES 58 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 872.02 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY ON A TANGENTIAL CURVE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 750.00 FEET, CHORD BEARING OF NORTH 70 DEGREES 54 MINUTES 23 SECONDS WEST, CENTRAL ANGLE OF 41 DEGREES 31 MINUTES 19 SECONDS, AN ARC DISTANCE OF 543.52 FEET TO THE WEST LINE OF THE EAST 33 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34, TO THE POINT OF BEGINNING;

THENCE SOUTH 01 DEGREES 55 MINUTES 13 SECONDS EAST ALONG SAID WEST LINE, 65.45 FEET;

THENCE NORTHWESTERLY ON A CURVE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 800.00 FEET, CHORD BEARING OF NORTH 46 DEGREES 42 MINUTES 46 SECONDS WEST, CENTRAL ANGLE OF 13 DEGREES 06 MINUTES 52 SECONDS, AN ARC DISTANCE OF 183.11 FEET TO A POINT OF TANGENCY;
THENCE NORTH 40 DEGREES 09 MINUTES 20 SECONDS WEST ALONG A TANGENTIAL LINE, 588.06 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY ALONG A TANGENTIAL CURVE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 700.00 FEET, CHORD BEARING OF NORTH 65 DEGREES 58 MINUTES 02 SECONDS WEST, CENTRAL ANGLE OF 51 DEGREES 37 MINUTES 23 SECONDS, AN ARC DISTANCE OF 630.70 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 88 DEGREES 13 MINUTES 17 SECONDS WEST ALONG A TANGENTIAL LINE, 197.74 FEET TO THE EAST LINE OF 96TH AVENUE PER DOCUMENT NUMBER 1057484;

THENCE NORTH 02 DEGREES 01 MINUTES 43 SECONDS WEST ALONG SAID EAST LINE, 100.00 FEET;

THENCE NORTH 88 DEGREES 13 MINUTES 17 SECONDS EAST, 198.18 FEET TO A POINT OF CURVATURE;
THENCE SOUTHEASTERLY ALONG A TANGENTIAL CURVE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 800.00 FEET, CHORD BEARING OF SOUTH 65 DEGREES 58 MINUTES 02 SECONDS EAST, CENTRAL ANGLE OF 51 DEGREES 37 MINUTES 23 SECONDS, AN ARC DISTANCE OF 720.79 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 40 DEGREES 09 MINUTES 20 SECONDS EAST ALONG A TANGENTIAL LINE, 538.06 FEET TO A POINT;

THENCE NORTH 49 DEGREES 50 MINUTES 40 SECONDS EAST, 103.28 FEET TO THE WEST LINE OF THE EAST 33 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 34;

THENCE SOUTH 01 DEGREE 55 MINUTES 13 SECONDS EAST ALONG SAID WEST LINE, 229.29 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS,

ALSO FURTHER EXCEPTING THEREFROM THAT PART LYING NORTHERLY OF THE NORTHERLY LINE OF 183RD STREET.

Parcel 4a : (part of 27-34-300-002)

242,584 square feet

LEGAL DESCRIPTION - PARCEL 4a

LOT 1 OF THE NEW HORIZON SUBDIVISION BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS..

Parcel 4B : (part of 27-34-300-002)

136,143 square feet

LEGAL DESCRIPTION - PARCEL 4B

LOT 2 OF THE NEW HORIZON SUBDIVISION BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT C**PROPERTIES BENEFITTING FROM THE LIFT STATION**

PARCEL NUMBER	PIN NUMBER	AREA (Sq. Ft.)*
2	27-33-401-013-0000	382,718
3	27-34-300-012-0000 (PARTIAL)	504,068
4a	27-34-300-002-0000	242,584
4b		136,143
TOTAL		1,265,513

** The area of the parcels is provided for general estimating purposes only. Individual parcel areas will be verified upon completion of the utility extension project in order to calculate pro-rata share of costs for each parcel.*

LEGAL DESCRIPTIONS OF BENEFITTED PARTIES**Parcel 2:** 27-33-401-013-0000

382,718 square feet

LEGAL DESCRIPTION - PARCEL 2

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER, THAT IS 253.81 FEET SOUTH OF THE NORTHEAST QUARTER THEREOF;

THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST, A DISTANCE OF 48.99 FEET;

THENCE SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST, A DISTANCE OF 338.86 FEET;

THENCE SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 580.18 FEET;

THENCE SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST, A DISTANCE OF 546.21 FEET;

THENCE SOUTH 02 DEGREES 56 MINUTES 03 SECONDS WEST, A DISTANCE OF 975.42 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING,

(EXCEPTING THEREFROM THAT PART TAKEN FOR PUBLIC ROADWAY FOR 96TH AVENUE, 183RD STREET AND F.A.I. 80) AND (FURTHER EXCEPTING THAT PART LYING NORTH OF THE NORTH LINE OF 183RD STREET), ALL IN COOK COUNTY, ILLINOIS.

Parcel 3: (27-34-300-012 PARTIAL)

504,068 square feet

LEGAL DESCRIPTION - PARCEL 3

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT INTERSECTION OF THE WEST LINE OF THE EAST 33.00 FEET OF THE WEST HALF OF SAID SOUTHWEST QUARTER AND THE SOUTH LINE OF THE NORTH 942.37 FEET OF THE WEST HALF OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 01 DEGREES 11 MINUTES 45 SECONDS EAST, ALONG THE WEST LINE OF THE EAST 33.00 FEET OF THE WEST HALF OF SAID SOUTHWEST QUARTER, SAID LINE ALSO BEING THE WEST LINE OF 94TH AVENUE, A DISTANCE OF 462.76 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 03 MINUTES 21 SECONDS WEST, 1239.07 FEET TO THE EAST LINE OF 96TH AVENUE PER DOCUMENT NUMBER 10157484, RECORDED SEPTEMBER 26, 1928;

THENCE SOUTH 01 DEGREES 18 MINUTES 00 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 581.39 FEET TO THE NORTH LINE OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER;

THENCE NORTH 89 DEGREES 02 MINUTES 53 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 602.71 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 01 DEGREES 15 MINUTES 24 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 629.03 FEET TO THE NORTH LINE OF THE SOUTH 33.00 FEET OF THE WEST HALF OF SAID SOUTHWEST QUARTER, SAID LINE ALSO BEING THE NORTH LINE OF 183RD STREET;

THENCE NORTH 89 DEGREES 03 MINUTES 21 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 634.64 FEET TO SAID WEST LINE OF 94TH AVENUE;

THENCE NORTH 01 DEGREES 11 MINUTES 45 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 1210.33 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS,

EXCEPTING THEREFROM THE FOLLOWING:

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34;

THENCE ON AN ASSUMED BEARING OF SOUTH 88 DEGREES 19 MINUTES 58 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 872.02 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY ON A TANGENTIAL CURVE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 750.00 FEET, CHORD BEARING OF NORTH 70 DEGREES 54 MINUTES 23 SECONDS WEST, CENTRAL ANGLE OF 41 DEGREES 31 MINUTES 19 SECONDS, AN ARC DISTANCE OF 543.52 FEET TO THE WEST LINE OF THE EAST 33 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34, TO THE POINT OF BEGINNING;

THENCE SOUTH 01 DEGREES 55 MINUTES 13 SECONDS EAST ALONG SAID WEST LINE, 65.45 FEET;

THENCE NORTHWESTERLY ON A CURVE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 800.00 FEET, CHORD BEARING OF NORTH 46 DEGREES 42 MINUTES 46 SECONDS WEST, CENTRAL ANGLE OF 13 DEGREES 06 MINUTES 52 SECONDS, AN ARC DISTANCE OF 183.11 FEET TO A POINT OF TANGENCY;

THENCE NORTH 40 DEGREES 09 MINUTES 20 SECONDS WEST ALONG A TANGENTIAL LINE, 588.06 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY ALONG A TANGENTIAL CURVE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 700.00 FEET, CHORD BEARING OF NORTH 65 DEGREES 58 MINUTES 02 SECONDS WEST, CENTRAL ANGLE OF 51 DEGREES 37 MINUTES 23 SECONDS, AN ARC DISTANCE OF 630.70 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 88 DEGREES 13 MINUTES 17 SECONDS WEST ALONG A TANGENTIAL LINE, 197.74 FEET TO THE EAST LINE OF 96TH AVENUE PER DOCUMENT NUMBER 1057484;

THENCE NORTH 02 DEGREES 01 MINUTES 43 SECONDS WEST ALONG SAID EAST LINE, 100.00 FEET;

THENCE NORTH 88 DEGREES 13 MINUTES 17 SECONDS EAST, 198.18 FEET TO A POINT OF CURVATURE;

THENCE SOUTHEASTERLY ALONG A TANGENTIAL CURVE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 800.00 FEET, CHORD BEARING OF SOUTH 65 DEGREES 58 MINUTES 02 SECONDS EAST, CENTRAL ANGLE OF 51 DEGREES 37 MINUTES 23 SECONDS, AN ARC DISTANCE OF 720.79 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 40 DEGREES 09 MINUTES 20 SECONDS EAST ALONG A TANGENTIAL LINE, 538.06 FEET TO A POINT;

THENCE NORTH 49 DEGREES 50 MINUTES 40 SECONDS EAST, 103.28 FEET TO THE WEST LINE OF THE EAST 33 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 34;

THENCE SOUTH 01 DEGREE 55 MINUTES 13 SECONDS EAST ALONG SAID WEST LINE, 229.29 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS,

ALSO FURTHER EXCEPTING THEREFROM THAT PART LYING NORTHERLY OF THE NORTHERLY LINE OF 183RD STREET.

Parcel 4a : (part of 27-34-300-002)

242,584 square feet

LEGAL DESCRIPTION - PARCEL 4a

LOT 1 OF THE NEW HORIZON SUBDIVISION BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 4B : (part of 27-34-300-002)

136,143 square feet

LEGAL DESCRIPTION - PARCEL 4B

LOT 2 OF THE NEW HORIZON SUBDIVISION BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ANNEXATION AGREEMENT –TOP HOSPITALITY LLC**9599 94TH AVENUE (formerly 18300 96th Avenue, now White Eagle Drive)**

This Agreement is entered into this _____ day of _____ 2020, by and between the VILLAGE OF TINLEY PARK, Illinois, a municipal corporation (hereinafter referred to as the "Village"); and TOP HOSPITALITY LLC d/b/a New Horizon a Limited Liability Company with Registered Office located at _____ (hereinafter referred to as "Owner").

RECITALS:

WHEREAS, Owner owns property generally located at generally located at **9599 94th Avenue, (formerly 18300 96th Avenue now White Eagle Drive)**, and legally described in Exhibit A, attached hereto and made part hereof (hereinafter referred to as the "Subject Property"), which property is subject to this Agreement; and

WHEREAS, Owner has confirmed that Owner is the sole owner of record of the Subject Property and has legal and equitable title to said Subject Property; and

WHEREAS, the Subject Property contains approximately 8.7 acres and is presently located within the unincorporated areas of the County of Cook and is contiguous with the Village of Tinley Park; and

WHEREAS, the Village is a home-rule unit pursuant to the provisions of the Illinois Constitution, Article VII, Section 6, and the terms, conditions and acts of the Village under this Agreement are entered into and performed pursuant to the home rule powers of the Village and the statutes in such cases made and provided; and

WHEREAS, Owner has petitioned the Village for annexation to the Village of the Subject Property, subject to the terms and conditions as hereinafter set forth, conditioned on the approval of this Agreement; and

WHEREAS, the Parties hereto have fully complied with all relevant statutes of the State of Illinois and the code and ordinances of the Village with respect to annexation, including the filing of a petition by the Owner requesting annexation of the Subject Property, zoning of the Subject Property, including an application for rezoning of the Subject Property, subdivision of the Subject Property, including an application for a Final Plat of Subdivision, and the granting of variations as indicated in Section 3 of this Agreement; and

WHEREAS, the Village has caused the issuance of proper notice and all public hearings as required by law to effectuate such annexation, rezoning, subdivision and the granting of variances and development plans herein set forth have been held by the different departments, commissions, boards, and other governmental bodies of the Village, and each has submitted various reports and recommendations, or both, required of them to achieve the following:

- (a) Adoption and execution of this Agreement by resolution;
- (b) Enactment of an annexation ordinance annexing the Subject Property to the Village;
- (c) Adoption of such ordinances as are necessary to effectuate the terms and provisions of this Agreement, including the classification of the Subject Property for purposes of zoning, the subdivision of the Subject Property and the granting of the variations as indicated in Section 3 of this Agreement; and
- (d) The adoption of such other ordinances, resolutions and actions as may be necessary to fulfill and implement this Agreement pursuant to the terms and conditions herein contained.

WHEREAS, the Subject Property is not located within a Fire Protection District or a Public Library District, and accordingly, no notices relative to the annexation to said districts are required. Further, there is no road on or adjacent to the Subject Property under the jurisdiction of Orland or Frankfort Townships (Cook and Will Counties, respectively) and accordingly, no notices relative to the annexation to said townships are required.

WHEREAS, the Parties hereto have determined that it is in the best interests of the Village and the Owner and in furtherance of the public health, safety, comfort, morals and welfare of the community to execute and implement this Agreement, and that such implementation of this Agreement will provide a valuable asset to the community;

WHEREAS, the Parties wish to enter into a binding agreement with respect to annexation, zoning, development approval and other related matters, pursuant to the authority and provisions of 65 ILCS 5/11-15.1-1 et. seq. upon the terms and conditions contained in this Agreement;

NOW, THEREFORE, in consideration of the above and foregoing and the mutual promises and covenants herein contained, the parties hereto agree as follows:

SECTION ONE – ANNEXATION

Owner has filed a petition for annexation to the Village of the Subject Property subject to the relevant provisions of Chapter 65, Act 5, Article 7, of the Illinois Compiled Statutes, (65 ILCS 5/7-1-1 et seq.) and such other statutory provisions as may be relevant, and the home rule powers of the Village.

The Village shall proceed to consider the question of annexing the Subject Property and do all things necessary or appropriate to cause the Subject Property to be validly annexed to the Village. The Subject Property shall be annexed in its entirety. All ordinances, plats, affidavits

and other documents necessary to accomplish said annexation shall be recorded by the Owner, at the Owner's expense, including the Plat of Annexation attached hereto as Exhibit B. The new boundary of the Village resulting from such annexation shall extend to the far side of any adjacent highway and shall include the full extent of every highway within the area so annexed.

SECTION TWO – ZONING

After annexation of the Subject Property and the completion of all required public hearings, the Village agrees to adopt the necessary ordinances and/or resolutions to zone the property B-3 (General Business & Commercial District) and grant the variations as enumerated in Exhibit C.

SECTION THREE – DEVELOPMENT/BUILDING CODE COMPLIANCE

Owner intends to construct two Marriott-brand hotels (the "Hotels") on the Subject Property. The Village acknowledges that a hotel use is deemed an allowable use in the B-3 District and shall therefore, by ordinance, cause the Subject Property to be classified under the Zoning Ordinance of the Village as B-3 General Business and Commercial District, and shall also grant variations in accordance with procedures set forth in the Tinley Park Zoning Ordinance, as may be required. The general site plan is attached hereto as Exhibit D, which said plan is entitled "Site Plan," dated February 28, 2020, and prepared by Advantage Consulting Engineers. The architectural plans are attached hereto as Exhibit E, which said plans are entitled "Architectural Plans," dated February 27, 2020, and prepared by Base 4. Owner agrees that the Subject Property shall be developed substantially in accordance with the Site Plan and Architectural Plans as approved by the Village, and in accordance with any modifications thereof required by the Village during the review of the necessary building permits. Such acknowledgment shall not be construed as a waiver of the required approval process for a development of this magnitude which includes,

but is not limited to, all regulations contained in the Village's municipal, subdivision, and building codes; final plat approval; preliminary and final engineering approval; landscape approval; and approval and receipt of securities for any required public improvements. Any future development of, or construction upon, the Subject Property after the execution of this Agreement, and shall be in full compliance with all Village Codes, Ordinances, and Regulations, except variances from same as may be specifically provided pursuant to this Agreement, or as may be granted in the future. Owner shall have sole control over the timing of construction upon the Subject Property. Development and construction of the two hotels upon the Subject Property may either be completed simultaneously or in phases, at the sole discretion of the Owner.

SECTION FOUR – UTILITY CONNECTIONS AND VILLAGE RECAPTURE

Owner, or future Developer, shall have the right to connect to and use Village utility infrastructure and mains upon payment of the tap-on/connection fees set forth in the Village Code and attached hereto as Exhibit F. Further, Owner, or future Developer, agree to connect solely to Village-owned infrastructure, with the exception for a temporary connection as described in this section below.

The Parties acknowledge and agree that a water main, sanitary sewer, and sanitary sewer lift station ("Utility Extensions") will need to be constructed and extended to provide service to the Subject Property. The Utility Extensions shall be constructed by the Village generally in route and locations indicated within the illustration provided in Exhibit G and made a part hereof. The Parties recognize that the Utility Extensions will also benefit other property owners relative to the development of the properties as outlined in the Recapture Ordinance, adopted on _____, and attached hereto as Exhibit H in accordance with the Villages' policy of providing recapture rights to the Village or developers, who construct extended and/or oversized sewers, water mains,

retention ponds, and other public improvements. The provisions of this Section are intended to provide recovery to the Village from the Owner for its proportionate share of the Utility Extensions cost. The Owner does hereby unconditionally agree that it shall pay its equitable share of the total cost of the extension of utilities for that portion of the property being connected in accordance with the formula set forth in Exhibit H. Fifty percent (50%) of the connection fee shall be payable upon physical connection to the Village's utility system (including the aforementioned Utilities Extensions), with the remainder payable prior to issuance of the certificate of occupancy. Owner acknowledges issuance of a certificate of occupancy for each Hotel is conditioned upon payment of the recapture owed for that particular Hotel. The final amount of said recapture will be determined based on the final costs of the Utility Extensions paid by the Village.

The Village is preparing to construct the Utility Extensions and anticipates that the improvements will be completed prior to, or coincident with, the Owner's desire to connect to such utilities. Should these improvements not be completed and available when the Owner is prepared to make connection, the Owner may request approval from the Village Board, which shall not be unreasonably withheld, to make a temporary connection for sanitary sewer and water services in accordance with Exhibit I. The Owner shall be responsible to pay all connection fees and costs associated with utilizing this temporary connection as set forth in the Village Code. Upon completion of the Utility Extensions as outlined in Exhibit F, the Village shall notify the Owner and Owner shall disconnect from said temporary connection and connect to the new Utility Extensions within 30 days. Village shall credit all reasonable construction costs, including without limitation the acquisition of easements and rights-of-way and all reasonable legal and engineering services associated with the temporary connection against connection fees payable by Owner pursuant to the Recapture Ordinance.

SECTION FIVE – POSSIBLE OWNER RECAPTURE

Under the Village's Subdivision Regulations, Owner is required to extend Village public utilities from the aforementioned Utility Extensions along the north side of the Owner's property to its eastern terminus in accordance with final engineering. The Village may determine that said infrastructure shall be oversized from established requirements for orderly development of, and service to, other adjacent properties. To the extent Owner is required to construct oversized, the Village shall, in accordance with 65 ILCS 5/9-5-1, adopt a recapture ordinance on behalf of Owner, for the costs associated with such oversizing. The recapture ordinance shall establish the methodology for determining the amount of recapture due from such properties benefiting from the oversized infrastructure. Said recapture fees would be collected when such properties develop. The Owner shall cooperate with the Village in this endeavor and provide all necessary documentation to support the costs associated with the construction of the oversized infrastructure. The determination that a proposed recapture is fair and equitable shall be at the sole discretion of the Village. The Village shall undertake reasonable efforts to collect the recapture fees on behalf of Owner. The Owners acknowledges that the full amount of the such recapture may not be received.

SECTION SIX – EASEMENTS

The Owner agrees to grant to the Village all easements over, in, or under, the Subject Property as the Village deems necessary to construct, operate and maintain required public improvements, however said easements shall be designed in such a manner so as to have a minimal impact on the planned development on the Subject Property.

SECTION SEVEN – SECURITIES FOR PUBLIC IMPROVEMENTS

In accordance with the Village's Subdivision Code and Development Regulations, to ensure the construction and completion of all required public improvements undertaken by Owner in accordance with the Village's requirements, the Owner shall submit at the time of Final Plat approval one of the following:

- (a) A cash deposit in the amount equal to 125% percent of the estimated costs of construction as approved by the Village's Engineer pursuant to an escrow and disbursement agreement in a form approved by the Village; or
- (b) An irrevocable standby letter of credit in the amount equal to 125% percent of the estimated costs of construction in a form approved by the Village.

SECTION EIGHT – IMPACT REQUIREMENTS

Owner agrees that any and all recaptures, contributions, dedications, donations and easements provided for in this Agreement substantially advance legitimate governmental interests of the Village and are uniquely attributable to, reasonably related to, and made necessary by the Annexation of the Subject Property into the Village. Owner shall pay all impact fees set forth in the Village Code, Ordinances, and Regulations, and as otherwise established within this agreement.

SECTION NINE – DISCONNECTION

Owner agrees to take no action to disconnect, or to seek petition for disconnection, of the Subject Property, or any portion thereof, from the Village. This provision shall also apply to all subsequent owners or developers.

SECTION TEN – REIMBURSEMENT OF COSTS

Owner shall reimburse the Village for all reasonable actual costs incurred by the Village's retained consultants including, but not limited to, attorney and engineers, in connection with the Owner's Annexation Petitions, Zoning Petitions, and Redevelopment Agreement.

SECTION ELEVEN – PROPERTY TAX DESIGNATION

Owner has indicated its desire to seek certain property tax incentives for the Subject Property under the Cook County Property Tax 7b Classification Ordinance and Program. Pursuant to Village Ordinance 2019-O-009, designating certain areas in the vicinity of 183rd Street and LaGrange Road as blighted, the Subject Property is potentially eligible to receive this Classification under the program guidelines. The Village affirms that the Subject Property is located within the area determined to be blighted, and so designated, under the aforementioned Village Ordinance 2019-O-009. Under the Cook County program, an applicant must obtain approval of the application request from the local municipality prior to submitting the application to the County. The Village agrees to review all application materials submitted by the Owner in good faith, and assure compliance with the Village's incentive policies prior to voting on a resolution supporting any such application under the Cook County program.

SECTION TWELVE – TERM

This Agreement shall be binding upon the Parties and their respective successors and assigns for twenty (20) years, commencing as of the date hereof, and for such further terms as may hereinafter be authorized by State Statute and by Village Code, Ordinances, and Regulations. If any of the terms of this Agreement, annexation, or zoning of the Subject Property is challenged in any court proceeding, then, to the extent permitted by law, the period of time during which such

litigation is pending shall not be considered or included in calculating said twenty (20) year period. The expiration of the term of this Agreement shall not affect the continuing validity of the zoning of the Subject Property, or any ordinance that may be enacted by the Village pursuant to this Agreement.

SECTION THIRTEEN – MISCELLANEOUS

Amendment. This Agreement, and the exhibits attached hereto, may be amended only by mutual consent of the Parties or their successors in interest, by adoption of a resolution by the Village approving said amendment as approved by said Parties, or their successors in interest.

Severability. If any provision, covenant, agreement or portion of this Agreement or its application to any person, entity or property is held invalid, such invalidity shall not affect the application or validity of any other provisions, covenants, agreements and portions of this Agreement and said provision, covenant or portion of this Agreement shall be deemed severed from this Agreement, which shall remain in full force and effect. If for any reason the annexation or zoning of the Subject Property is ruled invalid, in whole or in part, the Corporate Authorities, as soon as possible, shall take such actions (including the holding of public hearings, and the adoption of ordinances and resolutions) as may be necessary to give effect to the spirit and intent of this Agreement and the objectives of the Parties, as established by this Agreement, provided that the foregoing shall be undertaken at the expense of the Owner.

Entire Agreement. This Agreement sets forth all agreements, undertakings and covenants between and among the Parties. This Agreement supersedes all prior agreements, negotiations and understandings, written and oral, and is a full integration of the entire agreement of the Parties.

Survival. The provisions contained herein shall survive the annexation of the Subject Property and shall not be merged or expunged by the annexation of the Subject Property to the

Village. The provisions of this Agreement related to zoning of the Subject Property, easements, and any fees to be paid by the Owner, including without limitation impact fees of any nature, shall survive the termination of this Agreement. All fees and charges to be paid by the Owner under this Agreement shall be contractual and shall survive any judicial determination of the invalidity or inapplicability of any Village Code, Ordinance, and Regulations providing for payment of same.

Effect of this Agreement. It is the agreement of the Parties that if any pertinent existing resolution or ordinances or interpretations thereof, of the Village be in any way inconsistent or in conflict with any provisions hereof, then the provisions of this Agreement shall constitute lawful and binding amendments to, and shall supersede the terms of said inconsistent ordinances or resolutions, or interpretations thereof, as they may relate to the Subject Property.

Successors and Assigns. This Agreement shall inure to the benefit of, and be binding upon, the Owner, and their respective heirs, legal representatives, successors, grantees, lessees, and assigns, and upon successor corporate authorities of the Village and successor municipalities, and shall constitute a covenant running with the land. This Agreement may not be assigned without the approval of the President and Board of Trustees of the Village of Tinley Park.

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

If to Village:
David Niemeyer
Village Manager
Village of Tinley Park
16250 Oak Park Avenue
Tinley Park, Illinois 60477

With a copy to:
Paul O'Grady
Peterson Johnson & Murray, Chicago-LLC
200 W Adams Street
Suite 2125
Chicago, IL 60606

If to the Owner:
Haresh Jethani
Top Hospitality LLC

With a copy to:
Tiffany Gorman Thompson
Mahoney, Silverman & Cross, LLC

12

2730 University Blvd
Houston, TX 77005

29 S White Street
Frankfort, IL 60423

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

Time of Essence. Time is of the essence of this Agreement and of each and every provision hereof.

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

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

ATTEST:

By: _____

Kristin Thirion, Village Clerk

VILLAGE OF TINLEY PARK

A Municipal Corporation

By: _____

Jacob Vandenberg, Village President

ATTEST:

By: _____

Its _____

TOP HOSPITALITY LLC

By: _____

Haresh Jethani, Manager

EXHIBIT A

LEGAL DESCRIPTION OF TERRITORY

THE NORTH AND SOUTH HALVES OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. EXCEPT THAT PART DEDICATED FOR RIGHT OF WAY PER DOCUMENT NUMBER 10157484.

PLAT OF ANNEXATION

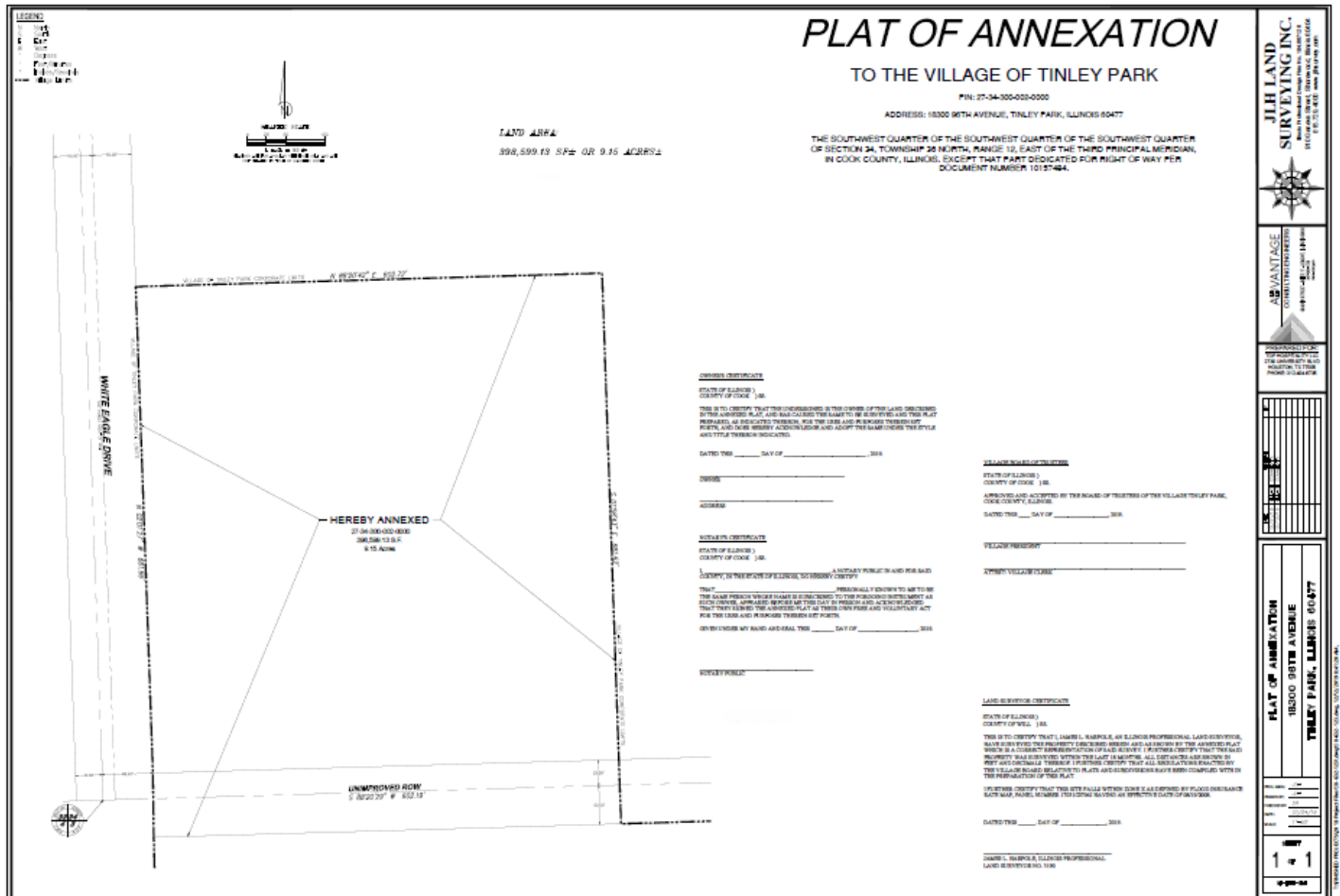


EXHIBIT C**VARIATIONS****Lot & Building**

1. A Variation from Section V.B. Schedule I (Schedule of Permitted Uses) to permit a hotel use on a 3.13 acre lot, instead of the required minimum of 5 acres.
2. A Variation from Section V.B. Schedule II (Schedule of District Requirements) to permit a four story and approximately 55' 10" tall building (Residence Inn) and a four story 54' 9.5" tall building (Courtyard) instead of the permitted maximum of three stories and 35 feet.
3. A Variation from Section VIII Table 2 (Parking Lot Dimension Guidelines) to permit a 24' drive aisle instead of the permitted minimum of 26'.
4. A Variation from Section V.C.7.F. and Section V.C.7.G. to permit both hotel buildings to utilize greater than 15% of a non-masonry material (fiber cement board and stucco) on the building exteriors.
5. A 31 space Variation from Section VIII.A.10. (Number of Parking Spaces Required) to permit the Courtyard to have 129 parking spaces instead of the 160 parking spaces required.

Urban Design Overlay District (UDOD)

6. A Variation from Section V.D.2.D.(2) to permit the Residence Inn (Lot 2) to have a front yard setback ranging from 42.5' to 200' instead of the permitted 20' maximum.
7. A Variation from Section V.D.2.B.(2).a. to permit parking to be located in the front yard on the Residence Inn (Lot 2).
8. A Variation from Section V.D.2.C.(2).f. to permit two curb cuts on the Courtyard (Lot 1) instead of the permitted maximum of one.

Signage

9. A Variation from Section IX.M.2. to permit an off-site sign for Lot 2 to be located on Lot 1 with an approved signage easement
10. A Variation from Section IX.D.2.c. to permit a freestanding sign to be setback five feet from the property line instead of the required ten foot minimum.

EXHIBIT D
SITE PLAN

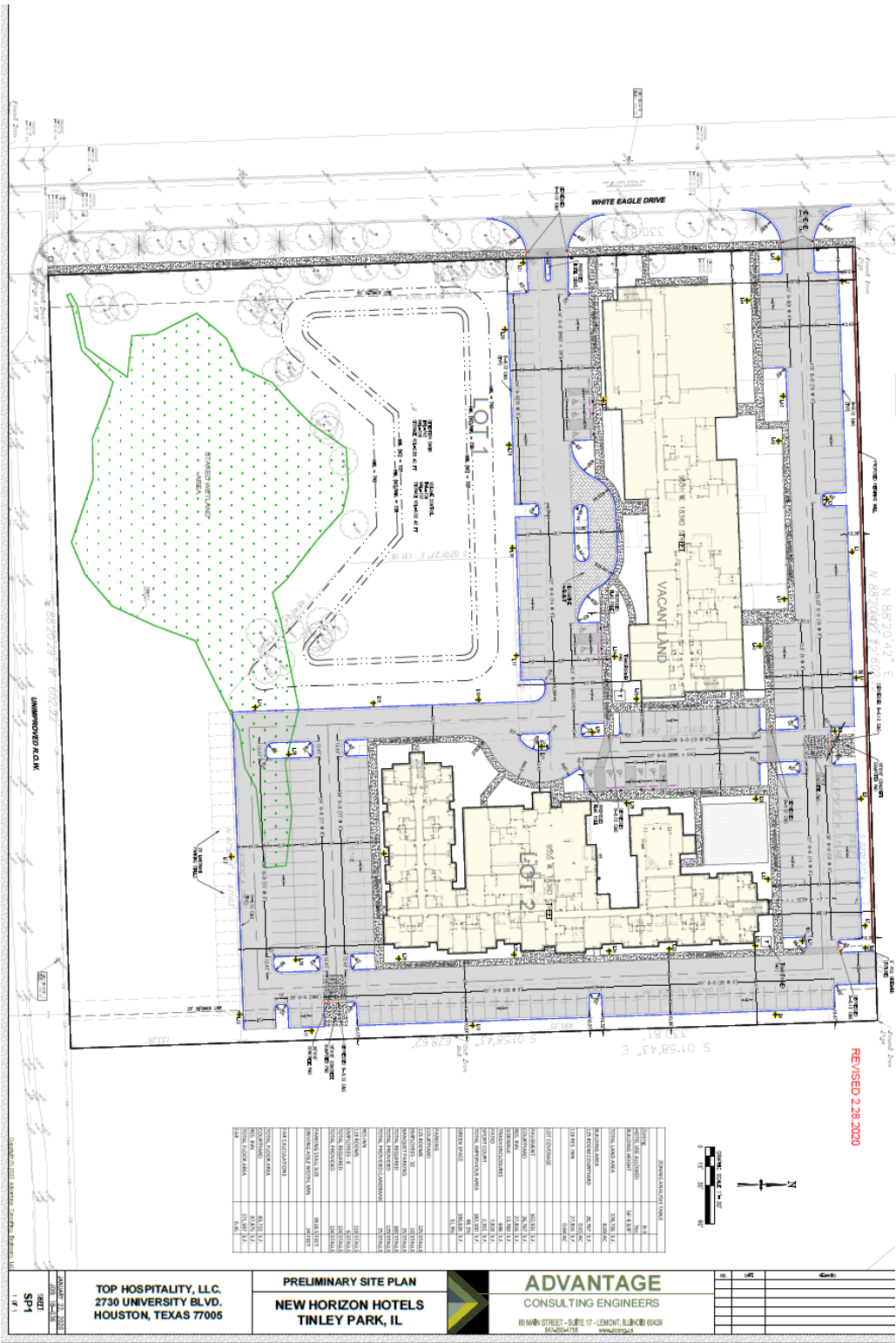


EXHIBIT E

ARCHITECTURAL PLANS

DRAFT



BASE4

2001 CLINT MOORE ROAD #116
BOCA RATON, FLORIDA 33488
954-991-1111
RICARDO J. MARQUEZ, AIA
CORAL SPRINGS, FL 33069

Page

Owner

TOP
Hospitality

13111 W. 13th Ave.
Miami, FL 33186
317-601-8725

Residence INN
BY MARRIOTT

13111 W. 13th Ave.
Miami, FL 33186
317-601-8725

DATE: 11/11/19
BY: [Signature]
CHECKED: [Signature]
DATE: 11/11/19

ISSUED FOR PC STAFF
REVIEW

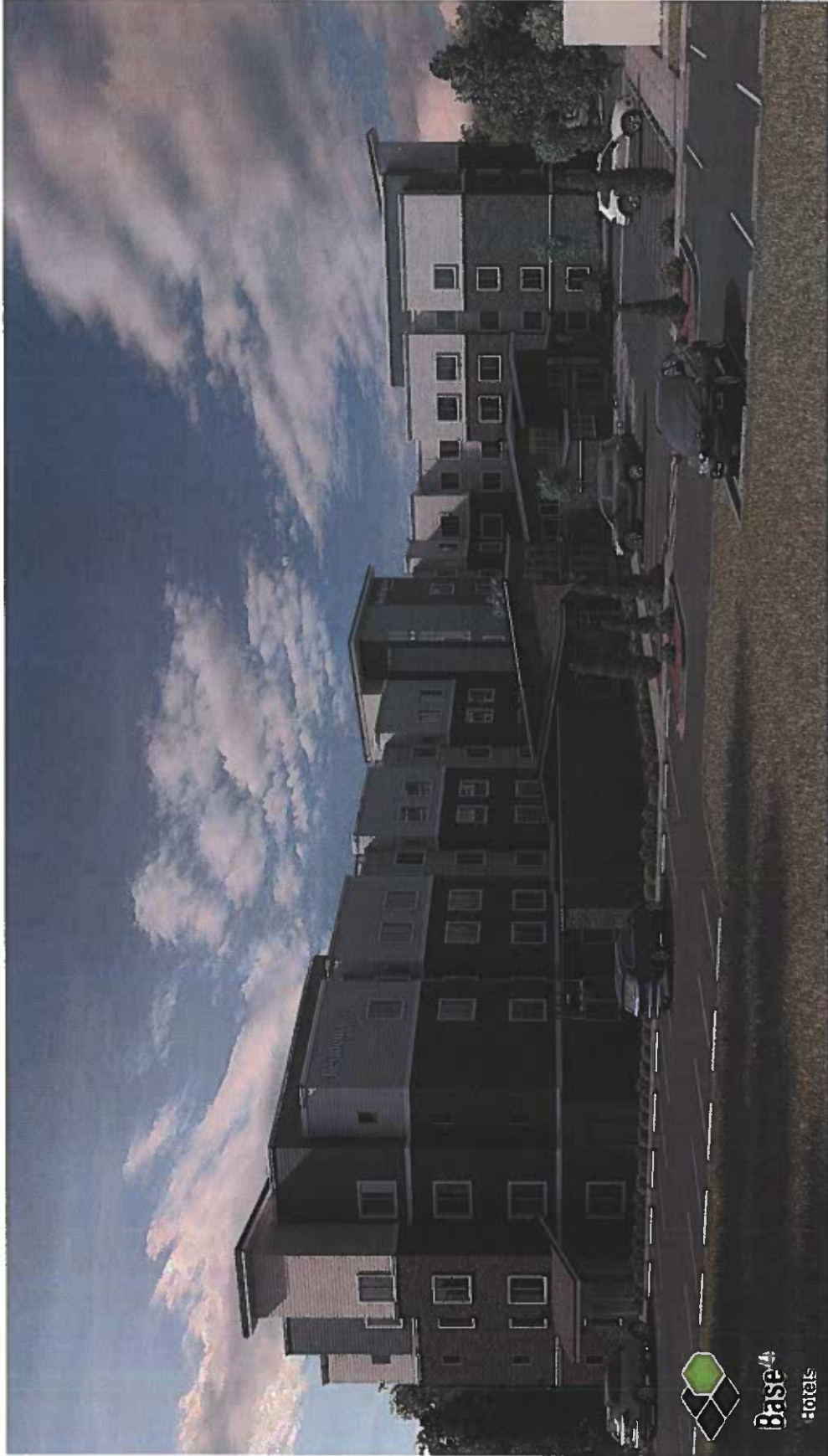
PROJECT NO. 12005 RIM Tinley Park

PROJECT NO. 12005 RIM Tinley Park

PROJECT NO. 12005 RIM Tinley Park

TITLE SHEET

DRAWING NO.
G-000



Residence INN

BY MARRIOTT

PROTOTYPE VERSION: DESIGN GUIDELINE DRAWINGS - GEN 9
REVISION DATE: 20.04.2019

MARRIOTT PROJECT NO. 12005 RIM Tinley Park

TINLEY PARK, ILLINOIS

PROJECT NO. B4-157/1901

MARRIOTT NEW HORIZON HOTELS (COURTYARD
AND RESIDENCE INN) - 9551 & 9555 183RD
STREET



Base4

hotels



BASE4

2001 CLAYTON MOORE ROAD, #114
BOCA RATON, FLORIDA 33486
407.544.4444
RICARDO J. AMAR, OWNER
CORAL SPRINGS, FL 33066

TOP
Hospitality

1151 W. UNIVERSITY BLVD.
WEST PALM BEACH, FL 33411
317.454.6725

Residence INN
1151 W. UNIVERSITY BLVD.
WEST PALM BEACH, FL 33411

1151 W. UNIVERSITY BLVD.
WEST PALM BEACH, FL 33411
317.454.6725

ISSUED FOR PC STAFF
REVIEW

DATE: 01/18

BY: [Signature]

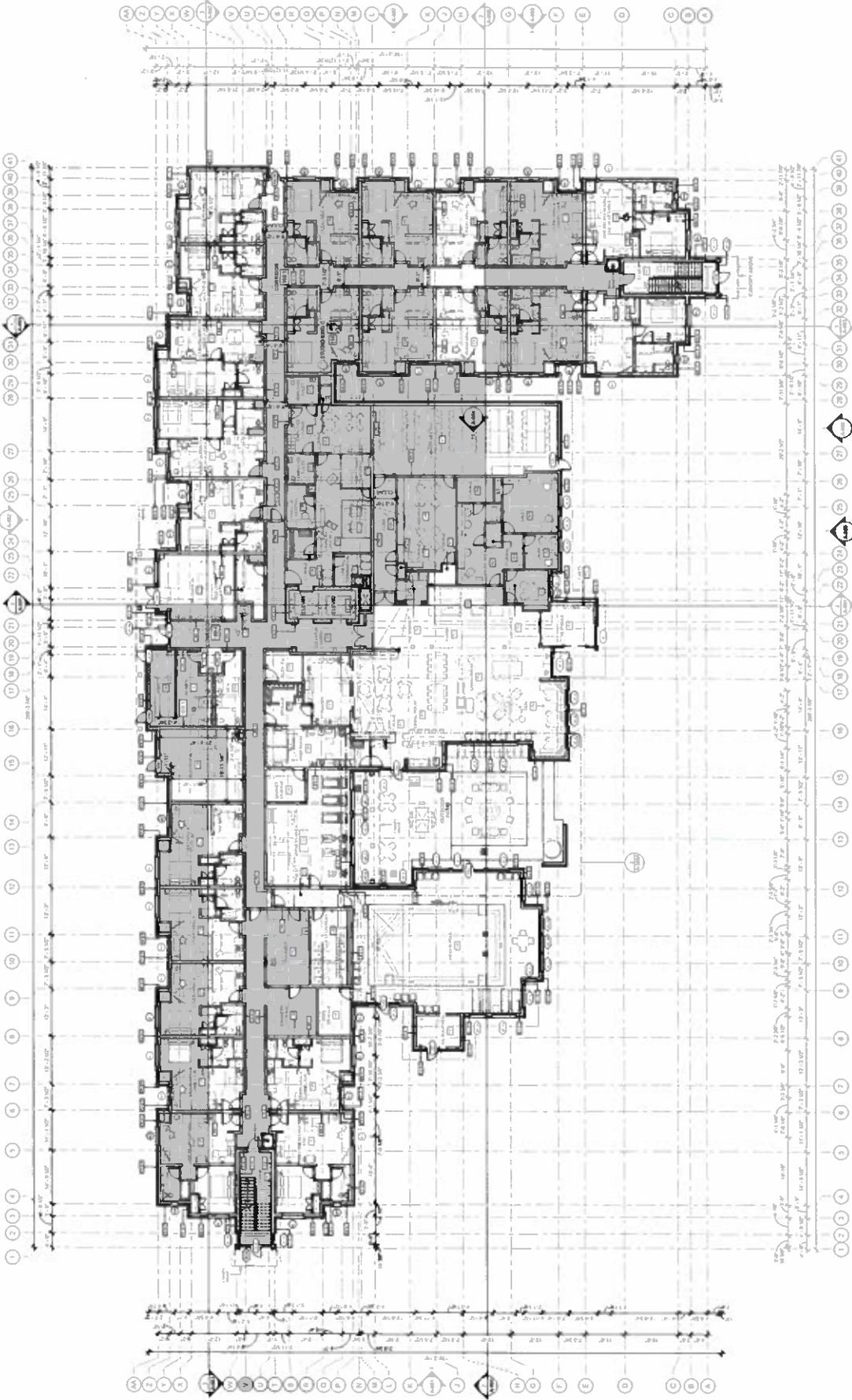
REVISION

DATE: 01/18

BY: [Signature]

1ST FLOOR PLAN

A-100



GENERAL FLOOR PLAN NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
2. EXISTING CONDITIONS SHOWN FOR REFERENCE.
3. EXISTING CONDITIONS SHOWN FOR REFERENCE.
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9. EXISTING CONDITIONS SHOWN FOR REFERENCE.
10. EXISTING CONDITIONS SHOWN FOR REFERENCE.



BASE4

2001 GALT MOORE ROAD #114
BOCA RATON, FLORIDA 33496
TEL: 561-988-1100
FAX: 561-988-1101
WWW.BASE4.COM

ROBERT J. MARZULLI, AIA
ARCHITECT
1001 N. W. 10TH AVE. #114
CORAL SPRINGS, FL 33069

Top
Hospitality

1001 GALT MOORE ROAD
BOCA RATON, FLORIDA 33496
TEL: 561-988-1100
FAX: 561-988-1101

Residence INN
OF AMERICA

1001 GALT MOORE ROAD
BOCA RATON, FLORIDA 33496
TEL: 561-988-1100
FAX: 561-988-1101

ISSUED FOR PC STAFF
REVIEW

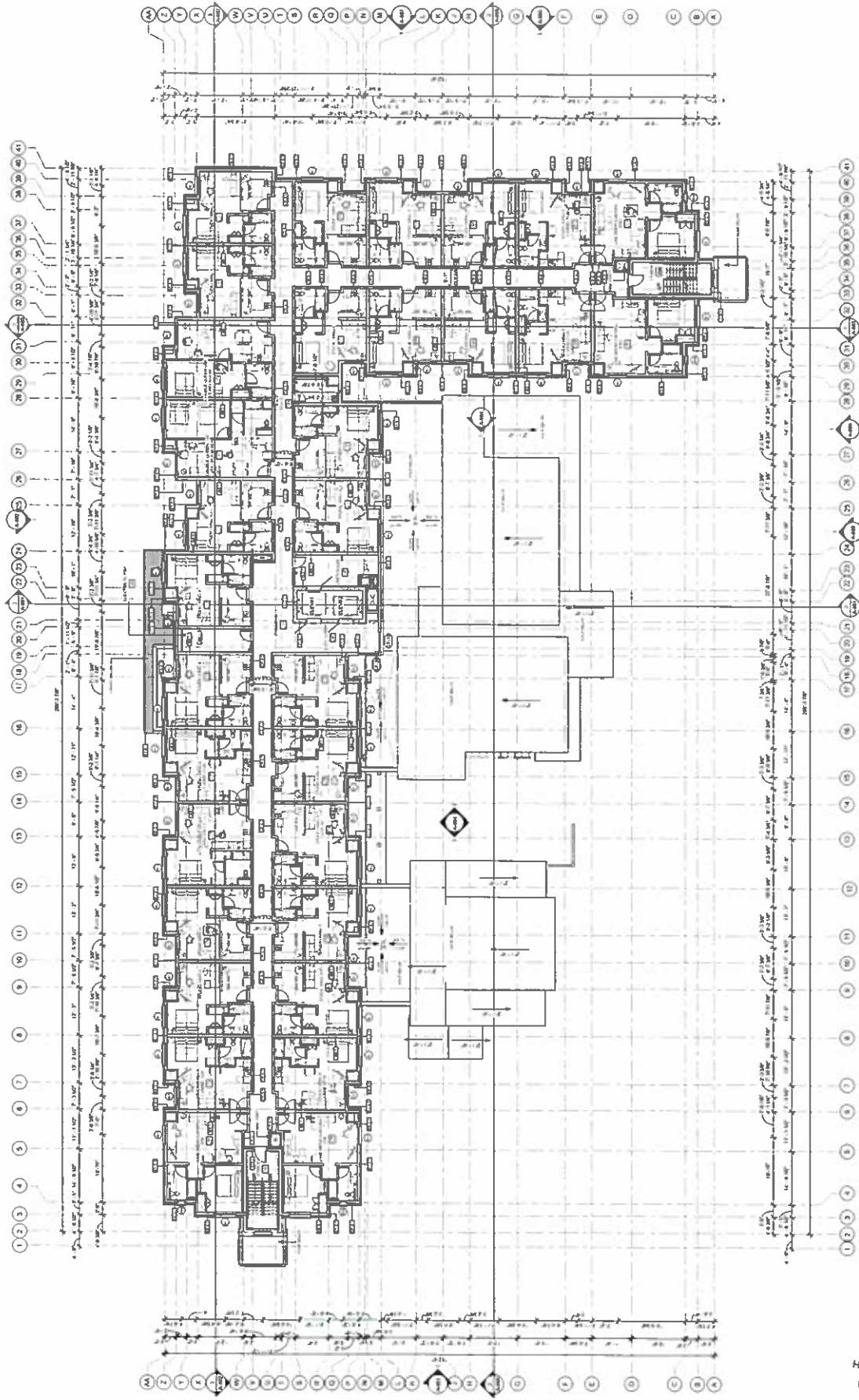
DATE: 10/15/2010
BY: J. MARZULLI
CHECKED: J. MARZULLI
DESCRIPTION: 2ND FLOOR PLAN

ISSUED FOR PC STAFF
REVIEW

DATE: 10/15/2010
BY: J. MARZULLI
CHECKED: J. MARZULLI
DESCRIPTION: 2ND FLOOR PLAN

2ND FLOOR PLAN

A-101



GENERAL FLOOR PLAN NOTES

1. ALL DIMENSIONS TO FACE OF STUDY WALLS
2. EXISTING WALLS TO REMAIN
3. EXISTING WALLS TO REMAIN
4. EXISTING WALLS TO REMAIN
5. EXISTING WALLS TO REMAIN
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28. EXISTING WALLS TO REMAIN
29. EXISTING WALLS TO REMAIN
30. EXISTING WALLS TO REMAIN



BASE 4

2801 CLAY MOORE ROAD, #114
DALLAS, TEXAS 75243-1144
PHONE: (214) 343-1144
FAX: (214) 343-1144

RICHARD J. MARCHETTI, P.E.
CORAL SPRINGS, FL 33069

TOP
Hospitality

11777 Highway 100
Vancouver, British Columbia
V7R 4B6

Residence Inn
BY HARBOR

11777 Highway 100
Vancouver, British Columbia
V7R 4B6

11777 Highway 100
Vancouver, British Columbia
V7R 4B6

11777 Highway 100
Vancouver, British Columbia
V7R 4B6

ISSUED FOR PC STAFF
REVIEW

2003.01.14

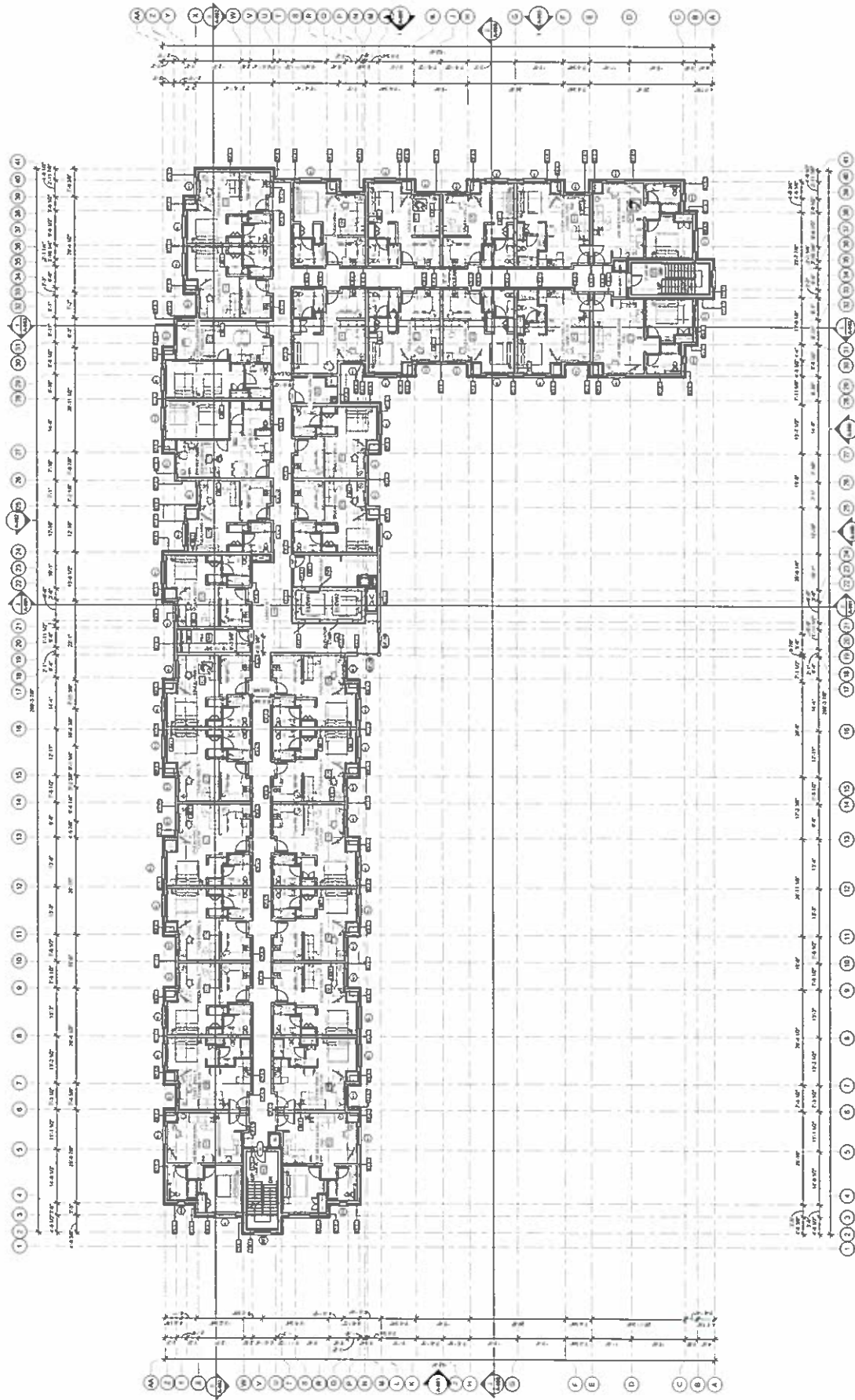
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A-102



3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL FLOOR PLAN NOTES

1. ALL DIMENSIONS TO FACE OF WALLS UNLESS NOTED OTHERWISE.
2. ELEVATIONS ARE TO FACE OF WALLS UNLESS NOTED OTHERWISE.
3. ELEVATIONS ARE TO FACE OF WALLS UNLESS NOTED OTHERWISE.
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9. ELEVATIONS ARE TO FACE OF WALLS UNLESS NOTED OTHERWISE.
10. ELEVATIONS ARE TO FACE OF WALLS UNLESS NOTED OTHERWISE.



BASE4

2801 E. 1ST BOULEVARD, SUITE 2114
DENVER, COLORADO 80202
303.733.1000
WWW.BASE4ARCHITECTS.COM
RICHARD J. MARK, AIA
303.733.1000
CORAL SPRING, FL 32065

TOP
Hospitality

101 W. 1st Street
Vero Beach, FL 32980
321.664.6735

Residence Inn
BY HARRIOTT

HARRIOTT
101 W. 1st Street
Vero Beach, FL 32980
321.664.6735

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Vero Beach, FL 32980
321.664.6735

101 W. 1st Street
Vero Beach, FL 32980
321.664.6735



1/8" = 1'-0"

GENERAL FLOOR PLAN NOTES

1. ALL DIMENSIONS TO FACE OF FINISH WALL
2. ALL DIMENSIONS TO FACE OF FINISH WALL
3. ALL DIMENSIONS TO FACE OF FINISH WALL
4. ALL DIMENSIONS TO FACE OF FINISH WALL
5. ALL DIMENSIONS TO FACE OF FINISH WALL
6. ALL DIMENSIONS TO FACE OF FINISH WALL
7. ALL DIMENSIONS TO FACE OF FINISH WALL
8. ALL DIMENSIONS TO FACE OF FINISH WALL
9. ALL DIMENSIONS TO FACE OF FINISH WALL
10. ALL DIMENSIONS TO FACE OF FINISH WALL



RICARDO J MUÑOZ-GUILLET, AA
5453 NW 108TH DR
CORAL SPRING, FL 33066



143 WHEELING ROAD
WHEELING, ILLINOIS 600
312 404 6735

SECRET'S NEW ALBUM
1800 452 8766

DATE	DATA	DATE	DATE
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[illegible]

A-600

[illegible]



RICHARDO J. MUNIZ-GUILLET, AIA
5453 HWY 106TH DR
CORRAL GORDON'S, FL 33066



Hospitality

Abstract

9000 9000 9000 9000
LEAD 15 0000 0000
TIGER 15 0000 0000

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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1000

© 2000 Blackwell Science Ltd

PMMA

EXTERIOR

SECTION-2

A-001

5
 PARAPET 5
 50' - 10'
 4
 PARAPET 4
 50' - 0"
 3
 PARAPET 3
 48' - 0"
 2
 PARAPET 2
 47' - 8"
 1
 PARAPET 1
 45' - 8"
 ROOF PLAN
 43' - 8"
 4TH FLOOR
 33' - 1"
 3RD FLOOR
 22' - 5"
 2ND FLOOR
 11' - 8"
 1ST FLOOR
 0'

1 NORTH ELEVATION
A-284
3/27/01

PASQUETI 3
50' 10"

PASQUETI 4
55' 10"

PASQUETI 3
60' 4"

PASQUETI 2
47' 8"

PASQUETI 1
60' 8"

ROCK PLAIN
47' 9"

4TH FLOOR
33' 1"

3RD FLOOR
27' 5"

2ND FLOOR
11' 9"

1ST FLOOR
0'

FOOTING

2 BUILDING SECTION 8
4-400 1-20

[illegible][illegible]

MARK	MATERIAL BRAND	TYPE & FINISH	RANGE	%
10-11	10-11 (10-11) 10-11	10-11 (10-11) 10-11	10-11	10%
10-12	10-12 (10-12) 10-12	10-12 (10-12) 10-12	10-12	10%
10-13	10-13 (10-13) 10-13	10-13 (10-13) 10-13	10-13	10%
10-14	10-14 (10-14) 10-14	10-14 (10-14) 10-14	10-14	10%
10-15	10-15 (10-15) 10-15	10-15 (10-15) 10-15	10-15	10%
10-16	10-16 (10-16) 10-16	10-16 (10-16) 10-16	10-16	10%
10-17	10-17 (10-17) 10-17	10-17 (10-17) 10-17	10-17	10%
10-18	10-18 (10-18) 10-18	10-18 (10-18) 10-18	10-18	10%
10-19	10-19 (10-19) 10-19	10-19 (10-19) 10-19	10-19	10%
10-20	10-20 (10-20) 10-20	10-20 (10-20) 10-20	10-20	10%
10-21	10-21 (10-21) 10-21	10-21 (10-21) 10-21	10-21	10%
10-22	10-22 (10-22) 10-22	10-22 (10-22) 10-22	10-22	10%
10-23	10-23 (10-23) 10-23	10-23 (10-23) 10-23	10-23	10%
10-24	10-24 (10-24) 10-24	10-24 (10-24) 10-24	10-24	10%
10-25	10-25 (10-25) 10-25	10-25 (10-25) 10-25	10-25	10%
10-26	10-26 (10-26) 10-26	10-26 (10-26) 10-26	10-26	10%
10-27	10-27 (10-27) 10-27	10-27 (10-27) 10-27	10-27	10%
10-28	10-28 (10-28) 10-28	10-28 (10-28) 10-28	10-28	10%
10-29	10-29 (10-29) 10-29	10-29 (10-29) 10-29	10-29	10%
10-30	10-30 (10-30) 10-30	10-30 (10-30) 10-30	10-30	10%
10-31	10-31 (10-31) 10-31	10-31 (10-31) 10-31	10-31	10%
10-32	10-32 (10-32) 10-32	10-32 (10-32) 10-32	10-32	10%
10-33	10-33 (10-33) 10-33	10-33 (10-33) 10-33	10-33	10%
10-34	10-34 (10-34) 10-34	10-34 (10-34) 10-34	10-34	10%
10-35	10-35 (10-35) 10-35	10-35 (10-35) 10-35	10-35	10%
10-36	10-36 (10-36) 10-36	10-36 (10-36) 10-36	10-36	10%
10-37	10-37 (10-37) 10-37	10-37 (10-37) 10-37	10-37	10%
10-38	10-38 (10-38) 10-38	10-38 (10-38) 10-38	10-38	10%
10-39	10-39 (10-39) 10-39	10-39 (10-39) 10-39	10-39	10%
10-40	10-40 (10-40) 10-40	10-40 (10-40) 10-40	10-40	10%
10-41	10-41 (10-41) 10-41	10-41 (10-41) 10-41	10-41	10%
10-42	10-42 (10-42) 10-42	10-42 (10-42) 10-42	10-42	10%
10-43	10-43 (10-43) 10-43	10-43 (10-43) 10-43	10-43	10%
10-44	10-44 (10-44) 10-44	10-44 (10-44) 10-44	10-44	10%
10-45	10-45 (10-45) 10-45	10-45 (10-45) 10-45	10-45	10%
10-46	10-46 (10-46) 10-46	10-46 (10-46) 10-46	10-46	10%
10-47	10-47 (10-47) 10-47	10-47 (10-47) 10-47	10-47	10%
10-48	10-48 (10-48) 10-48	10-48 (10-48) 10-48	10-48	10%
10-49	10-49 (10-49) 10-49	10-49 (10-49) 10-49	10-49	10%
10-50	10-50 (10-50) 10-50	10-50 (10-50) 10-50	10-50	10%
10-51	10-51 (10-51) 10-51	10-51 (10-51) 10-51	10-51	10%
10-52	10-52 (10-52) 10-52	10-52 (10-52) 10-52	10-52	10%
10-53	10-53 (10-53) 10-53	10-53 (10-53) 10-53	10-53	10%
10-54	10-54 (10-54) 10-54	10-54 (10-54) 10-54	10-54	10%
10-55	10-55 (10-55) 10-55	10-55 (10-55) 10-55	10-55	10%
10-56	10-56 (10-56) 10-56	10-56 (10-56) 10-56	10-56	10%
10-57	10-57 (10-57) 10-57	10-57 (10-57) 10-57	10-57	10%
10-58	10-58 (10-58) 10-58			

EXTERIOR FINISH LEGEND			
MARK	MATERIAL BRAND	WALLS & PARTIAL ROOF	
		WALLS	ROOF
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10
11	11	11	11
12	12	12	12
13	13	13	13
14	14	14	14
15	15	15	15
16	16	16	16
17	17	17	17
18	18	18	18
19	19	19	19
20	20	20	20
21	21	21	21
22	22	22	22
23	23	23	23
24	24	24	24
25	25	25	25
26	26	26	26
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28	28	28	28
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44	44	44	44
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53	53	53	53
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62	62	62	62
63	63	63	63
64	64	64	64
65	65	65	65
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BASE 4
7901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
888 801 8008 www.baser4.com

RICARDO J. MUÑOZ-GUILLET, AIA
3403 NW 10TH DR
CORAL SPRINGS, FL 33076



**TOP
Hospitality**

Residence IN

REPORTS FROM AFRICA
LIFEHOLD OUTERS 1994

DATE	TIME	LOCATION	REMARKS
10/1/80	14:00	1000' SW of 1000'	1000' SW of 1000'

ISSUED FOR PERMIT

ended by 1 Supply Unit

10-15-2014 10:14

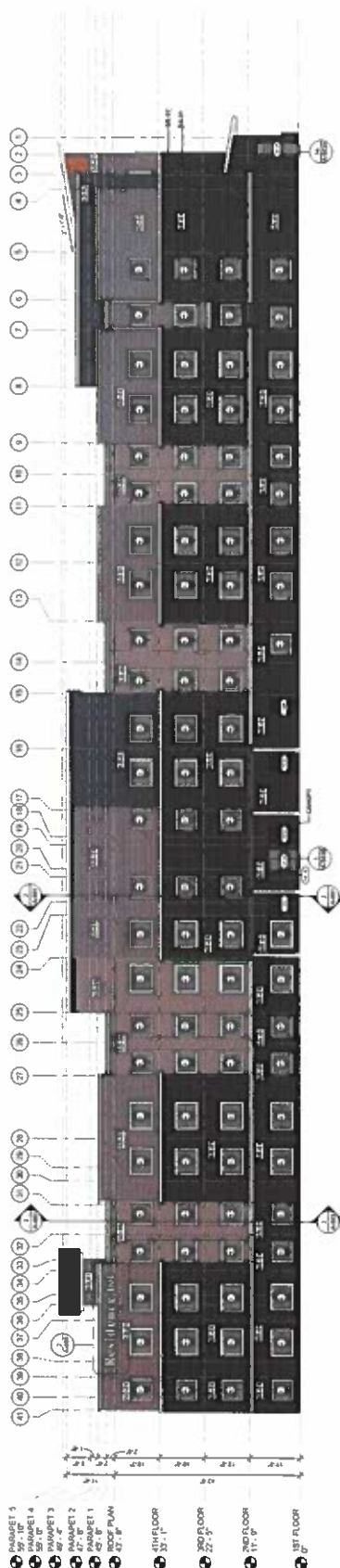
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DATE NAME
EXTERIOR

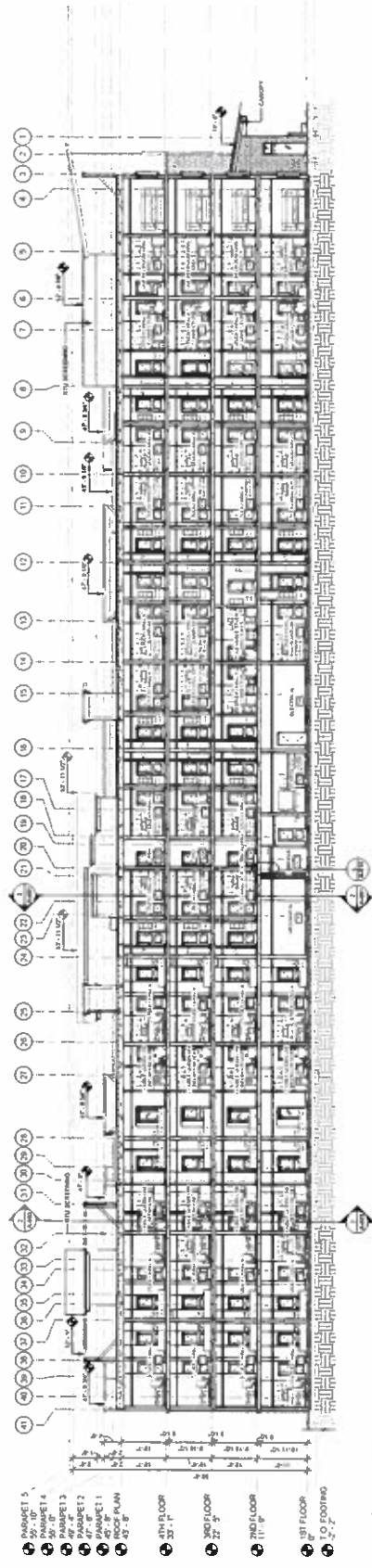
ELEVATION & BUILDING

SECTION-3

A-602



1 FAST ELEVATION
 120' ± 1.2'



2 BALDWIN SECTION 91
VOTER REG

[illegible]



BASE4

200 CLINT MOORE ROAD #114
SUITE 100
RICHLAND, MISSISSIPPI 39202
RICHLAND J MANUFACTURING
CORAL SPRINGS FL 33066

TOP
Hospitality

100 Whiskey Road
Whiting, Illinois 60090
312.404.6775

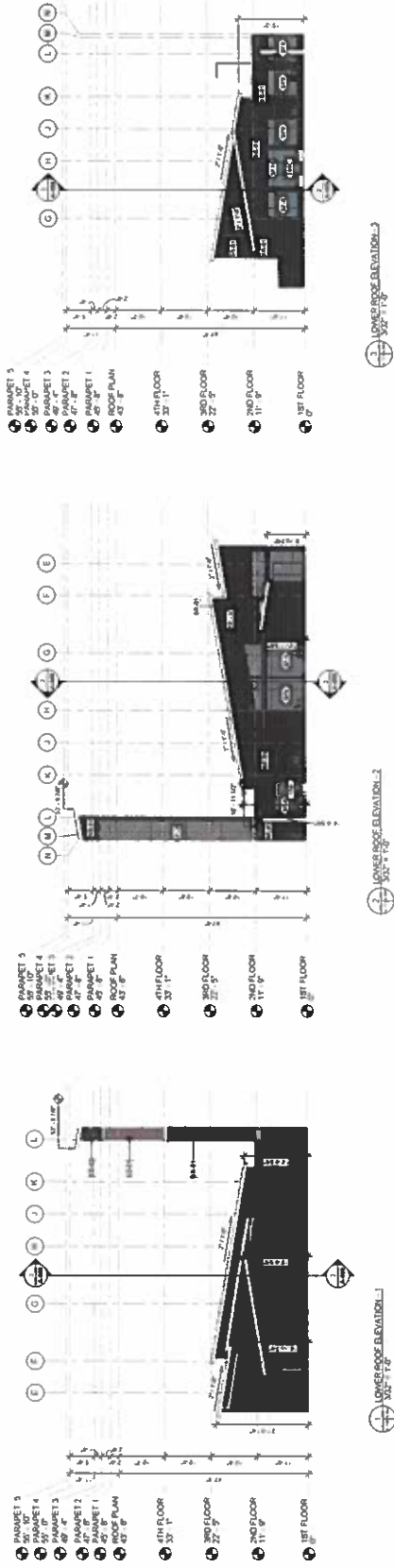
Residence INN
BY HILSLOTT

100 WHISKEY ROAD
WHITING, ILLINOIS 60090
312.404.6775

ISSUED FOR PC STAFF
REVIEW

EXTERIOR
ELEVATION

A-604



GENERAL NOTES-SITE PLAN

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
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18. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
19. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).

EXTERIOR FINISH LEGEND

MARK	MATERIAL BRAND	NAME	IMAGE	%
1	CONCRETE	CONCRETE		100%
2	BRICK	BRICK		100%
3	STUCCO	STUCCO		100%
4	WOOD	WOOD		100%
5	GLASS	GLASS		100%
6	ROOFING	ROOFING		100%
7	PAINT	PAINT		100%
8	LANDSCAPE	LANDSCAPE		100%
9	IRON	IRON		100%
10	STEEL	STEEL		100%
11	COPPER	COPPER		100%
12	ZINC	ZINC		100%
13	ALUMINUM	ALUMINUM		100%
14	BRASS	BRASS		100%
15	SILVER	SILVER		100%
16	BLACK	BLACK		100%
17	WHITE	WHITE		100%
18	GRAY	GRAY		100%
19	BROWN	BROWN		100%
20	GREEN	GREEN		100%
21	BLUE	BLUE		100%
22	PINK	PINK		100%
23	RED	RED		100%
24	ORANGE	ORANGE		100%
25	YELLOW	YELLOW		100%
26	PURPLE	PURPLE		100%
27	PINK	PINK		100%
28	RED	RED		100%
29	ORANGE	ORANGE		100%
30	YELLOW	YELLOW		100%
31	PURPLE	PURPLE		100%
32	PINK	PINK		100%
33	RED	RED		100%
34	ORANGE	ORANGE		100%
35	YELLOW	YELLOW		100%
36	PURPLE	PURPLE		100%
37	PINK	PINK		100%
38	RED	RED		100%
39	ORANGE	ORANGE		100%
40	YELLOW	YELLOW		100%
41	PURPLE	PURPLE		100%
42	PINK	PINK		100%
43	RED	RED		100%
44	ORANGE	ORANGE		100%
45	YELLOW	YELLOW		100%
46	PURPLE	PURPLE		100%
47	PINK	PINK		100%
48	RED	RED		100%
49	ORANGE	ORANGE		100%
50	YELLOW	YELLOW		100%
51	PURPLE	PURPLE		100%
52	PINK	PINK		100%
53	RED	RED		100%
54	ORANGE	ORANGE		100%
55	YELLOW	YELLOW		100%
56	PURPLE	PURPLE		100%
57	PINK	PINK		100%
58	RED	RED		100%
59	ORANGE	ORANGE		100%
60	YELLOW	YELLOW		100%
61	PURPLE	PURPLE		100%
62	PINK	PINK		100%
63	RED	RED		100%
64	ORANGE	ORANGE		100%
65	YELLOW	YELLOW		100%
66	PURPLE	PURPLE		100%
67	PINK	PINK		100%
68	RED	RED		100%
69	ORANGE	ORANGE		100%
70	YELLOW	YELLOW		100%
71	PURPLE	PURPLE		100%
72	PINK	PINK		100%
73	RED	RED		100%
74	ORANGE	ORANGE		100%
75	YELLOW	YELLOW		100%
76	PURPLE	PURPLE		100%
77	PINK	PINK		100%
78	RED	RED		100%
79	ORANGE	ORANGE		100%
80	YELLOW	YELLOW		100%
81	PURPLE	PURPLE		100%
82	PINK	PINK		100%
83	RED	RED		100%
84	ORANGE	ORANGE		100%
85	YELLOW	YELLOW		100%
86	PURPLE	PURPLE		100%
87	PINK	PINK		100%
88	RED	RED		100%
89	ORANGE	ORANGE		100%
90	YELLOW	YELLOW		100%
91	PURPLE	PURPLE		100%
92	PINK	PINK		100%
93	RED	RED		100%
94	ORANGE	ORANGE		100%
95	YELLOW	YELLOW		100%
96	PURPLE	PURPLE		100%
97	PINK	PINK		100%
98	RED	RED		100%
99	ORANGE	ORANGE		100%
100	YELLOW	YELLOW		100%



BASE 4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
407 901 8008 www.bama-4.com

RICARDO J. MUÑOZ-GUILLÉT, AIA
5453 NW 108TH DR
CORAL SPRINGS, FL 33076



DATE 2020-04-04

TOP
Hospitality

143 WHEELING ROAD
WHEELING, ILL. 60090
312-404-6726

Residence in

**FROM KINGS OF THE
FOOTY FIELD, ELUSIVES**

Exp. No.	at Date	Page No.	of No. of Pages
1	10/10/2020	1	1

ISSUED FOR PERMIT

2020 02 04

9

(continued)

OFFICIAL NAME

MONUMENT SIGN
(RESIDENCE INN)

A-605

Monument Specifications:
Construction: Aluminum angle frame with 125" aluminum
 show-box style face
Face Construction: Routed aluminum with becker panel
Finish: Black
Paint: Black
Lighting: GE White LED's
Exterior Finish: Paint Pantones® 425 C Gray, satin finish
 and Pantones® 377 C Silver, satin finish
Interior Finish: Paint reflective white

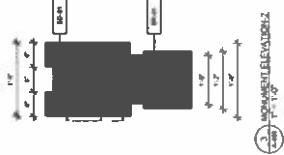
Monument Face Specifications:
Face Construction: Rounded aluminum with becker panel
Face Decoration: Parlon® 425 C Gray, satin finish
Becker Panel: .118" white solar grade polycarbonate

* "Residence Inn" and "Marriott" to appear white during the day and illuminate white at night (background does not illuminate)

Pole Cover Specifications:

- Preferred method to have monument base match building hardscape (stone, brick, etc., provided by general

Construction: Aluminum angle frame with .080" aluminum
strips
Exterior Finish: Paint Matthews 41342SP Brushed
Aluminum, satin finish



EXTERIOR FINISH LEGEND

EXTERIOR FINISH LEGEND			
MATERIAL, BRAND 104-01	MA Color, 6 FINISH	UNIQUE	%

EXTERIOR FINISH LEGEND

EXTERIOR FINISH LEGEND			
MAF#	MATERIAL BRAND	MATERIAL TYPE	%
1001	MADEIRA	MADEIRA	100%
1002	MADEIRA	MADEIRA	100%
1003	MADEIRA	MADEIRA	100%
1004	MADEIRA	MADEIRA	100%
1005	MADEIRA	MADEIRA	100%
1006	MADEIRA	MADEIRA	100%
1007	MADEIRA	MADEIRA	100%
1008	MADEIRA	MADEIRA	100%
1009	MADEIRA	MADEIRA	100%
1010	MADEIRA	MADEIRA	100%
1011	MADEIRA	MADEIRA	100%
1012	MADEIRA	MADEIRA	100%
1013	MADEIRA	MADEIRA	100%
1014	MADEIRA	MADEIRA	100%
1015	MADEIRA	MADEIRA	100%
1016	MADEIRA	MADEIRA	100%
1017	MADEIRA	MADEIRA	100%
1018	MADEIRA	MADEIRA	100%
1019	MADEIRA	MADEIRA	100%
1020	MADEIRA	MADEIRA	100%
1021	MADEIRA	MADEIRA	100%
1022	MADEIRA	MADEIRA	100%
1023	MADEIRA	MADEIRA	100%
1024	MADEIRA	MADEIRA	100%
1025	MADEIRA	MADEIRA	100%
1026	MADEIRA	MADEIRA	100%
1027	MADEIRA	MADEIRA	100%
1028	MADEIRA	MADEIRA	100%
1029	MADEIRA	MADEIRA	100%
1030	MADEIRA	MADEIRA	100%
1031	MADEIRA	MADEIRA	100%
1032	MADEIRA	MADEIRA	100%
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1034	MADEIRA	MADEIRA	100%
1035	MADEIRA	MADEIRA	100%
1036	MADEIRA	MADEIRA	100%
1037	MADEIRA	MADEIRA	100%
1038	MADEIRA	MADEIRA	100%
1039	MADEIRA	MADEIRA	100%
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1053	MADEIRA	MADEIRA	100%
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1058	MADEIRA	MADEIRA	100%
1059	MADEIRA	MADEIRA	100%
1060	MADEIRA	MADEIRA	100%
1061	MADEIRA	MADEIRA	100%
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1064	MADEIRA	MADEIRA	100%
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1068	MADEIRA	MADEIRA	100%
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1071	MADEIRA	MADEIRA	100%
1072	MADEIRA	MADEIRA	100%
1073	MADEIRA	MADEIRA	100%
1074	MADEIRA	MADEIRA	100%
1075	MADEIRA	MADEIRA	100%
1076	MADEIRA	MADEIRA	100%
1077	MADEIRA	MADEIRA	100%
1078	MADEIRA	MADEIRA	100%
1079	MADEIRA	MADEIRA	100%
1080	MADEIRA	MADEIRA	100%
1081	MADEIRA	MADEIRA	100%
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1088	MADEIRA	MADEIRA	100%
1089	MADEIRA	MADEIRA	100%
1090	MADEIRA	MADEIRA	100%
1091	MADEIRA	MADEIRA	100%
1092			

GENERAL NOTES-SITE PLAN

[illegible]



BASE 4
7501 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
(888) 201-8008 www.base-4.com

RICARDO J. MURZ-GUILLET, AIA
5463 NW 10TH DR
CORAL SPRINGS, FL 33024

RICARDO J MUNIZ-GUILLET, AIA
3453 NW 108TH DR
CORAL SPRINGS, FL 33076

**TOP
Hospitality**

Residence Inn
by Marriott

44-38861-1 (P) 10/10/10 CDE 10/10/10
10/10/10 (10/10/10) 10/10/10
10/10/10 (10/10/10) 10/10/10

ISSUED FOR PC STAFF
REVIEW

09-08-2017

R

1000

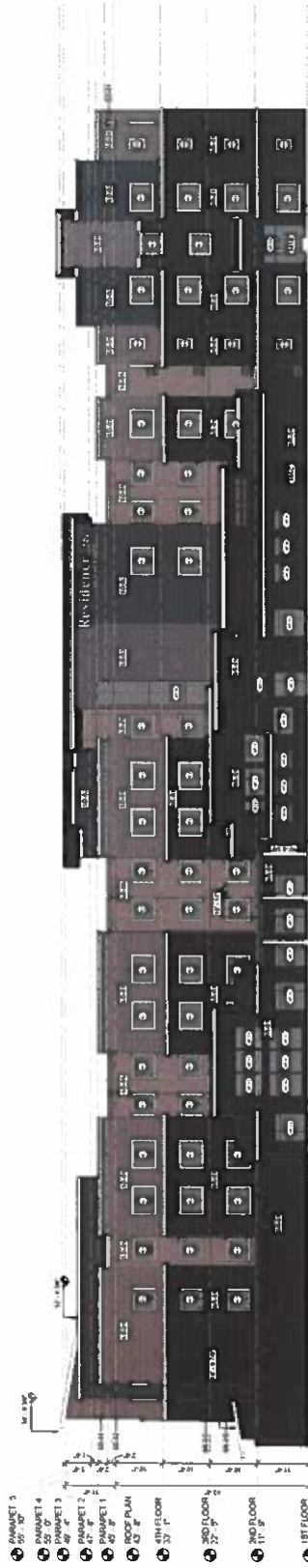
04-157-1201

**EXTERIOR
SIGNAGE
(RESIDENCE INN)**

A-606



	A	B	C	D	E
RI Channel 24	24°	7 11/16"	7 1/10 1/4"	3 3/4 5/8"	16 10 5/16"
RI Channel 30	30°	9 9/16"	9 9/32"	4 2 1/16"	21 0 15/16"
RI Channel 36	36°	11 1/2"	11 9 5/16"	5 0 15/16"	25 3 1/2"
RI Channel 48	48°	15 5/16"	15 8 7/16"	6 9 3/16"	33 8 11/16"

^a Letter height determined by the height of the letter "R".

CHANNEL LETTER SPECIFICATIONS

Channel Letter Specifications:
Construction: .063" aluminum channel letter with .063" aluminum back
Face Material: 3116/7238 white acrylic
Trim Cap: 1" painted to match Penitone® 405 C Gray
Lettering: GE White LED's as required
Exterior Finish: Paint to match Penitone® 405 C Gray
Interior Finish: Paint reflective white

Channel Letter Face Specifications:
Face Material: 3116/7238 white acrylic

EXTERIOR FINISH LEGEND			
MARK	MATERIAL/GROUND	MA Color & Finish	
		MA Color	MA Finish
01-01	100% POLYURETHANE BLACK	01-01	01-01
01-02	100% POLYURETHANE GREEN	01-02	01-02
01-03	100% POLYURETHANE GREEN	01-03	01-03
01-04	100% POLYURETHANE GREEN	01-04	01-04
01-05	100% POLYURETHANE GREEN	01-05	01-05
01-06	100% POLYURETHANE GREEN	01-06	01-06
01-07	100% POLYURETHANE GREEN	01-07	01-07
01-08	100% POLYURETHANE GREEN	01-08	01-08
01-09	100% POLYURETHANE GREEN	01-09	01-09
01-10	100% POLYURETHANE GREEN	01-10	01-10
01-11	100% POLYURETHANE GREEN	01-11	01-11
01-12	100% POLYURETHANE GREEN	01-12	01-12
01-13	100% POLYURETHANE GREEN	01-13	01-13
01-14	100% POLYURETHANE GREEN	01-14	01-14
01-15	100% POLYURETHANE GREEN	01-15	01-15
01-16	100% POLYURETHANE GREEN	01-16	01-16
01-17	100% POLYURETHANE GREEN	01-17	01-17
01-18	100% POLYURETHANE GREEN	01-18	01-18
01-19	100% POLYURETHANE GREEN	01-19	01-19
01-20	100% POLYURETHANE GREEN	01-20	01-20
01-21	100% POLYURETHANE GREEN	01-21	01-21
01-22	100% POLYURETHANE GREEN	01-22	01-22
01-23	100% POLYURETHANE GREEN	01-23	01-23
01-24	100% POLYURETHANE GREEN	01-24	01-24
01-25	100% POLYURETHANE GREEN	01-25	01-25
01-26	100% POLYURETHANE GREEN	01-26	01-26
01-27	100% POLYURETHANE GREEN	01-27	01-27
01-28	100% POLYURETHANE GREEN	01-28	01-28
01-29	100% POLYURETHANE GREEN	01-29	01-29
01-30	100% POLYURETHANE GREEN	01-30	01-30
01-31	100% POLYURETHANE GREEN	01-31	01-31
01-32	100% POLYURETHANE GREEN	01-32	01-32
01-33	100% POLYURETHANE GREEN	01-33	01-33
01-34	100% POLYURETHANE GREEN	01-34	01-34
01-35	100% POLYURETHANE GREEN	01-35	01-35
01-36	100% POLYURETHANE GREEN	01-36	01-36
01-37	100% POLYURETHANE GREEN	01-37	01-37
01-38	100% POLYURETHANE GREEN	01-38	01-38
01-39	100% POLYURETHANE GREEN	01-39	01-39
01-40	100% POLYURETHANE GREEN	01-40	01-40
01-41	100% POLYURETHANE GREEN	01-41	01-41
01-42	100% POLYURETHANE GREEN	01-42	01-42
01-43	100% POLYURETHANE GREEN	01-43	01-43
01-44	100% POLYURETHANE GREEN	01-44	01-44
01-45	100% POLYURETHANE GREEN	01-45	01-45
01-46	100% POLYURETHANE GREEN	01-46	01-46
01-47	100% POLYURETHANE GREEN	01-47	01-47
01-48	100% POLYURETHANE GREEN	01-48	01-48
01-49	100% POLYURETHANE GREEN	01-49	01-49
01-50	100% POLYURETHANE GREEN	01-50	01-50
01-51	100% POLYURETHANE GREEN	01-51	01-51
01-52	100% POLYURETHANE GREEN	01-52	01-52
01-53	100% POLYURETHANE GREEN	01-53	01-53
01-54	100% POLYURETHANE GREEN	01-54	01-54
01-55	100% POLYURETHANE GREEN	01-55	01-55
01-56	100% POLYURETHANE GREEN	01-56	01-56
01-57	100% POLYURETHANE GREEN	01-57	01-57
01-58	100% POLYURETHANE GREEN	01-58	01-58
01-59	100% POLYURETHANE GREEN	01-59	01-59
01-60	100% POLYURETHANE GREEN	01-60	01-60
01-61	100% POLYURETHANE GREEN	01-61	01-61
01-62	100% POLYURETHANE GREEN	01-62	01-62
01-63	100% POLYURETHANE GREEN	01-63	01-63
01-64	100% POLYURETHANE GREEN	01-64	01-64
01-65	100% POLYURETHANE GREEN	01-65	01-65
01-66	100% POLYURETHANE GREEN	01-66	01-66
01-67	100% POLYURETHANE GREEN	01-67	01-67
01-68	100% POLYURETHANE GREEN	01-68	01-68
01-69	100% POLYURETHANE GREEN	01-69	01-69
01-70	100% POLYURETHANE GREEN	01-70	01-70
01-71	100% POLYURETHANE GREEN	01-71	01-71
01-72	100% POLYURETHANE GREEN	01-72	01-72



BASE 4

7201 QUINT MOOSE ROAD #114
BOSTON, MA 02118
800.901.5000 www.base4.com

RICHARD J. MARZULLI
143 Whiting Road
Westport, MA 01886
317.404.6725

100

100

TOP
Hospitality

143 Whiting Road
Westport, MA 01886
317.404.6725

Residence INN
BY MARIOTT

100 LIND STREET
FREETOWN, MA 01865
781.326.1000

100 LIND STREET
FREETOWN, MA 01865
781.326.1000

ISSUED FOR PC STAFF
REVIEW

100 LIND STREET
FREETOWN, MA 01865
781.326.1000

100 LIND STREET
FREETOWN, MA 01865
781.326.1000

100 LIND STREET
FREETOWN, MA 01865
781.326.1000

EXTERIOR
SIGNAGE
(RESIDENCE INN)

A-607

23' - 6 15/16"



	A	B	C	D	E
Rt Channel 24	24"	7'11/16"	7'10'14"	3'-4'5/8"	16'10'5/16"
Rt Channel 30	30"	9'3/16"	9'2'3/8"	4'-2'3/4"	21'3'15/16"
Rt Channel 36	36"	11'1/2"	11'0'5/16"	5'-0'15/16"	26'3'1/2"
Rt Channel 48	48"	15'5/16"	15'-3'7/16"	6'-9'3/16"	33'-3'11/16"

* Letter height determined by the height of the letter "R"



CHANNEL LETTER SPECIFICATIONS

Channel Letter Specifications:
Construction: .007" aluminum channel letter with .003" aluminum back
Face Material: 3115 7228 white acrylic
Trim Cap: 1" painted to match Pentam® 425 C Gray
Illumination: GE White LED's as required
Exterior Finish: Paint to match Pentam® 425 C Gray
Primer Finish: Paint reflective white
Channel Letter Face Specifications:
Face Material: 3115 7228 white acrylic

EXTERIOR FINISH LEGEND

MARK	MATERIAL BRAND	FINISH	IMAGE	%
100	ALUMINUM	ANODIZED		100%
101	ALUMINUM	PAINT		100%
102	ALUMINUM	PAINT		100%
103	ALUMINUM	PAINT		100%
104	ALUMINUM	PAINT		100%
105	ALUMINUM	PAINT		100%
106	ALUMINUM	PAINT		100%
107	ALUMINUM	PAINT		100%
108	ALUMINUM	PAINT		100%
109	ALUMINUM	PAINT		100%
110	ALUMINUM	PAINT		100%
111	ALUMINUM	PAINT		100%
112	ALUMINUM	PAINT		100%
113	ALUMINUM	PAINT		100%
114	ALUMINUM	PAINT		100%
115	ALUMINUM	PAINT		100%
116	ALUMINUM	PAINT		100%
117	ALUMINUM	PAINT		100%
118	ALUMINUM	PAINT		100%
119	ALUMINUM	PAINT		100%
120	ALUMINUM	PAINT		100%

ACT

FOR

FOR

PRIZON

TINLEY PARK, ILLINOIS

CALL JULIE. 1-800-892-0123

COUNTRY _____ COOK _____

CITY, TOWN/STATE _____

SEC. 34, T38N, R12E _____

48 HOURS BEFORE YOU DIG

EXCLUDING SAT., SUN. & HOLIDAYS

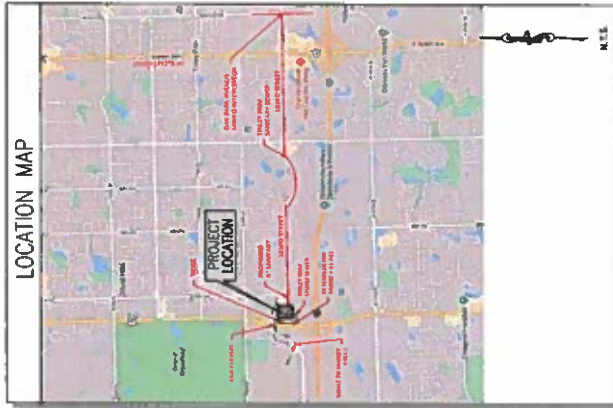
DEVELOPER
TOP HOSPITALITY, LLC
2370 UNIVERSITY BOULEVARD
HOUSTON, TX 77005
P (312) 404-6735

ADVANTAGE NOTE

ADVANTAGE CONSULTING ENGINEERS IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO CONSTRUCTION STARTING REQUESTS FOR PROPOSALS. ADVANTAGE CONSULTING ENGINEERS NUMBER 15th AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS.

THESE PLANS ARE COLOR CODED. CONTRACTOR/OWNER WILL NEED TO PRINT IN COLOR OR VIEW PDF.

BENCHMARK
ELEVATION
DESCRIPTION
SEE SHEET EX1 FOR
BENCHMARK INFORMATION
CASTING TOTAL SITE AREA 0.60 ACRES
PROPOSED DISTURBED AREA 0.60 ACRES

[illegible][illegible]

On January 26, 1977, the following information was received from the Bureau of the Census, Washington, D.C.:

[illegible]

18-036
NEW HORIZON
FEB 27, 2020

ADVANTAGE CONSULTING ENGINEERS
80 MAIN STREET • SUITE 17 • LEMONT, ILLINOIS 60439
847-260-4758

847-260-4758

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DATE	11/11/10
BY	11/11/10
REVISION	11/11/10
DESCRIPTION	11/11/10
DATE	11/11/10
BY	11/11/10
REVISION	11/11/10
DESCRIPTION	11/11/10

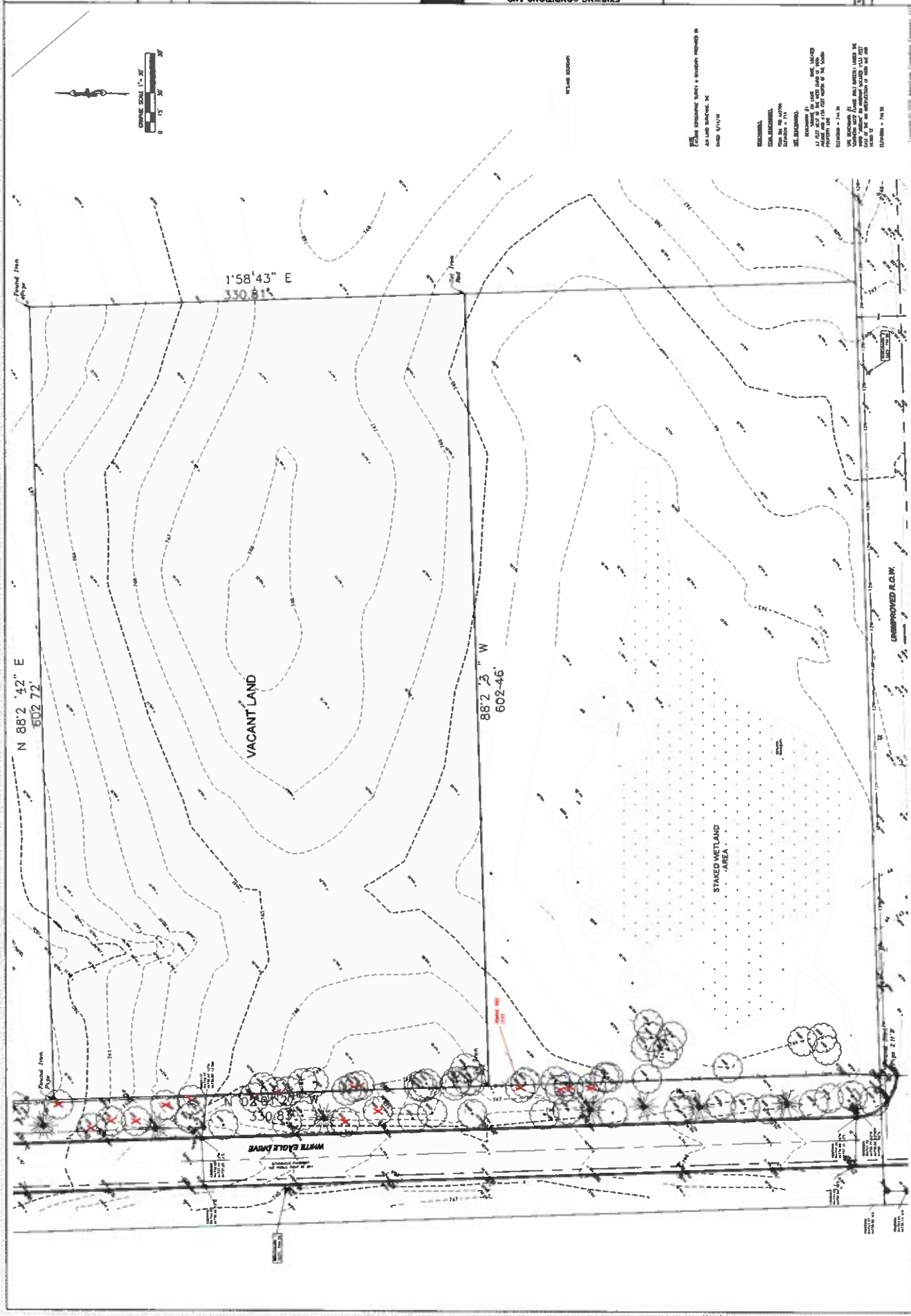
10 MAIN STREET - SUITE 11 - LEONARD, TEXAS 77008
 832-350-0758
ADVANTAGE
 CONSULTING ENGINEERS



NEW HORIZON HOTELS
 DEMOLITION PLAN
 TINLEY PARK, IL

TOP HOSPITALITY, LLC.
 2730 UNIVERSITY BLVD.
 HOUSTON, TEXAS 77006
 PHONE: 312-404-6735

1/2" = 1' 0"
 1/4" = 1' 0"
 1/8" = 1' 0"
 1/16" = 1' 0"



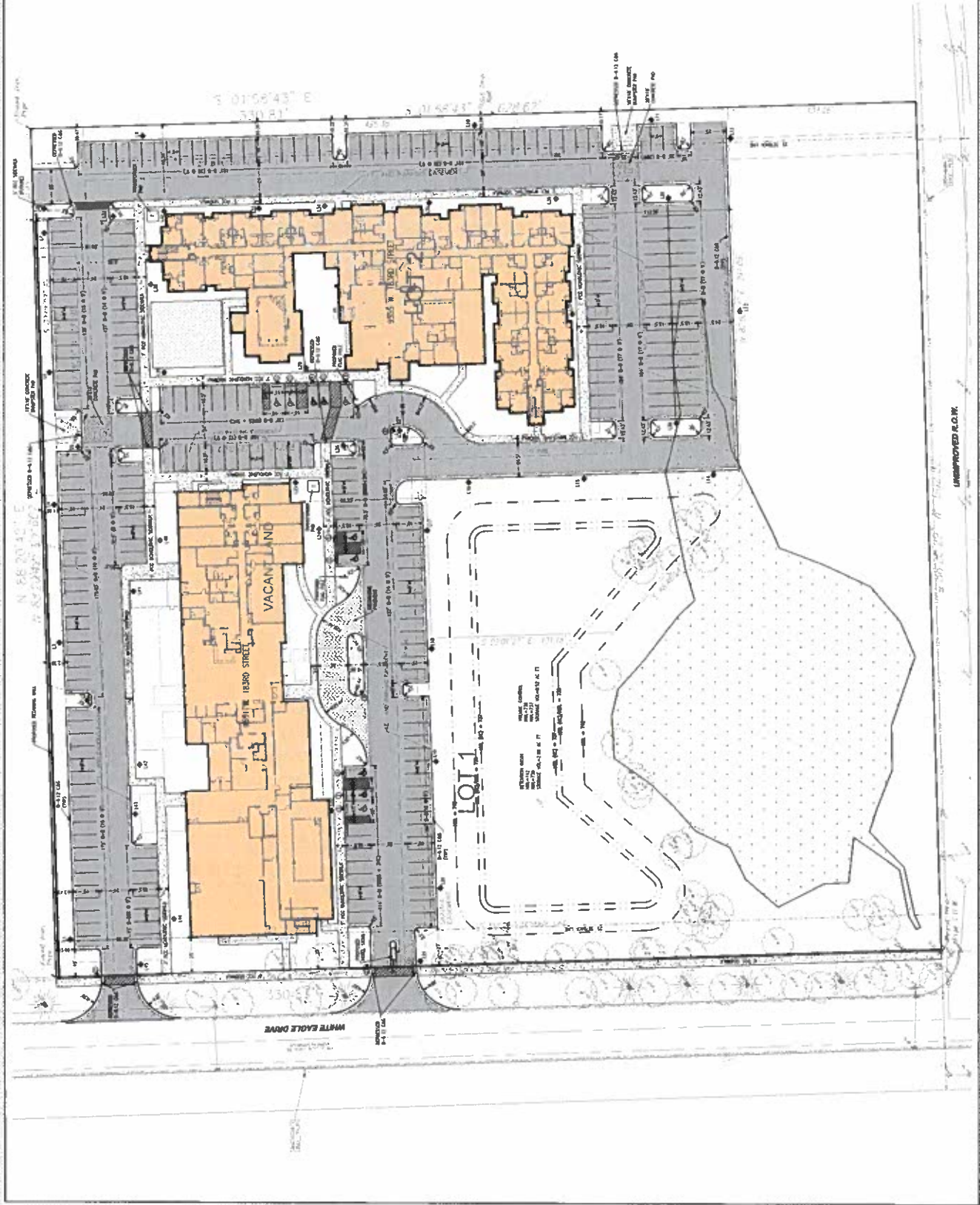
THIS DRAWING IS A DEMOLITION PLAN. IT IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

TOP HOSPITALITY, LLC.
2730 UNIVERSITY BLVD.
HOUSTON, TEXAS 77005
PHONE: 312-404-6735

GEOMETRIC PLAN
NEW HORIZON HOTELS
TINLEY PARK, IL

ADVANTAGE
CONSULTING ENGINEERS
40 MAIN STREET - SUITE 17 - LEONARD, ILLINOIS 60039
TEL: 630-470-1700

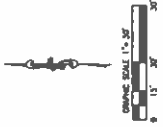
NO.	DATE	DESCRIPTION
1	02/27/09	REVISED FOR ALTERNATIVE
2	07/17/09	REVISED FOR ALTERNATIVE



- NOTES
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO THE CENTER OF THE ROAD OR TO THE CENTER OF THE LOT.
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LEGEND

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- 4'-0" SIDE WALK
- 4'-0" SIDE WALK



FINAL SITE IMPROVEMENT PLANS

FOR

NEW HORIZON HOTELS

9551 & 9555 183RD STREET
TINLEY PARK, ILLINOIS

CALL J.U.L.I.E., 1-800-892-0123

with the following

Country CA

CITY, 10mnc/200p

SAC & SAC and SAC & SAC

48 HOURS BEFORE YOU DIG

EXCLUDING SAT, SUN & HOLIDAYS

DEVELOPER

TOP HOSPITALITY, LLC

2370 UNIVERSITY BOULEVARD
ANN ARBOR MI 48106

PROUSION, IX 17005

P (312) 404-6735

ADVANTAGE NOTE

ADVANCING CONSTRUCTION ENGINEERS • 10 • NOTED AT LEAST THREE (3) DAYS PRIOR TO CONSTRUCTION STARTING REQUEST FOR (5) DAYS NOTICE BEGINNING SEPTEMBER 15th AND OCTOBER 15th AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS.

THESE PLANS ARE COLOR CODED CONTRASTING/REINFORCER WILL NEED TO BE PRINT IN COLOR OR VIEW



BENCHMARK

DESPITE THE FACT

BENCHMARK INFORMATION

FOR THE WORLD WITH A
BIA WORLD'S

University of Pennsylvania

LOCATION MAP



INDEX

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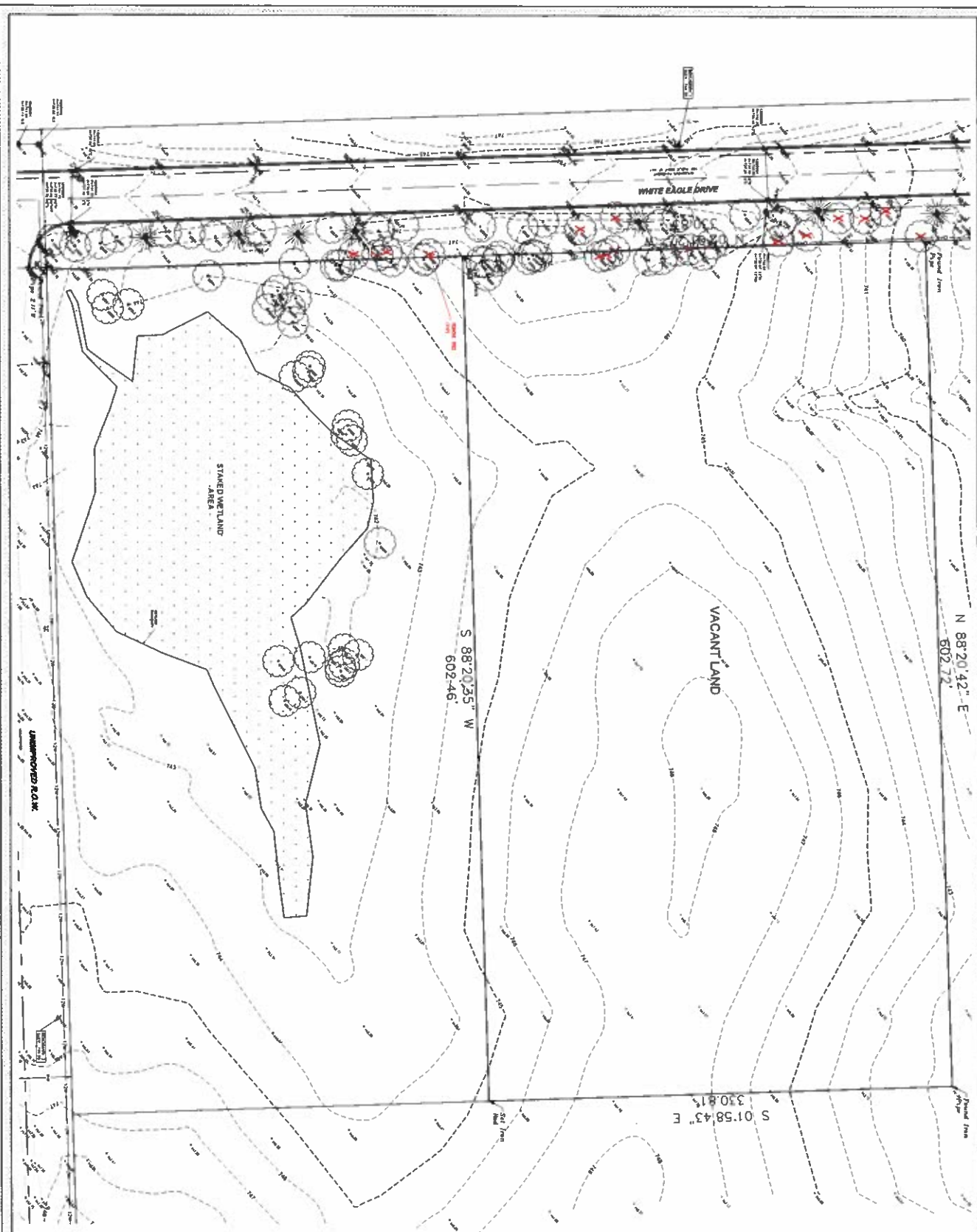
REVISIONS

[illegible][illegible][illegible]

ADVANTAGE CONSULTING ENGINEERS

80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
847-260-4758

18-036
NEW HORIZON
FEB 27, 2020



0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100' 110' 120' 130' 140' 150' 160' 170' 180' 190' 200' 210' 220' 230' 240' 250' 260' 270' 280' 290' 300' 310' 320' 330' 340' 350' 360' 370' 380' 390' 400' 410' 420' 430' 440' 450' 460' 470' 480' 490' 500' 510' 520' 530' 540' 550' 560' 570' 580' 590' 600' 610' 620' 630' 640' 650' 660' 670' 680' 690' 700' 710' 720' 730' 740' 750' 760' 770' 780' 790' 800' 810' 820' 830' 840' 850' 860' 870' 880' 890' 900' 910' 920' 930' 940' 950' 960' 970' 980' 990' 1000'

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TOP HOSPITALITY, LLC. 2730 UNIVERSITY BLVD. HOUSTON, TEXAS 77005 PHONE: 312-404-6735	EXISTING CONDITIONS AND DEMOLITION PLAN NEW HORIZON HOTELS TINLEY PARK, IL	ADVANTAGE CONSULTING ENGINEERS 80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60469 631-262-4750	NO	DATE	REVISION
			1	05/11/20	REVISED FOR VILLAGE APPROVAL
2 OF 16 SHEET EX1			1	05/11/20	REVISED FOR VILLAGE



NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
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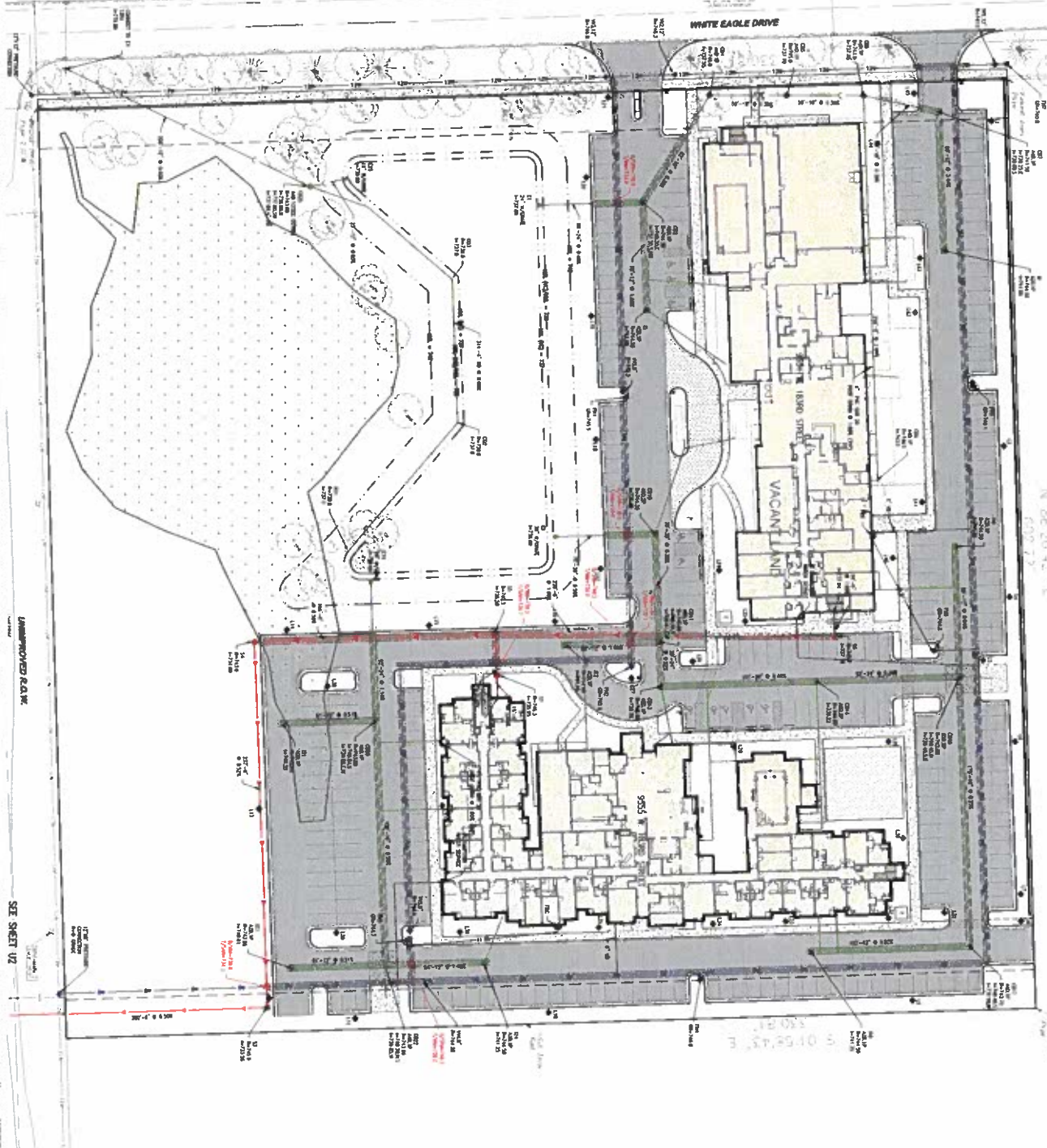
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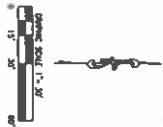
UNAPPROVED PLAN

<p>TOP HOSPITALITY, LLC. 2730 UNIVERSITY BLVD. HOUSTON, TEXAS 77005 PHONE: 312-404-6735</p>		<p>GEOMETRIC PLAN NEW HORIZON HOTELS TINLEY PARK, IL</p>		<p>ADVANTAGE CONSULTING ENGINEERS 80 MAIN STREET SUITE 17 - LEBANON, ILLINOIS 62450 618-462-4700</p>		<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> </tr> <tr> <td>1</td> <td>01/17/09</td> <td>REVISED FOR PLANNING</td> </tr> <tr> <td>2</td> <td>02/27/09</td> <td>REVISED FOR PLANNING</td> </tr> </table>	NO.	DATE	REVISION	1	01/17/09	REVISED FOR PLANNING	2	02/27/09	REVISED FOR PLANNING
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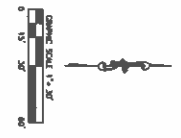
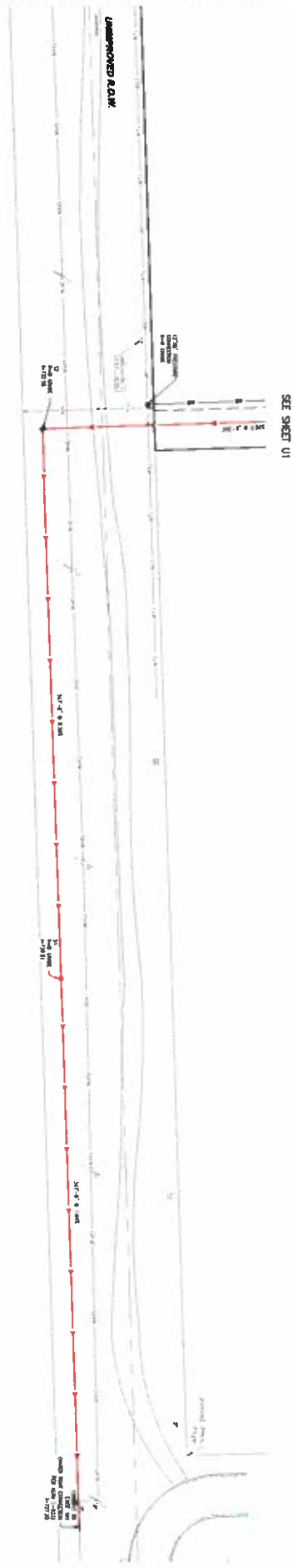
TOP HOSPITALITY, LLC.
2730 UNIVERSITY BLVD.
HOUSTON, TEXAS 77005
PHONE: 312-404-6735

UTILITY PLAN
NEW HORIZON HOTELS
TINLEY PARK, IL

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET - SUITE 110 - LENOX, ILLINOIS 60060
847.385.4700

NO.	DATE	REVISION
1	11/17/09	REVISED FOR ALIANCE/PROPOSE
2	01/27/10	REVISED FOR ALIANCE
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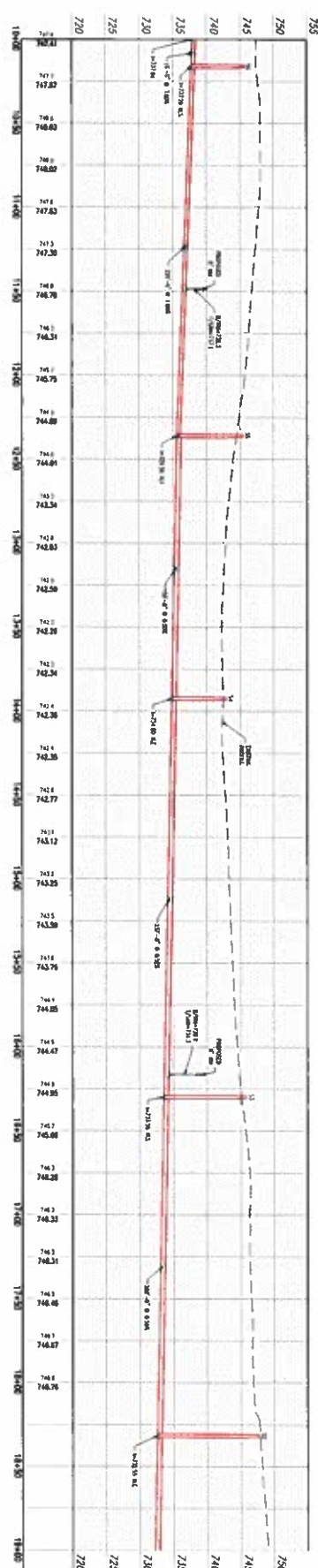
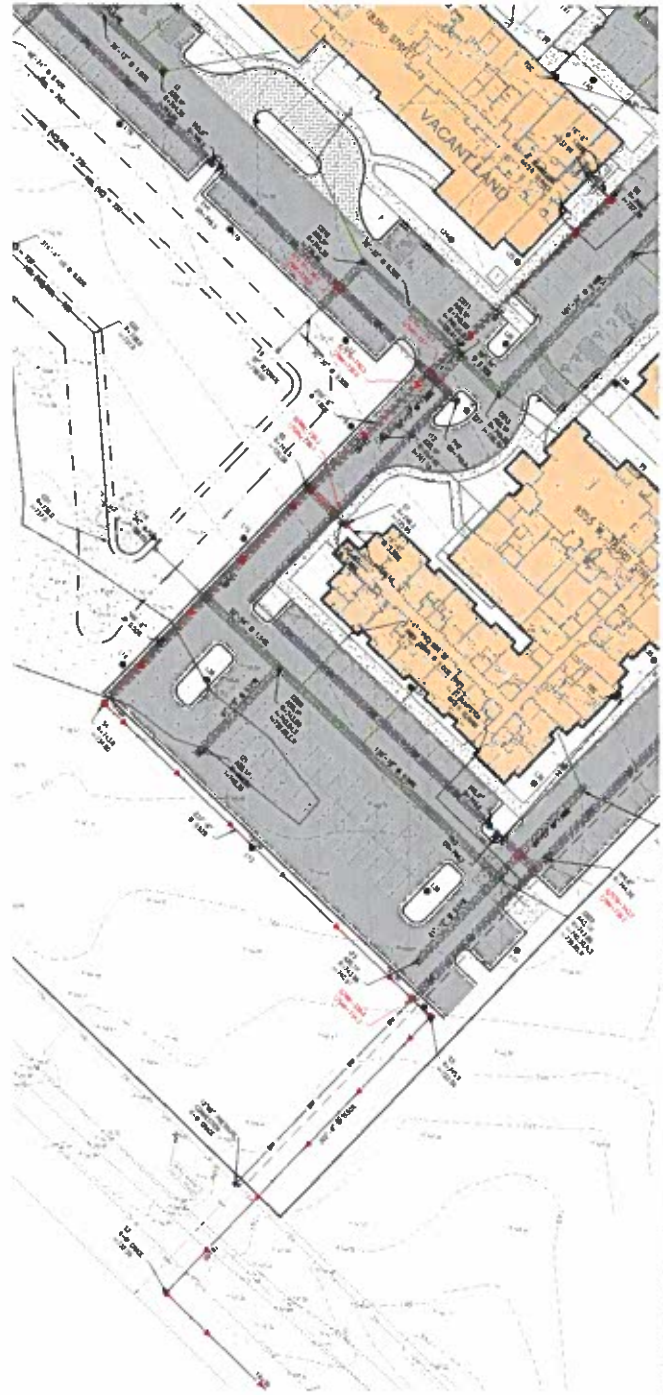
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2. THE LOCATION AND DEPTH OF UTILITIES ARE NOT GUARANTEED BY THIS PLAN.
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TOP HOSPITALITY, LLC.
2730 UNIVERSITY BLVD.
HOUSTON, TEXAS 77006
PHONE: 312-404-6735

UTILITY PLAN
NEW HORIZON HOTELS
TINLEY PARK, IL

ADVANTAGE
CONSULTING ENGINEERS
63 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
TEL: 204-4750

NO.	DATE	REVISION
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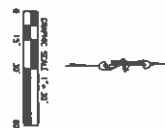
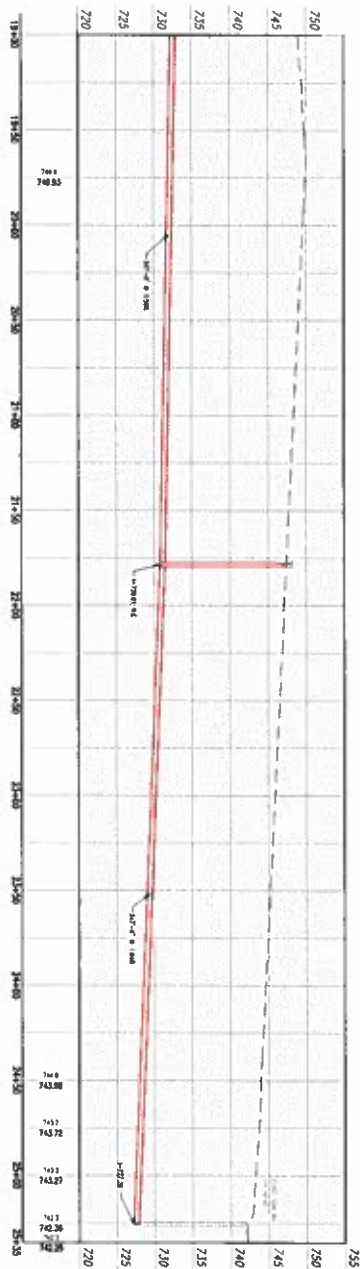
TOP HOSPITALITY, LLC.
2730 UNIVERSITY BLVD.
HOUSTON, TEXAS 77005
PHONE: 312-404-6735

PLAN & PROFILE
NEW HORIZON HOTELS
TINLEY PARK, IL

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
630-255-4776

NO.	DATE	REVISION
1	01/11/08	REVISED FOR ALIQUOT/AMC
2	02/07/08	REVISED FOR ALIQUOT

SHEET
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7 OF 18



TOP HOSPITALITY, LLC.
2730 UNIVERSITY BLVD.
HOUSTON, TEXAS 77005
PHONE: 312-404-8735

PLAN & PROFILE
NEW HORIZON HOTELS
TINLEY PARK, IL

ADVANTAGE
CONSULTING ENGINEERS

80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
630-320-4750

NO.	DATE	REVISION
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2	08/27/20	REVISED FOR ALLIANCE

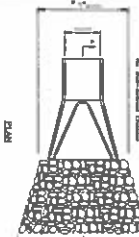
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8 OF 10

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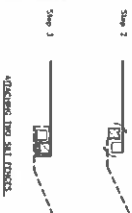
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Algeria	21.2	10.0	47	25	35	45	55	65	75	85	95	100	100	100	100	100	100	100	100
Algeria	21.2	10.0	47	25	35	45	55	65	75	85	95	100	100	100	100	100	100	100	100
Algeria	21.2	10.0	47	25	35	45	55	65	75	85	95	100	100	100	100	100	100	100	100
Algeria	21.2	10.0	47	25	35	45	55	65	75	85	95	100	100	100	100	100	100	100	100
Algeria	21.2	10.0	47	25	35	45	55	65	75	85	95	100	100	100	100	100	100	100	100
Algeria	21.2	10.0	47	25	35	45	55	65	75	85	95	100	100	100	100	100	100	100	100
Algeria	21.2	10.0	47	25	35	45	55	65	75	85	95	100	100	100	100	100	100	100	100
Algeria	21.2	10.0	47	25	35	45	55	65	75	85	95	100	100	100	100	100	100	100	100
Algeria	21.2	10.0	47	25	35	45	55	65	75	85	95	100	100	100	100	100	100	100	100
Algeria	21.2	10.0	47	25	35	45	55	65	75	85	95	100	100	100	100	100	100	100	100
Algeria																			

[illegible][illegible]

PAPER ORIENTED TO FLAT AREA



SALT FINGER



2. **Effect:** One side (back) of the second piece equals the end piece of the first piece. The other side (front) of the second piece equals the end piece of the first piece.

EFFECTS OF CHICK-DATE ESTIMATED QUANTITIES									
		4 - 1000 01		100000000 02		100000000 03		100000000 04	
100000000 01	100000000 02	100000000 03	100000000 04	100000000 05	100000000 06	100000000 07	100000000 08	100000000 09	100000000 10

(7) **STANDARD INQUIRY** based on a 4-7 letter alpha, a 7-9 letter and a 1-3 letter numeric val, with fields for alpha, numeric configuration

[illegible][illegible]

100



TOP HOSPITALITY, LLC.
2730 UNIVERSITY BLVD.
HOUSTON, TEXAS 77005
PHONE: 312-404-8735

SOIL EROSION AND
SEDIMENT CONTROL PLAN
NEW HORIZON HOTELS
TINLEY PARK, IL

ADVANTAGE
CONSULTING ENGINEERS

80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
TEL: 708-478-1100
WWW.ADVANTAGE-IL.COM

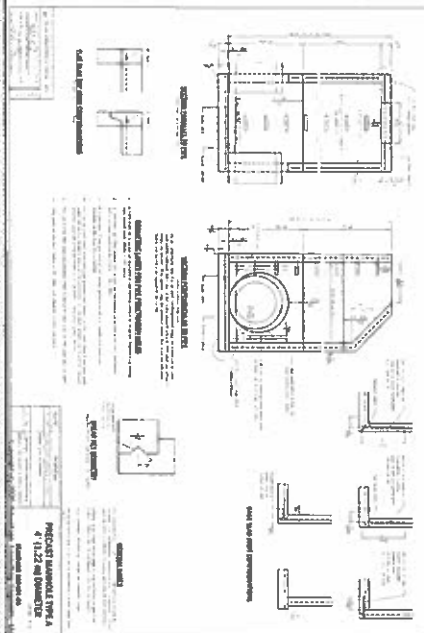
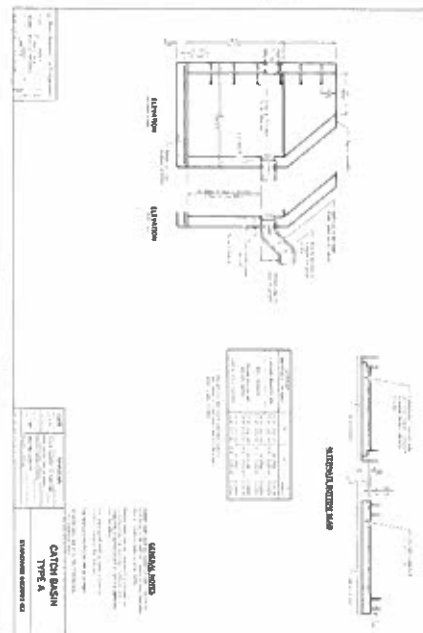
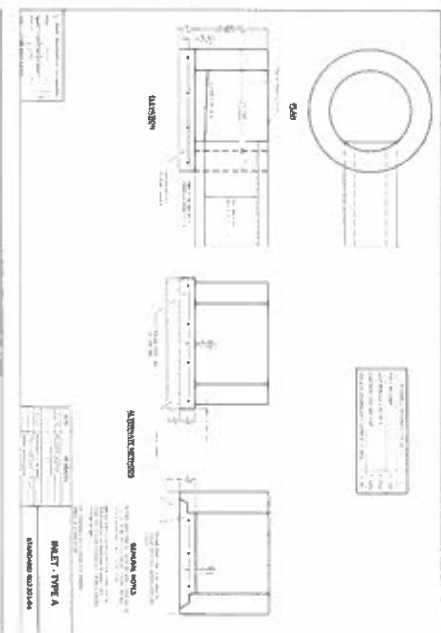
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2	08/11/11	ISSUED FOR PERMIT
3	08/11/11	ISSUED FOR PERMIT
4	08/11/11	ISSUED FOR PERMIT
5	08/11/11	ISSUED FOR PERMIT
6	08/11/11	ISSUED FOR PERMIT
7	08/11/11	ISSUED FOR PERMIT
8	08/11/11	ISSUED FOR PERMIT
9	08/11/11	ISSUED FOR PERMIT
10	08/11/11	ISSUED FOR PERMIT

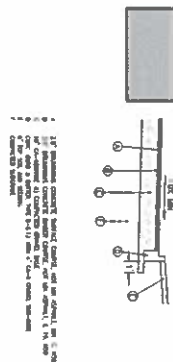
11 OF 11
SHEET
SEC3

SAVED BY THE BELL

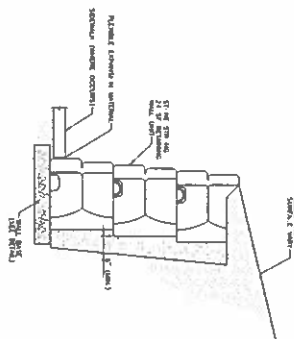
SAVED BY

1. **NAME:** [REDACTED] b6 b7C
 2. **DATE OF BIRTH:** [REDACTED] b6 b7C
 3. **PLACE OF BIRTH:** [REDACTED] b6 b7C
 4. **EDUCATION:** [REDACTED] b6 b7C
 5. **EMPLOYMENT:** [REDACTED] b6 b7C
 6. **RESIDENCE:** [REDACTED] b6 b7C
 7. **RELIGION:** [REDACTED] b6 b7C
 8. **POLITICAL AFFILIATION:** [REDACTED] b6 b7C
 9. **ACTIVITIES:** [REDACTED] b6 b7C
 10. **ASSOCIATIONS:** [REDACTED] b6 b7C
 11. **CHARACTER REFERENCES:** [REDACTED] b6 b7C
 12. **ADDITIONAL INFORMATION:** [REDACTED] b6 b7C
 13. **REMARKS:** [REDACTED] b6 b7C
 14. **SIGNATURE:** [REDACTED] b6 b7C
 15. **DATE:** [REDACTED] b6 b7C

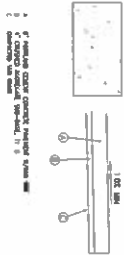




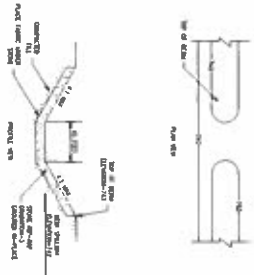
ASPHALT PAVEMENT SECTION
N.T.S.



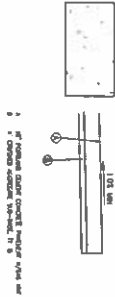
CANYON WALL CROSS SECTION
N.T.S.



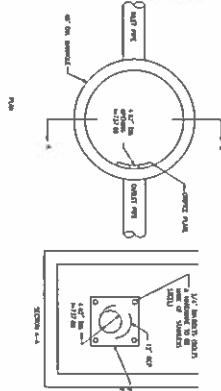
CONCRETE DRAINAGE SECTION
N.T.S.



OVERFLOW WEIR



DRAINAGE POND SECTION
N.T.S.



RESTRICTION DETAIL

TOP HOSPITALITY, LLC
2730 UNIVERSITY BLVD.
HOUSTON, TEXAS 77005
PHONE: 312-404-6735

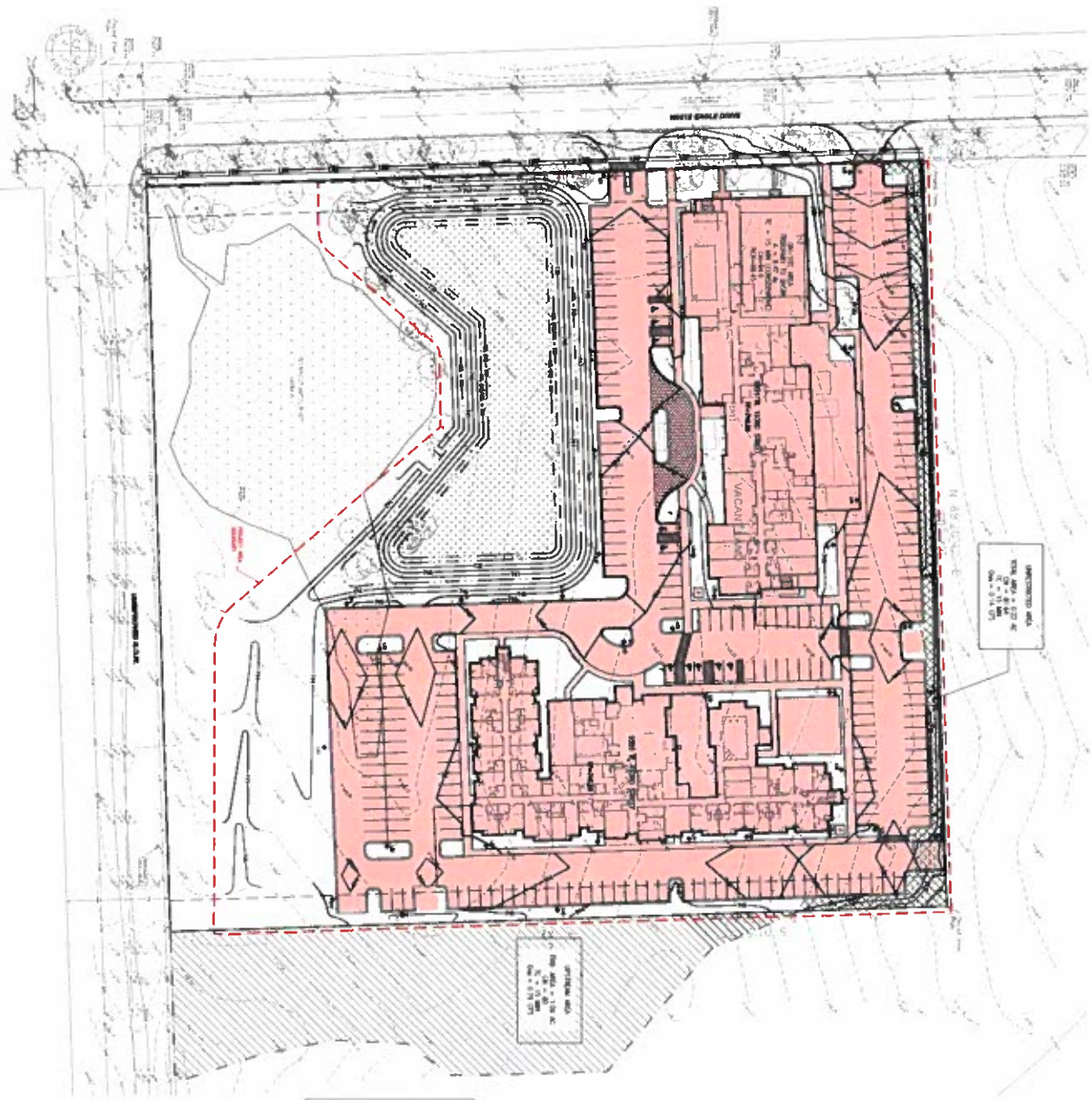
DETAILS
NEW HORIZON HOTELS
TINLEY PARK, IL

ADVANTAGE
CONSULTING ENGINEERS

60 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
617-285-4738

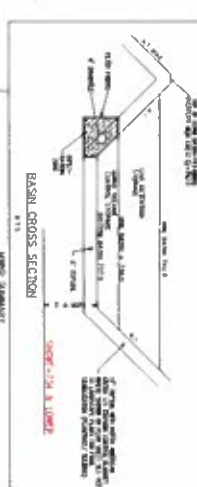
NO.	DATE	REVISION
1	01/17/24	REVISED FOR ALLIANCE PROJECT
2	01/17/24	REVISED FOR ALLIANCE PROJECT
3		
4		
5		

SHEET
03
13 OF 13



UNDEVELOPED AREA
 TOTAL AREA = 2.27 AC
 TOTAL IMP. AREA = 1.14 AC
 TOTAL IMP. COEFF. = 0.50

EXISTING LOT AREA
 TOTAL LOT AREA = 2.27 AC
 TOTAL IMP. AREA = 1.14 AC
 TOTAL IMP. COEFF. = 0.50



LEGEND

EXISTING LOT AREA
 TOTAL LOT AREA = 2.27 AC
 TOTAL IMP. AREA = 1.14 AC
 TOTAL IMP. COEFF. = 0.50

NOTES

1. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MCDONOUGH STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS AND BRIDGES, 1995 EDITION, WITH 2000 AND 2002 SUPPLEMENTS.

2. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MCDONOUGH STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS AND BRIDGES, 1995 EDITION, WITH 2000 AND 2002 SUPPLEMENTS.

3. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MCDONOUGH STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS AND BRIDGES, 1995 EDITION, WITH 2000 AND 2002 SUPPLEMENTS.



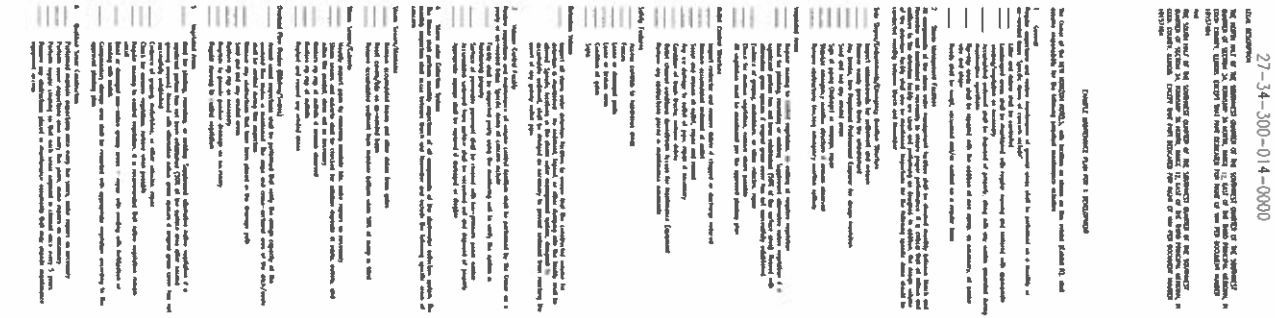
TOP HOSPITALITY, LLC.
 2730 UNIVERSITY BLVD.
 HOUSTON, TEXAS 77005
 PHONE: 312-404-6735

DRAINAGE AREA EXHIBIT
NEW HORIZON HOTELS
TINLEY PARK, IL

ADVANTAGE
 CONSULTING ENGINEERS
 80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
 631-254-4700 www.advantage.com

NO.	DATE	REVISION	BY
1	01/11/10	REVISED FOR PLANNING	ADVANTAGE
2	01/11/10	REVISED FOR PLANNING	ADVANTAGE

DR1
 14 OF 14



STORM WATER VOLUME, GALLONS	
DETENTION VOLUME REQUIRED	2.86 AC FT
DETENTION VOLUME PROVIDED	3.86 AC FT
VOLUME CONTROL REQUIRED	0.46 AC FT
VOLUME CONTROL PROVIDED	0.52 AC FT

PIN: 27-34-300-013-0000
27-34-300-014-0000

NO	DATE	REMARKS
1	01/11/20	REMOVED PER VILLAGE/AMRACC
2	01/21/20	REMOVED PER VILLAGE

ADVANTAGE
CONSULTING ENGINEERS
60 MAIN STREET • SUITE 17 • LEMONT, ILLINOIS 60439
(630) 280-4750 www.advantage-engineers.com

EXHIBIT R
NEW HORIZON HOTELS
TINLEY PARK, IL

TOP HOSPITALITY, LLC.
2730 UNIVERSITY BLVD.
HOUSTON, TEXAS 77005
PHONE: 312-404-6735



TOP HOSPITALITY, LLC.
2730 UNIVERSITY BLVD.
HOUSTON, TEXAS 77005
PHONE: 312-404-6735

INLET AREA EXHIBIT
NEW HORIZON HOTELS
TINLEY PARK, IL

ADVANTAGE
CONSULTING ENGINEERS

80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
647-280-4100

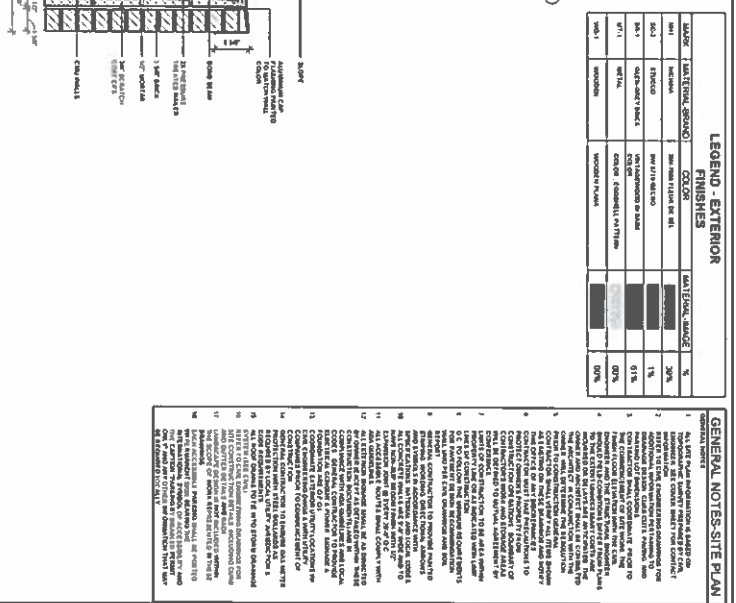
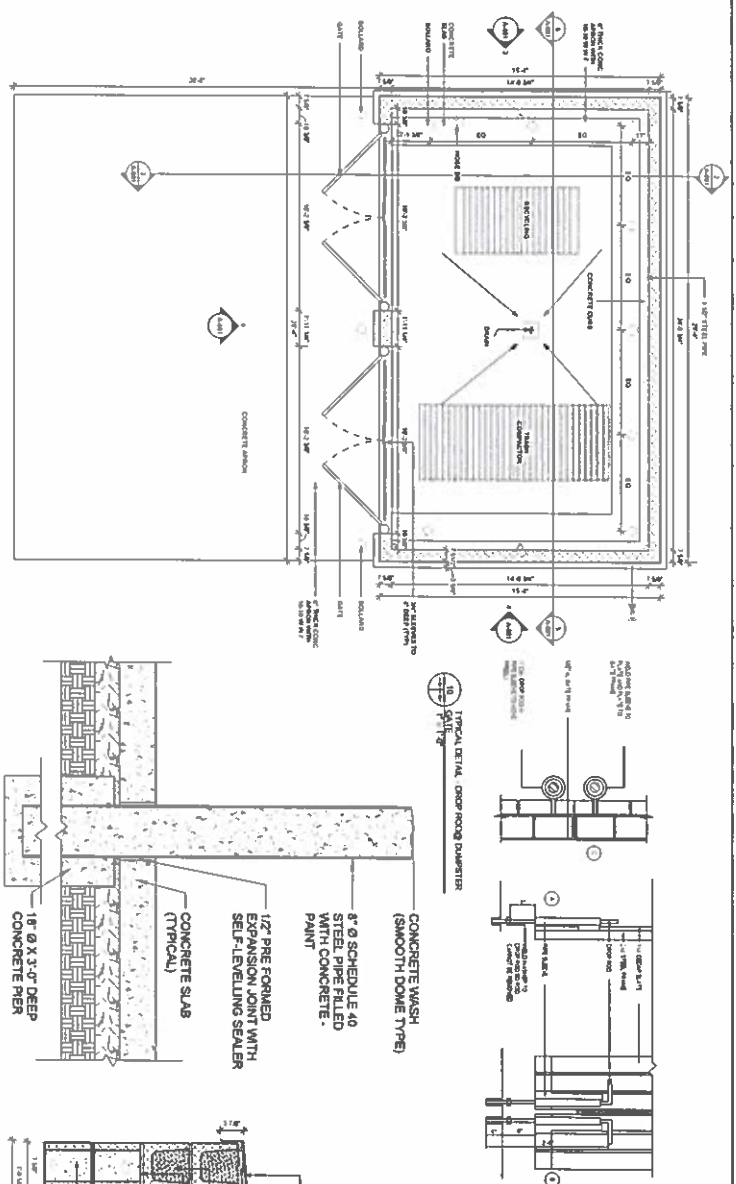
NO	DATE	REVISION
1	01/17/20	REVISED FOR RELEASE/REWORK
2	01/21/20	REVISED FOR RELEASE

18 OF 18
DMS
SHEET

LEGEND - EXTERIOR FINISHES				
SYMBOL	FINISH	APPLY TO	APPLY TO	%
1	CONCRETE	CONCRETE	CONCRETE	100%
2	PAINT	PAINT	PAINT	100%
3	STAIN	STAIN	STAIN	100%
4	GRASS	GRASS	GRASS	100%
5	ROCK	ROCK	ROCK	100%
6	WOOD	WOOD	WOOD	100%

GENERAL NOTES SITE PLAN

1. ALL EXTERIOR FINISHES SHALL BE AS SHOWN ON THE SITE PLAN.
2. ALL EXTERIOR FINISHES SHALL BE APPLIED TO THE EXTERIOR SURFACE OF THE CONCRETE.
3. ALL EXTERIOR FINISHES SHALL BE APPLIED TO THE EXTERIOR SURFACE OF THE CONCRETE.
4. ALL EXTERIOR FINISHES SHALL BE APPLIED TO THE EXTERIOR SURFACE OF THE CONCRETE.
5. ALL EXTERIOR FINISHES SHALL BE APPLIED TO THE EXTERIOR SURFACE OF THE CONCRETE.
6. ALL EXTERIOR FINISHES SHALL BE APPLIED TO THE EXTERIOR SURFACE OF THE CONCRETE.
7. ALL EXTERIOR FINISHES SHALL BE APPLIED TO THE EXTERIOR SURFACE OF THE CONCRETE.
8. ALL EXTERIOR FINISHES SHALL BE APPLIED TO THE EXTERIOR SURFACE OF THE CONCRETE.
9. ALL EXTERIOR FINISHES SHALL BE APPLIED TO THE EXTERIOR SURFACE OF THE CONCRETE.
10. ALL EXTERIOR FINISHES SHALL BE APPLIED TO THE EXTERIOR SURFACE OF THE CONCRETE.



BASE4

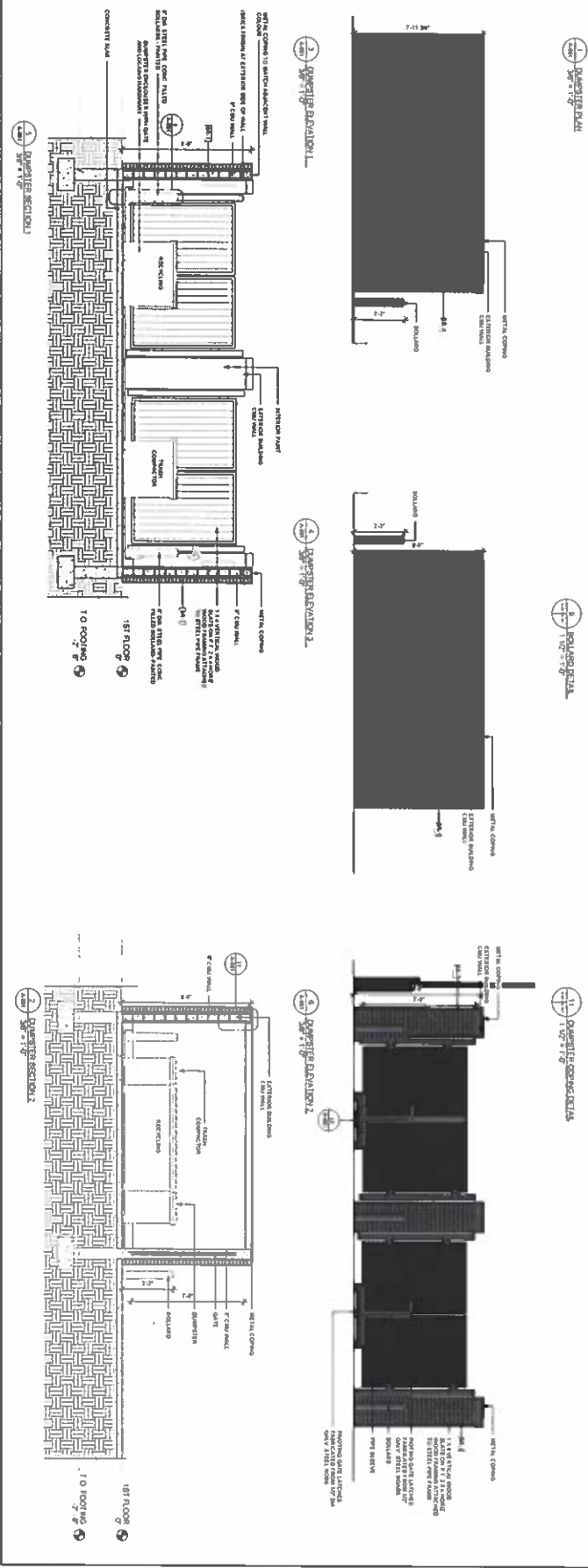
200 CLAY ADOBE ROAD #114
DALLAS, TEXAS 75247
TEL: 214-343-1144
WWW.BASE4.COM

INDICATED / BASE QUALITY / AA
CONCRETE FINISHES R. 2000

TOP
Hospitality
1400 Yehoung Road
Houston, TX 77057
TEL: 281-461-2525

COURTYARD
BY RAINBLOTT

DESIGNED BY RAINBLOTT
2019.12.13
REVISED FOR
CONCRETE



ISSUED FOR PC STAFF
REVIEW
2020.07.22
DESIGNED BY RAINBLOTT
2019.12.13
REVISED FOR
CONCRETE

DESIGNED BY RAINBLOTT
2019.12.13
REVISED FOR
CONCRETE

DESIGNED BY RAINBLOTT
2019.12.13
REVISED FOR
CONCRETE

DESIGNED BY RAINBLOTT
2019.12.13
REVISED FOR
CONCRETE

[illegible]

TOP
Hospitality
143 Whitting Road
Wheatridge 2, 80090
312 404 6175

COURTYARD
ST MARRIOTT

Q	ISSUED	DESCRIPTION
AO	2010 12 13	ISSUED FOR PERMIT

Technical drawing of a dark gray rectangular sign with white text and dimensions. The sign features the word "COURTYARD" in large, bold, sans-serif capital letters, with "BY MARRIOTT" in smaller, spaced-out, sans-serif capital letters below it. The dimensions are indicated by lines and text: the top width is 3' - 0" (split into 1' - 0" and 1' - 9"), the right height is 5' - 10 3/4", and the bottom height is 5' - 6 3/4".

3' - 0"

1' - 0"

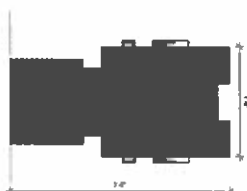
1' - 9"

5' - 10 3/4"

5' - 6 3/4"

COURTYARD

BY MARRIOTT



MONUMENT SPECIFICATIONS

Monument Specifications:
Construction: Aluminum angle frames with .125" aluminum
3/8x3/8x1/8" style plates
Rear Counterplate: Routed aluminum with becker panel
Measurement: OE, WMA LED's
Exterior Finish: Pure Platinum® 45K gray, satin finish, and
Pavement 8772 Silver, satin finish
Interior Finish: Pure Platinum® satin finish

Measurement: These Specifications:
Rear Counterplate: Routed aluminum with becker panel
Rear Counterplate: Routed aluminum 45K gray, satin finish
Rear Counterplate: Routed aluminum 45K gray, satin finish
"Coverplate" and "Warranty" to appear without cutting the day
and aluminum with cut in regions.

Pipe Core Specifications:
"Preferred method to have brackets more match looking
hinged plates (upon touch, etc. provided by general
contractor)
Construction: Aluminum angle frame with .080" aluminum
slats
Exterior Finish: Pure Platinum® 45K25P brushed
Aluminum, satin finish

[illegible]

LEGEND - EXTERIOR FINISHES					
	DATE/FINISH	COLOR	DATE/FINISH	%	
0448R	BAYVIEW		BAYVIEW	30%	
0411	MEDUSA				
0420	BYWOOD			1%	
0412	SEA			01%	
0411	DASH-DIEB'S BARKS				
0770	WETFA			09%	
0410	WOODSHED				
0410	WOODSHED IN JUNE			09%	

**ISSUED FOR PC STAFF
REVIEW**

३

INDEX

SUBJECT NAME

MONUMENT SIGN DETAIL

A-002





BASE4

2017 CMAT (COURT) NO. 14
14000 (S) 14000 (S) 14000 (S) 14000 (S)
14000 (S) 14000 (S) 14000 (S) 14000 (S)
14000 (S) 14000 (S) 14000 (S) 14000 (S)



TOP
Hospitality
14000 (S) 14000 (S) 14000 (S) 14000 (S)
14000 (S) 14000 (S) 14000 (S) 14000 (S)

COURTYARD

14000 (S) 14000 (S) 14000 (S) 14000 (S)	14000 (S) 14000 (S) 14000 (S) 14000 (S)
14000 (S) 14000 (S) 14000 (S) 14000 (S)	14000 (S) 14000 (S) 14000 (S) 14000 (S)

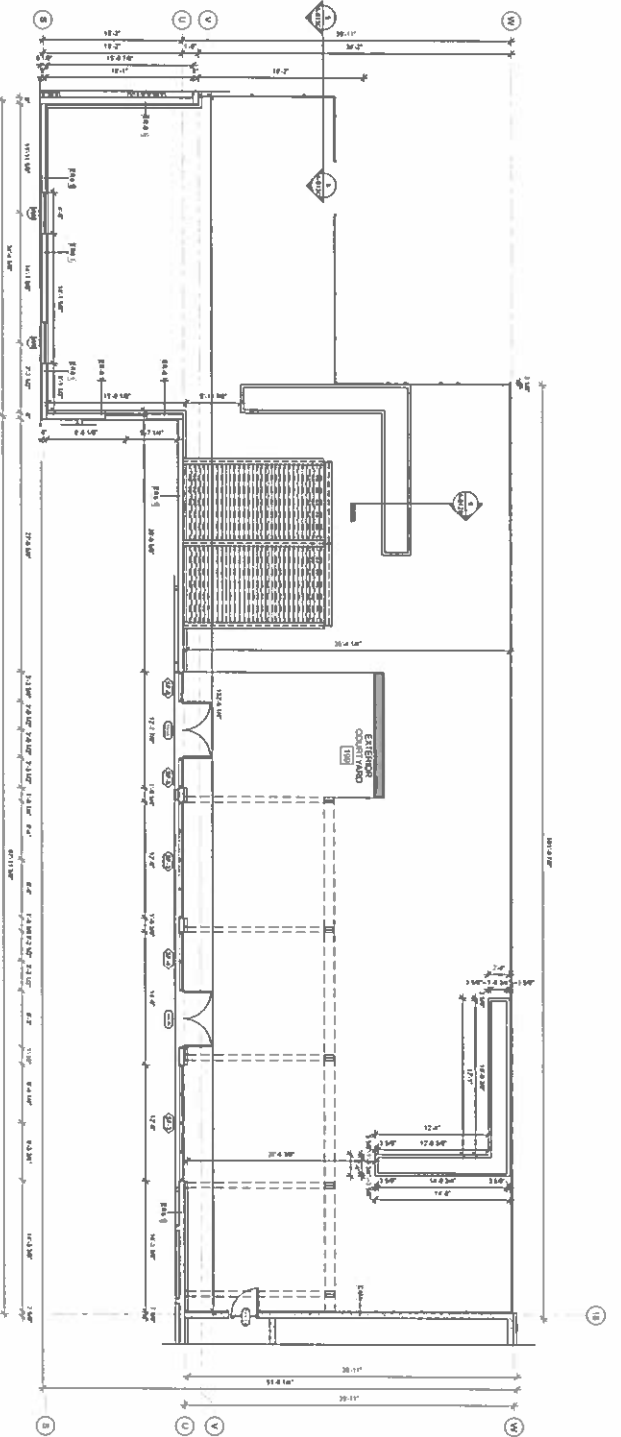
ISSUED FOR PC STAFF REVIEW

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RC
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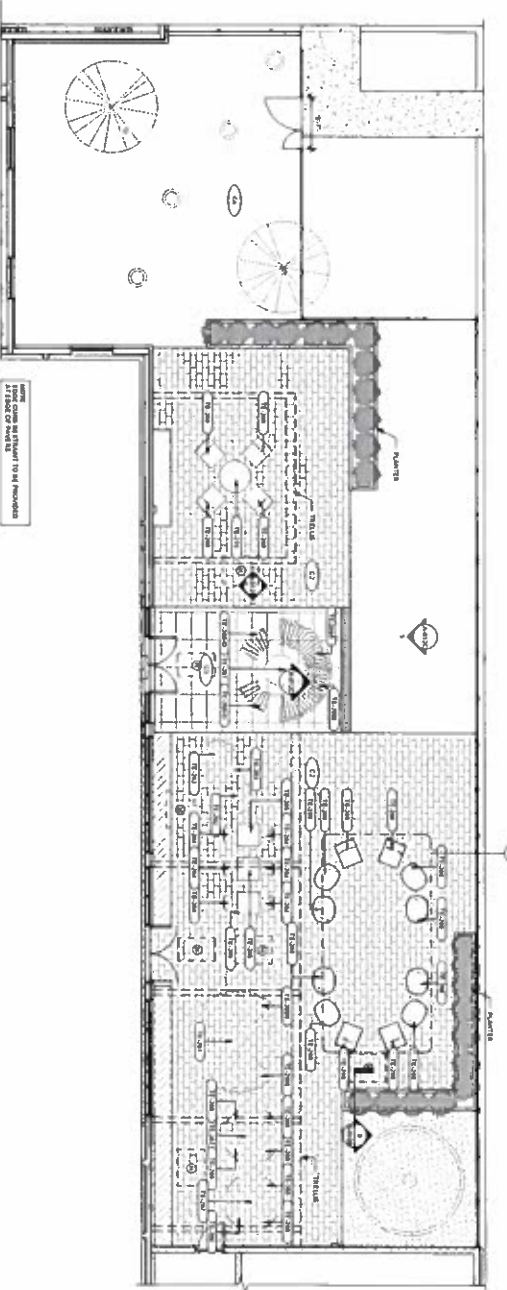
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14000 (S) 14000 (S) 14000 (S) 14000 (S)	14000 (S) 14000 (S) 14000 (S) 14000 (S)

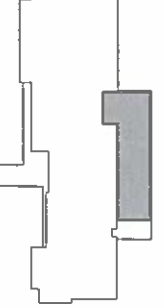
14000 (S) 14000 (S) 14000 (S) 14000 (S)	14000 (S) 14000 (S) 14000 (S) 14000 (S)
14000 (S) 14000 (S) 14000 (S) 14000 (S)	14000 (S) 14000 (S) 14000 (S) 14000 (S)



14000 (S) 14000 (S) 14000 (S) 14000 (S)



14000 (S) 14000 (S) 14000 (S) 14000 (S)



14000 (S) 14000 (S) 14000 (S) 14000 (S)



BASE4

201 CENT. HOSPITAL ROAD, 1114
NORTH AVENUE, SUITE 100
REHOBOTH BEACH, FL 33441
5603 NW 108TH DR
CORAL SPRINGS, FL 33065



TOP
Hospitality
1413 Williams Road
Miami, FL 33130
305.468.8125

COURTYARD
BY ARCHITECT

NO.	REVISION	DATE
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02	REVISED	01/11/2018

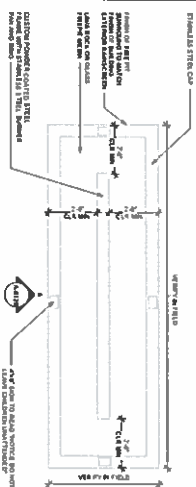
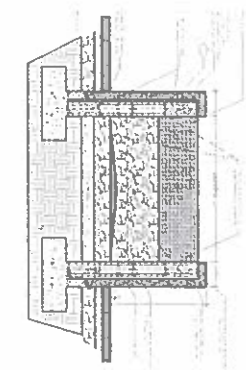
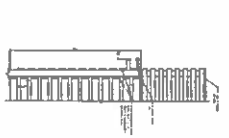
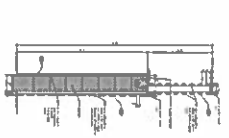
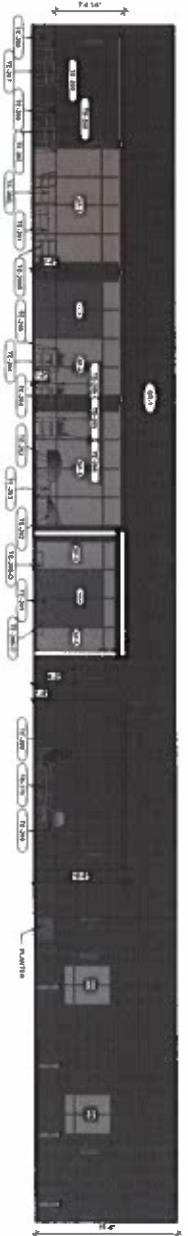
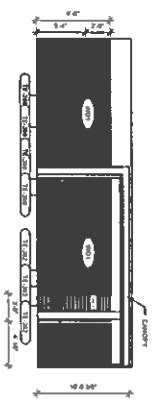
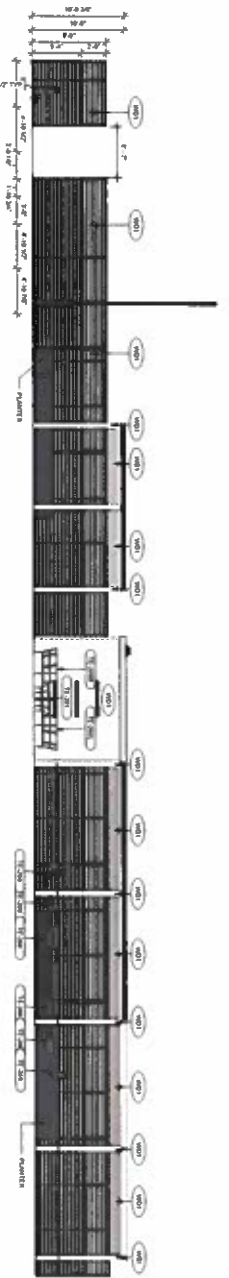
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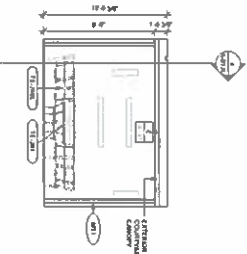
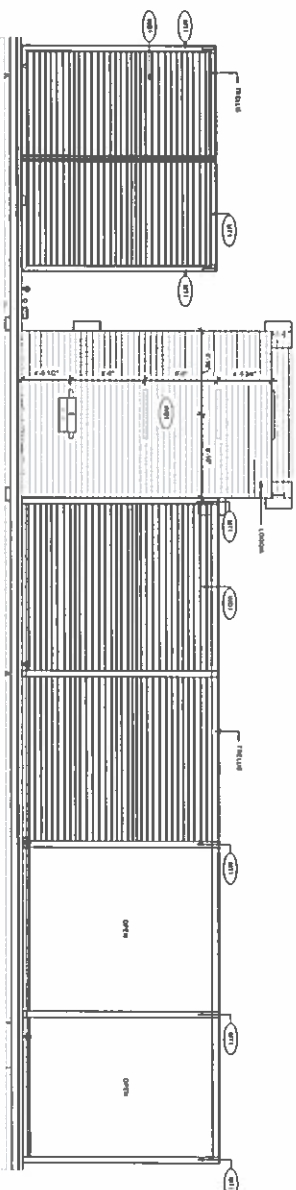
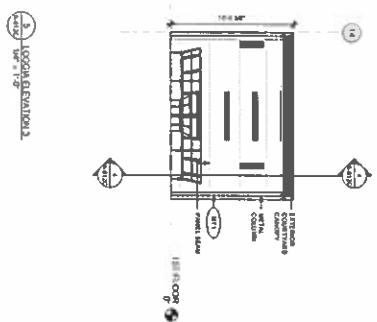
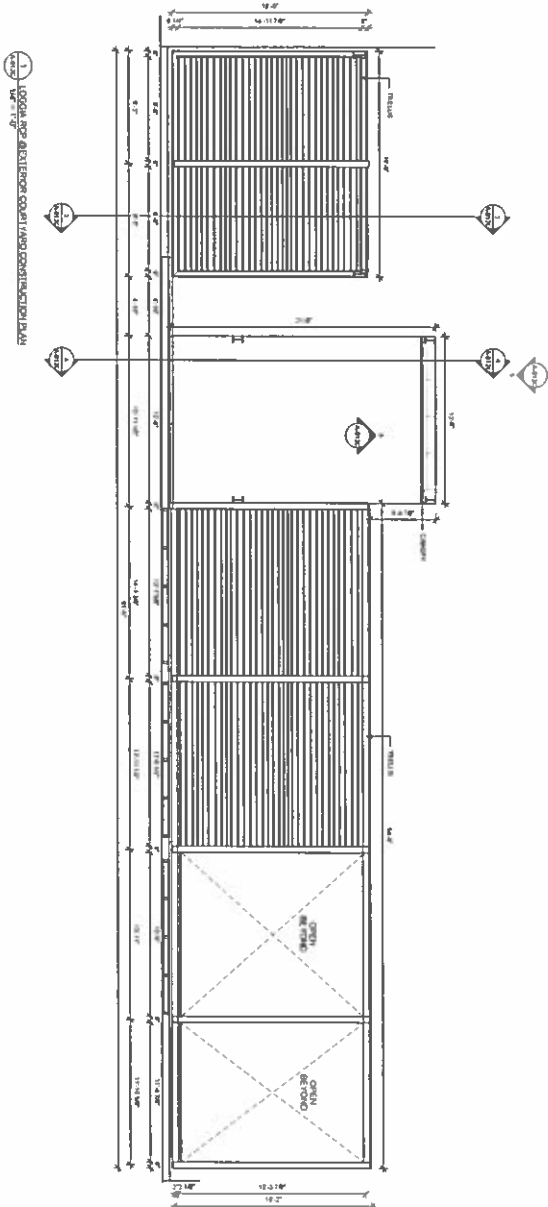
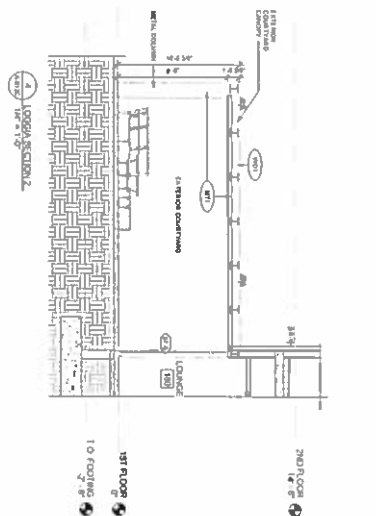
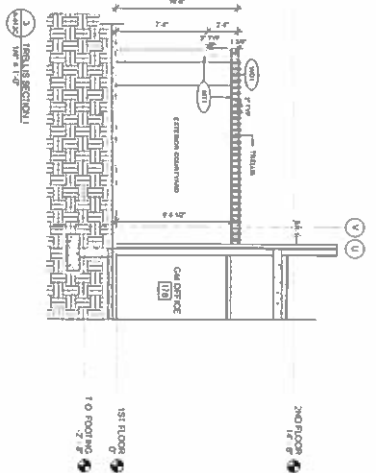
2018.07.12

REVISED

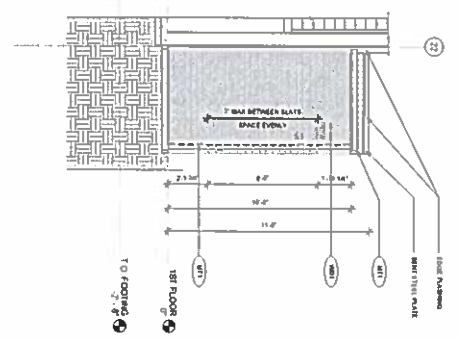
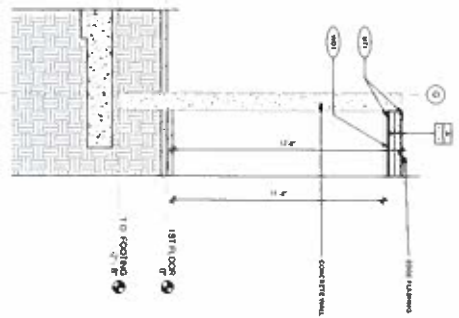
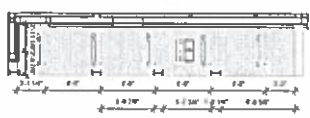
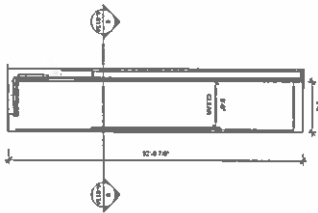
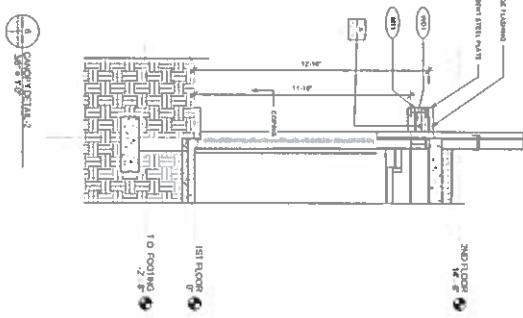
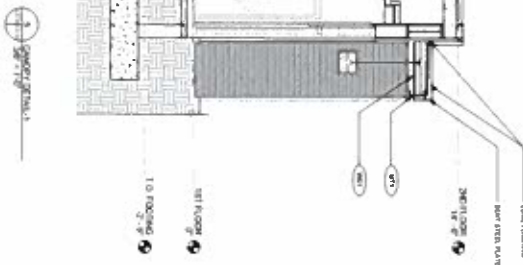
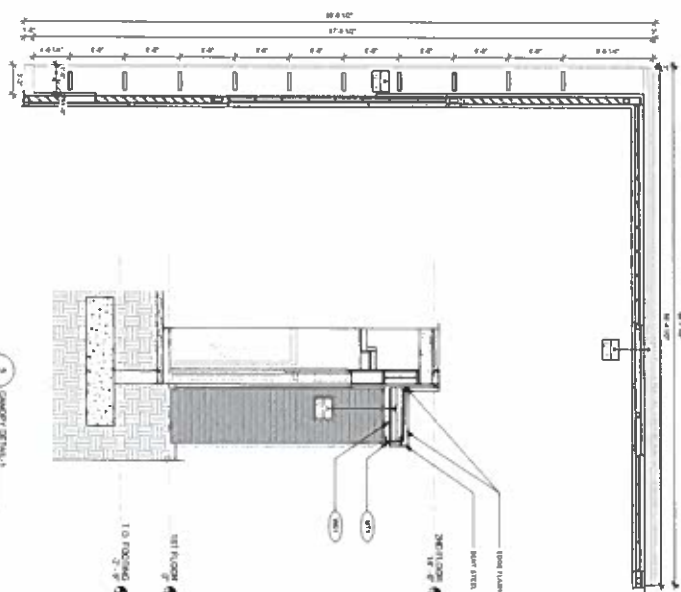
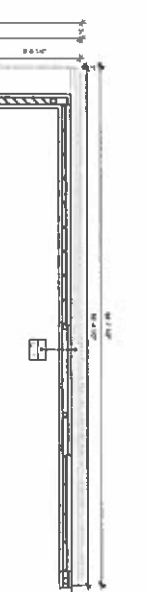
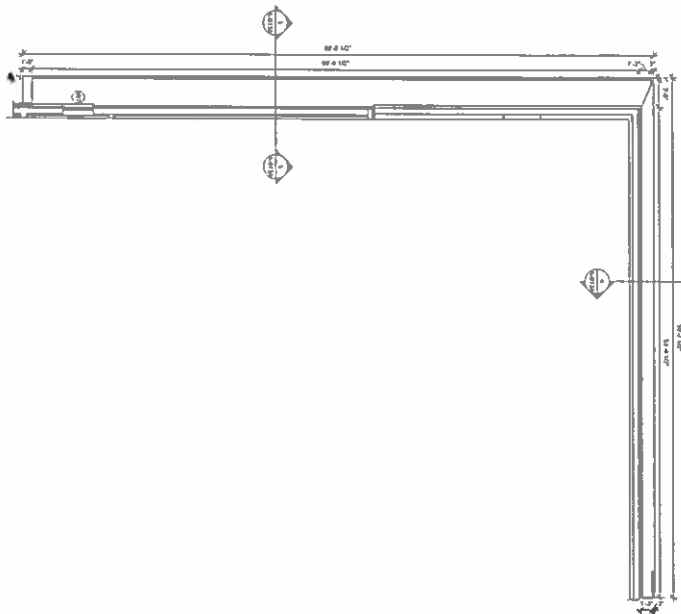
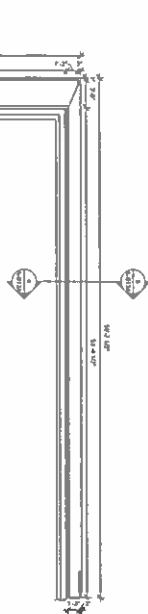
04-10-1801

A-012B



[illegible][illegible][illegible]

ISSUED FOR PC STAFF REVIEW	
DATE: 07/27/2010	TIME: 09:22
PC:	
REPORT:	
PC # / PAGES:	000-001 / 0001
PROJECT NAME:	
EXTERIOR COURTYARD LOGGIA TRELLIS	
DRAWING NO:	
A-012C	



 BASE4	<p>2021 C.H.A. INC. 1114 16000 BAYVIEW BLVD. SUITE 200 16000 BAYVIEW BLVD. SUITE 200 RICHMOND, VA 23136 TEL: 804.744.0000 FAX: 804.744.0001 WWW.BASE4.COM</p>	 TOP Hospitality						
<h1 style="margin: 0;">COURTYARD</h1> <p style="margin: 0;">by Marriott</p> <p style="margin: 0;">THEIR PLACE. &</p>								
<p style="font-size: small;">MARSHALL UNIVERSITY 1000 UNIVERSITY BLVD. MORGANTOWN, WV 26506 304.293.1111</p>								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; padding: 2px;">Q.1. ISSUED</th> <th style="width: 50%; padding: 2px;">DESCRIPTION</th> </tr> <tr> <td style="padding: 2px;">RD 2011.13</td> <td style="padding: 2px;">REDESIGN</td> </tr> <tr> <td style="padding: 2px;">PERMAN</td> <td style="padding: 2px;"></td> </tr> </table>	Q.1. ISSUED	DESCRIPTION	RD 2011.13	REDESIGN	PERMAN			
Q.1. ISSUED	DESCRIPTION							
RD 2011.13	REDESIGN							
PERMAN								
<p>ISSUED FOR PC STAFF REVIEW</p> <p>2006.09.22</p> <p>PC</p> <p>RD/LEP</p> <p>DA-13-1001</p> <p>SHEET NAME</p>								
<p>DRAWING NO</p> <p>A-013A</p>								



BASE4

200 CLARK ACADE ROAD #114
SANTA ANA, CA 92701
REDACTED / BASE4 CONSULTING
5601 JAWA STREET
COSTA MESA, CA 92626



TOP
Hospitality
1400 Westinghouse Blvd
West Covina, CA 91769
917-401-1132

COURTYARD
BY MARIOTT
THE RITZ-CARLTON
10000 RITZ-CARLTON DRIVE
DALLAS, TEXAS 75219

NO.	DATE	DESCRIPTION
01	2019.11.13	DESIGN FOR
02	2019.11.13	DESIGN FOR

ISSUED FOR PC STAFF
REVIEW

2008.09.22

REVISED

REVISED

REVISED

DESIGNED BY
A-013C

CEILING FINISH LEGEND

- 1. ALL CEILING FINISHES SHALL BE AS SHOWN.
- 2. ALL CEILING FINISHES SHALL BE AS SHOWN.
- 3. ALL CEILING FINISHES SHALL BE AS SHOWN.
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- 9. ALL CEILING FINISHES SHALL BE AS SHOWN.
- 10. ALL CEILING FINISHES SHALL BE AS SHOWN.

GENERAL FLOOR PLAN NOTES

- 1. ALL FLOOR FINISHES SHALL BE AS SHOWN.
- 2. ALL FLOOR FINISHES SHALL BE AS SHOWN.
- 3. ALL FLOOR FINISHES SHALL BE AS SHOWN.
- 4. ALL FLOOR FINISHES SHALL BE AS SHOWN.
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- 10. ALL FLOOR FINISHES SHALL BE AS SHOWN.

GENERAL ROP NOTES

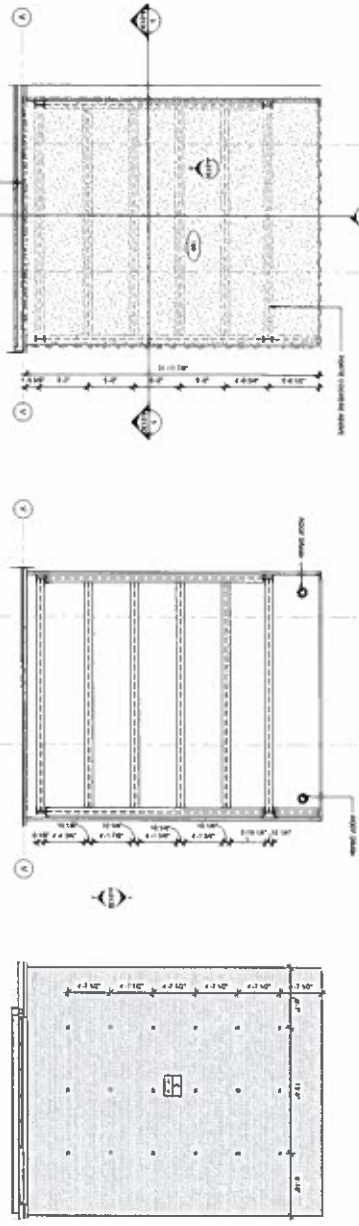
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- 9. ALL ROP FINISHES SHALL BE AS SHOWN.
- 10. ALL ROP FINISHES SHALL BE AS SHOWN.

GENERAL NOTE - ENLARGED

- 1. ALL ENLARGED FINISHES SHALL BE AS SHOWN.
- 2. ALL ENLARGED FINISHES SHALL BE AS SHOWN.
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GENERAL NOTE FOR LEGENDS

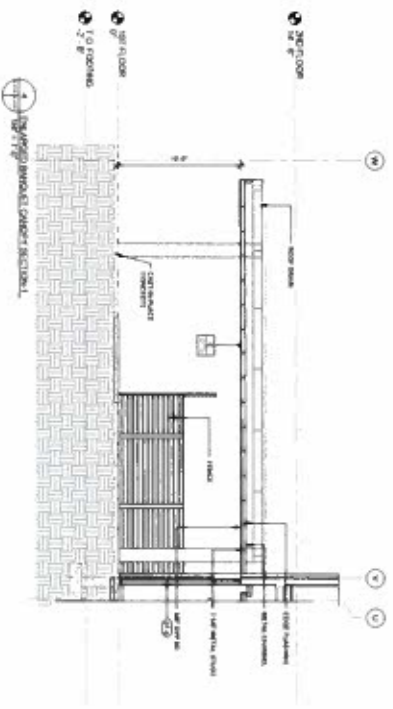
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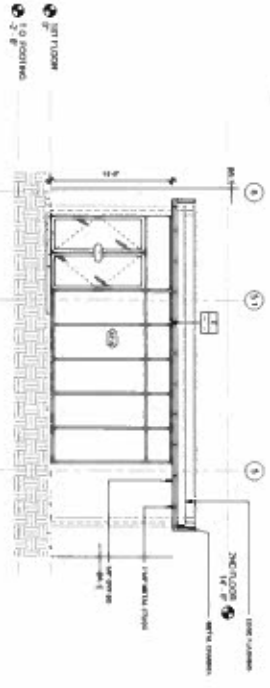
ENLARGED CANOPY ROOF PLAN

ENLARGED CANOPY ROOF PLAN

ENLARGED CANOPY ROOF PLAN



ENLARGED CANOPY ROOF SECTION



ENLARGED CANOPY ROOF SECTION



1st FLOOR

ENLARGED CANOPY ROOF SECTION

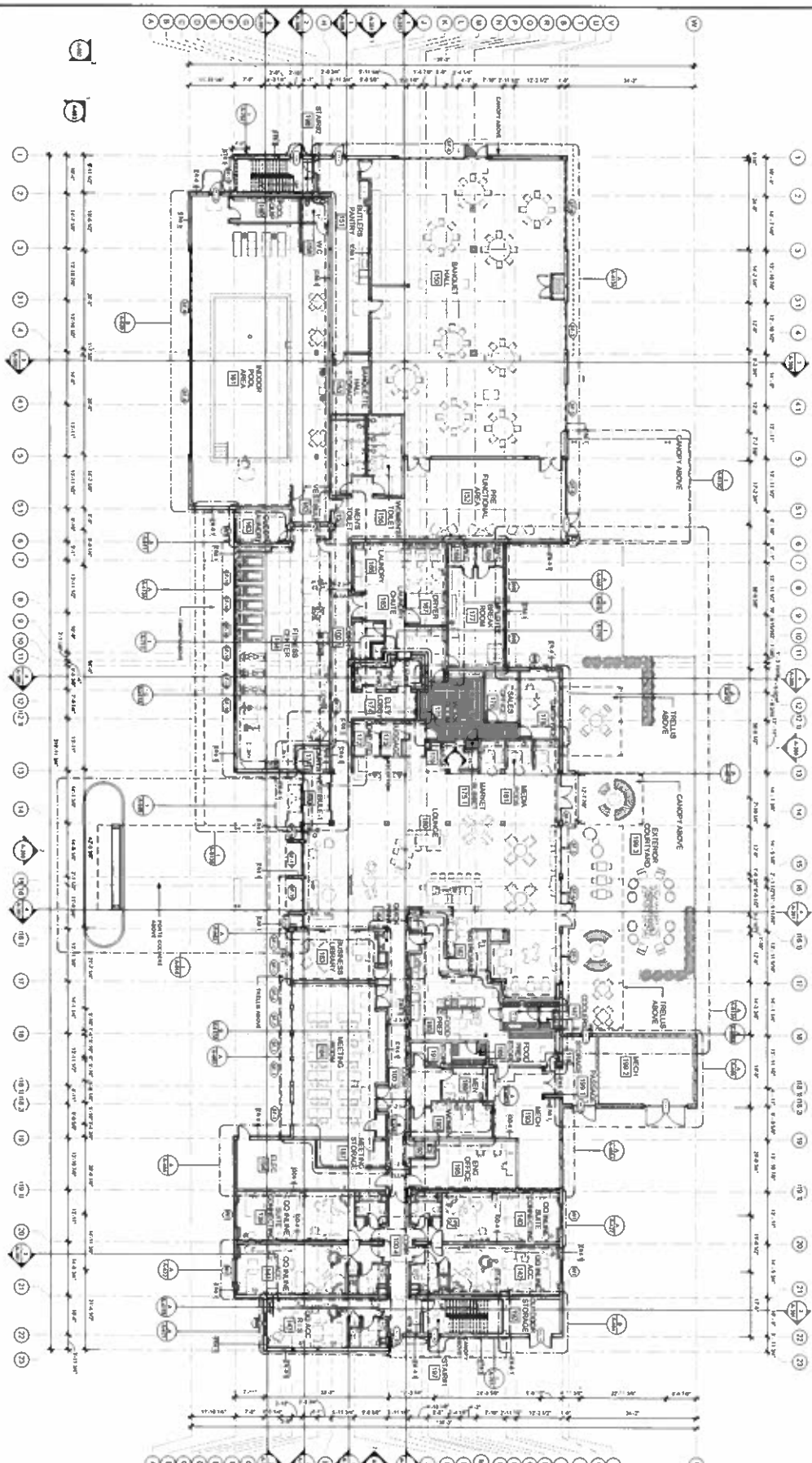
ENLARGED CANOPY ROOF SECTION

GENERAL FLOOR PLAN NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL WALLS ARE 12" THICK UNLESS NOTED OTHERWISE.
3. ALL FLOORS ARE CONCRETE UNLESS NOTED OTHERWISE.
4. ALL ROOFS ARE FLAT UNLESS NOTED OTHERWISE.
5. ALL EXTERIOR WALLS ARE 16" THICK UNLESS NOTED OTHERWISE.
6. ALL EXTERIOR ROOFS ARE FLAT UNLESS NOTED OTHERWISE.
7. ALL EXTERIOR FLOORS ARE CONCRETE UNLESS NOTED OTHERWISE.
8. ALL EXTERIOR WALLS ARE 16" THICK UNLESS NOTED OTHERWISE.
9. ALL EXTERIOR ROOFS ARE FLAT UNLESS NOTED OTHERWISE.
10. ALL EXTERIOR FLOORS ARE CONCRETE UNLESS NOTED OTHERWISE.

PROJECT NOTES

1. THIS FLOOR PLAN IS A PRELIMINARY DESIGN.
2. THIS FLOOR PLAN IS A PRELIMINARY DESIGN.
3. THIS FLOOR PLAN IS A PRELIMINARY DESIGN.
4. THIS FLOOR PLAN IS A PRELIMINARY DESIGN.
5. THIS FLOOR PLAN IS A PRELIMINARY DESIGN.
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8. THIS FLOOR PLAN IS A PRELIMINARY DESIGN.
9. THIS FLOOR PLAN IS A PRELIMINARY DESIGN.
10. THIS FLOOR PLAN IS A PRELIMINARY DESIGN.



1ST FLOOR PLAN

BASE4

2010 CLAY MOORE ROAD, 1114
 11800 401, SUITE 100, DALLAS, TX 75243
 (214) 343-1111
 WWW.BASE4.COM

TOP

Hospitality
 1400 Westinghouse Blvd
 Suite 1000
 Dallas, TX 75243
 (214) 343-1111

ISSUED FOR PC STAFF

REVIEW

DATE: 02/03/12

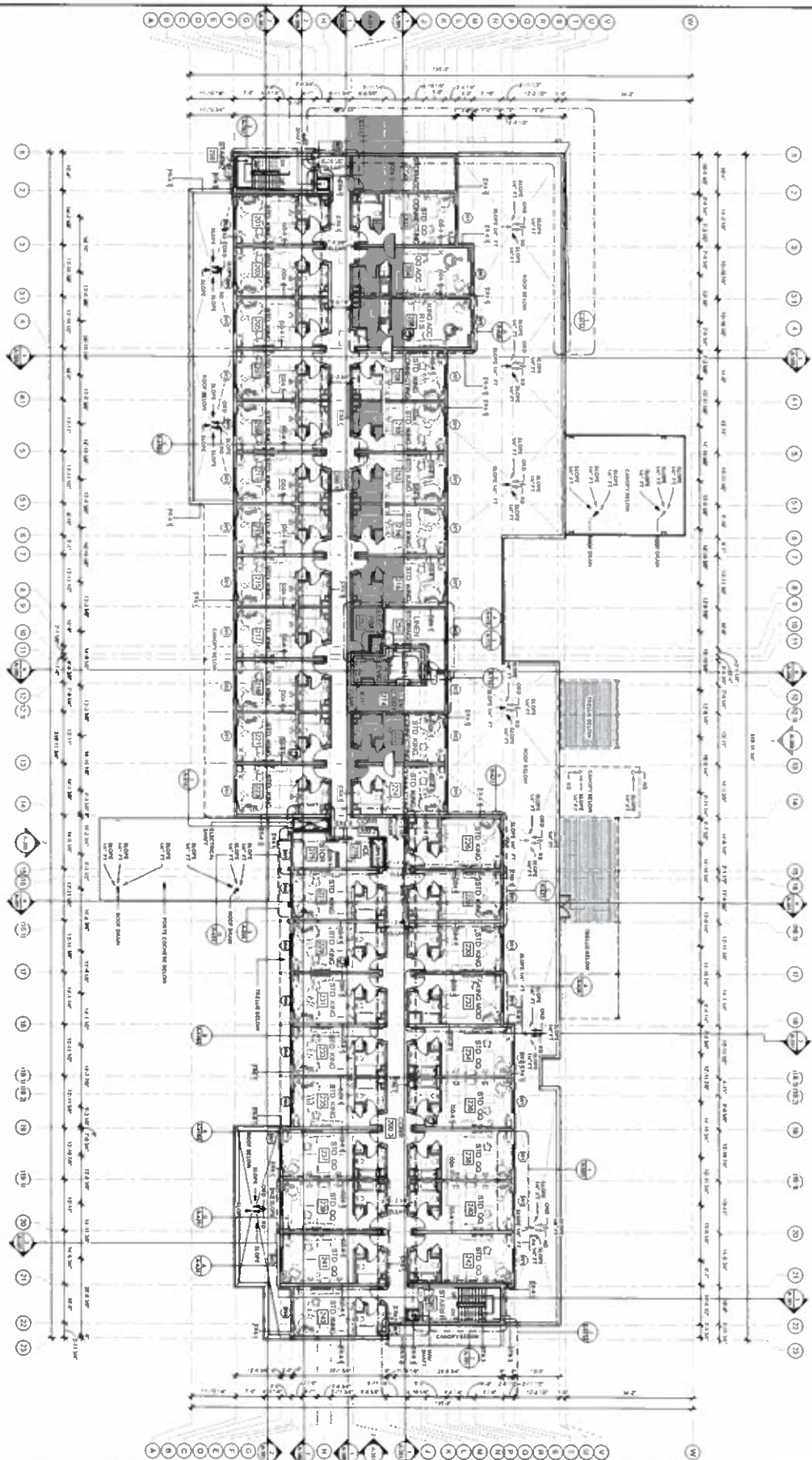
BY: RNC

FOR: RNC

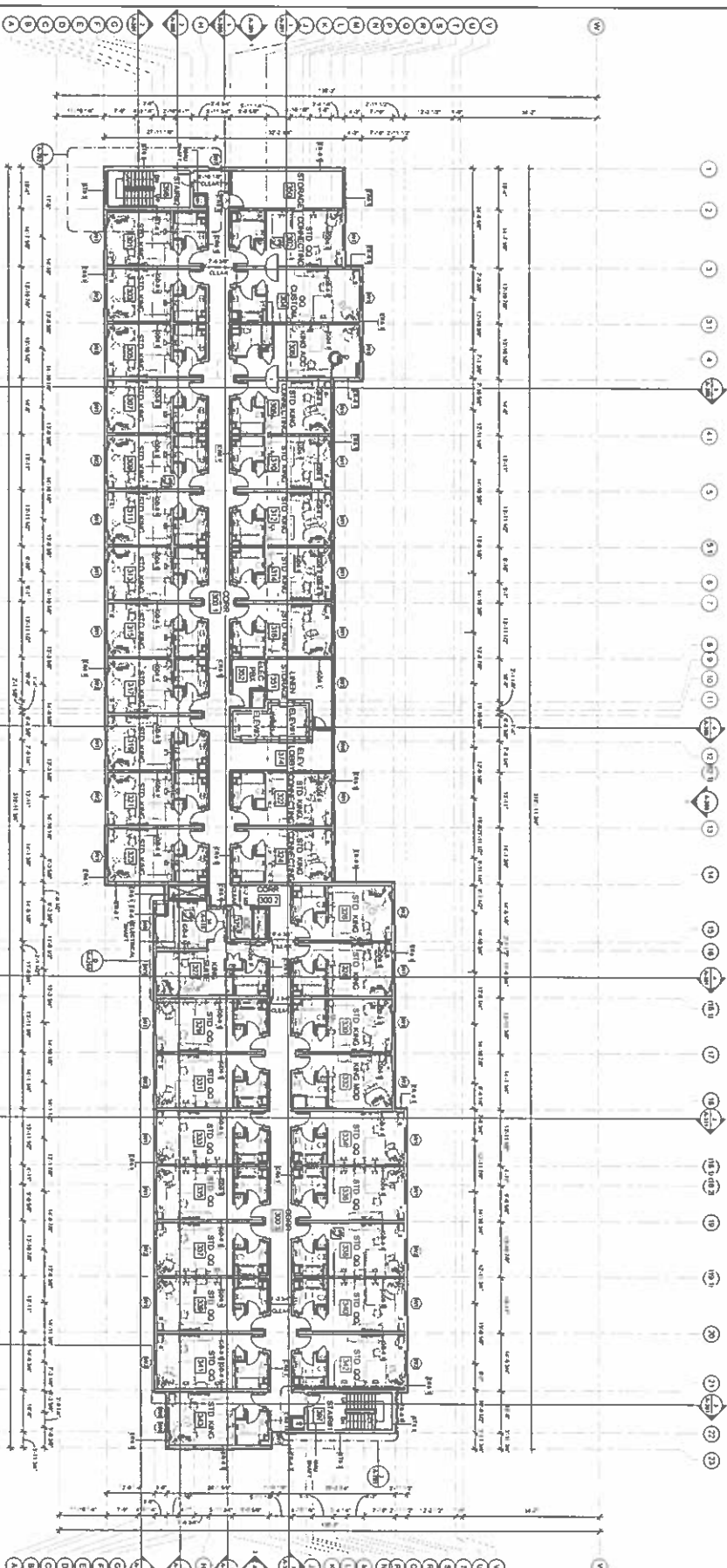
PROJECT: BASE4

1ST FLOOR PLAN

A-101

[illegible]

	BASE 4	2001 OLIVET AVENUE, SUITE 1114 ROCKWELL, TEXAS 75087 (972) 382-1114 FAX (972) 382-1115 WWW.ROCKWELLTX.COM		TOP Hospitality 1401 Main Street, Suite 1000 Dallas, Texas 75202 (214) 760-1111	COURTYARD 87 MARSHALL ST. DALLAS, TEXAS 75201 (214) 760-1111	ISSUED FOR PC STAFF REVIEW 2009 01 27 PC RBCP 2009 01 27 2ND FLOOR PLAN	A-102
---	---------------	---	---	---	--	---	--------------



GENERAL FLOOR PLAN NOTES

1. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.

2. ROOMS ARE TO BE FINISHED TO THE TOP OF THE FINISH FLOOR.

3. ALL ROOMS ARE TO BE FINISHED TO THE TOP OF THE FINISH FLOOR.

4. ALL ROOMS ARE TO BE FINISHED TO THE TOP OF THE FINISH FLOOR.

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14. ALL ROOMS ARE TO BE FINISHED TO THE TOP OF THE FINISH FLOOR.

15. ALL ROOMS ARE TO BE FINISHED TO THE TOP OF THE FINISH FLOOR.

16. ALL ROOMS ARE TO BE FINISHED TO THE TOP OF THE FINISH FLOOR.

17. ALL ROOMS ARE TO BE FINISHED TO THE TOP OF THE FINISH FLOOR.

18. ALL ROOMS ARE TO BE FINISHED TO THE TOP OF THE FINISH FLOOR.

19. ALL ROOMS ARE TO BE FINISHED TO THE TOP OF THE FINISH FLOOR.

20. ALL ROOMS ARE TO BE FINISHED TO THE TOP OF THE FINISH FLOOR.

21. ALL ROOMS ARE TO BE FINISHED TO THE TOP OF THE FINISH FLOOR.

22. ALL ROOMS ARE TO BE FINISHED TO THE TOP OF THE FINISH FLOOR.

BASE4

2001 CLARK AVE. SUITE 111A
 11000 20th Avenue SE
 BIRMINGHAM, AL 35205
 (205) 991-1000
 WWW.BASE4.COM

TOP
Hospitality
 1400 20th Avenue SE
 BIRMINGHAM, AL 35205
 (205) 991-1000
 WWW.TOP-HOSPITALITY.COM

COURTYARD

1400 20th Avenue SE
 BIRMINGHAM, AL 35205
 (205) 991-1000
 WWW.COURTYARD.COM

3RD FLOOR PLAN

1400 20th Avenue SE
 BIRMINGHAM, AL 35205
 (205) 991-1000
 WWW.3RDFLOORPLAN.COM

ISSUED FOR PC STAFF REVIEW

2020.03.22

RC

RECD

64-157-1001

3RD FLOOR PLAN

DRAWING NO. **A-103**

BASE4

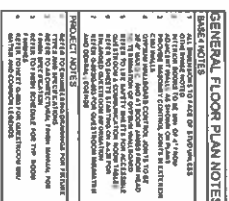
2001 CLARK AVE. SUITE 111A
 11000 20th Avenue SE
 BIRMINGHAM, AL 35205
 (205) 991-1000
 WWW.BASE4.COM

TOP

1400 20th Avenue SE
 BIRMINGHAM, AL 35205
 (205) 991-1000
 WWW.TOP-HOSPITALITY.COM

COURTYARD

1400 20th Avenue SE
 BIRMINGHAM, AL 35205
 (205) 991-1000
 WWW.COURTYARD.COM



BASIS-4
2901 W. MCORE ROAD, #714
BOCA RATON, FL 33433
+1(800)601.6000/BASIS-4 Website: Basis-4.com

RICARDO J. MUÑOZ QUINLET, AIA
5453 NW 105TH DR
CORAL SPRINGS, FL 33066



TOP
Hospitality
143 Whittington Road
Whittington IL 60090
312-468-6126

COURTYARD
BY MARRIOTT

(b)	estimated	10-30 June 1994
(c)	13-24 June 1994	estimated

**ISSUED FOR PC STAFF
REVIEW**

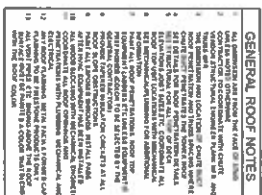
2020-01-20
RC
e, the available price

P4.157.10

4TH FLOOR PLAN

CHAWWICH MD

1
A-100
30'-0" = 1'-0"
ATH FLOOR PLAN



BASE 4

BASE 4
2001 CLARK MONROE ROAD, #114
10001 WILSONVILLE, OR 97154
+1 503 607 4000 ext 200 Fax: 503 607 4001
MICHAEL J. KANEZ, CHIEF, EHS
5603 NW 105TH DR
COVINGTON, IN 46038

TOP
Hospitality
143 Whiting Road
Whiting, IL 60090
312-604-6726

COURTYARD
BY MARRIOTT

Q1	STANDARD	18.30000000
Q2	PER 10 12 13	PERCENT

ISSUED FOR PC STAFF REVIEW	
CLERKING: Maria Jones	2008 01 17
EXAMINER:	PC
APPROVED:	RECORD
PC: 1.1.1	94-151-1801
SHEET NAME:	

A-105

CHANNEL LETTER SPECIFICATIONS

Channel Letter Specifications:
Construction: .057" aluminum channel letter with .063" aluminum back.
Face Material: 316 7223 white acrylic.
Trim Cap: 1" paint to match Pantone® 425 C grey, satin finish.
Illumination: GE White LED's as required.
Electrical: 120V, 15A, 60Hz, 1-phase.
Finish: Paint to match Pantone® 425 C grey, satin.
Interior Finish: Paint to match Pantone® 425 C grey, satin.
Channel Letter Face Specifications:
Face Material: 316 7223 white acrylic.



Model #	A	B	C	D	E
C-24-CL	24"	8.1116'	8.10916'	3.31106'	20.2916'
C-30-CL	30"	9.916'	9.916'	4.0516'	25.314'
C-36-CL	36"	11.716'	11.834'	4.91516'	30.378'
C-48-CL	48"	15.14'	15.7116'	6.514'	40.5316'

* Letter height determined by the height of the letter "C".

LEGEND - EXTERIOR FINISHES			
MARK	DESCRIPTION	MATERIAL	FINISH
1	ALUMINUM	ALUMINUM	30%
2	STAINLESS STEEL	STAINLESS STEEL	1%
3	GLASS	GLASS	1%
4	GLASS	GLASS	1%
5	GLASS	GLASS	1%
6	GLASS	GLASS	1%
7	GLASS	GLASS	1%
8	GLASS	GLASS	1%
9	GLASS	GLASS	1%
10	GLASS	GLASS	1%

GENERAL SIGNAGE NOTES

- ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:
- ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:
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- ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:

GENERAL ELEVATION NOTES

- ALL ELEVATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING NOTES:
- ALL ELEVATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING NOTES:
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- ALL ELEVATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING NOTES:



BASE4

2000 N. 10TH AVE.
SUITE 100
DENVER, CO 80202
TEL: 303.733.1000
WWW.BASE4ARCH.COM



TOP
Hospitality
1400 W. 10TH AVE.
SUITE 100
DENVER, CO 80202

COURTYARD

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	08/11/10

ISSUED FOR PC STAFF REVIEW

DATE: 08/11/10
BY: [Signature]
SHEET NAME: EXTERIOR ELEVATIONS-1

A-200

EXHIBIT F

VILLAGE CODE FEES

DRAFT

EXHIBIT G

VILLAGE UTILITY EXTENSIONS PLAN

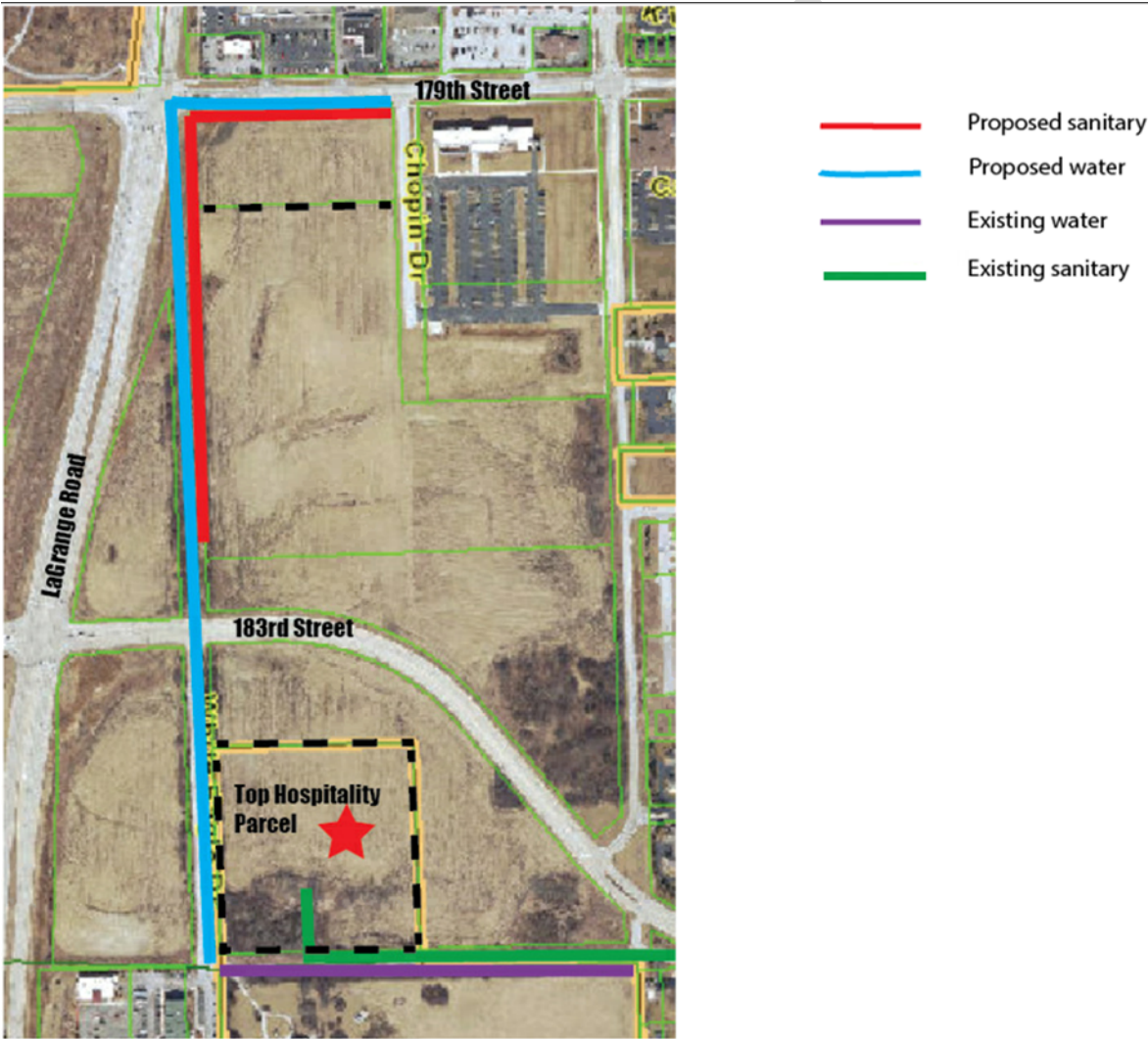
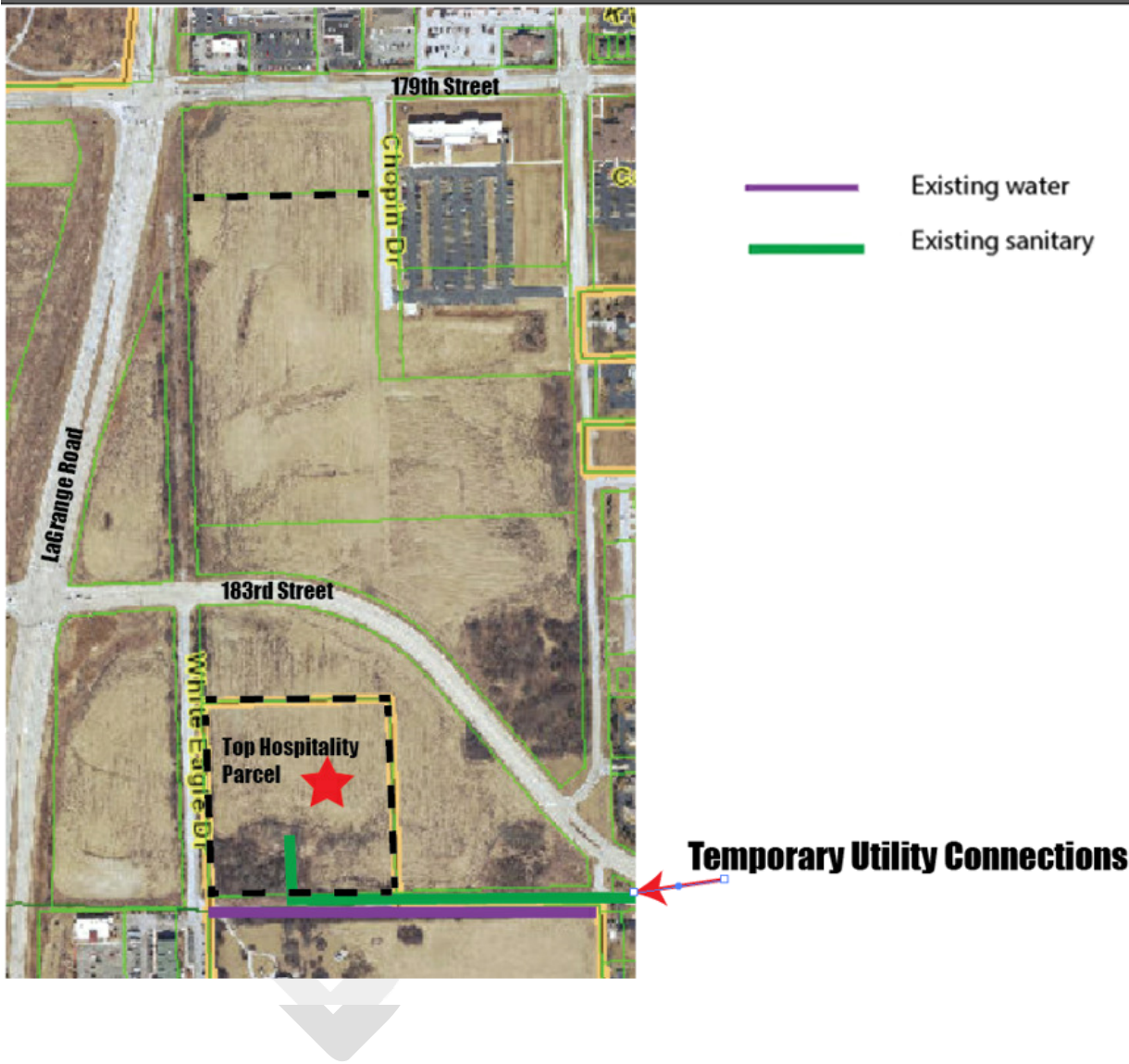


EXHIBIT H
RECAPTURE ORDINANCE 2020-O-_____

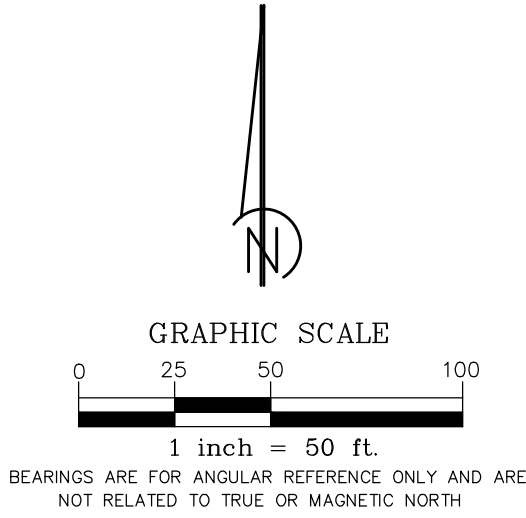
DRAFT

EXHIBIT I
TEMPORARY CONNECTION PLAN



LEGEND

- N North
- S South
- E East
- W West
- Degrees
- Feet/Minutes
- Inches/Seconds
- Village Limits



LAND AREA:

398,599.13 SF± OR 9.15 ACRES±

PLAT OF ANNEXATION

TO THE VILLAGE OF TINLEY PARK

PIN: 27-34-300-002-0000

ADDRESS: 18300 96TH AVENUE, TINLEY PARK, ILLINOIS 60477

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. EXCEPT THAT PART DEDICATED FOR RIGHT OF WAY PER DOCUMENT NUMBER 10157484.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND THIS PLAT PREPARED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS _____ DAY OF _____, 2019.

OWNER _____

ADDRESS _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY

THAT _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC _____

VILLAGE BOARD OF TRUSTEES

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

APPROVED AND ACCEPTED BY THE BOARD OF TRUSTEES OF THE VILLAGE TINLEY PARK, COOK COUNTY, ILLINOIS.

DATED THIS ____ DAY OF _____, 2019.

VILLAGE PRESIDENT _____

ATTEST: VILLAGE CLERK _____

LAND SURVEYOR CERTIFICATE

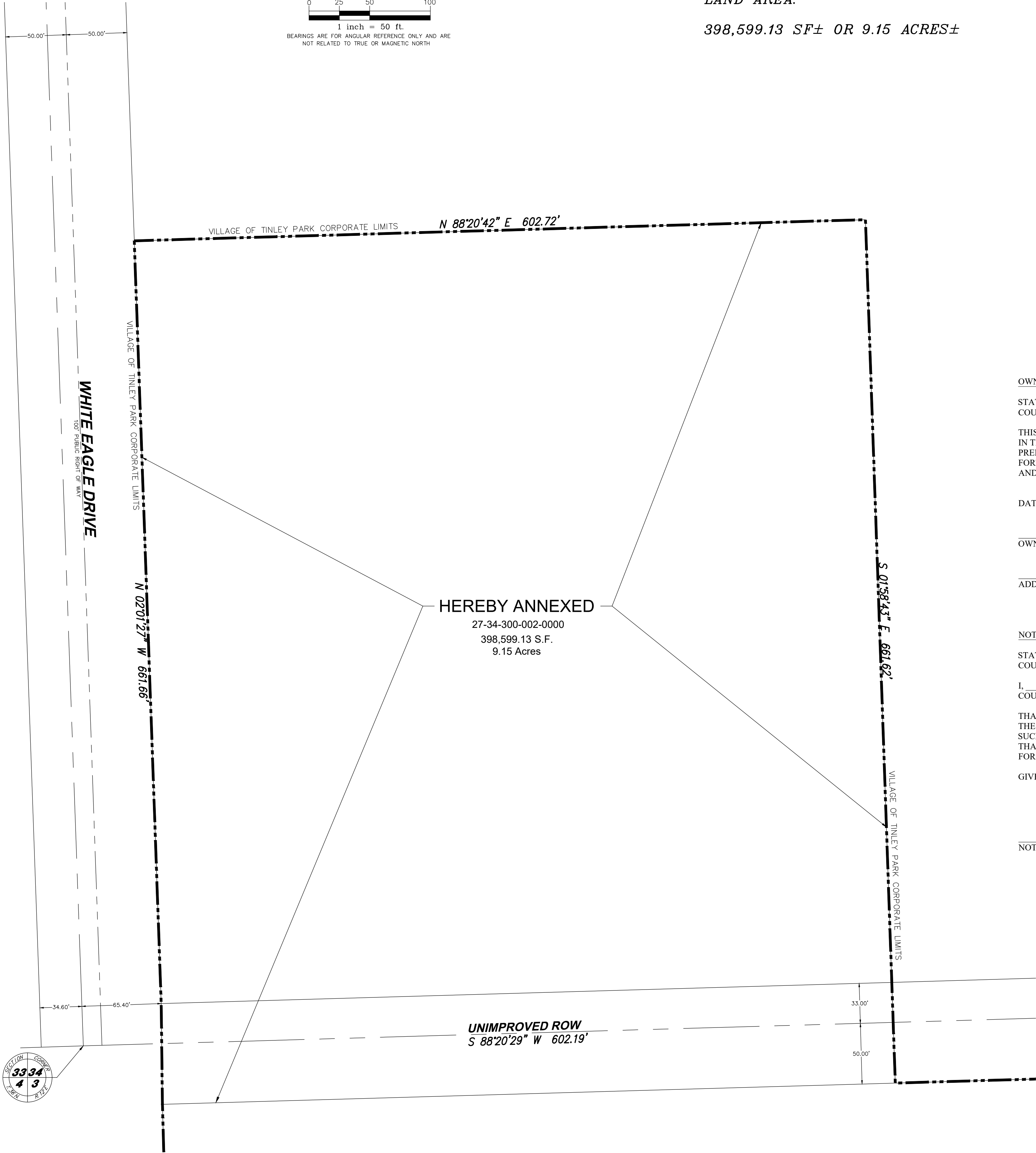
STATE OF ILLINOIS)
COUNTY OF WILL) SS.

THIS IS TO CERTIFY THAT I, JAMES L. HARPOLE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED HEREIN AND AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY. I FURTHER CERTIFY THAT THE SAID PROPERTY WAS SURVEYED WITHIN THE LAST 18 MONTHS. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS. THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE VILLAGE BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPILED WITH IN THE PREPARATION OF THIS PLAT.

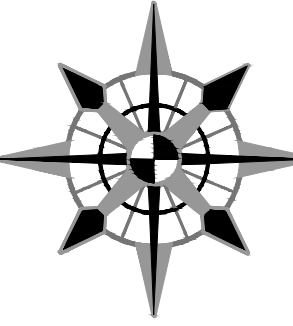
I FURTHER CERTIFY THAT THIS SITE FALLS WITHIN ZONE X AS DEFINED BY FLOOD INSURANCE RATE MAP, PANEL NUMBER 17031C0706J HAVING AN EFFECTIVE DATE OF 08/19/2008.

DATED THIS ____ DAY OF _____, 2019.

JAMES L. HARPOLE, ILLINOIS PROFESSIONAL
LAND SURVEYOR NO. 3190



JLH LAND
SURVEYING INC.
Illinois Professional Design Firm No. 184.007.20
910 Geneva Street, Shorewood, Illinois 60404
815.729.4000 www.jlhsurvey.com



ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET, SUITE C7, LEANOR, ILLINOIS 60459
630.264.4158
www.advantageus.com

PREPARED FOR:
TOP HOSPITALITY LLC
2730 UNIVERSITY BLVD
HOUSTON, TX 77005
PHONE: 312.404.6735

DATE	REVISIONS	BY
10/21/19	VILLAGE COMMENTS	
12/12/19	VILLAGE COMMENTS	

PLAT OF ANNEXATION
18300 96TH AVENUE
TINLEY PARK, ILLINOIS 60477

PROJ. MGR.: JLH
DRAWN BY: JLH
CHECKED BY: SR
DATE: 07/24/19
SCALE: 1"=50'

SHEET
1 OF 1
18-632-123



Interoffice Memo

Date: May 5, 2020

To: Dave Niemeyer, Village Manager

From: Paula J. Wallrich, AICP

Subject: Annexation of property located at 9599 94th Avenue (previously referred to as 18300 96th Ave., now known as White Eagle Drive



BACKGROUND

The Petitioner, Top Hospitality LLC (Petitioner/Owner), applied for annexation of the 8.7 acre parcel depicted above. Two Marriott branded hotels (Courtyard of Marriott and Residence Inn) are proposed for the site which is currently located in unincorporated Will County. The annexation of the parcel will extend the Village's corporate boundary to the south side of the undeveloped 183rd Street right-of-way (former alignment).

DISCUSSION

Haresh Jethani, on behalf of Top Hospitality, filed a petition for Annexation for the 8.7 acre parcel as depicted above in July of 2019. The applicant proposes to construct two Marriott branded hotels (Courtyard of Marriott and Residence Inn). An annexation agreement has been drafted and submitted for Village Board review and the zoning entitlements for the development of the two hotels have been recommended for approval by the Plan Commission. The annexation of this parcel will bring increased revenue through property taxes and sale taxes as well as provide jobs for the area.

RECOMMENDATION

Approve the Ordinance for approving the annexation of the subject parcel scheduled for a First Reading this evening and final adoption on May 19, 2020.



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

ORDINANCE
NO. 2020-O-020

**AN ORDINANCE APPROVING THE ANNEXATION OF A PARCEL OF
PROPERTY COMMONLY LOCATED AT 9599 94TH AVENUE (previously referred
to as 18300 96th Ave., now known as White Eagle Drive)
TO THE VILLAGE OF TINLEY PARK**

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

MICHAEL J. PANNITTO
BRIAN H. YOUNKER
CYNTHIA A. BERG
WILLIAM P. BRADY
MICHAEL W. GLOTZ
JOHN A. CURRAN
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. 2020-O-020

**AN ORDINANCE APPROVING THE ANNEXATION OF A PARCEL OF
PROPERTY COMMONLY LOCATED AT 9599 94TH AVENUE (previously referred
to as 18300 96th Ave., now known as White Eagle Drive)
TO THE VILLAGE OF TINLEY PARK**

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

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

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

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

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

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

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

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

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

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, have determined that it is in the best interest of said Village and its residents that the territory be annexed to the Village; and

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

SECTION 1: That the Village hereby incorporates all of the recitals above into this Ordinance as if fully set forth herein.

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

LEGAL DESCRIPTION OF TERRITORY:

THE NORTH AND SOUTH HALVES OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. EXCEPT THAT PART DEDICATED FOR RIGHT OF WAY PER DOCUMENT NUMBER 10157484.

PIN #: 27-34-300-002-0000

Commonly known as: 9599 94TH AVENUE (previously referred to as 18300 96th Ave., now known as White Eagle Drive

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

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

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

SECTION 4: That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, and this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS day of 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 19th day of May, 2020.

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK

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

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2020-O-020, “AN ORDINANCE APPROVING THE ANNEXATION OF A PARCEL OF PROPERTY COMMONLY LOCATED AT 19420 HARLEM AVENUE TO THE VILLAGE OF TINLEY PARK,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on May 19, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 19th day of May, 2020.

KRISTIN A. THIRION, VILLAGE CLERK

**PETITION REQUESTING ANNEXATION
TO THE VILLAGE OF TINLEY PARK, ILLINOIS**

TO: THE VILLAGE CLERK, VILLAGE OF TINLEY PARK, ILLINOIS

We, the undersigned Petitioner(s), owner(s) of record of all the land herein requested to be annexed, respectfully represent that all the conditions required for annexation to the Village of Tinley Park, pursuant to and in accordance with Chapter 65, Illinois Compiled Statutes, Act 5, Illinois Municipal Code, Article 7, Division 1, Section 8 (65 ILCS 5/7-1-8) do hereby exist, to wit:

1. That the territory requested to be annexed is legally described as follows (include tax identification number):

See Attached

2. That the described territory is not within the corporate limits of any municipality, but is contiguous to the Village of Tinley Park, a municipality organized and existing under the laws of the State of Illinois.
3. That a Plat of Annexation showing the described territory is attached hereto and made a part of this Petition.
4. That this petition is signed by the owners of record of all land in the described territory.
5. That one of the following statements is true:
- ☐ That this petition is signed by all the electors residing in the described territory. (Property has a home built on it)
- ☒ That there are no electors residing in the described territory. (Property is vacant)

WHEREFORE, your Petitioners respectfully request the Corporate Authorities of the Village of Tinley Park to annex the above described territory to the Village of Tinley Park.

PRINTED NAME(S) of OWNER(S)

HARESH JETHANI
Manager and Member
VISAY BHAGIA
Member
HARDIK PATEL
member

SIGNED NAME(S) of OWNER(S)

[Redacted Signature]

ADDRESS

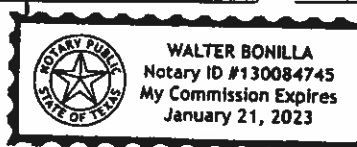
2730 University, Houston TX 77005
5304 Valarie, Bellare TX 7740
360 Jennifer Ln, Roselle IL 601

I, HARESH JETHANI, *manager and member of Top Hospitality LLC*, (printed name of individual signing oath) do hereby state under oath that I am one of the Petitioners in the above and foregoing Petition for Annexation, that I have read the same, and that the facts stated in such Petition are true and correct.

Petitioner Signature: _____

To Be Completed by a Notary Public:

Subscribed and sworn to before me this 11 day of July, 2019



**PETITION REQUESTING ANNEXATION
TO THE VILLAGE OF TINLEY PARK, ILLINOIS**

TO: THE VILLAGE CLERK, VILLAGE OF TINLEY PARK, ILLINOIS

We, the undersigned Petitioner(s), owner(s) of record of all the land herein requested to be annexed, respectfully represent that all the conditions required for annexation to the Village of Tinley Park, pursuant to and in accordance with Chapter 65, Illinois Compiled Statutes, Act 5, Illinois Municipal Code, Article 7, Division 1, Section 8 (65 ILCS 5/7-1-8) do hereby exist, to wit:

1. That the territory requested to be annexed is legally described as follows (include tax identification number):

See attached "Exhibit A - Legal Description"

2. That the described territory is not within the corporate limits of any municipality, but is contiguous to the Village of Tinley Park, a municipality organized and existing under the laws of the State of Illinois.
3. That a Plat of Annexation showing the described territory is attached hereto and made a part of this Petition.
4. That this petition is signed by the owners of record of all land in the described territory.
5. That one of the following statements is true:

☐ That this petition is signed by all the electors residing in the described territory. (Property has a home built on it)

☒ That there are no electors residing in the described territory. (Property is vacant)

WHEREFORE, your Petitioners respectfully request the Corporate Authorities of the Village of Tinley Park to annex the above described territory to the Village of Tinley Park.

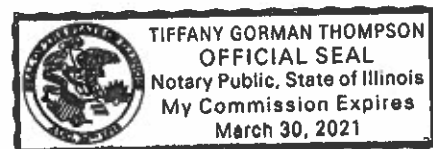
<u>PRINTED NAME(S) of OWNER(S)</u>	<u>SIGNED NAME(S) of OWNER(S)</u>	<u>ADDRESS</u>
TOP HOSPITALITY LLC		2730 University Blvd. Houston, TX 77002
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

I, Haresh Jethani, (printed name of individual signing oath) do hereby state under oath that I am one of the Petitioners in the above and foregoing Petition for Annexation, that I have read the same, and that the facts stated in such Petition are true.

Petitioner Signature: _____ Manager of Top Hospitality, LLC

To Be Completed by a Notary Public:

Subscribed and sworn to before me this 16th day of July, 2019





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
☒ Planned Unit Development (PUD) ☐ Concept ☐ Preliminary ☒ Final ☐ Deviation
☐ Variation ☐ Residential ☐ Commercial for _____
☒ Annexation
☒ Rezoning (Map Amendment) From R-1 to B-3
☒ Plat (Subdivision, Consolidation, Public Easement) ☒ Preliminary ☒ Final
☒ Site Plan
☐ Landscape Change Approval
☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: New Horizon
 Project Description: Development of two hotels: 1. Courtyard by Marriott 2. Residence Inn Marriott
 Project Address: 18300 96th Avenue Property Index No. (PIN): 27-34-300-002-0000
 Zoning District: B-3 Lot Dimensions & Area: see attached surveys
 Estimated Project Cost: \$ 32,745,000

OWNER OF RECORD INFORMATION

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

Name of Owner: Top Hospitality LLC Company: same
 Street Address: 2730 University Blvd. City, State & Zip: Houston, TX 77005
 E-Mail Address: hjethani@gmail.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: _____ Company: _____
 Relation To Project: _____
 Street Address: _____ City, State & Zip: _____
 E-Mail Address: _____ Phone Number: _____



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

VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

I hereby authorize Mahoney Silverman & Goss LLC (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): HARESH JETHANI, MANAGER OF TOP HOSPITALITY LLC

Acknowledgements

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

Property Owner Signature: _____

Manager of Top Hospitality, LLC.

Property Owner Name (Print): _____

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): _____

Date: _____

07/15/2019 .



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 Thakor Patel (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): HARESH JETHANI, MANAGER OF TOP HOSPITALITY LLC.

Acknowledgements

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

Property Owner Signature: _____

Manager of Top Hospitality LLC

Property Owner Name (Print): _____

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): _____

Date: _____

07/16/2019

TOTAL PAYMENT DUE

2018 Second Installment Property Tax Bill - Cook County Electronic Bill

\$97.16

By 08/01/2019

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
27-34-300-002-0000	147	28022	2018	(2019)	ORLAND	2-39

IF PAYING LATE,
PLEASE PAY08/02/2019-09/01/2019
\$98.6209/02/2019-10/01/2019
\$100.0810/02/2019-11/01/2019
\$101.54**LATE INTEREST IS 1.5% PER
MONTH, BY STATE LAW**

TAXING DISTRICT BREAKDOWN

Taxing Districts	2018 Tax	2018 Rate	2018 %	Pension	2017 Tax
MISCELLANEOUS TAXES					
South Cook Mosquito Abatement Harvey	0.38	0.017	0.19%		0.36
Metro Water Reclamation Dist of Chicago	8.91	0.396	4.34%	1.01	9.05
Tinley Park Park District	11.21	0.498	5.46%		10.69
Miscellaneous Taxes Total	20.50	0.911	9.99%		20.10
SCHOOL TAXES					
Moraine Valley College 524 Palos Hills	8.64	0.384	4.21%		8.21
Consolidated HS District 230 Orland Park	54.56	2.425	26.59%	1.05	51.46
Kirby School District 140 (Tinley Park)	106.56	4.736	51.93%	0.67	100.98
School Taxes Total	169.76	7.545	82.73%		160.65
MUNICIPALITY/TOWNSHIP TAXES					
Road & Bridge Orland	0.83	0.037	0.40%		0.79
General Assistance Orland	0.14	0.006	0.07%		0.14
Town of Orland	1.60	0.071	0.78%	0.13	1.49
Municipality/Township Taxes Total	2.57	0.114	1.25%		2.42
COOK COUNTY TAXES					
Cook County Forest Preserve District	1.35	0.060	0.66%	0.04	1.40
Consolidated Elections	0.00	0.000	0.00%		0.70
County of Cook	7.17	0.319	3.50%	2.45	7.33
Cook County Public Safety	2.77	0.123	1.35%		2.45
Cook County Health Facilities	1.06	0.047	0.52%		1.35
Cook County Taxes Total	12.35	0.549	6.03%		13.23
(Do not pay these totals)	205.18	9.119	100.00%		196.40

TAX CALCULATOR

2017 Assessed Value	2,250	2018 Total Tax Before Exemptions	205.18
		Homeowner's Exemption	.00
		Senior Citizen Exemption	.00
2018 Assessed Value	2,250	Senior Freeze Exemption	.00
2018 State Equalizer	X 2.9109		
2018 Equalized Assessed Value (EAV)		2018 Total Tax After Exemptions	205.18
	6,550	First Installment	108.02
2018 Local Tax Rate	X 9.119%	Second Installment +	97.16
2018 Total Tax Before Exemptions		Total 2018 Tax (Payable in 2019)	205.18
	205.18		

IMPORTANT MESSAGES

PROPERTY LOCATION

18300 96TH AVE
TINLEY PARK IL

MAILING ADDRESS

TOP HOSPITALITY LLC
502 PRATT AVE N
SCHAUMBURG IL 60193-4555

*** Please see 2018 Second Installment Payment Coupon next page ***



PLAN COMMISSION STAFF REPORT

April 16, 2020 – Public Hearing

Marriott Hotels: Courtyard and Residence Inn

9551 & 9555 183rd Street

Petitioner

Top Hospitality LLC

Property Location

9551 & 9555 183rd Street
(off of White Eagle Drive)

PIN

27-34-300-013-0000 &
27-34-300-014-0000

Zoning

Current: Unincorporated
Cook County (C-4)

Proposed: B-3, General
Business & Commercial

Approvals Sought

Site Plan Approval
Variations
Plat Approval
Rezoning (Upon
Annexation)

Project Planner

Daniel Ritter, AICP
Senior Planner



EXECUTIVE SUMMARY

The Petitioner, Top Hospitality LLC (Petitioner/Owner), is requesting Rezoning upon Annexation, Final Plat of Subdivision approval, Variations, and Site Plan approval for their site to be developed with two Marriott brand hotels: Courtyard and Residence Inn. The subject property is located on the east side of White Eagle Drive and south of 183rd Street. The 8.7 acre subject site is proposed to be subdivided into two lots and zoned to the B-3, General Business and Commercial zoning district.

The Courtyard hotel includes an **83,722 sq. ft.** four story building with 125 guest rooms, a banquet hall, meeting rooms, exterior patio, fitness center, indoor pool, lounge with dining area and bar. The Residence Inn hotel is marketed towards extended-stay guests and includes an **87,875 sq. ft.** four story building with 118 guest rooms, fitness center, dining room, meeting room, lounge room, indoor pool, outdoor basketball court, and exterior patio. In addition, there is a proposed shared stormwater detention pond and existing wetland area on the site.

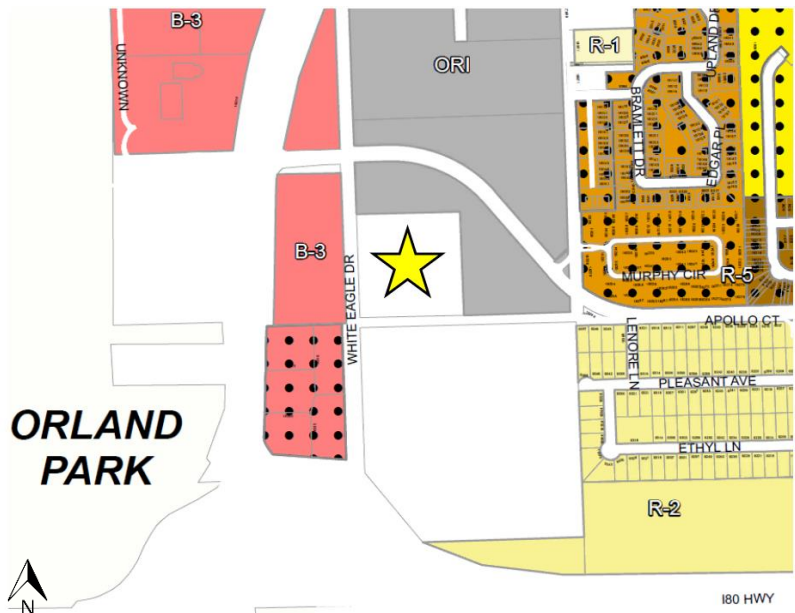
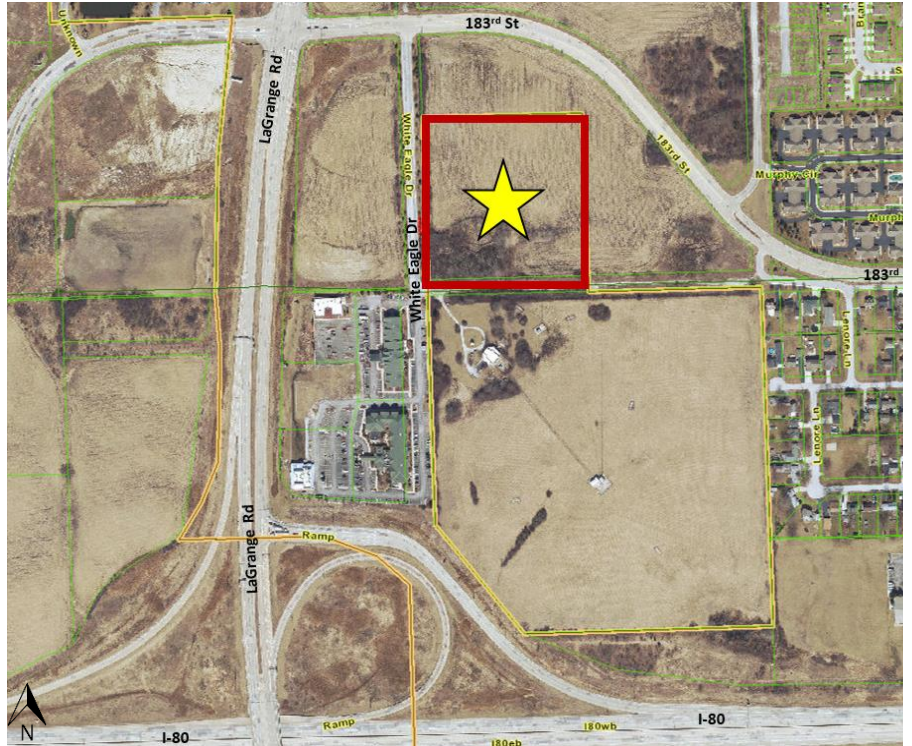
Amendments to the February 20, 2020 Plan Commission Workshop Staff Report are indicated in **Red**. All 3D renderings in the plans and staff report have not been updated. The Courtyard's elevation changes are the most significant change from the workshop and presented below.

EXISTING SITE & ZONING

The property consists of two vacant parcels totaling 8.7 acres in size. The property is located in unincorporated Cook County and zoned C-4, General Commercial (similar to the Village's B-3 zoning district). The land is undeveloped and has historically been used for farming purposes. There is a small portion of the southwest corner of the subject property encumbered with an existing wetland that is regulated by the U.S. Army Corps of Engineers. The annexation will include the adjacent unimproved IDOT right-of-way previously planned for the 183rd Street extension and will result in the annexation of a total of 9.15 acres.

South of the subject site is the WLS radio tower site that is also located in unincorporated Cook County (C-4 Zoning District). To the north and east of the property is a parcel zoned ORI (Office and Restricted Industrial); west is a vacant parcel zoned B-3 (General Business & Commercial). The property is nearby the I-80 LaGrange Road northbound exit. Currently existing to the southwest of the property is a Planned Unit Development (PUD) that includes two hotels (Hilton Garden Inn and Country Inn & Suites), two standalone restaurants (Texas Roadhouse and Jumbo Crab), and a third vacant pad that is planned for an additional standalone restaurant.

The site is located within the Urban Design Overlay District (UDOD), which promotes walkability, decreased front yard setbacks, and overall a more urbanized look.



PROPOSED USE

The Petitioner plans to develop two Marriott brand hotels on the subject property: Courtyard and Residence Inn. The Courtyard hotel includes an **83,722 sq. ft.** four story building with 125 guest rooms, a banquet hall, meeting rooms, exterior patio, fitness center, indoor pool, lounge with dining area and bar. The Residence Inn hotel is marketed towards extended-stay guests and includes an **87,875 sq. ft.** four story building with 118 guest rooms, fitness center, dining room, meeting room, lounge room, indoor pool, outdoor basketball court, and exterior patio. The amenities, including the dining and bars, are only open to hotel guests. Construction of the two sites will happen simultaneously and will not be phased.

VARIATIONS

Below is the list of Variations from the Zoning Code required based on the currently proposed plans? Each Variation is addressed separately as an open item in the applicable Staff Report sections below.

Lot & Building

1. A Variation from Section V.B. Schedule I (Schedule of Permitted Uses) to permit a hotel use on a 3.13 acre lot, instead of the required minimum of 5 acres.
2. A Variation from Section V.B. Schedule II (Schedule of District Requirements) to permit a four story and approximately 55' 10" tall building (Residence Inn) and a four story 54' 9.5" tall building (Courtyard) instead of the permitted maximum of three stories and 35 feet.
3. A Variation from Section VIII Table 2 (Parking Lot Dimension Guidelines) to permit a 24' drive aisle instead of the permitted minimum of 26'.
4. A Variation from Section V.C.7.F. and Section V.C.7.G. to permit both hotel buildings to utilize greater than 15% of a non-masonry material (fiber cement board and stucco) on the building exteriors.
5. A 31 space Variation from Section VIII.A.10. (Number of Parking Spaces Required) to permit the Courtyard to have 129 parking spaces instead of the 160 parking spaces required.

Urban Design Overlay District (UDOD)

6. A Variation from Section V.D.2.D.(2) to permit the Residence Inn (Lot 2) to have a front yard setback ranging from 42.5' to 200' instead of the permitted 20' maximum.
7. A Variation from Section V.D.2.B.(2).a. to permit parking to be located in the front yard on the Residence Inn (Lot 2).
8. A Variation from Section V.D.2.C.(2).f. to permit two curb cuts on the Courtyard (Lot 1) instead of the permitted maximum of one.

Signage

9. A Variation from Section IX.M.2. to permit an off-site sign for Lot 2 to be located on Lot 1 with an approved signage easement
10. A Variation from Section IX.D.2.c. to permit a freestanding sign to be setback five feet from the property line instead of the required ten foot minimum.

FINAL PLAT OF SUBDIVISION

The two existing lots are proposed to be resubdivided through approval of a Final Plat of Subdivision that alters the lot configuration to accommodate the two hotels. Appropriate easements are being recorded for cross-access, cross-parking, signage, and public utilities as part of the final plat approval.

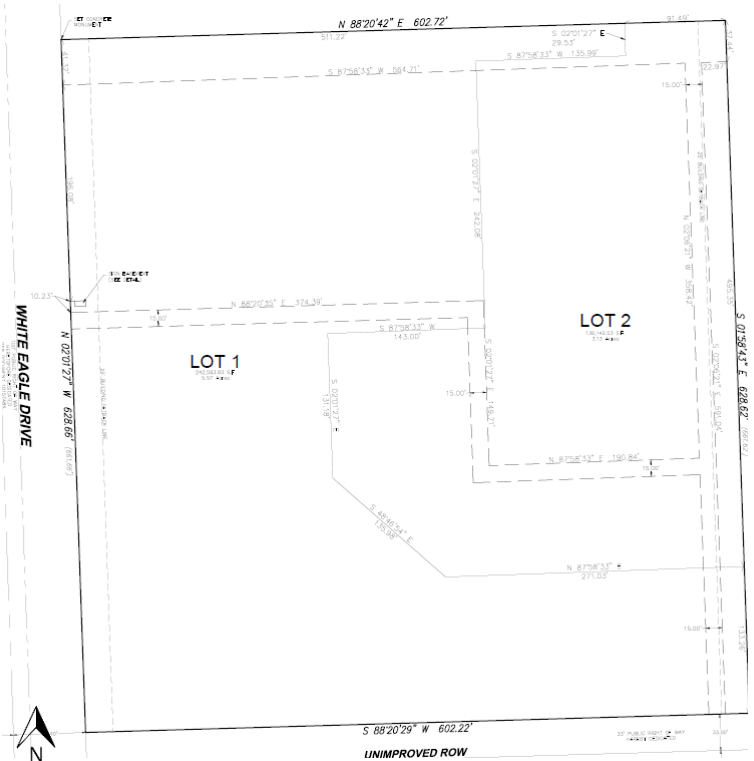
The design of the lots is unique because the Residence Inn/Lot 2 will not have direct access to the adjacent White Eagle Drive right-of-way and will have permanent access through a cross-access (ingress/egress) easement with the Courtyard/Lot 1. The Zoning Code specifically allows for properties with unique lot, land, or use circumstances to have a lot that does not abut the public right-of-way, subject to appropriate cross-access and utility easements. In this case, the lot and site design were chosen due to the existing wetland location, detention location/topography and the large building footprint required for a hotel.

Additionally, the desire to divide the detention pond location made it even more difficult to have a separate right-of-way frontage for the Residence Inn/Lot 2. The lot configuration was designed to roughly divide the parking lots and detention pond based on the supply needed for each site. The shared ownership of the pond ensures responsibility for maintenance by both owners since covenants or a property owner's association (POA) can be changed in the future. Minor revisions are still required for the location of public utility easements, cross-parking language, and cross-access language that the Petitioner has agreed to make prior to the Public Hearing.

The Final Plat of Subdivision has been updated to include cross-parking allowances, revised public utility and drainage easements, and a revised sign easement location and language.

~~Open Item #1: The Petitioner shall revise the Final Plat of Subdivision and Easements based on staff comments.~~

The petitioner also hopes to mitigate the existing wetland through the U.S. Army Corps of Engineers in the future to allow for a third lot for use as a restaurant, office, or other commercial use. The land is not currently developable due to the wetland encumbrance and has been included as part of Lot 1. If the wetland is mitigated in the future, the Petitioner can request to subdivide Lot 1 into two lots at that time.



ANNEXATION & REZONING

The Petitioner is requesting annexation into the Village. The Annexation Agreement is scheduled to be reviewed by the Community Development Committee; it will be scheduled for Village Board review at the same time as all zoning and entitlements requests. While the Plan Commission does not specifically review annexations in themselves, the appropriate zoning district and overall development proposal are reviewed. The annexation will include the adjacent unimproved IDOT right-of-way for a total annexation of 9.15 acres.

There are two possibilities for zoning this property based on the surrounding zoning and proposed land use; either the B-3 (General Business and Commercial) or the ORI (Office and Restricted Industrial) zoning districts can accommodate the proposed hotel use as a permitted use. While both districts will allow for hotel land uses the assignment of the B-3 zoning district will allow it to serve as an extension of the B-3 designation for the existing hotel properties and undeveloped property along the LaGrange Road corridor. The B-3 zoning district is generally described to "accommodate a wide range of specialized commercial uses, including highway-oriented services and commercial types of establishments to serve the needs of motorists." Alternatively the ORI zoning district is intended to provide land for "medium to large office buildings, research activities, and non-objectionable industrial activities which are attractively landscaped and designed to create a "park-like" setting". The zoning of the subject parcel expands current and planned commercial land uses along this major corridor (Rt. 45) which enjoys has valuable commercial potential due to its adjacency to Interstate 80.

The Comprehensive Plan designates the parcel as *Office/Restricted Industrial* however the Comprehensive Plan was approved in 2000, prior to the realignment of 183rd Street and prior to the area's initial development. The realignment of this 4-lane commercial corridor along with the realignment of LaGrange Rd/Rt. 45 created increased opportunities

for commercial development with valuable commercial frontage. The corporate office market is currently struggling for growth, therefore the Village will need to continue to analyze the ORI zoning in this area.

~~Open Item #2: Discuss proposed B-3 (General Business and Commercial) zoning district upon annexation.~~

Lot Size - The B-3 zoning district allows for hotels as a permitted use on lots over five acres in size. The five acre size limit was approved in 1997 to promote the development of larger, full-service hotels. This area limitation is not a recognized limitation in the marketplace; many full-service hotels can be developed on less than 5 acres. The Courtyard parcel (Lot 1) is 5.57 acres and therefore meets the size requirement. The Residence Inn (Lot 2) comprises 3.13 acres and therefore requires a Variation of the five acre requirement. Staff believes the development of both hotels meet the intent of the zoning requirement in providing large full-service hotels by a reputable hotel brand.

~~Open Item #3: Discuss Variation request to permit a hotel to be developed on a lot less than 5 acres in size.~~

Structure Size - The B-3 zoning district limits structures to a maximum of three stories and 35 feet in height. The proposed hotels are both proposed at four stories; the proposed heights are 55' 10" (Residence Inn) and 54' 9.5" (Courtyard).

There are many properties that have been approved in the Village for Variations (or exceptions if part of a PUD) from the Zoning Code's height limitations such as office buildings, hotels, condominiums, and apartments. Variation requests to allow for additional height are have been reviewed in regards to the surrounding area's development pattern and neighboring uses. The property is nearby to two existing three-story hotels, a tall radio tower, and does not have any immediately adjacent single-family residential homes.

~~Open Item #4: Discuss Variation request to permit hotels to exceed a maximum of three stories and 35 feet in height.~~

Urban Design Overlay District (UDOD) - The site is located within the UDOD, which was designed to promote walkability, lesser front yard setbacks, and overall a more urbanized look. The majority of the UDOD requirements are difficult to apply to the proposed development primarily due to the unique lot design and lack of a true front yard on the Residence Inn site. The unique lot design with shared access and frontage along White Eagle Drive was chosen due to the large building footprint, existing site topography, and the existing wetland encumbrance. However, staff has worked with the Petitioner to ensure that the spirit of the UDOD is met where possible. As a result, the Courtyard hotel is positioned near the White Eagle Drive frontage, an interconnected public and private sidewalk system is proposed, and future cross-access to the neighboring undeveloped properties is proposed. Building setbacks are not indicated on the plans and shall be revised to show proposed setbacks for each structure.

~~Open Item #5: Discuss three Variation requests from the Urban Design Overlay District in regards to maximum front yard setback, permitted front yard parking, and the maximum number of curb cuts.~~

~~Open Item #6: Revise plans to indicate all proposed structure setbacks.~~

Plans were revised to indicate specific building setbacks. The Plan Commission did not express concern for the proposed Variations in height due, lot size, or UDOD requirements. As requested, staff confirmed the closest residential structure (Heritage Club Villas) to the hotels will be approximately 808 ft. from the Residence Inn building.

SITE PLAN

The site plan includes the two hotel buildings, drop off canopies, parking, walkways, landscaping, outdoor patios, and dumpster encloses. In addition, there is a shared stormwater detention pond and an existing wetland area located on the site.

Lot Design and Cross-Access – The two hotels will be located on separate lots, but the overall project is being designed cohesively. While hotel amenities will be separate, the sites will share curb cut access and the overall parking field. Proper easements are proposed with the Plat of Resubdivision to ensure if the hotels are owned separately in the future, there are no issues with the parking or access allowances.

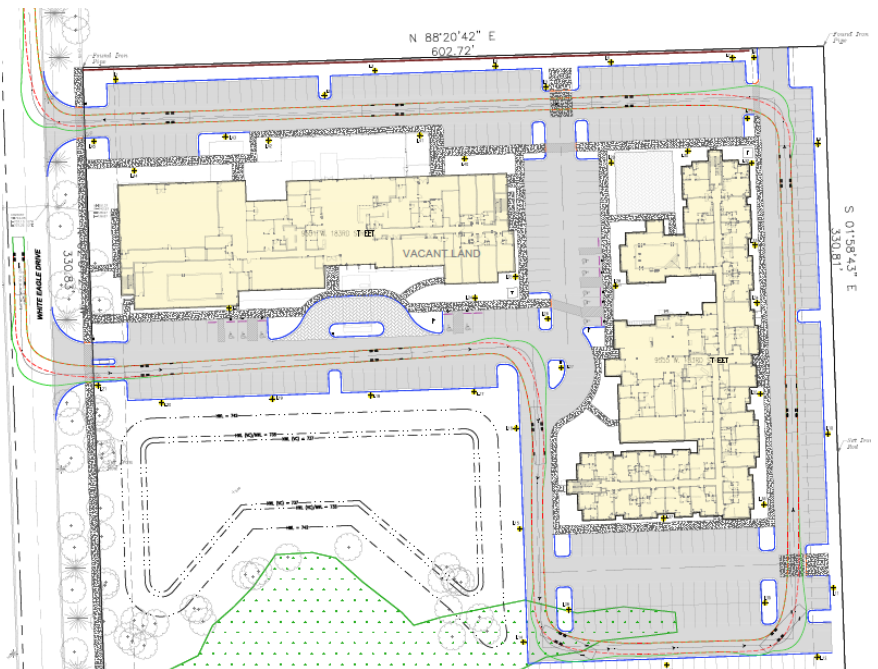
Future cross-access has also been established to the vacant lot that wraps around the subject property to the north and east. The cross-access points are proposed at the northeast and southeast corners. If cross-access is not established in the future, the drive aisle connections can be converted to parking stalls.

Site Access and Parking Lot Circulation – The hotel will have two driveways off of White Eagle Drive. Guests will primarily enter the site at the south entrance which leads to the front entrances of both hotels. Both hotel entrances will have a circular drop-off/check-in location. The Courtyard will have an overhead porte-cochere canopy while the Residence Inn entrance will be open. A separate building entrance on the north side of the Courtyard will allow banquet guests a separate entrance without needing to go through the hotel.

Staff has recommended that the Petitioner investigate adding a boulevard entrance with a center island separating the drive aisles. A boulevard entrance will draw attention to the driveway as the main entrance and increase the attractiveness of the site overall. This can also assist with installing a shared



Above: Proposed Site Plan (Updated)



Above: Fire truck auto turn template (Updated)

monument sign that complies with the required setbacks. Depending on the specific design of the entrance, the changes may result in a small reduction of parking spaces.

Open Item #7: Discuss staff's suggestion of a boulevard entrance at the main (south) driveway.

Traffic control signage and striping is not shown on the plans. Locations of ADA parking signs, stop signs, stop bars, one-way (for canopy drop-offs) shall be indicated on the plans according to MUTCD requirements.

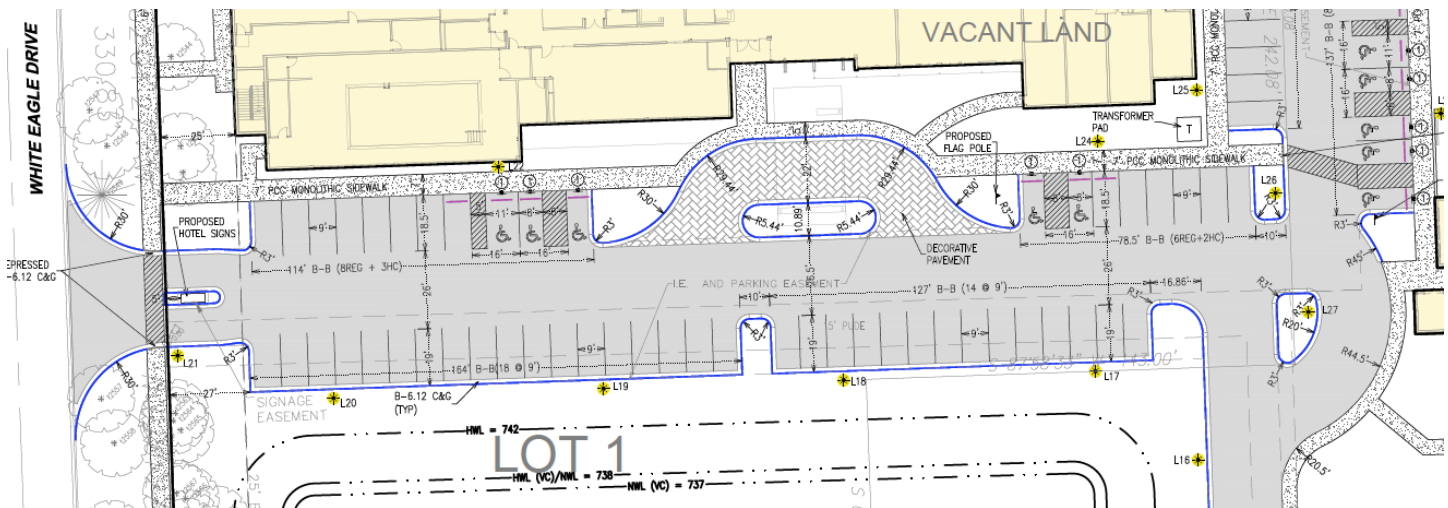
Open Item #8: Revise plans to indicate locations of traffic control signage and striping.

Drive Aisle Width - The current proposal shows all drive aisles as 24 feet in width instead of the minimum 26 feet requirement. The Petitioner has noted that it is difficult to pick up enough space for the 26 feet drive aisle width without eliminating landscape bufferyard, reducing parking stall lengths or needing to install a retaining wall on the detention pond. Staff is supportive of a reduction to a 24 feet drive aisle width as long as the site allows for proper circulation of a fire truck and full-size semi-truck, which is shown in the submitted auto-turn circulation plan. Staff has recommended revising the main access aisle to the two hotel entrances to be 26 feet wide due to the amount of traffic and adjacent parking stalls. The Petitioner has stated they agree to this change and will make the necessary revisions.

Open Item #9: Revise the primary entrance aisle to the hotels to be a minimum of 26 feet in width.

Open Item #10: Discuss the Variation request to reduce the minimum drive aisle width to 24 feet from a minimum of 26 feet.

Plans have been revised with a boulevard entrance and the main entrance drive aisle has been expanded to 26 ft. in width (see image below). Other drive aisle widths remain at 24 ft. A revised autoturn template has been supplied showing proper turning radii for delivery and fire trucks. Traffic control signage and striping has been added to the preliminary engineering plans as well.



Sidewalks - The Petitioner has proposed installing a public sidewalk along the White Eagle Drive and private walkways throughout the development. The public sidewalk will be six feet in width and runs along the east side of White Eagle Drive for the full length of the lot. The private walkways encircle the two buildings and provide continuity within the site and with the public walkway system. Private sidewalks are five feet in width, with an additional two feet added to sidewalks that have parking stalls fronting them. The additional sidewalk width allows for bumper overhang, without blocking the walkway. Crosswalks have been utilized wherever sidewalks cross drive aisles.

Basketball Court - An outdoor basketball court is proposed on the Residence Inn property at the northwest corner of the building. The court is proposed to allow for an on-site outdoor activity as required by the hotel brand. The half-court design is approximately 42 feet long by 50 feet wide. The court is proposed to be surrounded by an eight feet

high brick wall that matches the hotel and an eight foot high chain-link fence. The court is located between the parking lot and the hotel building.

Staff has noted some concerns with the proposed basketball court's location. A standard basketball hoop is ten feet in height and 13.5 feet to the top of the backboard. Due to the design and proposed location, it is expected that balls will bounce out of the enclosure and have the potential to cause vehicle damage or injure other guests. Staff also has concerns about the appearance of the basketball enclosure in regards to the building's architectural design. The wall will cover some windows and architectural features potentially detracting from the building's architectural design. Staff recommended that the Petitioner look at the feasibility of a different location, permitting the activity to be indoors, or utilizing a different type of activity that might have less of a negative visual impact such as a putting green, bocce ball, badminton, bags, etc. One similar example at a newer Residence Inn in Bolingbrook is shown below. This location, while similar, has additional width for spacing from the building and parking lot that allows a buffer and landscaping to be added.

The Petitioner will not be pursuing a basketball court and the area will be designed to accommodate an outdoor game area without any bouncing balls. The specific design for this area has not been specified. The area can either be left open or screened with an open wrought iron style fence. A recommended condition noting that the game area shall be revised and that it will utilize an open design fence that is not chain-link has been added to the site plan approval.

~~Open Item #11: Discuss proposed outdoor basketball court location, appearance, and possible alternatives.~~

Dumpster Enclosures - Dumpster enclosures have been placed near the back of the two hotel lots and positioned for easy access to waste trucks. The enclosures are each constructed of brick matching the buildings.

Engineering – Overall site engineering is preliminary and will require revisions based upon final comments from the Village Engineer, MWRD, and U.S. Army Corps of Engineers. The most notable changes will be based upon the final location of the Village's sanitary main, which will extend from 179th Street to the site. A small portion of the wetland area will be developed and requires approval and mitigation permitted through the U.S. Army Corps of Engineers. Site Plan approval will be conditioned subject to final engineering approvals to clarify this.

~~Open Item #12: Review the proposed site plan layout, design, pedestrian connections, and traffic circulation.~~

Site Plan and Plat approvals have been conditioned to be subject to engineering approvals from the Village Engineer, MWRD, and the U.S. Army Corps of Engineers.

LANDSCAPE

The proposed Landscape Plan is in general conformance with code requirements. Any deficiencies are offset by additional plantings in other areas of the site. The full landscaping analysis from the Village's consultant is shown below in Table A. The consultant expressed they have largely met the intent of the code and added landscaping where possible. The largest deficiency is in regards to interior parking lot landscaping. This requirement can be difficult to meet on smaller parking lots that don't have room for large rows of landscaping and trees. To comply with this interior landscaping code requirement, parking lot islands are required to be added in many of the proposed parking stalls; this may result in a need for the parking lot to be expanded. To meet the 3,970 sq. ft. interior landscaping deficit, 24 parking stalls will need to be converted to landscape islands. The location of the currently proposed islands combined with the bufferyard and foundational landscaping are designed to create an attractive and heavily landscaped site.

Below are staff's suggestions for landscape revisions to be made prior to the public hearing:

1. Add additional islands/bufferyard space at the two driveway entrances to comply with the 15 foot bufferyard requirement. This allows for more attractive entrances and additional space for the ground signs to be located. Meeting this requirement will result in a reduction of **six** proposed parking stalls.

2. Add canopy trees to the two internal islands located between the hotel buildings.
3. Add shrubs around the proposed basketball court wall and fence.

~~Open Item #13: Discuss the proposed Landscape Plan, in regards to deficiencies/required waivers and staff recommendations.~~

The Landscape Plan was revised per Plan Commission's suggestions to update the driveway bufferyard widths on the west property line. The increase to the bufferyard near the driveways resulted in a loss of 6 parking spaces from the previous proposal. Trees were unable to be added to the two internal islands due to conflicts with a light pole and flag pole. Landscaping has been proposed surrounding the exterior of the outdoor game area (previously the basketball court).

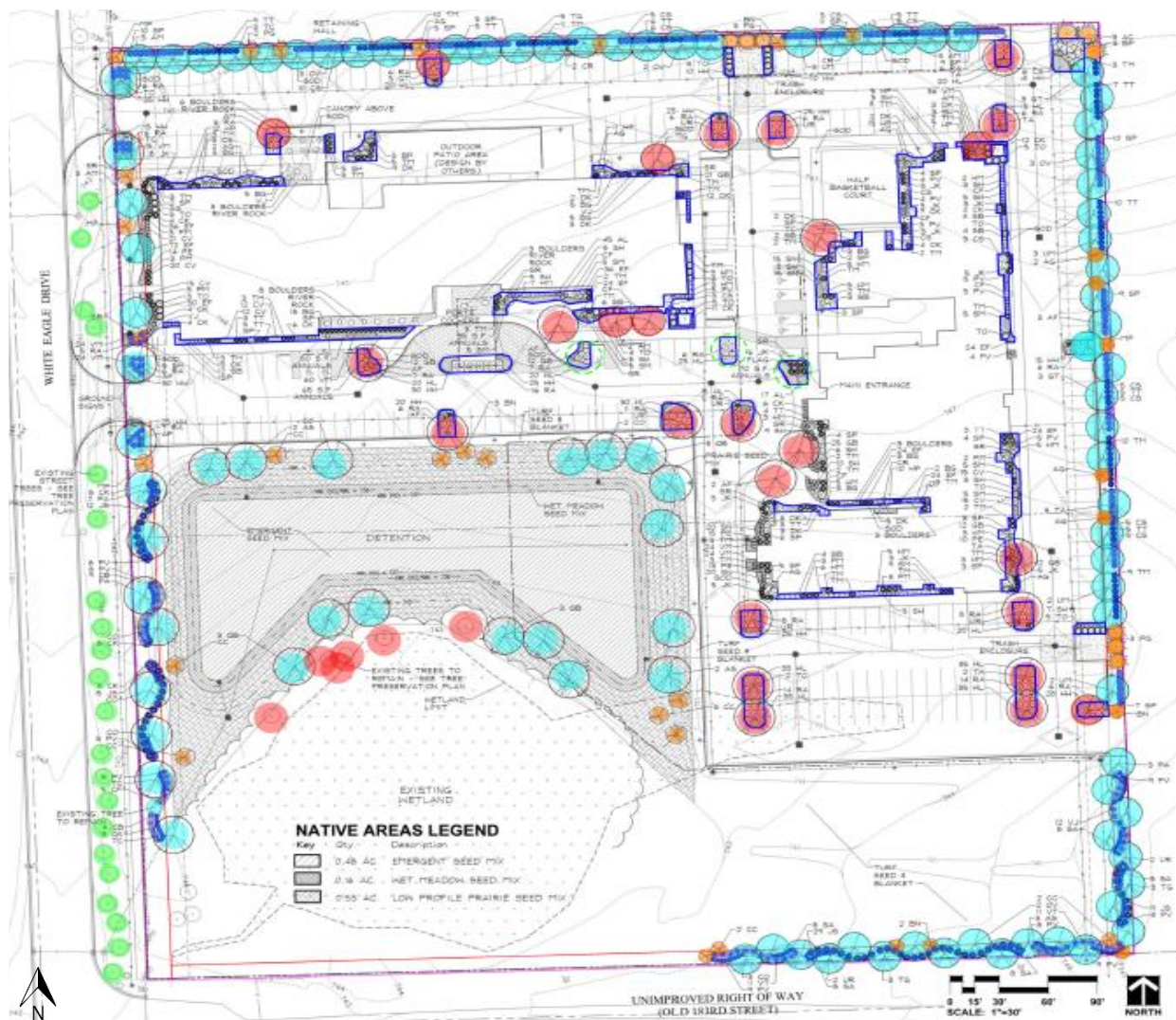


Table A

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

BUFFERYARD REQUIREMENTS							
Bufferyard Location	Required Width	Proposed Width	Length	Required Plantings	Proposed Plantings	Deficit	Comments
North ("C" Bufferyard)	10'	10'	575'	29 CT 12 US 115 SH	24 CT 12 US 117 SH	-5 CT - +3 SH	
East ("C" Bufferyard)	10'	10'	595'	30 CT 12 US 119 SH	29 CT 11 US 152 SH	-1 CT -1 US +33 SH	Ornamental grasses included in shrubs.
South ("C" Bufferyard)	10'	varies	575'	29 CT 12 US 115 SH	29 CT 12 US 99 SH	- - -16 SH	Included plantings around detention pond and ornamental grasses.
West ("B" Bufferyard)	15'	10/15'	570'	16 CT 5 US 80 SH	16 CT 6 US 140 SH	- +1 US +60 SH	Ornamental grasses included in shrubs.
INTERIOR LOT LANDSCAPING REQUIREMENTS							
Location	Requirement		Proposed		Deficit		Comments
Foundation	Landscape coverage along 70% of building foundation that faces public right-of-way; 10' wide landscaped area		70%		-		
Interior	40 canopy trees		32		-8		Credit given to 6 trees to be preserved on north side of existing wetland.
PARKWAY STANDARDS							
Location	Requirement		Required Trees	Proposed Trees	Deficit	Comments	
Parkway	1 Tree per 25 Lineal Feet		21	21*	0	*Existing trees counted.	
PARKING LOT LANDSCAPING STANDARDS							
Location	Requirement		Provided		Deficit		Comments
Parking Lot	15% of parking lot area to be landscaped or 15,700 square feet		11,730 square feet		3,970 sq. ft.		104,685 s.f. of parking lot shown on landscape plan. Credit was given to foundation plantings not facing public R.O.W.
Parking Lot	Screening of adjacent properties and streets.		All lots screened.		-		
Parking Lot Islands	1 tree per 200 square feet (16 required)		2		-2 CT		Islands between 2 buildings can add trees.

ARCHITECTURE

Courtyard Before (Workshop):

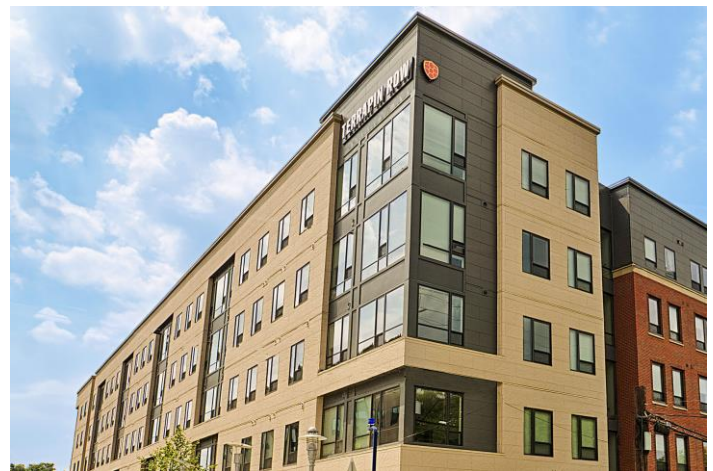


Courtyard After (Public Hearing):



Before (Workshop):

Materials - The masonry code for structures exceeding 80,000 sq. ft. requires 25% of each façade to be face brick or decorative stone with the balance of the façade to be constructed of alternate masonry products of which 15% can use non-masonry products (EIFs, stucco, cement board, etc.) for architectural treatments. However, utilizing the new Architectural Design review standards, staff recommended a minimum of 50% face brick be utilized on the hotels based on the design and building material choices approved on recently approved hotels (Holiday Inn and Woodspring Suites). In addition, the nearby hotels (Country Inn & Suites and Hilton Garden Inn) have also utilized a large amount of face brick. Brick is a preferred material that creates a durable and high-quality building. The remaining exterior material is flexible to allow for some design creativity but must be considered masonry.



Above: Examples of fiber cement panels proposed on the Courtyard.

The petitioner met the recommended minimum of 50% face brick, but the remaining portion of the structure has proposed non-masonry materials exceeding the maximum 15% requirement. The alternative materials utilized are fiber cement board (43% of the exterior) for the Residence Inn and stucco (41% of the exterior) for the Courtyard. Fiber cement board is an alternative to masonry previously supported due to its durability, quality, and modern appearance. The largest concern is with the use of stucco on a large portion of the Courtyard building. Stucco has

not been recently approved as a primary building material. The quality, durability, and appearance of a stucco/EIFS products lack in comparison to brick, stone, or fiber cement siding.

The Petitioner will be utilizing fiber cement board panels on the Courtyard hotel. The panels will be flush-mounted similar to the images on the right. The panels will be 18 inches in height and uniform in color. Fiber cement board requires a Variation from the masonry requirements but is considered a high-quality and durable substitute according to the Village's Building Manager.

Open Item #14: Discuss Variation to permit non-masonry materials to be utilized on greater than 15% of the building. Discuss staff's suggestion to utilize fiber cement board or another high-quality and durable material to replace stucco on the Courtyard building.

Architectural Design - The overall designs of the buildings were chosen to meet with each brand's approved corporate design. The Residence Inn is modern in design and has a residential look that is purposeful in regards to their branding (extended-stay oriented). The Courtyard has a modern, box-style design. All roof-top mechanical equipment is proposed to be screened from view of neighboring properties and roadways by the building parapets.

Staff's primary concern with the Courtyard building is a lack of articulation and dimension in the building above the first floor. Additionally there is a lack of different materials and color in the façade. The proposal design creates a harsh and sterile building appearance. The Petitioner has added some windows and additional brick from their first design, but the façades still lack articulation and character. Staff recommends looking at adding different material types, colors, and design elements to make for a more interesting design. An example of a recent Courtyard project in Olathe, Kansas is shown below.

The Revised architecture includes many of the suggestions discussed by staff and recommended by Plan Commission. The architectural changes include the following:

- Wrapped the glass on the south front façade stair towers and added additional glazing above main roof line.
- Stair tower wall has been bumped out slightly to add depth and articulation to the façade.
- Added a tower of brick above entry and extends above main roof line. This breaks up the long front façade and adds an architectural element at the entry way.
- Brick was brought up one floor on the west elevation facing White Eagle Drive.
- Added a modern but more decorative cornice at top of all parapet walls
- Brick color was different (lighter) on the 3D rendering and has been adjusted in the renderings.
- Building material samples will be provided for Commission review at the Public Hearing.

Open Item #15: Discuss the overall architectural design of each hotel in regards to Architectural Design standards. Discuss staff's recommendation for changes in building material and additional articulation above the first floor of the courtyard building.



Above: Revised Courtyard Elevations.

Example: Courtyard Kansas City Olathe – Olathe, KS



SIGNAGE

Wall Signs - Wall signs are proposed on the north, south, and west elevations of both hotels. The wall signs will each be individually mounted aluminum backed letters.



Ground/Freestanding Signs - Two ground signs are proposed at the main entrance and located on Lot 1 (Courtyard lot). The signs will have matching designs with solid brick bases. The brick color will match the brick utilized for each building. The size and height requirements for the proposed ground signs comply with the Zoning Code requirements.

The required setback for ground signs is ten feet from a property line. However, the ground sign locations are currently proposed at somewhere between six inches and one foot from the property line (no setback indicated on the plans). The signs are also located immediately adjacent to the sidewalk and within the "clear vision triangle" which reduces vehicle visibility when stopped at the required stop sign. To alleviate these issues, as well as meet the landscaping requirements, staff has proposed expanding the width of the proposed landscape islands to allow for a more appropriate setback. Alternatively, a boulevard entrance with a center island and shared ground sign can allow for additional setback space. The entrance design creates a more attractive and eye-catching main entrance as well as avoid vehicle visibility concerns in regards to the ground signs. If the ten foot setback requirement cannot be met, the setback must maintain a minimum of five feet to avoid any visibility and safety concerns.

The ground sign was revised to be a shared monument sign and placed in the boulevard entrance median. The sign has been adjusted to be setback five ft. from the property line. A Variation is required for the reduced setback but with the new setback and location, there are no longer staff concerns with visibility. The specific design of the shared monument sign has not been supplied yet, but will be in compliance with the height, size, and material requirements of the Zoning Code. A concept of the shared sign is shown in the 3D rendering for the Courtyard hotel.

Open Item #16: Discuss the setbacks of proposed ground signs and Variation for ground sign setbacks.

Due to the shared access and lack of direct roadway frontage for the Residence Inn site, the ground sign locations for both sites will be on Lot 1 along White Eagle Drive. This will constitute an off-site sign and require a Variation (which will also be permitted for in the Annexation Agreement). Off-site signage is typically prohibited primarily to prevent billboards and off-site advertising. However, the proposed development's layout is unique in regards to its shared access and frontage. The Lot 2 (Residence Inn) sign will be located within an easement on Lot 1. The easement will ensure that Lot 2 has rights to a ground sign located along White Eagle Drive and explain requirement maintenance and liability requirements. A condition can be included in the approval that clarifies that the location of the off-site sign will substitute for the permitted on-site sign and that no additional ground sign is permitted.

Open Item #17: Discuss the Variation for an off-site sign to allow the location of the Lot 2/Residence Inn ground sign to be placed on the Lot 1/Courtyard site near the shared main entrance.

PARKING

The Zoning Code requires one parking space per hotel room plus one parking space for each employee that may be on-site at any time. There are 125 rooms at the Courtyard and 118 rooms at the Residence Inn. The Petitioner has indicated a maximum number of ten employees at the Courtyard and six employees at the Residence Inn. The proposed site plan provides 135 parking spaces on the Courtyard lot and 124 on the Residence Inn lot meeting the required minimum and complying with the Zoning Code.

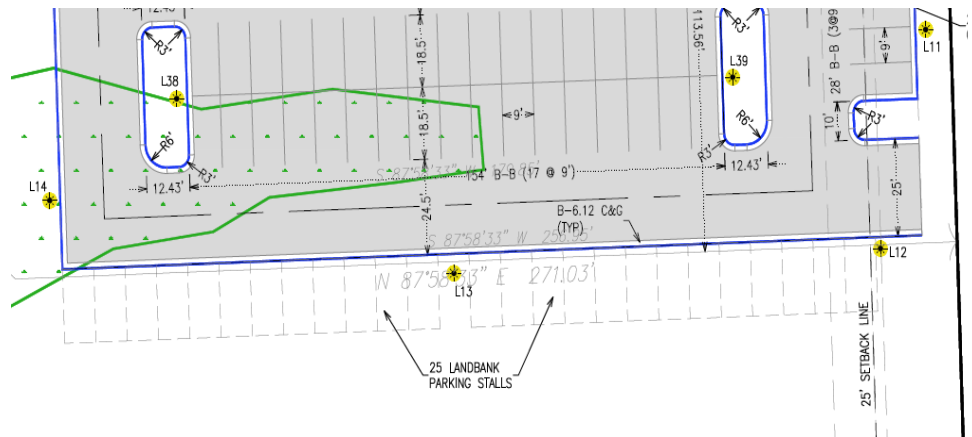
Changes proposed with the west landscaping bufferyard at the two driveway entrances may result in a reduction of up to four parking spaces. Staff has identified areas where the parking stalls may be able to be added. However, if the Courtyard site is reduced below 135 stalls, a parking variation may be required.

Hotels do not typically operate at full-capacity on a day-to-day basis and it is expected that the parking provided (including the potential loss of up to four parking stalls) will be more than sufficient to accommodate guests and employees. Cross-parking allows for flexibility in demand between the sites and avoids any future issues if the two hotels are operated separately. It was also noted that the times when most employees are on-site is typically during the day to clean rooms, which is also when there are the least amount of customers at the property.

Previously, the Courtyard's banquet room was looked at as a hotel amenity. However, because the banquet room can be used for any type of event that would include guests not staying at the hotel, the use was determined to require its own parking. The Petitioner has indicated that the majority of events they will have in the banquet room are corporate and held in the afternoon when the hotel has less parking demand. Additionally the shared parking between the hotels allows for some additional flexibility in demand between the properties. The parking supply meets Marriott's corporate requirements and they do not believe additional parking will be required from what has been provided. However, to ensure there are no future parking issues, a parking lot extension south of the Residence Inn has been design and will be "land banked". The parking Variation will be conditioned that if parking issues are determined to be occurring, the parking expansion will need to be constructed at that time by the owner of the Courtyard property.

Required Parking for Marriott Hotels		
“Motels, Hotels, and Inns”	One (1) space for each unit, and one (1) space for each employee, plus required parking spaces for bar, restaurant, or affiliated use.	
Banquet Use	One (1) space per 200 square feet (with shared parking opportunities)	
Proposed Parking for Marriott Hotels		
	Courtyard	Residence Inn
TOTAL REQUIRED	125 Rooms + 10 Employees + 25 Banquet = 160 parking spaces	118 Rooms + 6 Employees Max = 124 parking spaces
TOTAL PROVIDED	129 parking spaces (includes 5 ADA)	124 parking spaces (includes 5 ADA)

Open Item #17: Discuss the request for a 31 parking stall Variation to permit the Courtyard to have 129 parking spaces instead of the 160 spaces required. The Variation has a recommended condition that if parking issues were to arise in the future, the land banked parking to the south of the Residence Inn shall be constructed at that time.



LIGHTING

A photometric plan was submitted indicating compliance with the lighting ordinance for parking lot, walkway, and building-mounted lighting. Off-site light spillage is minimal and within the allowable limits. All light fixtures will be full-cutoff and downcast to avoid any off-site glare. Parking lots, walkways, steps, entrances, and exits are all adequately lit for safety and security purposes. Parking lot lights will be mounted at a height of 25 feet.



SUMMARY OF REMAINING OPEN ITEMS/DISCUSSION POINTS

Staff identified the following open items that may require further input or discussion at the Public Hearing:

1. Discuss Variation to permit non-masonry materials to be utilized on greater than 15% of the building. Discuss staff's suggestion to utilize fiber cement board or another high-quality and durable material to replace stucco on the Courtyard building.
2. Discuss the overall architectural design of each hotel in regards to Architectural Design standards. Discuss staff's recommendation for changes in building material and additional articulation above the first floor of the courtyard building.
3. Discuss the request for a 31 parking stall Variation to permit the Courtyard to have 129 parking spaces instead of the 160 spaces required. The Variation would be conditioned that if parking issues were to occur in the future, the land banked parking to the south of the Residence Inn shall be constructed.

STANDARDS FOR REZONING APPROVAL

The Zoning Code does not establish any specific criteria that must be met in order for the Village Board to approve a rezoning request. Likewise, Illinois Statutes does not provide any specific criteria. Historically, Illinois courts have used eight factors enunciated in two court cases. The following “LaSalle Standards” have been supplied for the Commission to consider. Staff has provided the following draft Findings for the Commission’s review. The Commission may adopt the Findings as provided or make modifications per testimony provided at the hearing.

- a. The existing uses and zoning of nearby property;
 - *The B-3 zoning district will allow the Subject Property to serve as an extension of the existing B-3 designation for the hotel properties and undeveloped property along the LaGrange Road corridor. The expansion of 183rd Street and realignment of LaGrange Rd/Rt. 45 created increased opportunities for commercial development with valuable commercial frontage near the I-80 LaGrange Road exit.*
- b. The extent to which property values are diminished by the particular zoning;
 - *The area along LaGrange Road are transitioning to commercial uses due to the proximity to I-80. The development will develop vacant farmland and increase the value of the subject property, and likely surrounding properties as well.*
- c. The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public;
 - *The project will contribute directly to the economic development of the community by providing lodging for visitors, providing additional jobs, and providing additional property and hotel/motel taxes where the existing vacant property is generating minimal tax revenue. The hotels will help to fill the needed hotel room demand with a well-known hotel brand.*
- d. The relative gain to the public as compared to the hardship imposed on the individual property owner;
 - *Hardships of neighboring property owners have not been identified. Lighting, dumpster locations, landscaping, cross-access, and overall site layout were designed to avoid any issues with the neighboring properties. The project will contribute directly to the economic development of the community.*
- e. The suitability of the property for the zoned purpose;
 - *The proposed use as hotels is suitable for the subject property due to the availability of high traffic volumes and available access points. The use is a permitted use subject to the approval of a hotel lot size Variation.*
- f. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;
 - *The lot has remained vacant under Cook County’s C-4 (General Commercial) zoning and has never been developed. The existing floodplain makes the lot difficult to develop.*
- g. The public need for the proposed use; and
 - *There is a demand for additional hotel rooms in the area due to the location off of I-80 (east-west) expressway and near various entertainment options.*
- h. The thoroughness with which the municipality has planned and zoned its land use.
 - *The property is identified as Office and Restricted Industrial (ORI) in the 2000 comprehensive plan. Since that time, 183rd Street has been extended and LaGrange Rd/Rt. 45 has been expanded and realigned. These changes have created increased opportunities for commercial development with valuable commercial frontage near the I-80 LaGrange Road exit. The corporate office market is currently struggling for growth, therefore the Village will need to continue to analyze the ORI zoning in this area.*

STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff has prepared the following draft responses to the Findings of Fact for consideration. The Commission may adopt the Findings as provided or make modifications per testimony provided at the hearing. Due to the number of Variations (10) staff have aggregated the Findings where possible. The full list of Variations can be found in Motion 2 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 property is difficult to develop with the building footprints, natural drainage patterns, and an existing jurisdictional wetland located on the site. The lot configuration is unique in that there is shared driveway access and single road frontage that results in many of the Variations being requested. The Variations allow for a unique site and development that benefits the Village economically and are difficult to meet all requirements.*
2. The plight of the owner is due to unique circumstances.
 - *The property location, single road frontage, drainage topography, existing wetland, and building footprints offer a challenging situation for the development of the parcel. The exterior masonry Variation allows the petitioner to utilize unique and attractive design elements that meet Marriott's corporate design standards and remains visually appealing.*
3. The Variation, if granted, will not alter the essential character of the locality.
 - *The Variations allow for the development to create a unique and high-quality site design with two hotels. The development continues the uses and development trend started with the County Inn & Suites/Hilton Garden Inn development to the west. The Variations allow for a site layout similar to other development along LaGrange Road. The reduced drive aisle width is a standard width in many other municipalities and is not expected to be noticeable to the public.*
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
 - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

STANDARDS FOR SITE PLAN AND ARCHITECTURAL APPROVAL

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval and Architectural Review approval. Specific findings are not required, however the proposed site plan and building design must meet these standards.

Architectural

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

break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.

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

Site Design

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

MOTIONS TO CONSIDER

If the Plan Commission wishes to take action on the Petitioner's requests, the appropriate wording of the motions are listed below. The protocol for the writing of a motion is to write it in the affirmative. By making a motion in the affirmative, it does not indicate a specific recommendation in support or against the plan.

Motion 1 (Map Amendment/Rezoning):

"...make a motion to recommend that the Village Board grant the Petitioner, Top Hospitality LLC, a Rezoning (Map Amendment) of the properties located at 9551 & 9555 183rd Street (off of White Eagle Drive, South of 183rd Street) upon annexation to the B-3 (General Business & Commercial) zoning district and adopt the Findings of Fact submitted by the applicant and as proposed by Village Staff in the Staff Report."

Motion 2 (Variations):

"...make a motion to recommend that the Village Board grant the following Variations to the Petitioner, Top Hospitality LLC, at the properties located at 9551 & 9555 183rd Street (off of White Eagle Drive, South of 183rd Street) in the B-3 (General Business & Commercial) 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 1.87 acre Variation from Section V.B. Schedule I (Schedule of Permitted Uses) to permit a hotel use on a 3.13 acre lot, instead of the required minimum of 5 acres (Residence Inn – Lot 2).*
2. *A height Variation from Section V.B. Schedule II (Schedule of District Requirements) to permit a four story and approximately 55 ft. 10 in. tall building (Residence Inn) and a four story 54 ft. 9. In. tall building (Courtyard) instead of the permitted maximum of three stories and 35 ft.*
3. *A two ft. Variation from Section VIII Table 2 (Parking Lot Dimension Guidelines) to permit a 24 ft. drive aisle instead of the permitted minimum of 26 ft.*
4. *A Variation from Section V.C.7.F. and Section V.C.7.G. to permit both hotel buildings to utilize fiber cement board siding and panels to comply with the masonry requirements beyond face brick instead of the maximum of 15% of the building exteriors.*
5. *A 31 space Variation from Section VIII.A.10. (Number of Parking Spaces Required) to permit the Courtyard to have 129 parking spaces instead of the 160 parking spaces required.*
6. *A front yard setback Variation from Section V.D.2.D.(2) to permit the Residence Inn (Lot 2) to have a front yard setback ranging from 42.5' to 200' instead of the permitted 20' maximum.*
7. *A Variation from Section V.D.2.B.(2).a. to permit parking to be located in the front yard on the Residence Inn (Lot 2).*
8. *A Variation from Section V.D.2.C.(2).f. to permit two curb cuts on the Courtyard (Lot 1) instead of the permitted maximum of one.*
9. *A Variation from Section IX.M.2. to permit an off-site sign for Lot 2 to be located on Lot 1 with an approved signage easement*
10. *A Variation from Section IX.D.2.c. to permit a freestanding sign to be setback five feet from the property line instead of the required ten foot minimum.*

Subject to the following Conditions:

1. *The off-site sign for Lot 2 shall constitute the only ground sign permitted for that lot.*
2. *An area land banked for parking, as indicate in the plans, shall be constructed by the owner of the Lot 1 (Courtyard) if it is determined that the proposed parking is not sufficient to accommodate the hotel or banquet uses.*
3. *A minimum of 50% face brick shall be utilized on both hotel exteriors, as indicated in the architectural plans.*

Motion 3 (Site Plan):

“...make a motion to grant the Petitioner, Top Hospitality LLC, Site Plan Approval to construct two hotels at 9551 & 9555 183rd Street in the B-3 (General Business & Commercial) Zoning District, in accordance with the plans submitted and listed herein and subject to the following conditions:

- 1. Directional signage and striping is required on the final plans at the hotel drop-off entrances.*
- 2. The outdoor game area shall be revised to utilize either no fencing or an open-style fence such as an aluminum wrought iron design. No chain-link fencing shall be utilized.*
- 3. Site Plan Approval is subject to approval of the Rezoning and Variations by the Village Board.*
- 4. The Final Plat approval is subject to Final Engineering Plan approval by the Village Engineer, MWRD, and the U.S. Army Corp of Engineers.*

[any conditions that the Commission would like to add]

Motion 4 (Final Plat):

“...make a motion to recommend that the Village Board grant approval to the Petitioner, Top Hospitality LLC, Final Plat of Subdivision for the New Horizon Subdivision in accordance with the Final Plat submitted and dated February 27, 2020, subject to the following condition:

- 1. The Final Plat approval is subject to Final Engineering Plan approval by the Village Engineer, MWRD, and the U.S. Army Corp of Engineers.”*

[any conditions that the Commissioners would like to add]

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
G-000 - A-201	Courtyard Architectural Plans (3D Rendering Not Revised)	Base4 Arch	1.22.2020 (Revised 2.27.2020)
G-000 – A-607	Residence Inn Architectural Plans (3D Rendering Not Revised)	Base4 Arch	1.22.2020 (Revised 2.27.2020)
SP1	New Horizon Preliminary Site Plan	Advantage	1.22.2020 (Revised 2.27.2020)
	Final Site Improvement Plans	Advantage	1.17.2020 (Revised 2.27.2020)
1 of 1	Plat of Annexation	JLH Surveying / Advantage	12.12.2019
1 of 1	Plat of Subdivision	JLH Surveying / Advantage	12.27.19
V1	Autoturn Exhibit	Advantage	11.18.2019 (Revised 2.27.2020)
	Final Landscape Plan	Gary R. Weber Assoc. Inc	2.27.2020
LT-200B	Site Photometric Staff Review	Base4 Arch	1.16.2020
	3D Renderings	Base 4 Arch	3.12.2020 (Revised)

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. 2020-O-021

**AN ORDINANCE APPROVING A MAP AMENDMENT TO REZONE
CERTAIN REAL PROPERTY UPON ANNEXATION TO THE B-3
(GENERAL BUSINESS & COMMERCIAL) ZONING DISTRICT TO
ALLOW FOR HOTELS LOCATED AT LOCATED AT 9599 94TH
AVENUE (formerly 18300 96th Avenue, now White Eagle Drive)
(TOP HOSPITALITY LLC, PETITIONER)**

**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. 2020-O-021

**AN ORDINANCE APPROVING A MAP AMENDMENT TO REZONE
CERTAIN REAL PROPERTY UPON ANNEXATION TO THE B-3
(GENERAL BUSINESS & COMMERCIAL) ZONING DISTRICT TO
ALLOW FOR HOTELS LOCATED AT LOCATED AT 9599 94TH
AVENUE (formerly 18300 96th Avenue, now White Eagle Drive)
(TOP HOSPITALITY LLC, PETITIONER)**

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 granting a rezoning of certain real property to B-3 (General Business & Commercial) upon annexation of located at 9599 94th Avenue (formerly 18300 96th Avenue, now White Eagle Drive), Tinley Park, Illinois 60477 ("Subject Property") to construct two Marriott-branded hotels has been filed by Top Hospitality LLC ("Petitioner") with the Village Clerk of this Village and has been referred to the Plan Commission of the Village and has been processed in accordance with the Tinley Park Zoning Ordinance; and

WHEREAS, said Plan Commission held a public hearing on the question of whether the Rezoning should be granted on April 16, 2020 at the Village Hall and by teleconference per Gubernatorial Executive Order 2020-18 and the "Village of Tinley Park Temporary Public Participation Rules & Procedures", at which time all persons were afforded an opportunity to be heard; and

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

WHEREAS, the Plan Commission vote 7-0 and has filed its report and findings and recommendations that the proposed Rezoning be approved with this President and Board of Trustees, and this Board of Trustees has duly considered said report of findings and recommendations; and

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

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

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

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

a. The existing uses and zoning of nearby property;

The B-3 zoning district will allow the Subject Property to serve as an extension of the existing B-3 designation for the hotel properties and undeveloped property along the LaGrange Road corridor. The expansion of 183rd Street and realignment of LaGrange Rd/Rt. 45 created increased opportunities for commercial development with valuable commercial frontage near the I-80 LaGrange Road exit.

b. The extent to which property values are diminished by the particular zoning;

The area along LaGrange Road are transitioning to commercial uses due to the proximity to I-80. The development will develop vacant farmland and increase the value of the subject property, and likely surrounding properties as well.

c. The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public;

The project will contribute directly to the economic development of the community by providing lodging for visitors, providing additional jobs, and providing additional property and hotel/motel taxes where the existing vacant property is generating minimal tax revenue. The hotels will help to fill the needed hotel room demand with a well-known hotel brand.

d. The relative gain to the public as compared to the hardship imposed on the individual property owner;

Hardships of neighboring property owners have not been identified. Lighting, dumpster locations, landscaping, cross-access, and overall site layout were designed to avoid any issues with the neighboring properties. The project will contribute directly to the economic development of the community.

- e. The suitability of the property for the zoned purpose;

The proposed use as hotels is suitable for the subject property due to the availability of high traffic volumes and available access points. The use is a permitted use subject to the approval of a hotel lot size Variation.

- f. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;

The lot has remained vacant under Cook County's C-4 (General Commercial) zoning and has never been developed. The existing floodplain makes the lot difficult to develop.

- g. The public need for the proposed use; and

There is a demand for additional hotel rooms in the area due to the location off of I-80 (east-west) expressway and near various entertainment options.

- h. The thoroughness with which the municipality has planned and zoned its land use.

The property is identified as Office and Restricted Industrial (ORI) in the 2000 comprehensive plan. Since that time, 183rd Street has been extended and LaGrange Rd/Rt. 45 has been expanded and realigned. These changes have created increased opportunities for commercial development with valuable commercial frontage near the I-80 LaGrange Road exit. The corporate office market is currently struggling for growth, therefore the Village will need to continue to analyze the ORI zoning in this area.

SECTION 3: The Rezoning as set forth herein below shall be applicable to the following described property:

LEGAL DESCRIPTION

THE NORTH AND SOUTH HALVES OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. EXCEPT THAT PART DEDICATED FOR RIGHT OF WAY PER DOCUMENT NUMBER 10157484.

PARCEL IDENTIFICATION NUMBER: 27-34-300-002

COMMONLY KNOWN AS: 9599 94th Avenue (formerly 18300 96th Avenue, now White Eagle Drive), Tinley Park, Illinois

SECTION 4: That a Rezoning of the Subject Property to B-3 (General Business & Commercial) to permit the construction of two Marriott-branded hotels is hereby granted to the Petitioner.

SECTION 5: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

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

SECTION 7: That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, and this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 19th day of May, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 19th day of May, 2020.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

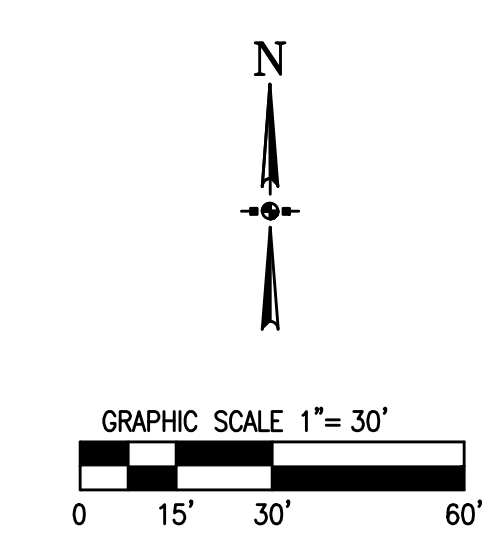
STATE OF ILLINOIS)
COUNTY OF COOK) SS
COUNTY OF WILL)

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. 2020-O-021, “AN ORDINANCE APPROVING A MAP AMENDMENT TO REZONE CERTAIN REAL PROPERTY UPON ANNEXATION TO THE B-3 (GENERAL BUSINESS & COMMERCIAL) ZONING DISTRICT TO ALLOW FOR HOTELS LOCATED AT 9599 94TH AVENUE (formerly 18300 96th Avenue, now White Eagle Drive) (TOP HOSPITALITY LLC, PETITIONER),” which was adopted by the President and Board of Trustees of the Village of Tinley Park on May 19th, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 19th day of May, 2020.

KRISTIN A. THIRION, VILLAGE CLERK

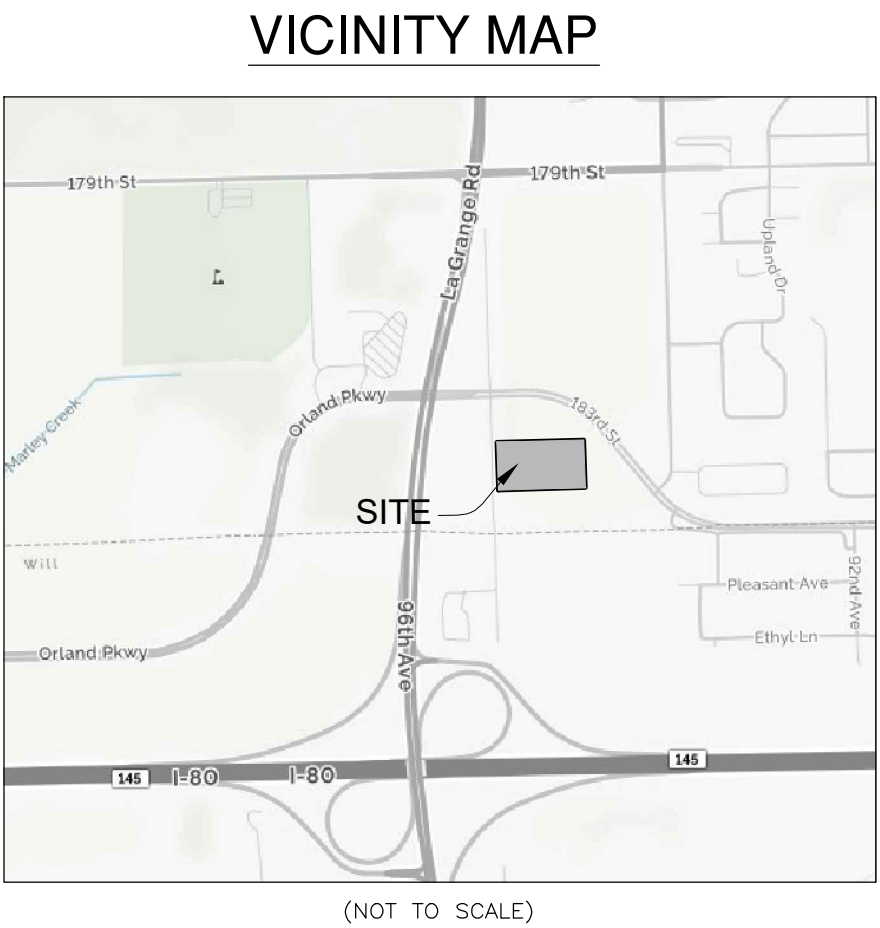



ZONING ANALYSIS TABLE		
Zoning		B-3
HOTEL USE ALLOWED		Yes
BUILDING HEIGHT		56'-8 3/8"
TOTAL LAND AREA	378,726	S.F.
	8.69	AC
BUILDING AREA		
125 ROOM COURTYARD	26,767	S.F.
	0.61	AC
118 RES. INN	27,816	S.F.
	0.64	AC
LOT COVERAGE		
PAVEMENT	102,931	S.F.
COURTYARD	26,767	S.F.
RES. INN	27,816	S.F.
SIDEWALK	13,769	S.F.
TRASH ENCLOSURES	648	S.F.
PATIO	7,818	S.F.
SPORT COURT	2,351	S.F.
TOTAL IMPERVIOUS AREA	182,100	S.F.
	48.1%	
GREEN SPACE	196,626	S.F.
	51.9%	
PARKING		
COURTYARD		
125 ROOMS	125	STALLS
EMPLOYEES - 10	10	STALLS
BANQUET PARKING	25	STALLS
TOTAL REQUIRED	160	STALLS
TOTAL PROVIDED	129	STALLS
TOTAL PROVIDED (LANDBANK	25	STALLS
RES INN		
118 ROOMS	118	STALLS
EMPLOYEES - 6	6	STALLS
TOTAL REQUIRED	124	STALLS
TOTAL PROVIDED	124	STALLS
PARKING STALL SIZE	9X18.5	FEET
DRIVING AISLE WIDTH, MIN	24	FEET
FAR CALCULATIONS		
TOTAL FLOOR AREA		
COURTYARD	83,722	S.F.
RES. INN	87,875	S.F.
TOTAL FLOOR AREA	171,597	S.F.
FAR	0.45	

RECORD DESCRIPTION

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART DEDICATED FOR RIGHT OF WAY PER DOCUMENT NUMBER 10157484.


LAND AREA:
199,343.05 SF± OR 4.58 ACRES±



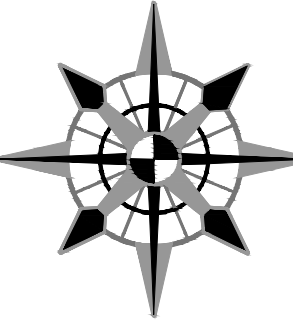


James E. Harpole
Illinois Professional Land Surveyor No. 3190
In the State of Illinois, Expires 11-30-2020

THIS PROFESSIONAL SURVEY CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



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



ADVANTAGE
CONSULTING ENGINEERS

80 MAIN STREET • SUITE 17 • LEMONT, ILLINOIS 60439
847-260-4753
WWW.ADVANCE-ILL.COM

PREPARED FOR:
TOP HOSPITALITY LLC
2730 UNIVERSITY BLVD
HOUSTON, TX 77005
PHONE: 312.404.6735

[illegible]

PLAT OF SURVEY
18300 96TH AVENUE
TINLEY PARK, ILLINOIS 60477

PROJ. MGR.:	<u>JLH</u>
DRAWN BY:	<u>JLH</u>
CHECKED BY:	<u>SR</u>
DATE:	<u>07/24/19</u>
SCALE:	<u>1"=50'</u>

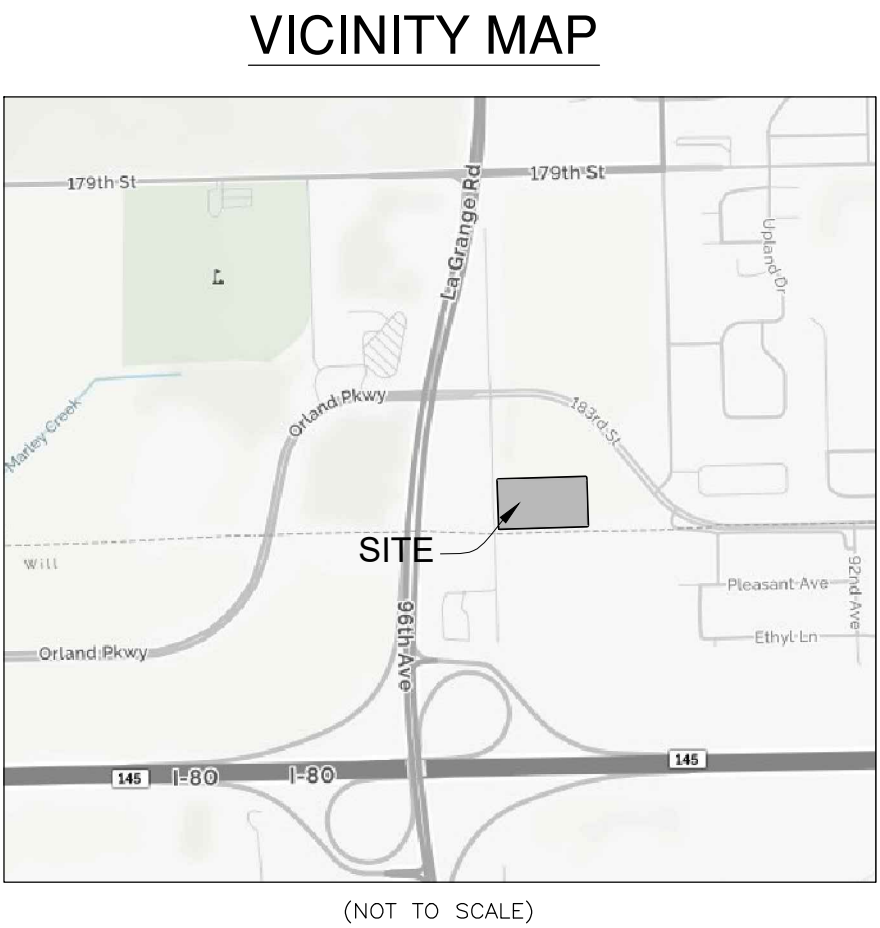
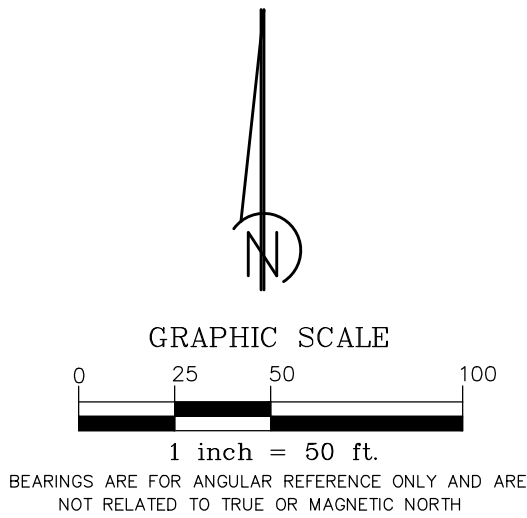
SHEET
1 OF 1


18-632-123

RECORD DESCRIPTION

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
EXCEPT THAT PART DEDICATED FOR RIGHT OF WAY PER
DOCUMENT NUMBER 10157484.

LAND AREA:
199,256.09 SF± OR 4.57 ACRES±




James L. Harpole
Illinois Professional Land Surveyor No. 3190
In the State of Illinois, Expires 11-30-2020
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.





ADVANTAGE
CONSULTING ENGINEERS

800 MAIN STREET • SUITE 17 • LEWISTON, ILLINOIS 60439
847-260-4758
WWW.ACEG.US

[illegible]

PLAT OF SURVEY		18300 96TH AVENUE		TINLEY PARK, ILLINOIS 60477	
PROJ. MGR.: <u>JLH</u>		DRAWN BY: <u>JLH</u>		CHECKED BY: <u>SR</u>	
DATE: <u>07/24/19</u>		SCALE: <u>1"=50'</u>			
SHEET					
1		OF		1	
18-632-123					



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
- ☒ Planned Unit Development (PUD) ☐ Concept ☐ Preliminary ☒ Final ☐ Deviation
- ☐ Variation ☐ Residential ☐ Commercial for _____
- ☒ Annexation
- ☒ Rezoning (Map Amendment) From R-1 to B-3
- ☒ Plat (Subdivision, Consolidation, Public Easement) ☒ Preliminary ☒ Final
- ☒ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: New Horizon

Project Description: Development of two hotels: 1. Courtyard by Marriott 2. Residence Inn Marriott

Project Address: 18300 96th Avenue Property Index No. (PIN): 27-34-300-002-0000

Zoning District: B-3 Lot Dimensions & Area: see attached surveys

Estimated Project Cost: \$ 32,745,000

OWNER OF RECORD INFORMATION

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

Name of Owner: Top Hospitality LLC Company: same

Street Address: 2730 University Blvd. City, State & Zip: Houston, TX 77005

E-Mail Address: hjethani@gmail.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: _____ Company: _____

Relation To Project: _____

Street Address: _____ City, State & Zip: _____

E-Mail Address: _____ Phone Number: _____



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

VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

I hereby authorize Mahoney Silverman & Goss LLC (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): HARESH JETHANI, MANAGER OF TOP HOSPITALITY LLC

Acknowledgements

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

Property Owner Signature: _____

Manager of Top Hospitality, LLC.

Property Owner Name (Print): _____

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): _____

Date: _____

07/15/2019 .



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

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I hereby authorize Thakor Patel (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): HARESH JETHANI, MANAGER OF TOP HOSPITALITY LLC.

Acknowledgements

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

Property Owner Signature: _____

Manager of Top Hospitality LLC

Property Owner Name (Print): _____

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): _____

Date: _____

07/16/2019

TOTAL PAYMENT DUE

2018 Second Installment Property Tax Bill - Cook County Electronic Bill

\$97.16

By 08/01/2019

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
27-34-300-002-0000	147	28022	2018	(2019)	ORLAND	2-39

IF PAYING LATE,
PLEASE PAY08/02/2019-09/01/2019
\$98.6209/02/2019-10/01/2019
\$100.0810/02/2019-11/01/2019
\$101.54**LATE INTEREST IS 1.5% PER
MONTH, BY STATE LAW**

TAXING DISTRICT BREAKDOWN

Taxing Districts	2018 Tax	2018 Rate	2018 %	Pension	2017 Tax
MISCELLANEOUS TAXES					
South Cook Mosquito Abatement Harvey	0.38	0.017	0.19%		0.36
Metro Water Reclamation Dist of Chicago	8.91	0.396	4.34%	1.01	9.05
Tinley Park Park District	11.21	0.498	5.46%		10.69
Miscellaneous Taxes Total	20.50	0.911	9.99%		20.10
SCHOOL TAXES					
Moraine Valley College 524 Palos Hills	8.64	0.384	4.21%		8.21
Consolidated HS District 230 Orland Park	54.56	2.425	26.59%	1.05	51.46
Kirby School District 140 (Tinley Park)	106.56	4.736	51.93%	0.67	100.98
School Taxes Total	169.76	7.545	82.73%		160.65
MUNICIPALITY/TOWNSHIP TAXES					
Road & Bridge Orland	0.83	0.037	0.40%		0.79
General Assistance Orland	0.14	0.006	0.07%		0.14
Town of Orland	1.60	0.071	0.78%	0.13	1.49
Municipality/Township Taxes Total	2.57	0.114	1.25%		2.42
COOK COUNTY TAXES					
Cook County Forest Preserve District	1.35	0.060	0.66%	0.04	1.40
Consolidated Elections	0.00	0.000	0.00%		0.70
County of Cook	7.17	0.319	3.50%	2.45	7.33
Cook County Public Safety	2.77	0.123	1.35%		2.45
Cook County Health Facilities	1.06	0.047	0.52%		1.35
Cook County Taxes Total	12.35	0.549	6.03%		13.23
(Do not pay these totals)	205.18	9.119	100.00%		196.40

TAX CALCULATOR

2017 Assessed Value	2,250	2018 Total Tax Before Exemptions	205.18
		Homeowner's Exemption	.00
		Senior Citizen Exemption	.00
2018 Assessed Value	2,250	Senior Freeze Exemption	.00
2018 State Equalizer	X 2.9109		
2018 Equalized Assessed Value (EAV)		2018 Total Tax After Exemptions	205.18
	6,550	First Installment	108.02
2018 Local Tax Rate	X 9.119%	Second Installment +	97.16
2018 Total Tax Before Exemptions		Total 2018 Tax (Payable in 2019)	205.18
	205.18		

IMPORTANT MESSAGES

PROPERTY LOCATION

18300 96TH AVE
TINLEY PARK IL

MAILING ADDRESS

TOP HOSPITALITY LLC
502 PRATT AVE N
SCHAUMBURG IL 60193-4555

*** Please see 2018 Second Installment Payment Coupon next page ***

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE APRIL 16, 2020 REGULAR MEETING

ITEM #2 PUBLIC HEARING: TOP HOSPITALITY LLC D/B/A MARRIOTT - COURTYARD & RESIDENCE INN – 9551 & 9555 183rd STREET

Consider recommending that the Village Board grant Top Hospitality LLC (Property Owner) a Map Amendment (rezoning) and Variations from the Zoning Code for two parcels that total approximately 8.7 acres in size at 9551 and 9555 183rd Street (off of White Eagle Drive and south of 183rd Street). The parcels are proposed to be zoned B-3 (General Business & Commercial) upon annexation. Upon annexation, the granting of these requests will allow for the lots to be developed as two Marriott-brand hotels: Courtyard and Residence Inn. The request will also include a Plat of Resubdivision and Site Plan approval.

Plan Commissioners present:

Chairman Garrett Gray (Participated electronically)
Mary Aitchison (Participated electronically)
Eduardo Mani (Participated electronically)
James Gaskill (Participated electronically)
Angela Gatto (Participated electronically)
Tim Stanton (Participated electronically)
Lucas Engel (Participated electronically)

Plan Commissioners absent:

Steven Vick

Guests:

Tiffany Gorman Thompson, Attorney (Participated electronically)

A Motion was made by COMMISSIONER WEST, seconded by COMMISSIONER GASKILL to open the public hearing of Top Hospitality LLC (Property Owner) a Map Amendment (rezoning) and Variations from the Zoning Code for two parcels that total approximately 8.7 acres in size at 9551 and 9555 183rd Street (off of White Eagle Drive and south of 183rd Street)

All Commissioners participated electronically.

AYE:

COMMISSIONERS AITCHISON, MANI, GASKILL, GATTO, STANTON, ENGEL, WEST and CHAIRMAN GRAY.

NAY:

None

CHAIRMAN GRAY declared the motion approved.

CHAIRMAN GRAY noted anyone wishing to speak on this matter will be sworn in before they speak after staff's presentation.

The 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.

Paula Wallrich, Planning Manager, presented the Staff Report. She introduced the Petitioner, Top Hospitality LLC, and noted they are requesting Rezoning upon Annexation, Final Plat of Subdivision approval, Variations, and Site Plan approval for their site to be developed with two Marriott brand hotels: The Courtyard and Residence Inn. The subject property is located on the east side of White Eagle Drive and south of 183rd Street. The 8.7-acre subject site is proposed to be subdivided into two lots and zoned to the B-3, General Business and Commercial zoning district.

The Courtyard hotel includes an 83,722 sq. ft. four-story building with 125 guest rooms, a banquet hall, meeting rooms, exterior patio, fitness center, indoor pool, lounge with dining area and bar. The Residence Inn hotel is marketed towards extended-stay guests and includes an 87,875 sq. ft. four-story building with 118 guest rooms, fitness center, dining room, meeting room, lounge room, indoor pool, outdoor basketball court, and exterior patio. In addition, there is a proposed shared stormwater detention pond and existing wetland area on the site.

The property consists of two vacant parcels totaling 8.7 acres in size. The property is located in unincorporated Cook County and zoned C-4, General Commercial (similar to the Village's B-3 zoning district). The land is undeveloped and has historically been used for farming purposes. There is a small portion of the southwest corner of the subject property encumbered with an existing wetland that is regulated by the U.S. Army Corps of Engineers. The annexation will include the adjacent unimproved IDOT right-of-way previously planned for the 183rd Street extension and will result in the annexation of a total of 9.15 acres.

To the south of this property is the WLS radio tower site that is also located in unincorporated Cook County (C-4 Zoning District). To the north and east of the property is a parcel zoned ORI (Office and Restricted Industrial): west is a vacant parcel zoned B-3 (General Business & Commercial). The property is nearby the I-80 LaGrange Road northbound exit. Currently existing to the southwest of the property is a Planned Unit Development (PUD) that includes two hotels (Hilton Garden Inn and Country Inn & Suites), two standalone restaurants (Texas Roadhouse and Jumbo Crab), and a third vacant pad that is planned for an additional standalone restaurant.

Below is a list of the Variations

Lot & Building

1. A Variation from Section V.B. Schedule I (Schedule of Permitted Uses) to permit a hotel use on a 3.13-acre lot, instead of the required minimum of 5 acres.
2. A Variation from Section V.B. Schedule II (Schedule of District Requirements) to permit a four story and approximately 55' 10" tall building (Residence Inn) and a four story 54' 9.5" tall building (Courtyard) instead of the permitted maximum of three stories and 35 feet.
3. A Variation from Section VIII Table 2 (Parking Lot Dimension Guidelines) to permit a 24' drive aisle instead of the permitted minimum of 26'.
4. A Variation from Section V.C.7.F. and Section V.C.7.G. to permit both hotel buildings to utilize greater than 15% of a non-masonry material (fiber cement board and stucco) on the building exteriors.
5. A 31 space Variation from Section VIII.A.10. (Number of Parking Spaces Required) to permit the Courtyard to have 129 parking spaces instead of the 160 parking spaces required.

Urban Design Overlay District (UDOD)

6. A Variation from Section V.D.2.D.(2) to permit the Residence Inn (Lot 2) to have a front yard setback ranging from 42.5' to 200' instead of the permitted 20' maximum.
7. A Variation from Section V.D.2.B.(2). a. to permit parking to be located in the front yard on the Residence Inn (Lot 2).
8. A Variation from Section V.D.2.C.(2).f. to permit two curb cuts on the Courtyard (Lot 1) instead of the permitted maximum of one.

Signage

9. A Variation from Section IX.M.2. to permit an off-site sign for Lot 2 to be located on Lot 1 with an approved signage easement
10. A Variation from Section IX.D.2.c. to permit a freestanding sign to be setback five feet from the property line instead of the required ten foot minimum.

The site is located within the Urban Design Overlay District (UDOD), which promotes walkability, decreased front yard setbacks, and overall a more urbanized look.

With this proposal, there is a Plat of Subdivision. Currently, there are two existing lots that will be divided to accommodate the two hotels. Appropriate easements will be recorded for cross-access, cross-parking, signage, and public utilities as part of the Final Plat approval.

The design of the lots is unique because the Residence Inn/ Lot 2 will not have direct access to the adjacent White Eagle Drive right-of-way and will require permanent access through a cross-access (ingress/egress) easement with the Courtyard/Lot 1. The Zoning Code specifically allows for properties with unique lot, land, or use circumstances to have a lot that does not abut public right-of-way, subject to appropriate cross-access and utility easements. In this case, the lot and site design were chosen due to the existing wetland location, detention location/topography and the large building footprint required for a hotel.

Additionally, the desire to divide the detention pond location made it even more difficult to have a separate right-of-way frontage for the Residence Inn/Lot 2. The lot configuration was designed to roughly divide the parking lots and detention pond based on the supply needed for each site. The shared ownership of the pond ensures responsibility for maintenance by both owners since covenants or a property owner's association can be changed in the future.

The Petitioner also hopes to mitigate the existing wetland through the U.S. Army Corps of Engineers in the future to allow for a third lot for use as a restaurant, office, or other commercial use. The land is not currently developable due to the wetland encumbrance and has been included as part of Lot 1.

The Petitioner is requesting annexation into the Village. The Annexation Agreement is scheduled to be reviewed by the Community Development Committee and the Village Board.

Ms. Wallrich explained there are two possibilities for zoning this property based on the surrounding zoning and proposed land use: either the B-3 (General Business and Commercial) or the ORI (Office and Restricted Industrial) zoning districts can accommodate the proposed hotel use as a permitted use. While both districts will allow for hotel land uses the assignment of the B-3 zoning district will allow it to serve as an extension of the B-3 designation for the existing hotel properties and undeveloped property along the LaGrange Road corridor.

The B-3 zoning district allows for hotels as a permitted use on lots over five acres in size. The Courtyard parcel (Lot 1) is 5.57 acres and therefore meets the size requirement. The Residence Inn (Lot 2) comprises 3.13 acres and therefore requires a Variation of the five-acre requirement. Staff believes the development of both hotels meets the intent of the lot size zoning requirement.

The B-3 zoning district limits structures to a maximum of three stories and 35 feet in height. The proposed hotels are both proposed at four stories: the proposed heights are 55' 10". Variation requests to allow for additional height have been reviewed in regards to the surrounding area's development pattern and neighboring uses.

At the workshop, there was concerns about how close this was to residential property. There is a multi-family development to the east, north of 183rd and some single-family development south of 183rd. The distance between that and the proposed hotel is 808 feet. Staff would also like to see some development between those two that would help mitigate any impact of the proposed hotel uses or their proposed height.

At the workshop, there were some areas that were discussed that were of some concern and were open items. All of these have been addressed by the applicant. One of the major issues was the entryway access point that runs along the south side of the boulevard that was 24 feet wide. This has now been increased to 26 feet due to the fact that it will receive a significant amount of traffic because it will be feeding both hotels. Remaining aisles have been left at 24 feet as they are adequate to address the turning radius of delivery and fire trucks. The landscape boulevard at the entrance to enhance the aesthetic of the approach to both hotels has been provided by the applicant. This is where there will be a ground mounted sign for both hotels. The outdoor basketball court was also discussed in length at the workshop due to the noise of bouncing balls and the overall concern of having a basketball court in that area. The applicant has removed the basketball court and will make an outdoor game area or passive seating area. This will be screened with an open wrought iron-style fence. The issues that were listed in the workshop and supported by staff

include the sidewalk network throughout the site, the dumpster locations and the fact that they will be encased with brick to match the building.

The applicant has provided additional landscaping on the site. There were a couple of areas that were deficient and they have taken care to make sure the entryway is a lush approach to both hotels. As part of the landscaping additions, they did lose six parking spaces. They have provided a land banked area for parking south of the Residence Inn hotel partially for this reason.

Ms. Wallrich displayed renderings of before and after design of the Courtyard hotel. Per a rendering that was shown at the workshop a design in Kansas of a Courtyard hotel, it was suggested that some changes be made. The applicant modified the proposal and took some of the enhancements on the proposed Courtyard hotel. Significant changes are the glass tower at the west end and additional brick was provided on the property to be more aesthetically pleasing and articulation of the facade along the front elevation. There was discussion of the building material being used. Staff has reviewed the samples of the material and is comfortable with them being durable and high-quality.

Regarding parking, there were concerns due to banquet use at the facility. The owner of the Marriott feels very comfortable with the amount of parking provided as it is consistent with his experience at other hotels with banquet facilities. Staff has recommended a land banking for the possibility of future parking if any issues do arise in the future. There is land banked parking to the south of the Residence Inn hotel. If there is an issue in the future, 25 additional parking spaces could be constructed at that location.

The lighting and signage will remain the same as discussed at the workshop. There will be a shared sign at the entryway boulevard and appropriate easements have been provided to accommodate offsite signage.

CHAIRMAN GRAY asked the Commissioners if they had comments or questions.

CHAIRMAN GRAY noted the building changes look great. All other Commissioners had no comment.

CHAIRMAN GRAY asked for comments from the Petitioner. Tiffany Gorman Thompson, Attorney for the applicant noted they have no comments to add.

CHAIRMAN GRAY asked for comments from the public. Laura Godette, Deputy Clerk noted there was no public comment submitted by noon today from the public.

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER AITCHISON to close the public hearing of.

Top Hospitality LLC (Property Owner) a Map Amendment (rezoning) and Variations from the Zoning Code for two parcels that total approximately 8.7 acres in size at 9551 and 9555 183rd Street (off of White Eagle Drive and south of 183rd Street)

All Commissioners participated electronically.

AYE:

COMMISSIONERS AITCHISON, MANI, GASKILL, GATTO, STANTON, ENGEL, WEST and CHAIRMAN GRAY.

NAY:

None

CHAIRMAN GRAY declared the motion approved.

Ms. Wallrich noted the Standards for Rezoning as follows:

- a. The existing uses and zoning of nearby property;
 - *The B-3 zoning district will allow the Subject Property to serve as an extension of the existing B-3 designation for the hotel properties and undeveloped property along the LaGrange Road corridor. The expansion of 183rd Street and realignment of LaGrange Rd/Rt. 45 created increased opportunities for commercial development with valuable commercial frontage near the I-80 LaGrange Road exit.*
- b. The extent to which property values are diminished by the particular zoning;
 - *The area along LaGrange Road are transitioning to commercial uses due to the proximity to I-80. The development will develop vacant farmland and increase the value of the subject property, and likely surrounding properties as well.*
- c. The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public;
 - *The project will contribute directly to the economic development of the community by providing lodging for visitors, providing additional jobs, and providing additional property and hotel/motel taxes where the existing vacant property is generating minimal tax revenue. The hotels will help to fill the needed hotel room demand with a well-known hotel brand.*
- d. The relative gain to the public as compared to the hardship imposed on the individual property owner;
 - *Hardships of neighboring property owners have not been identified. Lighting, dumpster locations, landscaping, cross-access, and overall site layout were designed to avoid any issues with the neighboring properties. The project will contribute directly to the economic development of the community.*
- e. The suitability of the property for the zoned purpose;
 - *The proposed use as hotels is suitable for the subject property due to the availability of high traffic volumes and available access points. The use is a permitted use subject to the approval of a hotel lot size Variation.*
- f. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;
 - *The lot has remained vacant under Cook County's C-4 (General Commercial) zoning and has never been developed. The existing floodplain makes the lot difficult to develop.*
- g. The public need for the proposed use; and
 - *There is a demand for additional hotel rooms in the area due to the location off of I-80 (east-west) expressway and near various entertainment options.*
- h. The thoroughness with which the municipality has planned and zoned its land use.
 - *The property is identified as Office and Restricted Industrial (ORI) in the 2000 comprehensive plan. Since that time, 183rd Street has been extended and LaGrange Rd/Rt. 45 has been expanded and realigned. These changes have created increased opportunities for commercial development with valuable commercial frontage near the I-80 LaGrange Road exit. The corporate office market is currently struggling for growth; therefore, the Village will need to continue to analyze the ORI zoning in this area.*

Ms. Wallrich noted the Standards for Variation as follows:

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 is difficult to develop with the building footprints, natural drainage patterns, and an existing jurisdictional wetland located on the site. The lot configuration is unique in that there is shared driveway access and single road frontage that results in many of the Variations being*

requested. The Variations allow for a unique site and development that benefits the Village economically and are difficult to meet all requirements.

2. The plight of the owner is due to unique circumstances.
 - *The property location, single road frontage, drainage topography, existing wetland, and building footprints offer a challenging situation for the development of the parcel. The exterior masonry Variation allows the petitioner to utilize unique and attractive design elements that meet Marriott's corporate design standards and remains visually appealing.*
3. The Variation, if granted, will not alter the essential character of the locality.
 - *The Variations allow for the development to create a unique and high-quality site design with two hotels. The development continues the uses and development trend started with the County Inn & Suites/Hilton Garden Inn development to the west. The Variations allow for a site layout similar to other development along LaGrange Road. The reduced drive aisle width is a standard width in many other municipalities and is not expected to be noticeable to the public.*
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:
 - 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;
 - The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - 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
 - 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.

Ms. Wallrich noted the Standards for Site Plan and Architecture as follows:

Architectural

- a. Building Materials: The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation, features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with "Building Articulation" (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it's the appearance if used on large, blank walls.

- b. Cohesive Building Design: Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever an architectural style is chosen, a consistent style of architectural composition and building materials are to be applied on all building facades.
- c. Compatible Architecture: All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Where a development includes outlots they shall be designed with compatible consistent architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.
- d. Color: Color choices shall consider the context of the surrounding area and shall not be used for purposes of “attention getting” or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.
- e. Sustainable architectural design: The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).
- f. Defined Entry: Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping.
- g. Roof: For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet or more, a change of at least five feet in height must be made for every 75 feet.
- h. Building Articulation: Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as “belly-bands” (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.
- i. Screen Mechanicals: All mechanical devices shall be screened from all public views.
- j. Trash Enclosures: Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

Site Design

- a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.
- b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.

- c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and are not permitted to occupy areas designated for parking, driveways or walkways.
- d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible visitor/employee traffic shall be separate from truck or equipment traffic.
- e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color.

Motion 1 (Map Amendment/Rezoning):

A motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER MANI to recommend that the Village Board grant the Petitioner, Top Hospitality LLC, a Rezoning (Map Amendment) of the properties located at 9551 & 9555 183rd Street (off of White Eagle Drive, South of 183rd Street) upon annexation to the B-3 (General Business & Commercial) zoning district and adopt the Findings of Fact submitted by the applicant and as proposed by Village Staff in the Staff Report.”

AYE:

COMMISSIONERS ENGEL, MANI, STANTON, GATTO, AITCHISON GASKILL, WEST and CHAIRMAN GRAY

NAY:

None.

CHAIRMAN GRAY declared the Motion approved by roll call.

Motion 2 (Variations):

A motion was made by COMMISSIONER ENGEL, seconded by COMMISSIONER STANTON to recommend that the Village Board grant the following Variations to the Petitioner, Top Hospitality LLC, at the properties located at 9551 & 9555 183rd Street (off of White Eagle Drive, South of 183rd Street) in the B-3 (General Business & Commercial) 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 1.87 acre Variation from Section V.B. Schedule I (Schedule of Permitted Uses) to permit a hotel use on a 3.13 acre lot, instead of the required minimum of 5 acres (Residence Inn – Lot 2).
2. A height Variation from Section V.B. Schedule II (Schedule of District Requirements) to permit a four story and approximately 55 ft. 10 in. tall building (Residence Inn) and a four story 54 ft. 9. In. tall building (Courtyard) instead of the permitted maximum of three stories and 35 ft.
3. A two ft. Variation from Section VIII Table 2 (Parking Lot Dimension Guidelines) to permit a 24 ft. drive aisle instead of the permitted minimum of 26 ft.
4. A Variation from Section V.C.7.F. and Section V.C.7.G. to permit both hotel buildings to utilize fiber cement board siding and panels to comply with the masonry requirements beyond face brick instead of the maximum of 15% of the building exteriors.
5. A 31 space Variation from Section VIII.A.10. (Number of Parking Spaces Required) to permit the Courtyard to have 129 parking spaces instead of the 160 parking spaces required.

6. A front yard setback Variation from Section V.D.2.D.(2) to permit the Residence Inn (Lot 2) to have a front yard setback ranging from 42.5' to 200' instead of the permitted 20' maximum.
7. A Variation from Section V.D.2.B.(2).a. to permit parking to be located in the front yard on the Residence Inn (Lot 2).
8. A Variation from Section V.D.2.C.(2).f. to permit two curb cuts on the Courtyard (Lot 1) instead of the permitted maximum of one.
9. A Variation from Section IX.M.2. to permit an off-site sign for Lot 2 to be located on Lot 1 with an approved signage easement
10. A Variation from Section IX.D.2.c. to permit a freestanding sign to be setback five feet from the property line instead of the required ten foot minimum.

Subject to the following Conditions:

1. The off-site sign for Lot 2 shall constitute the only ground sign permitted for that lot.
2. An area land banked for parking, as indicated in the plans, shall be constructed by the owner of the Lot 1 (Courtyard) if it is determined that the proposed parking is not sufficient to accommodate the hotel or banquet uses.
3. A minimum of 50% face brick shall be utilized on both hotel exteriors, as indicated in the architectural plans.

AYE:

COMMISSIONERS ENGEL, MANI, STANTON, GATTO, AITCHISON GASKILL, WEST and CHAIRMAN GRAY

NAY:

None.

CHAIRMAN GRAY declared the Motion approved by roll call.

Motion 3 (Site Plan):

A motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER ENGEL to grant the Petitioner, Top Hospitality LLC, Site Plan Approval to construct two hotels at 9551 & 9555 183rd Street in the B-3 (General Business & Commercial) Zoning District, in accordance with the plans submitted and listed herein and subject to the following conditions:

1. Directional signage and striping are required on the final plans at the hotel drop-off entrances.
2. The outdoor game area shall be revised to utilize either no fencing or an open-style fence such as an aluminum wrought iron design. No chain-link fencing shall be utilized.
3. Site Plan Approval is subject to approval of the Rezoning and Variations by the Village Board.
4. The Final Plat approval is subject to Final Engineering Plan approval by the Village Engineer, MWRD, and the U.S. Army Corps of Engineers.

AYE:

COMMISSIONERS ENGEL, MANI, STANTON, GATTO, AITCHISON GASKILL, WEST and CHAIRMAN GRAY

NAY:

None.

CHAIRMAN GRAY declared the Motion approved by roll call.

Motion 4 (Final Plat):

A motion was made by COMMISSIONER MANI, seconded by COMMISSIONER GATTO to recommend that the Village Board grant approval to the Petitioner, Top Hospitality LLC, Final Plat of Subdivision for the New Horizon Subdivision in accordance with the Final Plat submitted and dated February 27, 2020, subject to the following condition:

1. The Final Plat approval is subject to Final Engineering Plan approval by the Village Engineer, MWRD, and the U.S. Army Corps of Engineers.”

AYE:

COMMISSIONERS ENGEL, MANI, STANTON, GATTO, AITCHISON GASKILL, WEST and CHAIRMAN GRAY

NAY:

None.

CHAIRMAN GRAY declared the Motion approved by roll call.

This item will go to the Village Board for approval on May 5, 2020.

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. 2020-O-022

**AN ORDINANCE GRANTING CERTAIN VARIATIONS FOR HOTELS
LOCATED AT LOCATED AT LOCATED AT 9599 94TH AVENUE (formerly
18300 96th Avenue, now White Eagle Drive)
(TOP HOSPITALITY LLC, PETITIONER)**

**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. 2020-O-022

**AN ORDINANCE GRANTING CERTAIN VARIATIONS FOR HOTELS
LOCATED AT LOCATED AT LOCATED AT 9599 94TH AVENUE (formerly
18300 96th Avenue, now White Eagle Drive)
(TOP HOSPITALITY LLC, PETITIONER)**

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 granting certain bulk variations (“Variations”) to construct two Marriott-branded hotels at 9599 94th Avenue (formerly 18300 96th Avenue, now White Eagle Drive), Tinley Park, Illinois 60477 (“Subject Property”) has been filed by Top Hospitality LLC (“Petitioner”) with the Village Clerk of this Village and has been referred to the Plan Commission of the Village and has been processed in accordance with the Tinley Park Zoning Ordinance; and

WHEREAS, said Plan Commission held a public hearing on the question of whether the Variations should be granted on April 16, 2020 at the Village Hall and by teleconference per Gubernatorial Executive Order 2020-18 and the “Village of Tinley Park Temporary Public Participation Rules & Procedures”, at which time all persons were afforded an opportunity to be heard; and

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

WHEREAS, the Plan Commission vote 7-0 and has filed its report and findings and recommendations that the proposed Variations be approved with this President and Board of Trustees, and this Board of Trustees has duly considered said report of findings and recommendations; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village of Tinley Park and its residents to approve said 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 facts as if said recitals were fully set forth herein.

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

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

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 is difficult to develop with the building footprints, natural drainage patterns, and an existing jurisdictional wetland located on the site. The lot configuration is unique in that there is shared driveway access and single road frontage that results in many of the Variations being requested. The Variations allow for a unique site and development that benefits the Village economically and are difficult to meet all requirements.

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

The property location, single road frontage, drainage topography, existing wetland, and building footprints offer a challenging situation for the development of the parcel. The exterior masonry Variation allows the petitioner to utilize unique and attractive design elements that meet Marriott's corporate design standards and remains visually appealing.

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

The Variations allow for the development to create a unique and high-quality site design with two hotels. The development continues the uses and development trend started with the County Inn & Suites/Hilton Garden Inn development to the west. The Variations allow for a site layout similar to other development along LaGrange Road. The reduced drive aisle width is a standard width in many other municipalities and is not expected to be noticeable to the public.

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:

architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.

d. Color: Color choices shall consider the context of the surrounding area and shall not be used for purposes of “attention getting” or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.

e. Sustainable architectural design: The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).

f. Defined Entry: Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping.

g. Roof: For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet or more, a change of at least five feet in height must be made for every 75 feet.

h. Building Articulation: Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as “belly-bands” (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.

i. Screen Mechanicals: All mechanical devices shall be screened from all public views.

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

Site Design

a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the

building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.

b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.

c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and are not permitted to occupy areas designated for parking, driveways or walkways.

d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible visitor/employee traffic shall be separate from truck or equipment traffic.

e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color.

SECTION 3: That the Variations as set forth herein below shall be applicable to the following described property

LEGAL DESCRIPTION:

THE NORTH AND SOUTH HALVES OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. EXCEPT THAT PART DEDICATED FOR RIGHT OF WAY PER DOCUMENT NUMBER 10157484.

PARCEL IDENTIFICATION NUMBER: 27-34-300-002-0000

COMMONLY KNOWN AS: 9599 94th Avenue (formerly 18300 96th Avenue, now White Eagle Drive), Tinley Park, Illinois

SECTION 4: That the following Variations are hereby granted to the Petitioner in the B-3 (General Business & Commercial) Zoning District at the above-mentioned property to construct two hotels :

1. A 1.87 acre Variation from Section V.B. Schedule I (Schedule of Permitted Uses) to permit a hotel use on a 3.13 acre lot, instead of the required minimum of 5 acres (Residence Inn – Lot 2).
2. A height Variation from Section V.B. Schedule II (Schedule of District Requirements) to permit a four story and approximately 55 ft. 10 in. tall building (Residence Inn) and a four story 54 ft. 9. In. tall building (Courtyard) instead of the permitted maximum of three stories and 35 ft.

3. A two ft. Variation from Section VIII Table 2 (Parking Lot Dimension Guidelines) to permit a 24 ft. drive aisle instead of the permitted minimum of 26 ft.
4. A Variation from Section V.C.7.F. and Section V.C.7.G. to permit both hotel buildings to utilize fiber cement board siding and panels to comply with the masonry requirements beyond face brick instead of the maximum of 15% of the building exteriors.
5. A 31 space Variation from Section VIII.A.10. (Number of Parking Spaces Required) to permit the Courtyard to have 129 parking spaces instead of the 160 parking spaces required.
6. A front yard setback Variation from Section V.D.2.D.(2) to permit the Residence Inn (Lot 2) to have a front yard setback ranging from 42.5' to 200' instead of the permitted 20' maximum.
7. A Variation from Section V.D.2.B.(2).a. to permit parking to be located in the front yard on the Residence Inn (Lot 2).
8. A Variation from Section V.D.2.C.(2).f. to permit two curb cuts on the Courtyard (Lot 1) instead of the permitted maximum of one.
9. A Variation from Section IX.M.2. to permit an off-site sign for Lot 2 to be located on Lot 1 with an approved signage easement
10. A Variation from Section IX.D.2.c. to permit a freestanding sign to be setback five feet from the property line instead of the required ten foot minimum.

Subject to the following Conditions:

1. The off-site sign for Lot 2 shall constitute the only ground sign permitted for that lot.
2. An area designated for land banked for parking, as indicate in the plans, shall be constructed by the owner of the Lot 1 (Courtyard) if it is determined that the proposed parking is not sufficient to accommodate the hotel or banquet uses.
3. A minimum of 50% face brick shall be utilized on both hotel exteriors, as indicated in the architectural plans.

SECTION 5: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

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

SECTION 7: That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, and this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 19th day of May, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 19th day of May, 2020.

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK

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

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. ____, “AN ORDINANCE GRANTING CERTAIN VARIATIONS FOR HOTELS LOCATED AT 9599 94TH AVENUE (formerly 18300 96th Avenue, now White Eagle Drive) (TOP HOSPITALITY LLC, PETITIONER),” which was adopted by the President and Board of Trustees of the Village of Tinley Park on May 19, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 19th day of May, 2020.

KRISTIN A. THIRION, VILLAGE CLERK

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

RESOLUTION NO. 2020-R-050

**A RESOLUTION APPROVING FINAL PLAT OF SUBDIVISION FOR THE NEW
HORIZON SUBDIVISION LOCATED AT 9599 94TH AVENUE (formerly 18300 96th Avenue,
now White Eagle Drive)
(TOP HOSPITALITY LLC, PETITIONER)**

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

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

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

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

RESOLUTION NO. 2020-R-050

**A RESOLUTION APPROVING FINAL PLAT OF SUBDIVISION FOR THE NEW
HORIZON SUBDIVISION LOCATED AT 9599 94TH AVENUE (formerly 18300 96th Avenue,
now White Eagle Drive)
(TOP HOSPITALITY LLC, PETITIONER)**

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois have considered the Final Plat of Subdivision for the New Horizon Subdivision for the property located at 9599 94th Avenue (formerly 18300 96th Avenue, now White Eagle Drive Tinley Park, Illinois 60477 (the “Plat”), a true and correct copy of which is attached hereto and made a part hereof as EXHIBIT 1; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interests of said Village of Tinley Park that said Plat be approved and accepted; 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: The Final Plat of Subdivision set forth herein below shall be applicable to the following described property:

LEGAL DESCRIPTION:

THE NORTH AND SOUTH HALVES OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. EXCEPT THAT PART DEDICATED FOR RIGHT OF WAY PER DOCUMENT NUMBER 10157484.

PARCEL IDENTIFICATION NUMBER: 27-34-300-002-0000

COMMONLY KNOWN AS: 9599 94th Avenue (formerly 18300 96th Avenue, now White Eagle Drive), , Tinley Park, Illinois

SECTION 3: That the President and Board of Trustees of the Village of Tinley Park hereby approve and accept the Plat attached hereto and all necessary Village officials are hereby

authorized to execute the Plat prior to final recording subject to final review and revision by the Village Attorney and Village Staff.

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

SECTION 5: This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED THIS 19th day of May 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 19th day of May 2020.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

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

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 2020-R-050, “A RESOLUTION APPROVING FINAL PLAT OF SUBDIVISION FOR THE NEW HORIZON SUBDIVISION LOCATED AT 9599 94TH AVENUE (formerly 18300 96th Avenue, now White Eagle Drive) (TOP HOSPITALITY LLC, PETITIONER),” which was adopted by the President and Board of Trustees of the Village of Tinley Park on May 19, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 19th day of May 2020.

KRISTIN A. THIRION, VILLAGE CLERK

N	North
S	South
E	East
W	West
.	Degrees
'	Feet/Minutes
"	Inches/Seconds
ROW	Right of Way

PINS:
27-34-300-002-0000

378,726.36 SF± OR 8.7 ACRES±

1. THE BASIS OF BEARINGS IS THE WEST LINE OF SECTION 34-36-12.
2. EASEMENTS ARE FOR PUBLIC UTILITY AND DRAINAGE UNLESS OTHERWISE NOTED.

BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

[illegible]

CROSS ACCESS AND PARKING EASEMENT PROVISIONS

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR VEHICULAR ACCESS AND PARKING IS HEREBY GRANTED OVER AND ACROSS THE PORTIONS OF LOTS 1 AND 2 AS MARKED AND IDENTIFIED AS "CROSS ACCESS AND PARKING EASEMENT" ON THIS PLAT.

THE OWNER(S) OF LOTS 1 AND 2 SHALL, AT ITS (THEIR) SOLE EXPENSE, KEEP AND MAINTAIN THE "CROSS ACCESS AND PARKING EASEMENT" IN GOOD ORDER AND REPAIR, AND IMPROVED WITH A CONTINUOUS IMPERVIOUS MATERIAL (SUCH AS CONCRETE OR ASPHALT) OF SUFFICIENT BEARING STRENGTH SO AS TO ACCOMMODATE VEHICLE TRAFFIC.

NO OBSTRUCTIONS OR BARRIERS SHALL BE ERECTED ON OR ABOUT "CROSS ACCESS AND PARKING EASEMENT" IN ESTABLISHING AND/OR MAINTAINING THE GRADE LEVEL OF THE IMPERVIOUS SURFACE OF THE "CROSS ACCESS AND PARKING EASEMENT" AREA. MAINTENANCE SHALL BE DEEMED TO INCLUDE (BUT NOT BE LIMITED TO) THE REPAIR OF POTHOLES AND CRACKS, KEEPING THE SURFACE OF THE EASEMENT AREA FREE OF SNOW AND ICE, AND PROVIDING SURFACE STRIPING FOR THE COORDINATED MOVEMENT AND CIRCULATION OF VEHICLES THROUGH THE EASEMENT AREA.

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

[illegible]

THE RIGHT IS ALSO GRANTED TO THE VILLAGE AND ITS AGENTS TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE REASONABLE USE OF SAID EASEMENT. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

ALL CONSTRUCTION OR OTHER WORK PERFORMED BY ANY PERSON OR ENTITY WITHIN THE EASEMENT HEREBY GRANTED SHALL BE PERFORMED IN ACCORDANCE WITH THE VARIOUS REQUIREMENTS OF THE ORDINANCES, CODE, AND REGULATIONS OF THE VILLAGE OF TINLEY PARK AND ALL OTHER APPLICABLE LAW.

SIGN EASEMENT PROVISIONS

A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, ACROSS AND UPON THE PERIMETER DRIVEWAY, PARKING AREAS AND LANDSCAPED AREA FOR THE PURPOSE OF PROVIDING THE LOT 2 OWNER AND THEIR RESPECTIVE AGENTS REPRESENTING INGRESS AND EGRESS TO, FROM AND BETWEEN THE MONUMENT SIGN FOR PURPOSES OF INSTALLING, CONSTRUCTING, UTILIZING, OPERATING, MAINTAINING, REPAIRING, RECONSTRUCTING, REMOVING, REPLACING AND RENEWING A PROPOSED MONUMENT SIGN AND ASSOCIATED LANDSCAPING. THE MONUMENT SIGN SHALL BE PLACED WITHIN THE BOUNDARY OF THE "MONUMENT SIGN EASEMENT" AS DEFINED ON THIS PLAT OF SUBDIVISION.

LAND SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS.

THIS IS TO CERTIFY THAT I, JAMES L. HARPOLE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED HEREIN AND AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY. I FURTHER CERTIFY THAT THE SAID PROPERTY WAS SURVEYED WITHIN THE LAST 18 MONTHS. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE VILLAGE BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

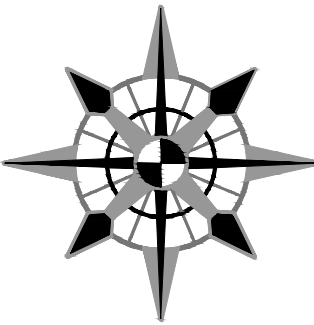
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
EXCEPT THAT PART DEDICATED FOR RIGHT OF WAY PER DOCUMENT NUMBER 10157484.

I FURTHER CERTIFY THAT THIS SITE FALLS WITHIN ZONE X AS DEFINED BY FLOOD INSURANCE RATE MAP, PANEL NUMBER 17031C0706J HAVING AN EFFECTIVE DATE OF 08/19/2008.

DATED THIS _____, DAY OF _____, 2020

JAMES L. HARPOLE, ILLINOIS PROFESSIONAL
LAND SURVEYOR NO. 3190

**JLH LAND
SURVEYING INC.**
Illinois Professional Design Firm No. 134.007120
910 Geneva Street, Shorewood, Illinois 60404
815.729.4000 www.jlhsurvey.com



ADVANTAGE
CONSULTING ENGINEERS
MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60431
847-269-4758
WWW.ADVANTAGE-ILL.COM

PREPARED FOR:
TOP HOSPITALITY LLC
730 UNIVERSITY BLVD
HOUSTON, TX 77005
PHONE: 312.404.6735

DATE	REVISIONS	BY
10/21/19	VILLAGE COMMENTS	JLH
10/22/19	CROSS ACCESS EASEMENT	JLH
12/12/19	VILLAGE COMMENTS	JLH
02/18/20	REVISED EASEMENTS	JLH
02/25/20	VILLAGE COMMENTS	JLH
02/27/20	SIGN EASEMENT PROVISIONS	JLH

PRELIMINARY PLAT OF SUBDIVISION

18300 96TH AVENUE

TINLEY PARK, ILLINOIS 60477

PROJ MGR : JLF

DRAHNBLY JLH

CHECKED BY: SR

DATE: _____

SCALE:	VAR
--------	-----

SHEET

1 OF 2

18-632-123

LEGEND
N North
S South
E East
W West
° Degrees
' Feet/Minutes
" Inches/Seconds
ROW Right of Way

NEW HORIZON SUBDIVISION

BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

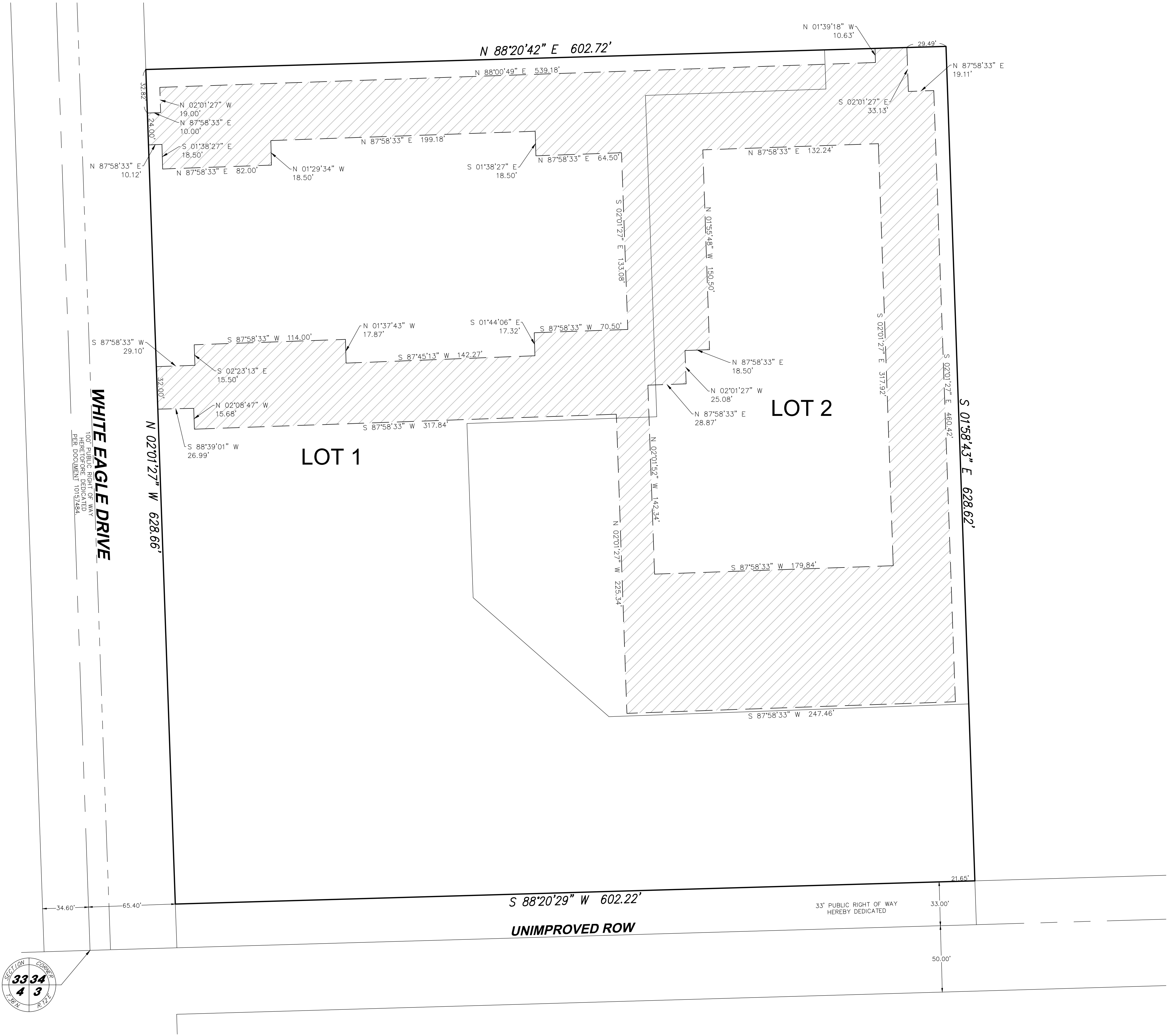
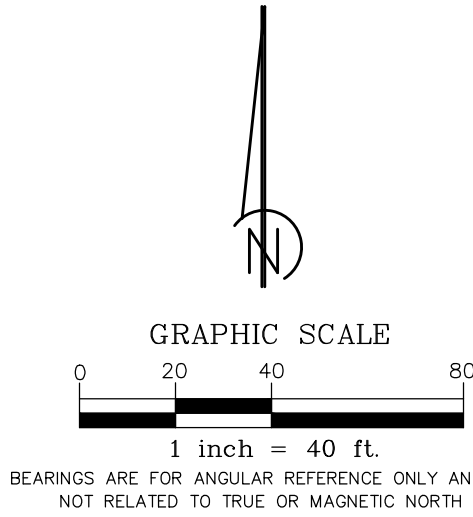
JLH LAND
SURVEYING INC.
Illinois Professional Design Firm No. 184.00720
910 Geneva Street, Shorewood, Illinois 60404
815.729.4000 www.jlhsurvey.com

NOTES:

- THE BASIS OF BEARINGS IS THE WEST LINE OF SECTION 34-36-12.



CROSS ACCESS AND PARKING EASEMENT



PRELIMINARY PLAT OF SUBDIVISION

18300 96TH AVENUE

TINLEY PARK, ILLINOIS 60477

SHEET

2 OF 2

18-632-123



Interoffice Memo

Date: May 5, 2020

To: Committee of the Whole

Cc: Dave Niemeyer, Village Manager

From: Paula Wallrich, Acting Community Development Director

Subject: 9599 94th Avenue- Class 7b- Courtyard of Marriott Hotel



BACKGROUND

Haresh Jethani (Applicant) of Top Hospitality, LLC. plans to invest \$17,880,000, excluding the purchase of the land, to construct a 125-room hotel approximately 83,722 square feet for a proposed Courtyard of Marriott Hotel on the vacant 8.7-acres of land located at 9599 94th Avenue in Tinley Park. This location has been 100% vacant and requires significant improvements. The property is currently located in unincorporated Will County, but has filed a petition for annexation to the Village of Tinley Park.

Top Hospitality plans to construct two hotels at this location (Residence Inn & Courtyard). The land will be subdivided into two lots to provide for a hotel on each; therefore they are filing two separate Class 7b tax incentives. Top Hospitality plans to construct the project in phases starting with the Courtyard Hotel first.

The Village of Tinley Park can expect Top Hospitality to increase the property tax value of the location. In addition, the hotel plans on hiring approximately 51 employees (36 full-time and 15 part-time) and help to generate healthy revenue through hotel tax for the Village of Tinley Park.

On February 5, 2019, the Village Board approved Ordinance 2019-O-009 designating the area known as 179th and LaGrange Road as blighted. This designation is the first requirement to qualify for the Cook County's Class 7 Assessment Program. The blighted designation allows for current / future developers and businesses the ability to immediately access Cook County Class 7 incentives with Village approval to attract investment in high vacancy and underdeveloped areas. The subject property is located within the designated blighted area outlined within the ordinance and is therefore eligible to apply for Class 7 incentives.

The Applicant has retained the counsel of Elliott & Associates, a property tax law firm located in Des Plaines, Illinois, to assist with preparing the Class 7b application for Village and Cook County submittal.



DISCUSSION

The Applicant is requesting a Class 7b incentive to develop on land commonly known as 9599 94TH Avenue (formerly 18300 96th Avenue, now White Eagle Drive). The Applicant has stated "but for" the Class 7b reclassification, the the development of this property will likely not be feasible. Cook County provides the Class 7b Incentive Program that allows the reclassification of properties to effectively lower their tax assessment from the commercial rate of 25% to the residential rate of 10%. Class 7b reclassifications provide an assessment of 10% of market value for the first twelve (12) years, 15% in the 11th year, and 20% in the 12th year.

The Class 7b Incentive Program is intended to spur development in areas determined to be "in need of commercial development," commercial projects with total development costs, exclusive of land, over \$2 million, which would not be economically feasible without the incentive. The ten-year incentive applies to all newly constructed buildings or other structures, including the land upon which they are situated. High property taxes are a primary reason for Class 7b incentives and the competition with Will County and Indiana taxes.

Incentive Policy Checklist

The following statements are in line with the Village of Tinley Park's incentive policy.

1. The developer will file the Cook County forms, plans to be a long-term owner/investor, and plans to comply with Village and County obligations of the Class 7b Incentive Program.

2. Due to its location in an area previously designated as blighted, this project meets the Target Development Area Incentive Policy Requirement outlined in section B-8.
3. As a project expected to exceed \$1 million in capital investment, this project meets the Minimum Capital Investment Policy requirement.

Strategic Plan Checklist

- Economic Development Strategy 6: The Village is moving forward with the design and construction of utilities along LaGrange Road. This pro-active work is making it possible for development to come to this area.

Benefits

- The project will be an enhancement to the Village by developing vacant land in an area previously designated as blighted by the Village.

The proposed reclassification resolution shall also include an agreement between Top Hospitality and the Village obligating the applicant to certain conditions of their proposed development. Any failure to meet these conditions will result in the Village's right to terminate the agreement and the Class 7b Assessment Classification on the Property. The conditions for the Courtyard Hotel development are summarized below:

1. Payment of all real estate taxes;
2. Property must be developed in accordance with approved plans;
3. Project must be completed by December 31, 2022 (applicant has the right to request an extension)

RECOMMENDATION

The Economic Commercial Commission reviewed this request at their March 09, 2020 meeting. The Commission unanimously voted to recommend approval of the class 7b request for the Courtyard Inn Hotel. The Village board will review the application on May 5th for First Reading.

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

RESOLUTION

NO. 2020-R-041

A RESOLUTION SUPPORTING AND CONSENTING TO THE FILING OF A CLASS 7B APPLICATION AND FINDING THE CLASS 7B NECESSARY FOR DEVELOPMENT TO OCCUR AT 9599 94TH AVENUE (formerly 18300 96th Avenue, now White Eagle Drive) - (COURTYARD OF MARRIOTT HOTEL)

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

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

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

VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

RESOLUTION NO. 2020-R-041**A RESOLUTION SUPPORTING AND CONSENTING TO THE FILING OF A CLASS 7B APPLICATION AND FINDING THE CLASS 7B NECESSARY FOR DEVELOPMENT TO OCCUR AT 9599 94TH AVENUE (formerly 18300 96th Avenue, now White Eagle Drive) - (COURTYARD OF MARRIOTT HOTEL)**

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

WHEREAS, the Village of Tinley Park (“Village”) desires to attract new commercial development, stimulate the expansion and retention of existing industry, and increase employment opportunities in the Village; and

WHEREAS, Cook County has instituted a program to encourage commercial development known as the Cook County Real Property Classification Ordinance (“Tax Incentive Ordinance”); and

WHEREAS, said Tax Incentive Ordinance provides a Class 7b incentive that is designed to encourage commercial development throughout Cook County by offering real estate tax incentives for the development of new commercial facilities, the rehabilitation of existing commercial structures, and the commercial reutilization of abandoned buildings; and

WHEREAS, Haresh Jethani on behalf of Top Hospitality, LLC. (“Applicant”), desires to redevelop certain real property located at 9599 94th Avenue (formerly 18300 96th Avenue, now White Eagle Drive), Tinley Park, Illinois (“Subject Property”), legally described in the attached Exhibit 1, PIN: 27-34-300-002-0000, in reliance on the Class 7b incentives and to plans to construct a 125-room hotel approximately 83,722 square feet for a proposed Courtyard of Marriott Hotel on a portion of the vacant 8.7-acres of land to said Subject Property; and

WHEREAS, The Applicant would find it difficult to construct at the Subject Property given the current tax liability on the Subject Property but for said Class 7b incentive, which provides a reduced assessment of ten percent (10%) of fair market value of the Property for the first ten years, fifteen percent (15%) for the eleventh year, and twenty percent (20%) for the twelfth

year. Without this incentive, commercial property would normally be assessed at twenty-five (25%) of its market value; and

WHEREAS, said Subject Property does not have a Class 7b incentive applied to the Subject Property and the Applicant seeks approval from the Village to consent and support said Class 7b incentive to be applied to the Subject Property; and

WHEREAS, the Village and Applicant have executed a Property Tax Assessment Classification Agreement ("Classification Agreement"), attached hereto as Exhibit 2 and incorporated herein, which imposes certain terms and conditions on the Village's support for Applicant's request for the Class 7b reclassification of the Subject Property; and

WHEREAS, the Village has determined that the Subject Property meets the requirements necessary for approving the request for certain tax incentives, and by allowing said reclassification will further promote the economic viability of the Subject Property which is aligned with the Village's desire to attract new commercial development, stimulate the expansion and retention of existing industry, and increase employment opportunities in the Village; 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 the request submitted by Courtyard of Marriott Hotel and consent and support the Class 7b reclassification of the Subject Property; and

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

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

SECTION 2: That the President and Board of Trustees of the Village of Tinley Park hereby approves the request submitted by the Applicant and supports and consents to the Class 7b reclassification, subject to the terms and conditions memorialized in the Classification Agreement, and has determined that the commercial use of the Subject Property by Courtyard of Marriott Hotels for its new hotel location at the Subject Property is both necessary and beneficial to the Village.

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 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 19th day of May, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 19th day of May, 2020.

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK

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

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 2020-R-041, “A RESOLUTION SUPPORTING AND CONSENTING TO THE FILING OF A CLASS 7B APPLICATION AND FINDING THE CLASS 7B NECESSARY FOR DEVELOPMENT TO OCCUR AT 9599 94TH AVENUE (formerly 18300 96th Avenue, now White Eagle Drive)- (COURTYARD OF MARRIOTT HOTEL),” which was adopted by the President and Board of Trustees of the Village of Tinley Park on May 19, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 19th day of May, 2020.

KRISTIN A. THIRION, VILLAGE CLERK

EXHIBIT 1
LEGAL DESCRIPTION

THE NORTH AND SOUTH HALVES OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. EXCEPT THAT PART DEDICATED FOR RIGHT OF WAY PER DOCUMENT NUMBER 10157484.

THIS DOCUMENT WAS
PREPARED BY AND AFTER
RECORDING RETURN TO:

EXHIBIT 2

**PROPERTY TAX ASSESSMENT CLASSIFICATION AGREEMENT
BETWEEN THE VILLAGE OF TINLEY PARK
AND TOP HOSPITALITY, LLC
(18300 96th Avenue, Tinley Park, Illinois 60477)**

THIS PROPERTY TAX ASSESSMENT CLASSIFICATION AGREEMENT (“**Agreement**”) is made this ____ day of May, 2020 (“**Execution Date**”), by and between the **Village of Tinley Park**, an Illinois municipal corporation (“**Village**”), and **Top Hospitality, LLC d/b/a New Horizon**, an Illinois limited liability company (“**Owner**”).

RECITALS

WHEREAS, the President and Board of Commissioners of the County of Cook have prior hereto enacted an ordinance known as the Cook County Real Property Assessment Classification Ordinance, as amended from time to time (“**Classification Ordinance**”), which provides for a tax assessment incentive classification designed to encourage commercial development throughout Cook County by offering a real estate tax incentive for the development of new commercial facilities, the rehabilitation of existing commercial structures and the utilization of abandoned buildings on properties that have been designated as blighted by the community in order to create employment opportunities and expand the tax base; and

WHEREAS, the Owner is the owner of real property generally located at 18300 96th Avenue, Tinley Park, Illinois, and as legally described on Exhibit A (“**Property**”); and

WHEREAS, Owner petitioned the Village for a resolution of support and consent for two Cook County Class 7B Real Estate Tax Assessment Classifications, as said term is defined in the Classification Ordinance, (“**Class 7B Assessment Classification**”) for the Property with said resolution stating that the Village finds the area surrounding the Property to be blighted and in need of redevelopment and that the Class 7B Assessment Classifications are necessary for such redevelopment to occur on the Property; and

WHEREAS, the adoption of resolutions by the Village is required and must be filed by Owner with the County of Cook application in order for the Property to secure said Class 7B Tax Assessment Classifications; and

WHEREAS, Owner shall redevelop the Property which shall consist of (i) the construction of a new hotel building for use as a Courtyard by Marriott hotel on the northern portion of the Property, (ii)) the construction of a new hotel building for use as a Residence Inn by Marriott hotel on the eastern portion of the Property, all as depicted on Exhibit B (the “**Site Plan**”) and at a total combined estimated cost of \$35,510,000.00 (the “**Project**”); and

WHEREAS, without the Class 7B Assessment Classifications for the Property, the Project would not reasonably be anticipated to proceed; and

WHEREAS, in order to induce the Village to adopt the aforesaid resolution, Owner and Village desire to enter into this Agreement and to be bound by terms and conditions as more particularly set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants herein contained and other good and valuable considerations, the sufficiency of which is hereby acknowledged, Village and Owner agree as follows:

Section 1. Incorporation. The representation and recitations hereinabove set forth in the recitals are hereby incorporated into this Agreement as if fully stated herein.

Section 2. Term of Agreement. The term of this Agreement and the obligations of Village and Owner hereunder shall commence upon the Execution Date and shall expire upon the expiration of the Class 7B Assessment Classifications for the Property or the termination of this Agreement pursuant to Section 6 hereof, whichever occurs first (“**Term**”).

Section 3. Covenants of the Village. In return for the representations and covenants of the Owner, all as contained herein, the Village covenants with and to the Owner as follows:

- a. Village shall approve resolutions setting forth its consent and support of Owner’s activation of the Class 7B Assessment Classifications for the Property, which will take effect upon execution of this Agreement (the “**Resolutions**”). During the Term and except as provided herein, the Village shall not take any action to revoke, rescind or otherwise dispute the Class 7B Assessment Classifications for the Property.
- b. Village shall have no obligation to issue the Resolutions to Owner until Owner has caused this Agreement to be recorded as contemplated under Section 8(f) herein.

Section 4. Covenants of the Owner. In return for the representations and covenants of the Village, all as contained herein, the Owner, and its successors or assigns, covenants with and to the Village as follows:

- a. Owner shall pay or cause to be paid when due all real estate property taxes relating to the Property or the operations on the Property, which are assessed or imposed upon the Property, or which become due and payable. Owner shall have the right to challenge real estate property taxes applicable to the Property; provided, that such real estate property taxes must be paid in full when due.
- b. Owner shall redevelop the Property and cause the Project to be constructed in a first class manner and in accordance with this Agreement, the Site Plan, and

any and all federal, state and local laws, ordinances, rules, regulations, orders, codes and ordinances applicable to the Property, the Project and/or the Owner. Owner shall substantially complete the Project, subject to delays from Force Majeure (defined below), on or before December 31, 2022 (the “**Outside Completion Date**”).

- c. The “**Project Work**” shall include all landlord work and site work required for (i) construction of a new Courtyard by Marriott hotel on the northern portion of the Property, no less than 83,722 square feet in size, and (ii) construction of a new Residence Inn by Marriott hotel on the eastern portion of the Property, no less than 87,875 square feet in size. The Project Work shall exclude interior work, interior build out, and landscaping improvements.
- d. Upon completion of the Project Work, the Owner shall submit to the Village for review and approval a completion statement from an engineer or other consultant with respect to the substantial completion of the Project Work (a “**Completion Statement**”).
- e. The Project Work may be completed in phases. The Owner may, but is not obligated to, submit and the Village shall review a Completion Statement for a portion or phase of the Project Work (a “**Phase Completion Statement**”). Village approval of such Completion Statement shall not be unreasonably withheld. The date on which the Village has approved such Phase Completion Statement shall be a “**Phase Completion Date**.”
- f. The “**Substantial Completion Date**” shall mean the date on which the Village has approved a Completion Statement for the entirety of the Project Work, such approval shall not be unreasonably withheld.
- g. In the event that a Completion Statement for the entirety of the Project Work has not been submitted to the Village by the Outside Completion Date, upon a showing of good cause, the Village shall extend the Outside Completion Date for a period not to exceed one year (an “**Extension**”). To grant an Extension, the Village Manager must receive a written request from the Owner stating the reasons for the proposed extension (the “**Extension Request**”). Such Extension Request must be made before the expiration of the Outside Completion Date. Approval of an Extension shall not be unreasonably withheld.
- h. For purposes of this Agreement, “Force Majeure” shall mean an act of God, storm, fire, flood, earthquake, labor disturbance (including strikes, boycotts, lockouts etc.), war, civil commotion, shortages or unavailability of labor, present or future governmental law, ordinance, rule, order or regulation, inaction or delay on the part of any governmental authority, or other cause beyond the reasonable control of Owner, as applicable. In no event shall a delay resulting from economic hardship, commercial or economic frustration of purpose constitute an event caused by Force Majeure.

Section 5. Event of Default.

- a. The following shall constitute an event of default (“**Event of Default**”) by the Owner hereunder:
 - i. The failure of the Owner to perform, keep or observe any of the covenants, conditions, promises, agreements or obligations of the Owner under this Agreement;
 - ii. The making or furnishing by the Owner to the Village of any representation, warranty, certificate, or report within or in connection with this Agreement or any related agreement which is untrue or misleading in any material respect;
 - iii. The filing by Owner of any petitions or proceedings under applicable state or federal bankruptcy or insolvency law or statute which petition or proceeding has not been dismissed or stayed;
 - iv. The initiation against Owner by any creditor of an involuntary petition or proceeding under any state or federal bankruptcy or insolvency law or statute, which petition or proceeding is not dismissed or stayed within forty-five (45) days after the date of filing; and
 - v. The violation or breach by Owner of any law, statute, rule or regulation of a governmental or administrative entity relating to the operation of the Property.
- b. The following shall constitute an Event of Default by the Village hereunder:
 - i. The failure of the Village to perform, keep or observe any of the covenants, conditions, promises, agreements or obligations of the Village under this Agreement.

Section 6. Remedies. Except as otherwise set forth herein, upon an Event of Default by either party, or any successor, the defaulting or breaching party (or successor) shall, upon written notice from the other party specifying such default or breach, proceed immediately to cure or remedy such default or breach, and shall, in any event, within thirty (30) days after receipt of notice, cure or remedy such default or breach (“**Cure Period**”). In case the Event of Default shall not be cured or remedied prior to the end of the Cure Period, the remedy to the aggrieved party shall, in addition to any other remedies provided for in this Agreement, be as set forth below:

- a. In the Event of Default by the Owner, and after the expiration of all applicable cure periods, the Village shall have the following rights and remedies:
 - i. Village shall have the following rights and remedies, in addition to any

other remedies provided in this Agreement: (A) to terminate this Agreement and the Class 7B Assessment Classifications on the Property; and (B) to pursue and secure, in any court of competent jurisdiction by any action or proceeding at law or in equity, any available remedy, including but not limited to injunctive relief or the specific performance of the obligations contained herein. Notwithstanding the foregoing and except as specifically set forth in Section 6(a)(ii) below, the Village shall not have the right to recover any property tax savings the Owner received as a result of the Class 7B Assessment Classifications on the Property for property tax years concluded prior to the Event of Default.

- ii. Within five (5) business days of written demand from Village (the “**Demand Notice**”), Owner covenants that it shall file all requisite documentation with the Cook County Assessor’s Office relinquishing and/or voiding the Class 7B Assessment Classifications for the Property and shall concurrently provide the Village with written notice of relinquishment together with all relevant documentation. Owner’s covenants and obligations under this Section 6 shall survive the termination or expiration of the Agreement. If Owner fails to comply with any written demand provided pursuant to this Section 6(a)(ii), Village, in addition to any and all other remedies, shall have the right to secure the specific performance of the obligation hereunder, and the right to recover the aggregate of any property tax savings the Owner received as a result of the Class 7B Assessment Classifications on the Property accruing after the issuance of the Demand Notice.
- b. Upon the occurrence of an Event of Default by the Village, and after the expiration of all applicable cure periods, the Owner shall have the following as its sole and exclusive rights and remedies: (i) to pursue and secure, in any court of competent jurisdiction by any action or proceeding at law or in equity, injunctive relief or the specific performance of the obligations contained herein.
- c. Unless otherwise provided, the rights and remedies provided by this Agreement are cumulative and the use of any one right or remedy by any party shall not preclude or waive the right to use any other remedy.

Section 7. Assignment.

- a. Up to the earlier of the Substantial Completion Date or the Outside Completion Date, Owner shall not sell, assign, transfer or otherwise dispose of its interest under this Agreement or its interest in the Property under any circumstances, , without the written prior approval of the Village, which may be withheld or denied in its sole and absolute discretion, except:

- i. Sale, assignment, or transfer to an entity directly controlling, controlled by or under common control with Owner (“**Affiliate**”) shall be permitted without prior written approval of the Village (a “**Permitted Transfer**”); and
- ii. Sale, assignment, or transfer of portions of the Property for which the Village has approved a Phase Completion Statement shall be a Permitted Transfer and shall not require Village approval.
- b. After the Substantial Completion Date or Phase Completion Date as applicable, and so long as there exists no uncured Event of Default, Owner shall be permitted to sell, assign, transfer or otherwise dispose of its interests under this Agreement and its interests in the Property. Prior to exercising rights hereunder, any such proposed transferee or assignee under this Section 7(b) shall expressly assume all of the obligations of Owner under this Agreement and shall agree to be subject to all the conditions and restrictions to which Owner is subject by executing and recording on the Property an assumption, as approved by the Village, which shall not be unreasonably withheld, delayed or denied (the “**Assumption**”). Upon receipt of the fully executed Assumption by the Village, Owner shall be released from any obligation or responsibility under this Agreement.
- c. Any assignment or transfer in violation of this Section 7 shall not relieve Owner or any other party from any obligations under this Agreement, and any such transferee or assignee shall not be entitled to the rights and benefits provided for herein.

Section 8. Miscellaneous.

- a. Each party shall, at the request of the other, execute and/or deliver any further documents and do all acts as each party may reasonably require to carry-out the intent and meaning of this Agreement.
- b. No waiver of any term or condition of this Agreement shall be binding or effective for any purpose unless expressed in writing and signed by the party making the waiver, and then shall be effective only in the specific instances and for the purpose given.
- c. This Agreement represents the entire Agreement between the Village and the Owner. No amendment, waiver or modification of any term or condition of this Agreement shall be binding or effective for any purpose unless expressed in writing and adopted by each of the parties as required by law.
- d. If any section, sub-section, sentence, clause or phrase of this Agreement is for any reason held to be invalid, such decisions or decisions shall not affect the validity of the remaining portions of the Agreement.

- e. Each party warrants to the other that it is authorized to execute, deliver and perform this Agreement and agrees not to raise lack of such authority in any action brought by any party or any third party to this Agreement.
- f. All rights, title and privileges herein granted, including all benefits and burdens, shall run with the land and shall be binding upon and inure to the benefit of the Applicant and the Village and, hereto, their respective grantees, successors, assigns and legal representatives. A copy of this Agreement shall be recorded against the Property at Owner's sole expense.
- g. This Agreement shall be construed in accordance with and governed by the laws of the State of Illinois.
- h. Each party irrevocably agrees that all judicial actions or proceedings in any way, manner or respect, arising out of or from or related to this Agreement shall be litigated only in courts having sites within the County of Cook, Illinois and appeal courts within the State of Illinois. Each party hereby consents to the jurisdiction of any local or state court located within the County of Cook, Illinois and hereby waives any objections each party may have based on improper venue or forum *non conveniens* to the conduct of any proceeding instituted hereunder.
- i. This Agreement may be executed in any number of counterparts, each of which shall, for all purposes, be deemed to be an original, and all such counterparts shall together constitute one and the same instrument.
- j. In the event any legal proceeding is commenced for the purpose of interpreting, construing, enforcing or claiming under this Agreement, the prevailing party, as determined by the court, shall be entitled to recover reasonable attorney's fees and costs in such proceeding or any appeal therefrom.

Section 8. Notice.

- a. Unless otherwise specified, any notice, demand or request required hereunder shall be given in writing at the addresses set forth below, by any of the following means: (a) personal service; (b) overnight courier; or (c) certified mail, return receipt requested:

If to Village: Village of Tinley Park
16250 S. Oak Park Ave.,
Tinley Park, IL 60477
Attn: David J. Niemeyer
Village Manager
dniemeyer@tinleypark.org

With a copy to: Peterson, Johnson & Murray – Chicago LLC
200 West Adams St. Ste. 2125
Chicago, IL 60606
Attn: Paul O’Grady
pogradey@pjmchicago.com

If to Owner: Top Hospitality, LLC
2130 Foster Avenue
Wheeling, Illinois 60090
Attn: Haresh Jethani
hjethani@gmail.com

With a copy to: Elliott & Associates
1430 Lee Street
Des Plaines, Illinois 60018
Attn: Joanne P. Elliott
joanne@elliottlaw.com

- b. Any notice, demand, request or other communication required or permitted hereunder may be made only upon a party’s attorney, which shall be effective for all purposes.
- c. For all purposes of this Agreement, a “business day” shall refer to all Mondays, Tuesdays, Wednesdays, Thursdays and Fridays with the exception of United States and State of Illinois legal holidays.

[EXECUTION PAGES FOLLOW

IN WITNESS WHEREOF, Village and Owner have executed this Agreement the day and year first hereinabove written.

VILLAGE:

VILLAGE OF TINLEY PARK, an Illinois municipal corporation

By: Jacob C. Vandenberg
Its: Mayor

ATTEST:

By: Kristin A. Thirion
Its: Village Clerk

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

On this ____ day of May, 2020, before me, personally appeared Jacob C. Vandenberg, personally known, who being by me duly sworn did say that he is the Village President of the Village of Tinley Park, Illinois, an Illinois municipal corporation, that said instrument was signed on behalf of said corporation by authority of its Board of Trustees, and acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Cook County, Illinois the day and year last above written.

Notary Public

Printed Name:_____

My commission expires:

IN WITNESS WHEREOF, Village and Owner have executed this Agreement the day and year first hereinabove written.

OWNER:

Top Hospitality, LLC,
an Illinois limited liability company

By: _____
Name: _____
Title: Managing Principal

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

On this ____ day of May, 2020, before me, personally appeared _____, personally known, who being by me duly sworn did say that he is the Manager of Top Hospitality, LLC, an Illinois limited liability company, that said instrument was signed on behalf of said limited liability company, and acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Cook County, Illinois the day and year last above written.

Notary Public

Printed Name: _____

My commission expires:

EXHIBIT A

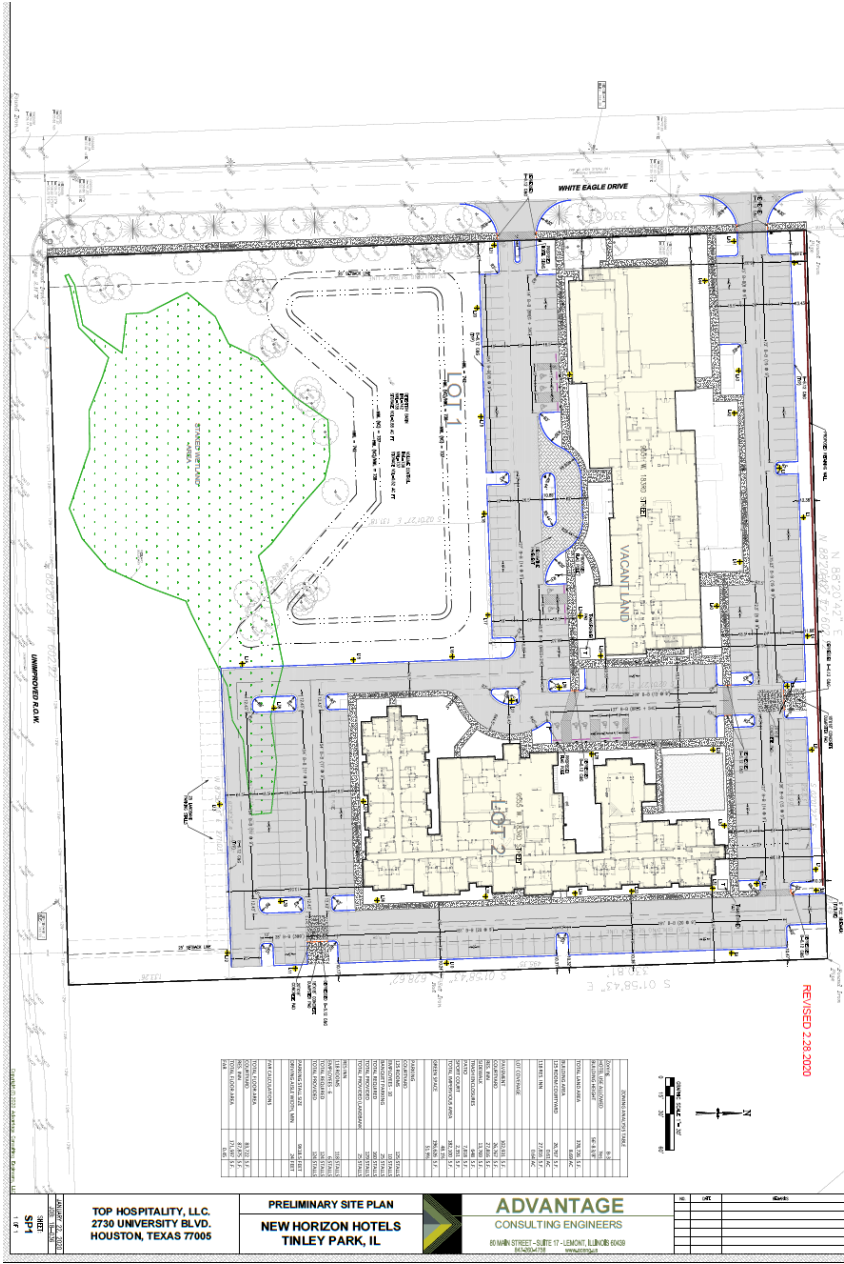
Legal Description

PIN: 27-34-300-002-0000

THE NORTH AND SOUTH HALVES OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. EXCEPT THAT PART DEDICATED FOR RIGHT OF WAY PER DOCUMENT NUMBER 10157484.

EXHIBIT B

Site Plan





Elliott & Associates
PROPERTY TAX ATTORNEYS

1430 Lee Street
Des Plaines, IL 60018

Main: 847.298.8300
Fax: 847.298.8388
www.elliottlaw.com

March 5, 2020

Village of Tinley Park
Mayor Jacob C. Vandenberg
c/o Kimberly Clarke, Community Development Director
16250 S. Oak Park Avenue
Tinley Park, IL 60477

Matter #: 42133-001
Property Address: 9599 94th Ave (proposed Courtyard of Marriott Hotel)
Tinley Park
Township: Orland
PIN: 27-34-300-013-0000; 27-34-300-014-0000; & 27-34-300-002-0000

Dear Mayor Vandenberg and Village Board Members:

I am writing to request that you pass a Resolution supporting the Class 7b Property Tax Incentive for the property located at 9599 94th Ave on behalf of my client, Top Hospitality, LLC ("Applicant"). The above listed parcel is identified by Permanent Index Number 27-34-300-013-0000, 27-34-300-014-0000, & 27-34-300-002-0000, and the legal description for the property is attached hereto. Please note that PIN ending in -002 is the old PIN for the Property that became invalid in 2019 when the property was divided into two parcels. PIN -002 is listed in this application because it is relevant to establish that we meet one of the eligibility factors set forth by the Cook County Tax Ordinance. Therefore, in the event the Village votes in favor of supporting this Class 7b tax incentive, all three parcels should be listed in the Village Resolution.

The Applicant intends to develop the property, however, the development of this property will likely not be feasible without the 7b Tax Incentive. As a result, Applicant is seeking a resolution from the Village supporting the granting of the 7b Tax Incentive.

Currently the property is vacant land. Applicant intends to build two (2) hotels on the property. Since there will be two improvements on this property once construction has been completed, we are filing two separate Class 7b tax incentive applications (one for each hotel). The application attached hereto is for the proposed Courtyard of Marriott Hotel. Applicant intends to build a 125-room hotel that measures approximately 83,722 square feet. This construction project will create approximately 200 construction jobs. Once the hotel is ready for operations, Applicant intends to hire 36 full time employees and 15 part time employees. The jobs that this project will create will be economically beneficial to the Village of Tinley Park.

As stated above, the development of this property will not be feasible without the 7b Tax Incentive. The proposed construction project is contingent upon Applicant's ability to obtain Village Resolution and Cook County Board Resolution. Therefore, we respectfully request that the Village of Tinley Park support the Applicant's 7b application and issue a resolution in support of the 7b application.

If a resolution supporting the granting of this tax incentive is approved, the construction of the Courtyard of Marriott Hotel would commence in May 2020 and would be completed in January 2022. The Applicant hopes to open for business in January 2022. The total redevelopment, excluding the purchase of the land, is estimated to cost around \$17,880,000.

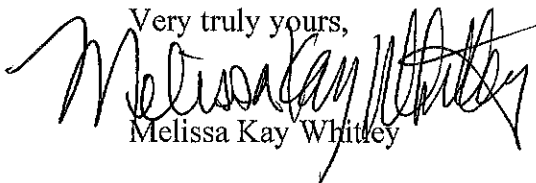
Justification for the 7b Incentive

As you know, the 7b Incentive is one of the few economic tools available to the Village to encourage commercial development projects. To be eligible for the 7b incentive, the Applicant must meet eligibility factors set forth by the Ordinance, and thus, demonstrate that the area is "in need of commercial development." We will prepare a supplemental letter to you wherein we discuss these eligibility factors and submit it to you before March 16th (deadline for Community Development Committee agenda).

We have attached a copy of the Class 7b Eligibility Application for the proposed Courtyard of Marriott Hotel that will be submitted to the Cook County Assessor upon receipt of the Village Resolution. We have also attached an Economic Disclosure Statement, List of Interested Parties, and floorplans for the Courtyard of Marriott Hotel.

We appreciate your careful consideration of this request and are happy to answer any further questions you might have regarding the Class 7b Incentive Application. Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Melissa Kay Whitley', written over the typed name.

Melissa Kay Whitley

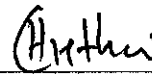
Enclosures

Orland
42133-001**ECONOMIC DISCLOSURE AFFIDAVIT**State of Illinois)
)
County of Cook)

Affiant's Name HARESH JETHANI
 Affiant's Address..... 2730 University blvd
City, State, Zip..... Houston TX 77005
Phone Number 312 404 6735

The undersigned Affiant being first duly sworn on oath state and affirm that I have personal knowledge of the facts set forth in this Affidavit and that I am competent to testify to the following:

1. That I am the owner property manager agent (circle one) of/for the property commonly known as 9599 94th Ave, Tinley Park, Illinois (the "Property");
2. That the Property is identified by Permanent Tax Index Number (s) 27-34-300-014-0000 and 27-34-300-013-0000 for the 2019 tax year. Please note that the Property's Permanent Tax Index Number for the 2018 tax year and prior tax years was 27-34-300-002-0000.
3. That the ownership interests of the applicant, Top Hospitality LLC, and of the future hotel are as follows: Hareesh Jethani, Manager (50%); Vijay Bhagia (25%); and Hardik Patel (25%).
4. The Property is currently vacant land. If the Class 7b tax incentive is granted, then Top Hospitality LLC will construct a 125-room hotel that measures approximately 83,722 square feet.
5. That the Applicant is not delinquent in the payment of any property taxes administered by Cook County or by a local municipality.
6. That the Property is the only property in Cook County that is owned by Top Hospitality LLC.



Signature of Affiant

HARESH JETHANI.

Print Affiant's Name

Subscribed and Sworn before me on 4 day of
Notary Public

COOK COUNTY ASSESSOR
FRITZ KAEGI



COOK COUNTY ASSESSOR'S OFFICE
 118 NORTH CLARK STREET, CHICAGO, IL 60602
 PHONE: 312.443.7550 FAX: 312.603.3616
 WWW.COOKCOUNTYASSESSOR.COM

CLASS 7B
ELIGIBILITY APPLICATION

CONTROL NUMBER

Carefully review the Class 7b Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, a filing fee of \$500.00, and supporting documentation must be filed as follows:

This application must be filed PRIOR TO the commencement of New Construction or the commencement of Substantial Rehabilitation Activities or PRIOR TO the Reoccupation of Vacant/Abandoned Property.

Applicant Information

Name: Hareesh Jethani
 Company: Top Hospitality, LLC Telephone: (312) 404-6735
 Address: 2130 Foster Avenue
 City: Wheeling State: IL Zip Code: 60090
 Email Address: hjethani@gmail.com

Contact Person (if different than the Applicant)

Name: Joanne P. Elliott
 Company: Elliott & Associates Telephone: (847) 298-8300
 Address: 1430 Lee Street
 City: Des Plaines State: IL Zip Code: 60018
 Email Address: joanne@elliottlaw.com

Property Description (per PIN)

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street address: (1) 9599 94th Avenue
 Permanent Real Estate Index Number: 27-34-300-013-0000
 (2) 9599 94th Avenue
 Permanent Real Estate Index Number: 27-34-300-014-0000
 (3) 9599 94th Avenue
 Permanent Real Estate Index Number: 27-34-300-002-0000
 City: Tinley Park ZIP: 60487
 Township: Orland Existing Class: 1-00

#1 + #2 will be resubdivided at a later date

Old PIN → (circled in 2019 but relevant)

Identification of Persons Having an Interest in the Property

Attach a complete list of all owners, developers, occupants and other interested parties (including all beneficial owners of a land trust) identified by names and addresses, and the nature and extent of their interest.

Property Use**General Description of Proposed Property Usage**

125-room hotel - Courtyard

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Attach legal description, site dimensions and square footage and building dimensions and square footage.

Include copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

Nature of Development

Indicate nature of the proposed development by checking the appropriate space:



New Construction (Read and Complete Section A below)

☐

Substantial Rehabilitation (Read and complete Section A below)

☐

Occupation of Abandoned Property – No Special Circumstances (Read and complete Section B)

☐

Occupation of Abandoned Property – With Special Circumstances (Read and complete Section C)

A. If the proposed development consists of *new construction* or *substantial rehabilitation*, provide the following information:

Estimated date of construction

commencement (excluding demolition, if any):

May 2020

Estimated date of construction completion:

January 2022

Total redevelopment cost, excluding land:

\$

17,800,000

Attach copies of the following:

1. specific description of the proposed new construction or substantial rehabilitation
2. current plat of survey for subject property
3. 1st floor plan or schematic drawings
4. building permits, wrecking permits and occupancy permits (including date of issuance)
5. complete description of the cost and extent of substantial rehabilitation or new construction (including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc.)

B. If the proposed development consists of the re-occupancy of *abandoned property*, provide the following information:

1. Was the subject property vacant and unused for at least 24 continuous months prior to purchase for value or substantial rehabilitation?

[] YES [] NO

When and by whom was the subject property last occupied and used?

Attach copies of the following documents:

- (a) sworn statements from persons having personal knowledge attesting to the fact and duration of vacancy and abandonment
- (b) records (such as statements of utility companies), indicating that the property has been vacant and unused and the duration of such vacancy

2. Application must be made to Assessor prior to reoccupation:

Estimated date of reoccupation: _____

Date of purchase: _____

Name of purchaser: _____

Name of seller: _____

Relationship of purchaser to seller: _____

Attach copies of the following documents:

- (a) sale contract
- (b) recorded deed
- (c) assignment of beneficial interest
- (d) real estate transfer declaration

C. If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the incentive where there was a purchase for value, but the period of *abandonment prior to purchase was less than 24 continuous months*, please complete section (1) below. If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the incentive where there was *no purchase for value*, but the period of abandonment prior to application was 24 continuous months or greater, please complete section (2) below.

1. How long was the period of abandonment prior to the purchase for value?

When and by whom was the subject property last occupied prior to the purchase for value?

Attach copies of the following documents:

- (a) Sworn statements from person having personal knowledge attesting to the fact and duration of vacancy and abandonment.
- (b) Records (such as statements of utility companies) which demonstrate that the property was vacant and unused and indicated duration of such vacancy.
- (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution for the Board of Commissioners of Cook County stating its approval for the less than 24-month abandonment period.*

Application must be made to Assessor prior to commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: _____

Date of purchase: _____

Name of purchaser: _____

Name of seller: _____

Relationship of purchaser to seller: _____

Attach copies of the following documents:

- (a) Sale contract
- (b) Closing statement
- (c) Recorded deed
- (d) Assignment of beneficial interest
- (e) Real estate transfer declaration

2. Was the subject property vacant and unused for at least 24 continuous months prior to the filing of this application?

☐ YES ☐ NO

When and by whom was the subject property last occupied prior to filing this application?

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and duration of vacancy and abandonment.
- (b) Records (such as statements of utility companies) which demonstrate that the property was vacant and unused and indicate duration of such vacancy.
- (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution for the Board of Commissioners of Cook County stating its approval for lack of a purchase for value.*

Application must be made to Assessor prior to commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: _____

Employment Opportunities

How many construction jobs will be created as a result of this development? 200

How many permanent full-time and part-time employees do you now employ in Cook County?
Full-time: 0 Part-time: 0

How many new permanent full-time jobs will be created as a result of this proposed development?
36

How many new permanent part-time jobs will be created as a result of this proposed development? 15

Local Approval

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) should accompany this Application. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 7b Application and that it finds Class 7b necessary for development to occur on the subject property. This resolution must expressly state that the five eligibility factors, which must be present to demonstrate that the area is "in need of commercial development", are satisfied.

I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.

Arjun
Signature
Haresh Jethani
Print Name

3/4/2020
Date
Manager of Top Hospitality, LLC
Title

**Note: If title to the property is held in trust or by a corporation or a partnership, this Class 7b Eligibility Application must be signed by the beneficiary, officer and/or general partner.*

Revised 12/3/2018

Class 7b Exhibit
9599 94th Avenue, Tinley Park, IL

Description of the Property

1. Legal Description

PIN: 27-34-300-013-0000

THE NORTH HALF OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 27-34-300-014-0000

THE SOUTH HALF OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 27-34-300-002-0000 (OLD PIN – VALID IN 2018 TAX YEAR & PRIOR TAX YEARS)

THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Persons Having Interest in the Property

1. Top Hospitality, LLC (Applicant) is the owner of the property and the members of the LLC are:
 - a. Haresh Jethani, Manager of LLC (50%)
2730 University Boulevard
Houston, TX 77005
 - b. Vijay Bhagia, Member of LLC (25%)
5304 Valerie Street
Bellaire, TX 77401
 - c. Hardik Patel, Member of LLC (25%)
360 Jennifer Lane
Roselle, IL 60172
2. The proposed hotel will be the occupant of the newly constructed building and the owners of the proposed hotel will be the same 3 people listed above and their corresponding ownership interest will be the same.

Development Budget

	Residence Inn	Courtyard
Item	Amount	Amount
Land	\$1,200,000	
Architect and Interior Design	\$250,000	\$250,000
Development Fee	\$500,000	\$500,000
Marriott Lisence Fee	\$75,000	\$75,000
Construction Permits	\$200,000	\$200,000
IEPA Permit	\$125,000	\$125,000
Civil Engineer	\$60,000	\$60,000
Testing and Survey	\$20,000	\$20,000
Hard Constrcution Cost	\$11,000,000	\$12,000,000
FF&E	\$1,600,000	\$1,900,000
Exterior Signage	\$125,000	\$125,000
Interior Signage	\$45,000	\$45,000
Door Locks	\$75,000	\$75,000
Landsacping	\$50,000	\$50,000
OS&E	\$200,000	\$200,000
Laundry Equipment	\$75,000	\$75,000
Kitchen/Bar Equipment	\$175,000	\$300,000
PMS	\$75,000	\$75,000
POS	\$10,000	\$35,000
Banquet		\$100,000
IT - Wifi/phones/security	\$350,000	\$250,000
Tvs	\$120,000	\$120,000
TV provider	\$50,000	\$50,000
Pre Opening	\$250,000	\$250,000
Interest	\$500,000	\$500,000
Contingency	\$500,000	\$500,000
Total	\$17,630,000	\$17,880,000

Grand Total

\$35,510,000

PART OF PROPERTY KNOWN AS: 18300 96TH AVE, TINLEY PARK, ILLINOIS)

LEGAL DESCRIPTION

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA

PARKING STALLS

NONE



VICINITY MAP
NOT TO SCALE

IS IN AHEAD DETERMINED TO BE

THIS PROPERTY IS IN AREAS DETERMINED TO BE OUTSIDE THE 2.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF COOK COUNTY, ILLINOIS & UNINCORPORATED AREAS (COMMUNITY PANEL NO. 17031C0711J - NOT PRINTED)

UTILITY ATLAS NOTES:

J.U.L.I.E. DESIGN STAGE REQUEST
DIG NUMBER X3050697 RECEIVED 11/01/17 .

CONTACTS	RESPONSE
ATTENTION DISTRIBUTION	RESPONDED "NO AT&T CABLE IN THIS AREA"
COMCAST	RESPONDED WITH ATLAS
COMED	RESPONDED WITH ATLAS
WICOR GAS	RESPONDED "NO CONFLICT"
HAILEY PARK, VILLAGE OF	

GENERAL NOTES

1. COMPARE THIS PLAN, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.

DO NOT SCALE DIMENSIONS FROM THIS PLAN

THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.

MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATIONS. THE LOCATION OF ALL OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM ABOVE GROUND. THE RESULTS OF THE SURVEY, INCLUDING A NORMAL SEARCH AND WALK THROUGH OF THE SITE, THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC) IS BASED SOLELY ON THE INFORMATION PROVIDED BY THE UTILITY AGENCIES. NO ASSURANCES HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.

THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.

CALL JULIE AT 1-800-492-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.

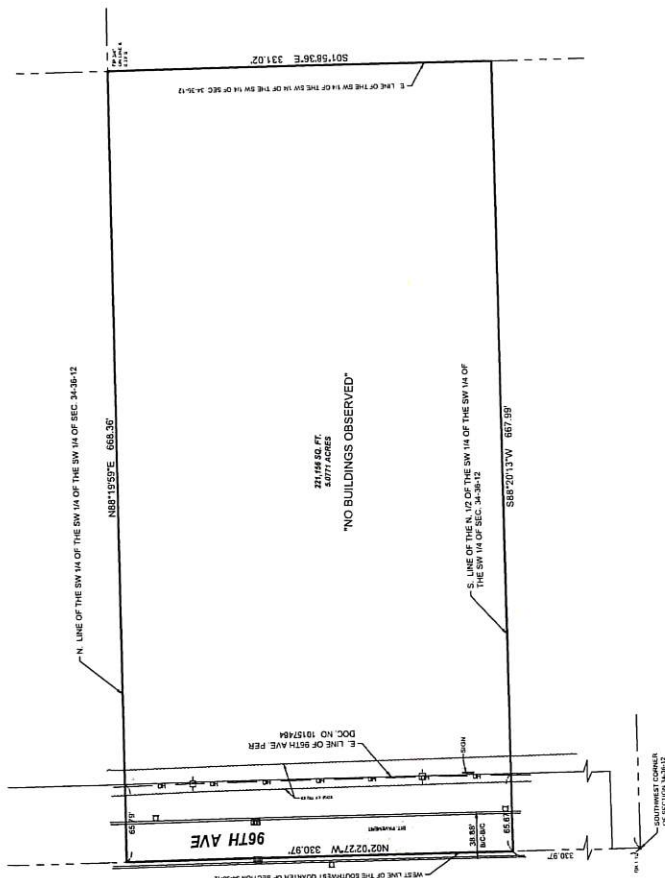
1 PUBLIC RECORDS - PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL
2 INFORMATION. OVERHEAD WIRES AND PIPES (IF ANY EXIST) ARE SHOWN HEREIN HOWEVER THEIR
3 LOCATION AND DIMENSIONS HAVE NOT BEEN SHOWN.

4 Q RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN
5 SHOWN. HEIGHTS AND BUILDING RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE
6 SETBACK RESTRICTIONS SHOWN ON THE RECORDED SURVEY OR IN THE TITLE COMMITMENT TO
7 THE COOK COUNTY ZONING ORDINANCES ARE REFERRED TO TAKE A ITEM 6. THERE MAY
8 BE A NEED FOR AN INTERPRETATION OF A RESTRICTION. THE SURVEYOR CANNOT MAKE A
9 CERTIFICATION ON THE BASIS OF AN INTERPRETATION.

10 THE PROPERTY IS ZONED C-4 (GENERAL COMMERCIAL) PER COOK COUNTY. ALMOHS DEPARTMENT

2. THERE ARE NO NEW RIGHT OF WAY CHANGES THAT THE SURVEYOR IS AWARE OF.

3. AN OUTDATED CHICAGO TITLE INSURANCE COMMITMENT ORDER NO. 1410 D00206081 OF WITH EFFECTIVE DATE OF JULY 22, 2005 WAS PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY, THEREFORE ADDITIONAL EASEMENT AND/OR SETBACK LINES MAY EXIST THAT THE SURVEYOR IS NOT AWARE AND MAY NOT BE SHOWN HEREON.



ZONING INFORMATION

ZONING DISTRICT ORIGINATOR

ZONING DESIGNATION IS C-4 (GENERAL COMMERCIAL DISTRICT) AS TAKEN FROM THE COUNTY'S WEBSITE https://secure.coconatounty.gov/zoning_info.php AND NOT PROVIDED BY THE INSURER PURSUANT TO THE ZONING REQUIREMENTS. FOR DETAILS SEE THE MUNICIPALITY'S ZONING ORDINANCE.

HOUSING REQUIREMENTS:

Contract	Contract type	Contract details							
		C1 Planned resources	C2 Allocated staff	C3 General staff	C4 Special contractors	C5 Contractual resources	C6 Approved staff	C7 Offices and equipment	C8 Materials and equipment
Project 1	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 2	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 3	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 4	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 5	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 6	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 7	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 8	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 9	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 10	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 11	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 12	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 13	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 14	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 15	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 16	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 17	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 18	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 19	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 20	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 21	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 22	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 23	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 24	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 25	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 26	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 27	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 28	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 29	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 30	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 31	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 32	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 33	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 34	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 35	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 36	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 37	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 38	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 39	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
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Project 41	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 42	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 43	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 44	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 45	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 46	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 47	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 48	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 49	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 50	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 51	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 52	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
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Project 59	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
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Project 63	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 64	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 65	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 66	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 67	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 68	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 69	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 70	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 71	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 72	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 73	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 74	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 75	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 76	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 77	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 78	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 79	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 80	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 81	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 82	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 83	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 84	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 85	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 86	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 87	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 88	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 89	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 90	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 91	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 92	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 93	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 94	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 95	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 96	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 97	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 98	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 99	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 100	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 101	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 102	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 103	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 104	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 105	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
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Project 109	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
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Project 127	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 128	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 129	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
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Project 134	Project	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE	30 FTE
Project 135	Project								

CHILSEVONIS CERTIFICATE

STATE OF INDIANA)
COUNTY OF LAKE) ss

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED VERIFIED IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA SURVEYS, LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSP, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 8, 9 AND 11 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON APRIL 20, 2018.

NOTED THIS 25TH DAY OF APRIL, A.D., 2018

Anthony J. Strickland

ANTHONY J. STRICKLAND
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3437



MY LICENSE EXPIRES ON NOVEMBER 30, 2018.
I AM A MEMBER OF THE ILLINOIS BOARD OF PROFESSIONAL DESIGN FIRMS NO. 18400592
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2019.
www.pdfrules.com

 <p>Engineers Scientists Surveyors</p>	7325 James Avenue, Suite 100 Waukegan, IL 60097 630.774.9200 fax 630.774.0384 fax v3co.com		PREPARED FOR:	BUIKEMA LAW GROUP, LLC 15 SALT CREEK LANE, SUITE 103 HUNTSVILLE, AL 35891 256-244-8500				Project No.	17289
								Group No.	VP01.2
	NO.		DATE	DESCRIPTION	REVISIONS				
					NO.	DATE	DESCRIPTION		
								ALTA/NSPS LAND TITLE SURVEY	
								UNDEVELOPED LOT, TINLEY PARK, ILLINOIS	
								DRAFTING COMPLETED BY	343-HHS
								DRAWN BY	SJM
								CHECKED BY	JCS
								PROJECT MANAGER - A/S	
								SHEET NO. _____ OF _____	



COURTYARD

BY MARRIOTT

MARRIOTT PROJECT NO: 10837
COURTYARD MARRIOTT, TINLEY PARK, IL
BASE4 PROJECT NO: B4-157-1801
DECOR PACKAGE: Gen 6.0 CYenergy design schemes
MARRIOTT / NEW HORIZON HOTELS (COURTYARD AND
RESIDENCE INN) - 9551 & 9555 183rd STREET

[illegible]



TOP
Hospitality
143 Whirling Road
Boca Raton, FL 33433
312-404-6735

COURTYAR
BY HARRIC
TINLEY PARK, FL

REV	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

VILLAGE OF TINLEY...

ISSUED FOR PC STAFF
REVIEW

DATE OF ISSUE	2020.01.22
DESIGNED BY	RJC
CHECKED BY	RB/ODP
PROJECT NO.	84-151-1801
SHEET NAME	

SHEET INDEX

DRAWINGS NO.
G-008

SHEET INDEX ARCH

SHEET NUMBER	SHEET NAME
ARCH-01	ARCHITECTURAL
ARCH-02	ARCHITECTURAL
ARCH-03	ARCHITECTURAL
ARCH-04	ARCHITECTURAL
ARCH-05	ARCHITECTURAL
ARCH-06	ARCHITECTURAL
ARCH-07	ARCHITECTURAL
ARCH-08	ARCHITECTURAL
ARCH-09	ARCHITECTURAL
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ARCH-100	ARCHITECTURAL

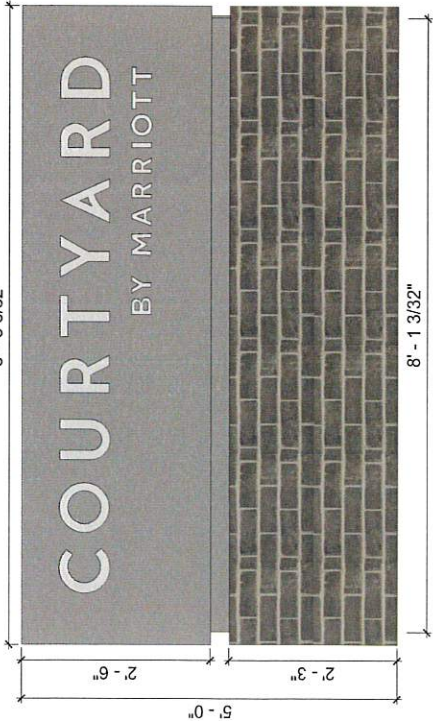
COURTYARD MARriot

LOCATION
MARSHFIELD / NEW HAVEN/AMSTERDAM (COURTYARD AND
RESIDENCE INN) - 8501 & 8505 182ND STREET



BUILDING STORIES	4 STORIES
BUILDING HEIGHT LIMITATIONS	75'-0"
SITE ACERAGE	2.69 ACRES

8' - 5 3/32"



1. MONUMENT SIGN DETAIL
1 1/2" x 1 1/2"

1 MONUMENT SIGN DETAILS

MONUMENT SPECIFICATIONS

Monument Specifications:
Construction: Aluminum frame with 120° aluminum
shoe-box style faces.
Face Construction: Raised aluminum with becker panel
Retainer: Bleed face
Illumination: GE White LED's
Exterior Finish: Paint reflective white
Interior Finish: Paint reflective white

Monument Face Specifications:
Face Construction: Raised aluminum with becker panel
Face Dimensions: 48" x 48" x 48"
Becker Panel: .115" white solar grade polycarbonate
* "Courtyard" and "Marriott" to appear white during the day
and illuminate white at nighttime.

Pole Cover Specifications:
* Preferred method to base monument base match building
construction.
Construction: Aluminum angle frame with .080" aluminum
Exterior Finish: Paint Marboush 41342SP Beaded
Aluminum, satin finish

2. MONUMENT SIGN DETAIL
1 1/2" x 1 1/2"

GENERAL NOTES-SITE PLAN

1. ALL SITE PLAN INFORMATION IS BASED ON INFORMATION PROVIDED BY THE CLIENT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER IS NOT RESPONSIBLE FOR OBTAINING PERMITS OR APPROVALS.
2. THE SITE PLAN IS A GENERAL REPRESENTATION OF THE PROPOSED DEVELOPMENT. IT IS NOT A CONTRACT DOCUMENT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER IS NOT RESPONSIBLE FOR OBTAINING PERMITS OR APPROVALS.
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LEGEND - EXTERIOR FINISHES				
MARK	MATERIAL BRAND	COLOR	MATERIAL IMAGE	%
SC-1	STUCCO	SW 7061 FLEUR DE LIL		41%
SC-2	STUCCO	SW 4714 LILAC		59%
SC-3	STUCCO	SW 4714 LILAC		59%
MT-1	METAL	COG GR - EGGSHELL PATTERN		00%
WS-1	WOODEN	WOODEN FRAME		00%

GENERAL RCP NOTES

1. REFER TO ARCHITECTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING SCHEDULES FOR MATERIALS AND FINISHES.
2. COORDINATE WITH ALL TRADES AND UTILITIES FOR ALL UTILITIES AND SERVICES.
3. PROVIDE MAINTENANCE ACCESS TO ALL EXTERIOR AREAS.
4. PROVIDE MAINTENANCE ACCESS TO ALL EXTERIOR AREAS.
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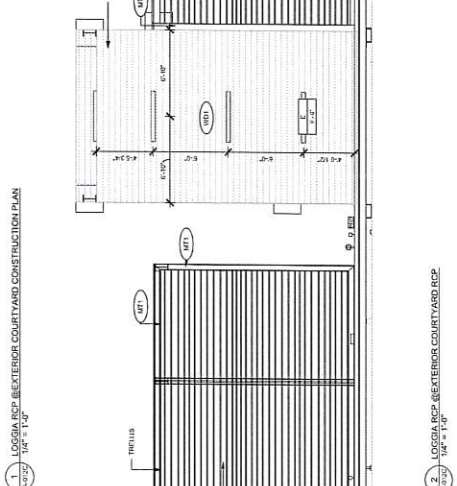
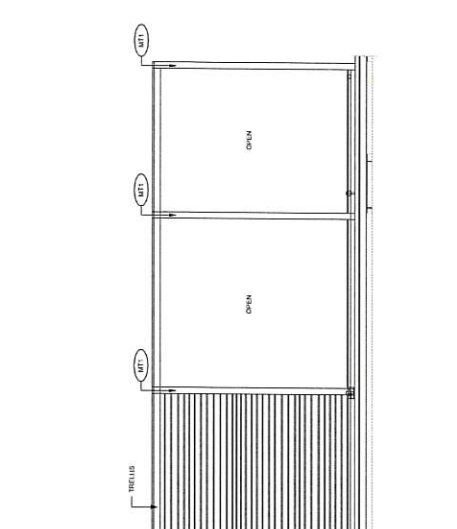
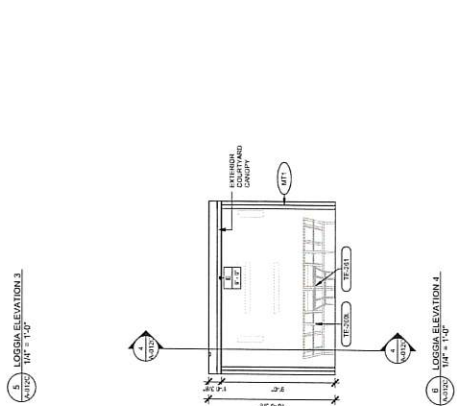
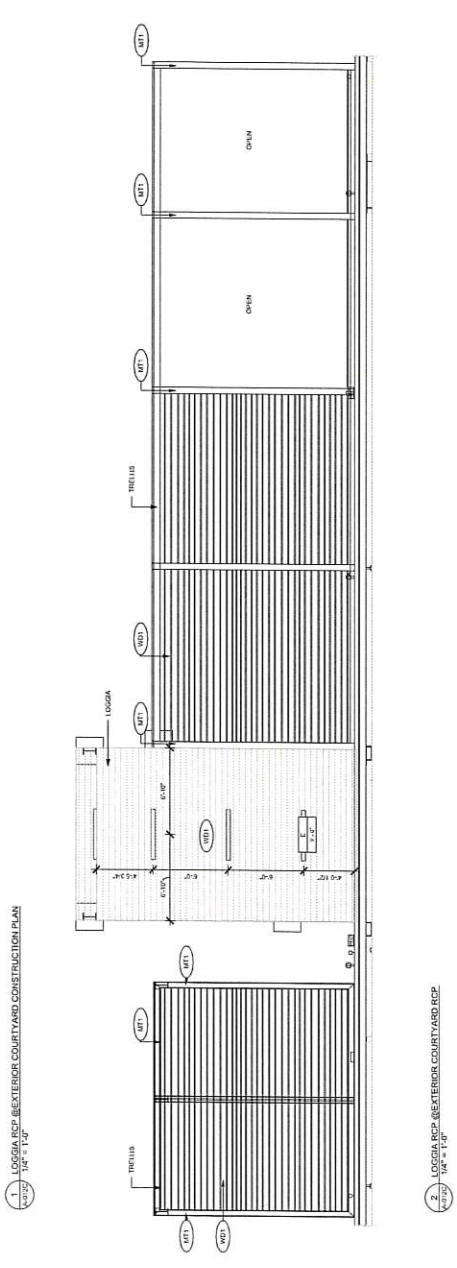
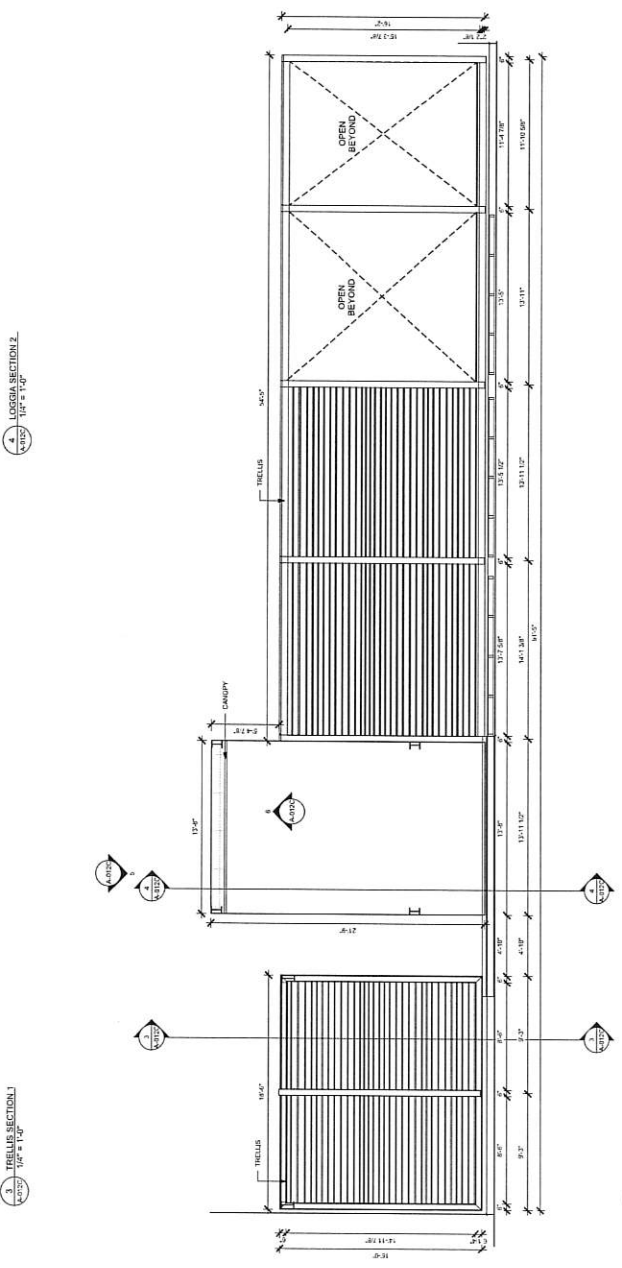
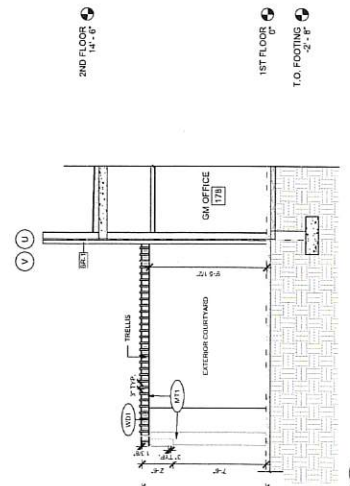
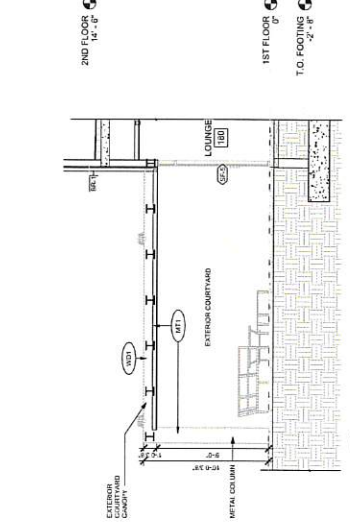
PROJECT NOTES

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2. COORDINATE WITH ALL TRADES AND UTILITIES FOR ALL UTILITIES AND SERVICES.
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GENERAL NOTE FOR LEGENDS

BASE NOTES

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BASE 4
3900 COUNTRY CLUB BLVD
BOCA RATON, FL 33433-4446
+1-888-901-8008 BASE 4
RICARDO J. MARIANO, P.E.
CORAL SPRINGS, FL 33065



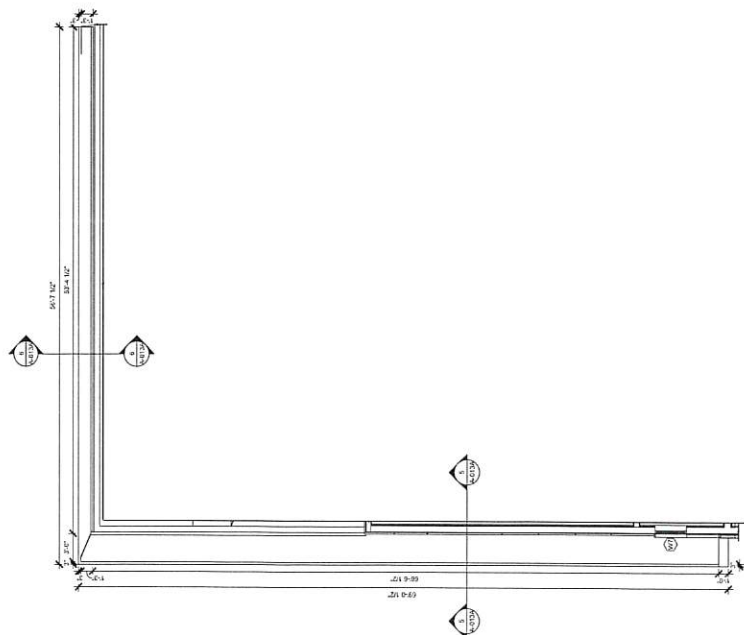
TOP Hospitality
143 Whiting Road
Wineland IL 60090
312.484.9725

COURTYAR
BY PLANNING

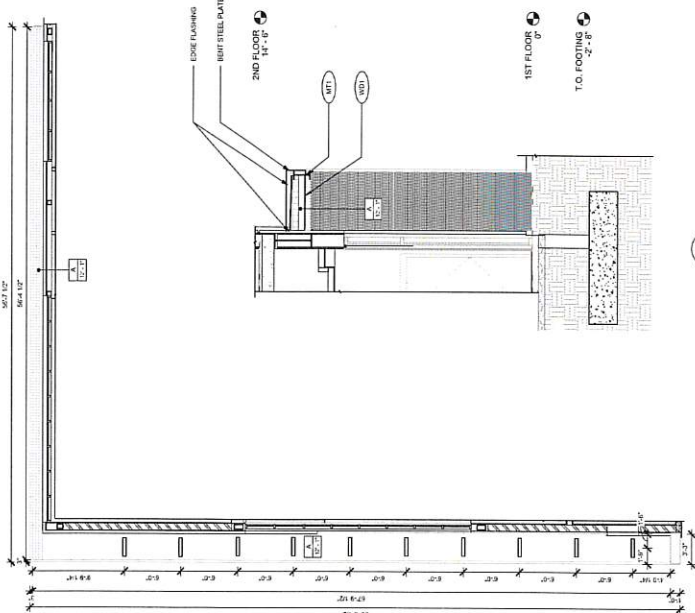
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CARRA, CARRA, INC.	2020.01.22
DESIGN BY	RC
CHECKED BY	RFI DDP
PROJECT NO.	84-107-1-001
SHEET NAME	

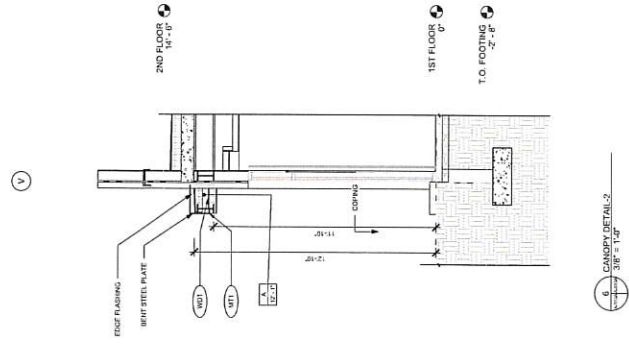
BUILDING CANOPIES
DRAWINGS NO. **A-013A**



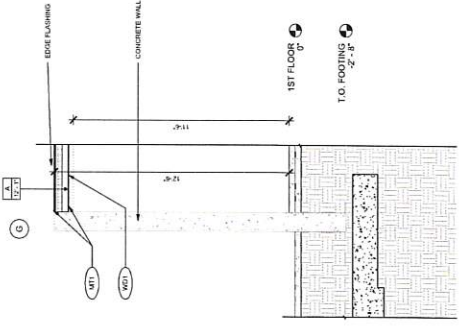
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3/16" = 1'-0"



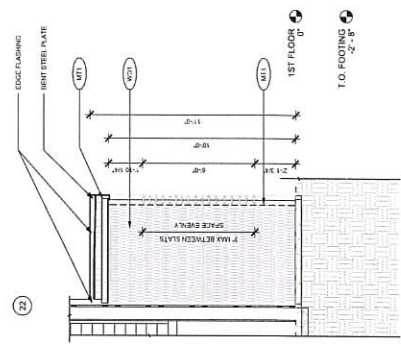
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3/16" = 1'-0"



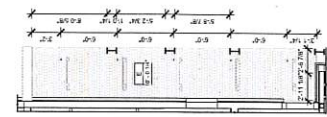
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3/8" = 1'-0"



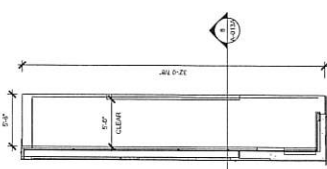
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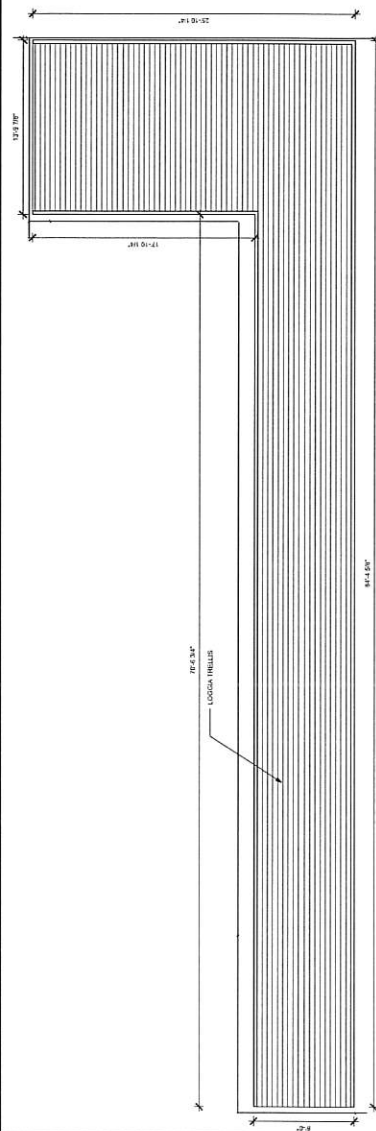
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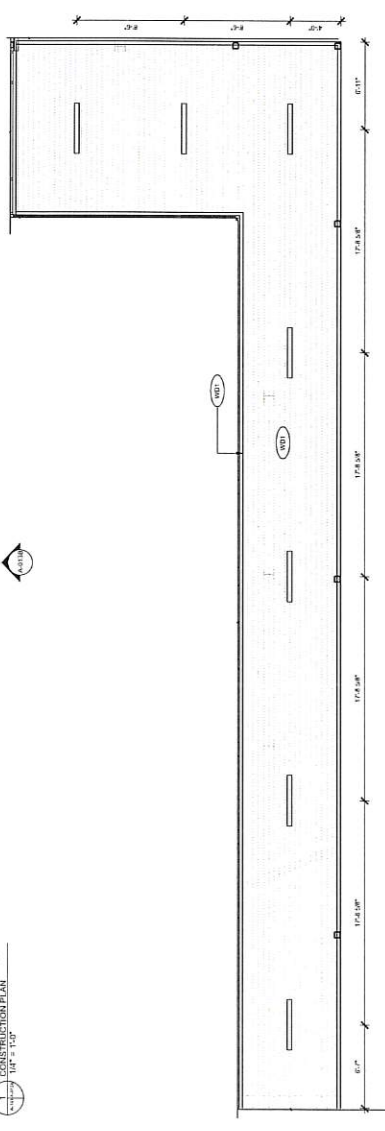
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3/8" = 1'-0"



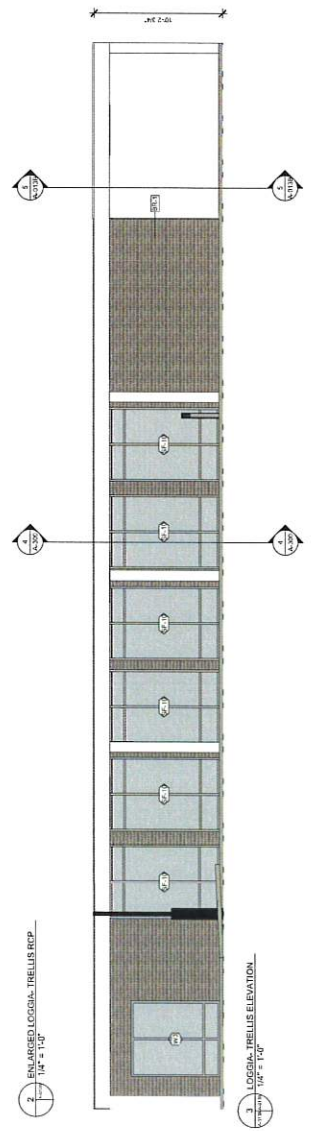
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3/8" = 1'-0"



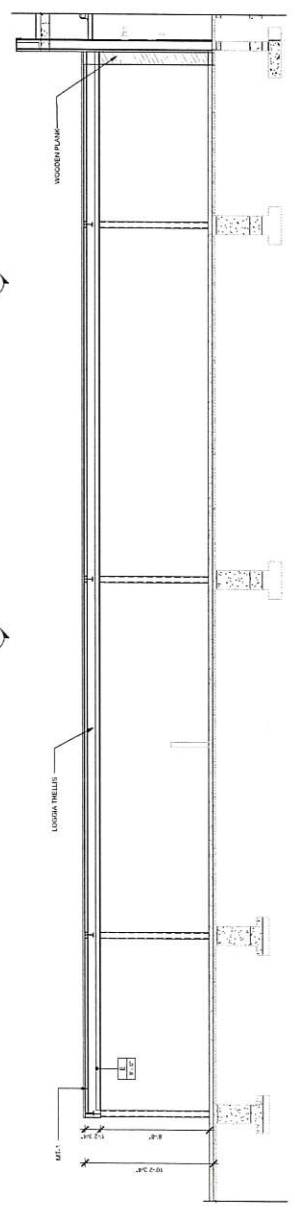
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1/4" = 1'-0"



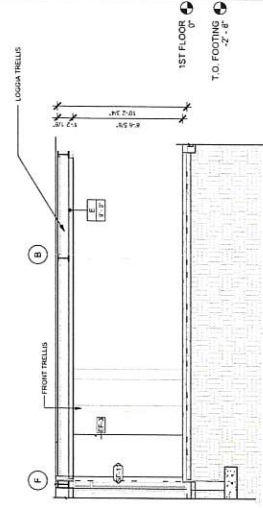
2 ENLARGED LOGGIA TRELLIS ELEVATION
1/4" = 1'-0"



3 LOGGIA TRELLIS ELEVATION
1/4" = 1'-0"

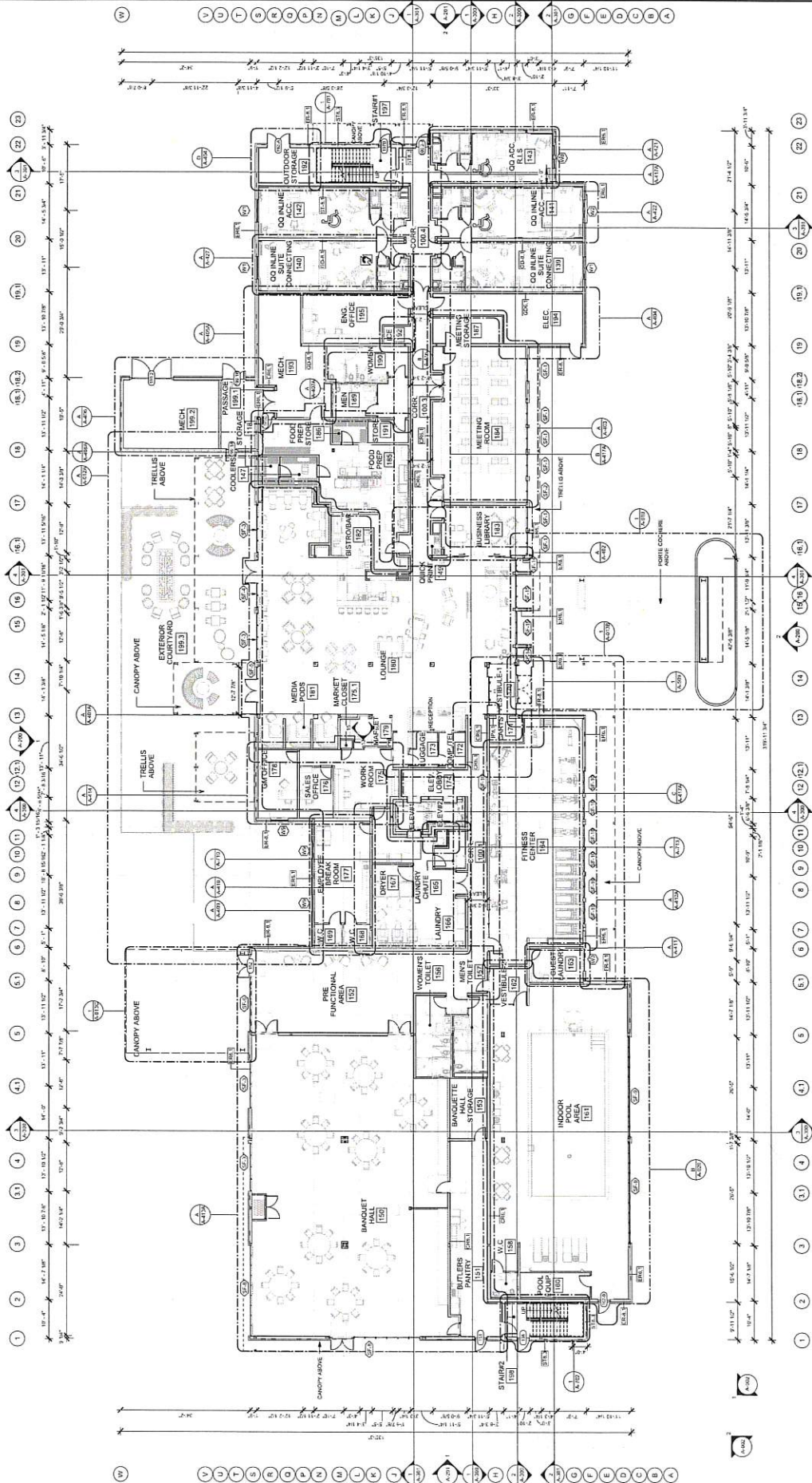


4 LOGGIA TRELLIS SECTION - 1
1/4" = 1'-0"



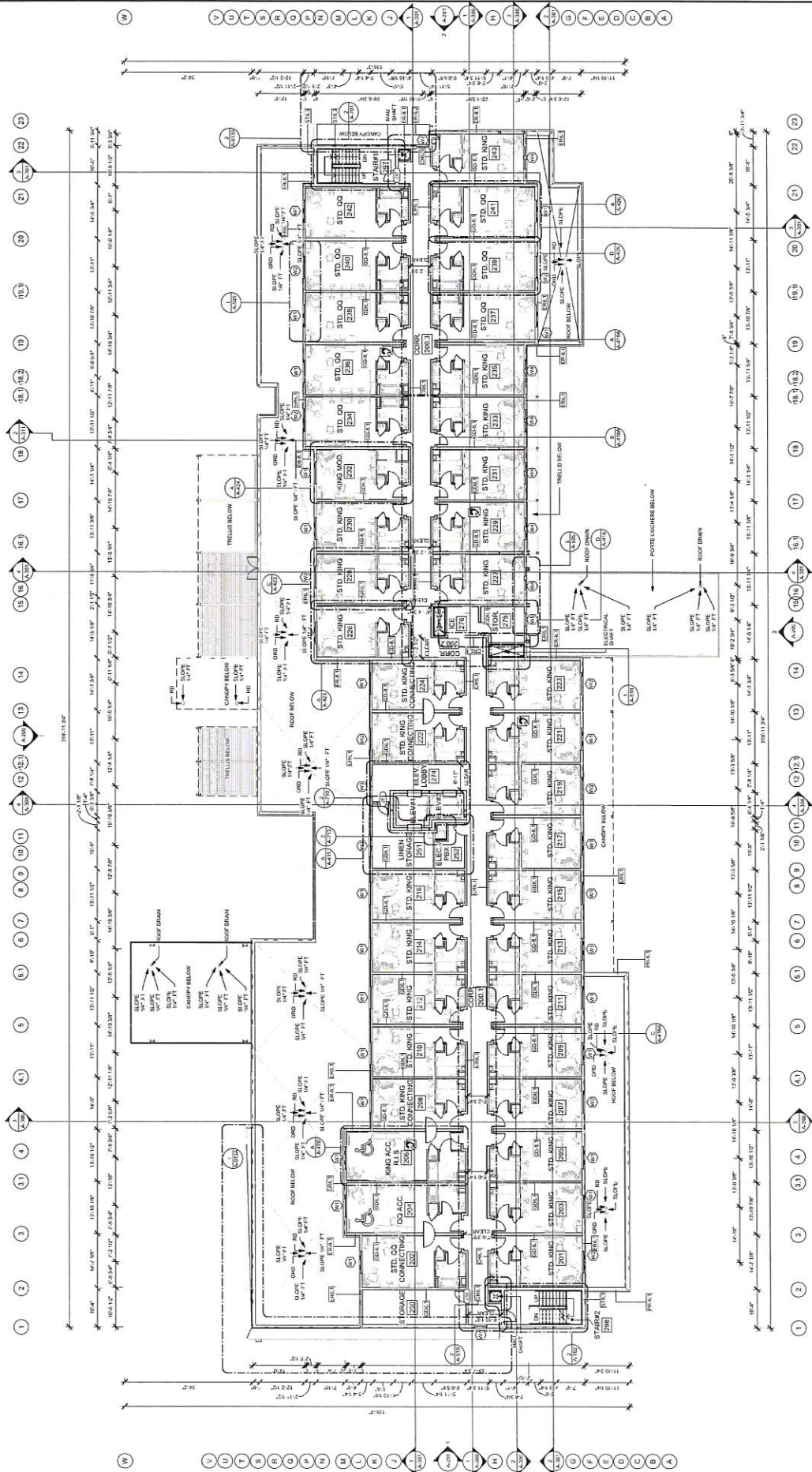
5 LOGGIA TRELLIS SECTION - 2
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GENERAL FLOOR PLAN NOTES	
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GENERAL FLOOR PLAN NOTES

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BASE+
2501 CLINT MOORE ROAD, SUITE 114
CORAL SPRINGS, FL 33066
1-888-501-5555

RICARDO J. MANZUQUA
ARCHITECT
CORAL SPRINGS, FL 33066
305-444-1111



TOP
Hospitality
140 Whitting Road
TINLEY PARK, IL 60489
312-464-8735

COURTYAR
BY MARBIC
TINLEY PARK, IL

PROPOSED REVISIONS
NO. DESCRIPTION DATE

ID	ISSUED	DESCRIPTION
01	08/13/13	ISSUED FOR PERMIT

VILLAGE OF TINLEY...

ISSUED FOR PC STAFF
REVIEW

DATE: 01/22/2020
BY: RJC

PROJECT NAME: 3RD FLOOR PLAN

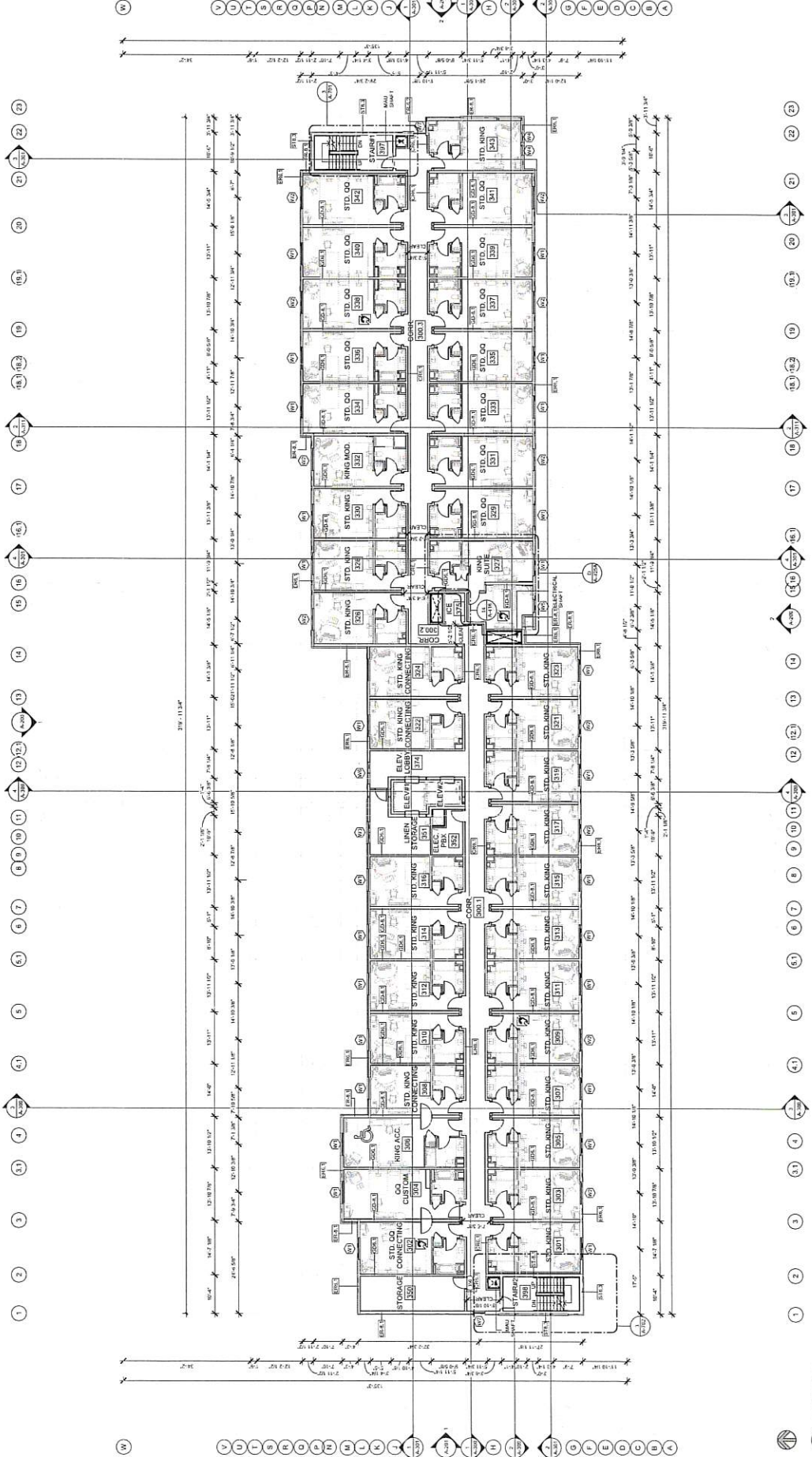
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3RD FLOOR PLAN

DRAWING NO. A-103

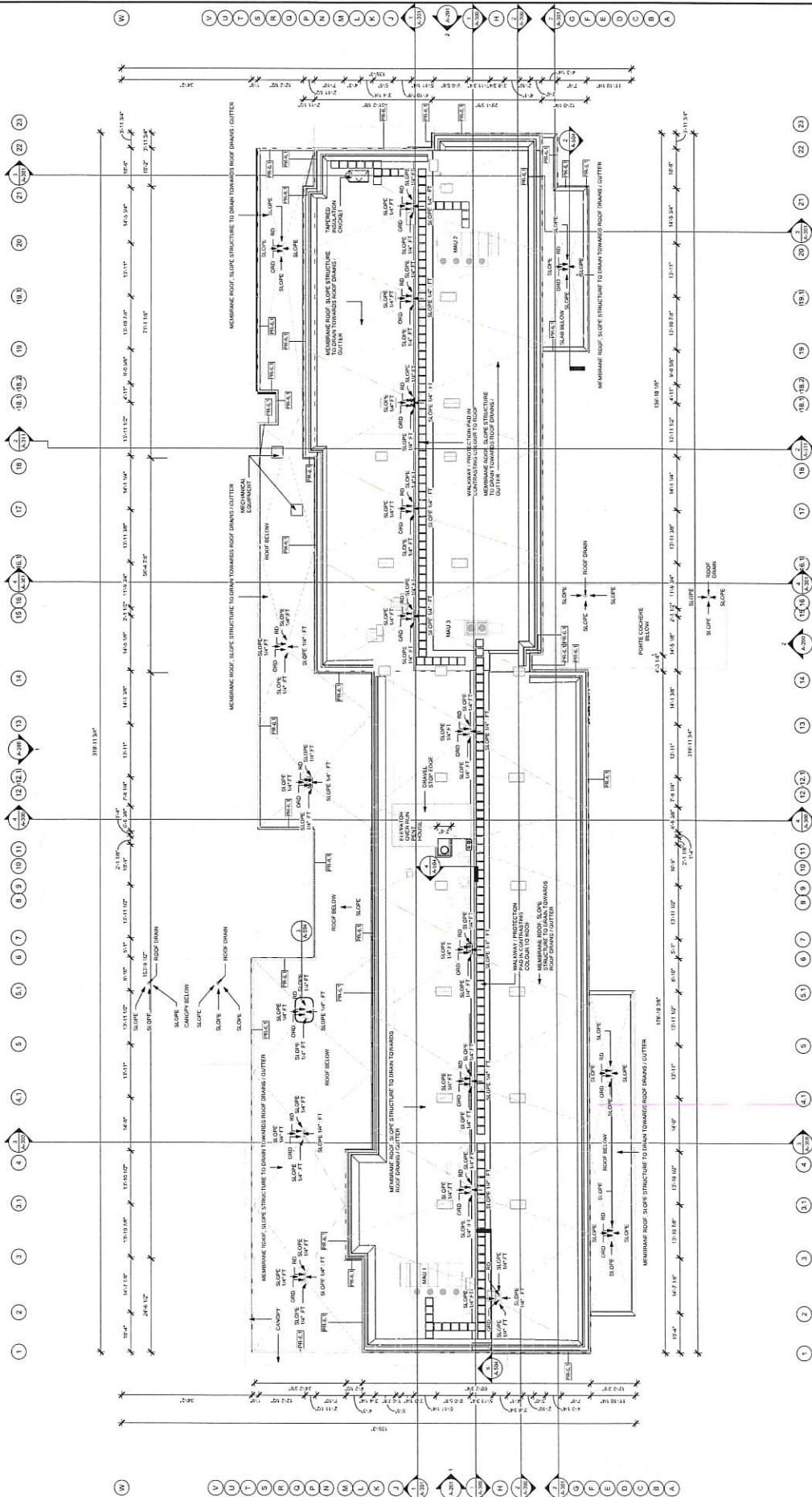
PAGE 326

- ### GENERAL FLOOR PLAN NOTES
1. ALL DIMENSIONS TO FACE OF STUDY UNLESS NOTED OTHERWISE.
 2. INTERIOR DOORS TO BE SWL 4" FROM BOTTOM EDGE OF STUDY UNLESS NOTED OTHERWISE.
 3. PROVIDE LATCHING SYSTEMS AT EXTERIOR DOORS.
 4. SYSTEM WALLS SHALL BE CONCRETE, JOINTS TO BE REINFORCED WITH 4" BARS.
 5. TO THE BOTTOM OF STUDY UNLESS NOTED OTHERWISE.
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3RD FLOOR PLAN
3/22/2020

1 4TH FLOOR PLAN
3'-12" = 1'-0"

[illegible]

Economic & Commercial Commission Meeting Minutes – March 9, 2020

Members Present

Jay Walsh
Richard Osty
Dino Sanfilippo
Chris Shoemaker
Brian Potter

Members Not Present

Paul Spass
Dennis Reidy
Christine Obbagy
Dave Spedale

Staff Present

Kimberly Clarke, Community Development
Kathy Congreve, Commission Secretary

Guests Present

Tiffany Thompson, Attorney

Chairman Walsh called the March 9, 2020 Economic & Commercial Commission meeting to order at 6:32 p.m. There was a motion made by Chris Shoemaker, seconded by Dino Sanfilippo, to approve the minutes from the Feb. 10, 2020 ECC meeting; motion carried. A motion to approve the agenda for tonight's meeting was made by Dino Sanfilippo, seconded by Richard Osty; motion carried.

Jay welcomed Tiffany Thompson who was there representing Top Hospitality LLC to discuss two Marriott Hotels projects for development to be located at approximately 183rd and White Eagle Road.

New Business/Old Business –

Marriott Courtyard-Annexation Agreement:

Kimberly recapped the plan of the Village bringing utilities to the site, which was an initiative from last year to spur development in the area. Infrastructure will be brought to the area. Their proportionate share would be about \$600,000. Utilities will serve other parcels and proportionate shares will be divided amongst each depending on acreage. It's not likely that the Village will do a hotel tax incentive in addition to this incentive. The Commission is supporting the reclassification which brings the Cook County tax to a level more equal with Will County. Tiffany noted that another factor to consider is that there are wetlands on the parcel.

Dino Sanfilippo made a motion to recommend moving forward on the annexation agreement, seconded by Chris Shoemaker; motion carried.

Courtyard-7b Reclassification and Residence Inn-7b Reclassification:

Kimberly stated that they meet the criteria and that it is a blighted area. The reclassification will help the businesses get up and running. Chris Shoemaker made a motion to recommend moving forward on the Courtyard 7b reclassification, seconded by Richard Osty; motion carried. Dino Sanfilippo made a motion to recommend moving forward on the Residence Inn 7b reclassification, seconded by Richard Osty; motion carried. It will go to the Community Development Committee Meeting on March 24th and to the Village Board in April.

Chairman's Report –

Jay addressed commissioner attendance which has been a struggle lately and affects the quorum numbers. Lack of quorum results in meeting cancelations and a delay of projects moving forward. He suggested implementing a two absence rule over a 12-month period; if you have two absences without prior notification to staff, you are off of the commission. Jay also encouraged commissioners to suggest other people who would like to be on the commission, so we can have a few more members.

New Business/Old Business (cont'd.) –**Recreational Cannabis:**

Kimberly stated that as of March 3rd, the Village Board wants staff to consider an amendment to the zoning code to permit stand alone buildings in highly visible areas with ample parking. It would be dispensaries only and for now they would like to only license one. Potential buildings include banks; they are noted as prime locations by Crain's Chicago Business and there are currently two in the Village that are empty. Also, the funeral home on 183rd would be a good location. In total, they have pinpointed 7 potential locations. All commissioners seemed to be in agreement and suggested trying one vendor and see how it goes. The amendment would have to go to the Community Development Committee, then the Planning Commission and finally the Village Board.

Expansion of Grant Program:

Kimberly would like to get the new person on board and get their feedback; she'd like to postpone discussion for now and have more time to continue to develop it.

Chris addressed the need for cameras as a safety component and integrating that into the grant program. Jay suggested moving it to the next meeting and be prepared with more details. We will try to have an officer in attendance to offer input and Brian will research some prices. Commissioners suggested requiring at least one camera outward facing towards a common street and have it record 24/7.

Staff Report –

Kimberly noted that the permit has been issued for South Street. Workers have been seen at Union Bar. Anytime Fitness has opened. Kimberly has talked to a woman who is interested in purchasing the first floor of the old Cardinal Fitness building. The Village made an offer to purchase the property of the old Bremen Cash Store; they did not accept their offer. The Business Development person will be starting on the 18th. Paula will fill in for Kimberly for the interim while she's on maternity leave.

Trustee Report – No trustee in attendance.**Comments from the Public – None**

There was a motion made by Chris Shoemaker and seconded by Richard Osty, to adjourn the meeting. Vote by voice call. All were in favor. The meeting was adjourned at 7:52 p.m.



Interoffice Memo

Date: May 5, 2020

To: Committee of the Whole

Cc: Dave Niemeyer, Village Manger

From: Paula Wallrich, Acting Community Development Director

Subject: 9599 94th Avenue- Class 7b- Residence Inn Hotel



BACKGROUND

Haresh Jethani (Applicant) of Top Hospitality, LLC. plans to invest \$17,630,000, excluding the purchase of the land, to construct a 118-room hotel approximately 85,000 square feet for a proposed Residence Inn of Marriott Hotel on the vacant 8.7-acres of land located at 9599 94th Avenue in Tinley Park. This location has been 100% vacant and requires significant improvements. The property is currently located in unincorporated Will County, but has filed a petition for annexation to the Village of Tinley Park.

Top Hospitality plans to construct two hotels at this location (Residence Inn & Courtyard). The land will be subdivided into two lots to provide for a hotel on each; therefore they are filing two separate Class 7b tax incentives. Top Hospitality plans to construct the project in phases; the Residence Inn will be constructed last.

The Village of Tinley Park can expect Top Hospitality to increase the property tax value of the location. In addition, the hotel plans on hiring approximately 40 employees (25 full-time and 15 part-time). The hotel is expecting to generate healthy revenue through hotel tax for the Village of Tinley Park.

On February 5, 2019, the Village Board approved Ordinance 2019-O-009 designating the area known as 179th and Lagrange Road as blighted. This designation is the first requirement to qualify for Cook County's Class 7 Assessment Program. The blighted designation allows for current / future developers and businesses the ability to immediately access Cook County Class 7 incentives with Village approval to attract investment in high vacancy and underdeveloped areas. The subject property is located within the designated blighted area outlined within the ordinance and is therefore eligible to apply for Class 7 incentives.

The Applicant has retained the counsel of Elliott & Associates, a property tax law firm located in Des Plaines, Illinois, to assist with preparing the Class 7b application for Village and Cook County submittal.



DISCUSSION

The Applicant is requesting a Class 7b incentive to develop on land commonly known as 9599 94TH Avenue (formerly 18300 96th Avenue, now White Eagle Drive). The Applicant has stated "but for" the Class 7b reclassification the development of this property will likely not be feasible. The applicant is working on the justification for the reclassification which staff will need prior to going before the Village Board for approval. Cook County provides the Class 7b Incentive Program that allows the reclassification of properties to effectively lower their tax assessment from the commercial rate of 25% to the residential rate of 10%. Class 7b reclassifications provide an assessment of 10% of market value for the first twelve (12) years, 15% in the 11th year, and 20% in the 12th year.

The Class 7b Incentive Program is intended to spur development in areas determined to be "in need of commercial development," commercial projects with total development costs, exclusive of land, over \$2 million, which would not be economically feasible without the incentive. The ten-year incentive applies to all newly constructed buildings or other structures, including the land upon which they are situated. High property taxes are a primary reason for Class 7b incentives and the competition with Will County and Indiana taxes.

Incentive Policy Checklist

The following statements are in line with the Village of Tinley Park's incentive policy.

1. The developer will file the Cook County forms, plans to be a long-term owner/investor, and plans to comply with Village and County obligations of the Class 7b Incentive Program.
2. Due to its location in an area previously designated as blighted, this project meets the Target Development Area Incentive Policy Requirement outlined in section B-8.
3. As a project expected to exceed \$1 million in capital investment, this project meets the Minimum Capital Investment Policy requirement.

Strategic Plan Checklist

- Economic Development Strategy 6: The Village is moving forward with the design and construction of utilities along LaGrange Road. This pro-active work is making it possible for development to come to this area.

Benefits

The project will be an enhancement to the Village by developing vacant land in an area previously designated as blighted by the Village.

The proposed reclassification resolution shall also include an agreement between Top Hospitality and the Village obligating the applicant to certain conditions of their proposed development. Any failure to meet these conditions will result in the Village's right to terminate the agreement and the Class 7b Assessment Classification on the Property. The conditions for the Residence Hotel development are summarized below:

1. Payment of all real estate taxes;
2. Property must be developed in accordance with approved plans;
3. Project must be completed by December 31, 2022 (applicant has the right to request an extension)

RECOMMENDATION

The Economic Commercial Commission reviewed this request at their March 09, 2020 meeting. The Commission unanimously voted to recommend approval of the class 7b request for the Residence Inn Hotel. The Village board will review the application on May 5th for First Reading.

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

RESOLUTION NO. 2020-R-042

A RESOLUTION SUPPORTING AND CONSENTING TO THE FILING OF A CLASS 7B APPLICATION AND FINDING THE CLASS 7B NECESSARY FOR DEVELOPMENT TO OCCUR AT 9599 94TH AVENUE (formerly 18300 96th Avenue, now White Eagle Drive) (RESIDENCE INN OF MARRIOTT HOTEL)

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

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

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

VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

RESOLUTION NO. 2020-R-042**A RESOLUTION SUPPORTING AND CONSENTING TO THE FILING OF A CLASS 7B APPLICATION AND FINDING THE CLASS 7B NECESSARY FOR DEVELOPMENT TO OCCUR AT 9599 94TH AVENUE (formerly 18300 96th Avenue, now White Eagle Drive) - (RESIDENCE INN OF MARRIOTT HOTEL)**

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

WHEREAS, the Village of Tinley Park (“Village”) desires to attract new commercial development, stimulate the expansion and retention of existing industry, and increase employment opportunities in the Village; and

WHEREAS, Cook County has instituted a program to encourage commercial development known as the Cook County Real Property Classification Ordinance (“Tax Incentive Ordinance”); and

WHEREAS, said Tax Incentive Ordinance provides a Class 7b incentive that is designed to encourage commercial development throughout Cook County by offering real estate tax incentives for the development of new commercial facilities, the rehabilitation of existing commercial structures, and the commercial reutilization of abandoned buildings; and

WHEREAS, Haresh Jethani on behalf of Top Hospitality, LLC. (“Applicant”), desires to redevelop certain real property located at 9599 94th Avenue (formerly 18300 96th Avenue, now White Eagle Drive), Tinley Park, Illinois (“Subject Property”), legally described in the attached Exhibit 1, PIN: 27-34-300-002-0000, in reliance on the Class 7b incentives and to plans to construct to construct a 118-room hotel approximately 85,000 square feet for a proposed Residence Inn of Marriott Hotel on a portion of the vacant 8.7-acres of land to said Subject Property; and

WHEREAS, The Applicant would find it difficult to construct at the Subject Property given the current tax liability on the Subject Property but for said Class 7b incentive, which provides a reduced assessment of ten percent (10%) of fair market value of the Property for the first ten years, fifteen percent (15%) for the eleventh year, and twenty percent (20%) for the twelfth

year. Without this incentive, commercial property would normally be assessed at twenty-five (25%) of its market value; and

WHEREAS, said Subject Property does not have a Class 7b incentive applied to the Subject Property and the Applicant seeks approval from the Village to consent and support said Class 7b incentive to be applied to the Subject Property; and

WHEREAS, the Village and Applicant have executed a Property Tax Assessment Classification Agreement ("Classification Agreement"), attached hereto as Exhibit 2 and incorporated herein, which imposes certain terms and conditions on the Village's support for Applicant's request for the Class 7b reclassification of the Subject Property; and

WHEREAS, the Village has determined that the Subject Property meets the requirements necessary for approving the request for certain tax incentives, and by allowing said reclassification will further promote the economic viability of the Subject Property which is aligned with the Village's desire to attract new commercial development, stimulate the expansion and retention of existing industry, and increase employment opportunities in the Village; 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 the request submitted by Residence Inn of Marriott Hotel and consent and support the Class 7b reclassification of the Subject Property; and

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

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

SECTION 2: That the President and Board of Trustees of the Village of Tinley Park hereby approves the request submitted by the Applicant and supports and consents to the Class 7b reclassification, subject to the terms and conditions memorialized in the Classification Agreement, and has determined that the commercial use of the Subject Property by Courtyard of Marriott Hotels for its new hotel location at the Subject Property is both necessary and beneficial to the Village.

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 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 19th day of May, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 19th day of May, 2020.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

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

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 2020-R-042, “A RESOLUTION SUPPORTING AND CONSENTING TO THE FILING OF A CLASS 7B APPLICATION AND FINDING THE CLASS 7B NECESSARY FOR DEVELOPMENT TO OCCUR AT 9599 94th AVENUE- (formerly 18300 96th Avenue, now White Eagle Drive)- RESIDENCE INN OF MARRIOTT HOTEL),” which was adopted by the President and Board of Trustees of the Village of Tinley Park on May 19, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 19th day of May, 2020.

KRISTIN A. THIRION, VILLAGE CLERK

EXHIBIT 1
LEGAL DESCRIPTION

THE NORTH AND SOUTH HALVES OF THE SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS. EXCEPT THAT PART DEDICATED FOR RIGHT OF WAY
PER DOCUMENT NUMBER 10157484.

THIS DOCUMENT WAS
PREPARED BY AND AFTER
RECORDING RETURN TO:

EXHIBIT 2

**PROPERTY TAX ASSESSMENT CLASSIFICATION AGREEMENT
BETWEEN THE VILLAGE OF TINLEY PARK
AND TOP HOSPITALITY, LLC
(18300 96th Avenue, Tinley Park, Illinois 60477)**

THIS PROPERTY TAX ASSESSMENT CLASSIFICATION AGREEMENT (“**Agreement**”) is made this ____ day of May, 2020 (“**Execution Date**”), by and between the **Village of Tinley Park**, an Illinois municipal corporation (“**Village**”), and **Top Hospitality, LLC d/b/a New Horizon**, an Illinois limited liability company (“**Owner**”).

RECITALS

WHEREAS, the President and Board of Commissioners of the County of Cook have prior hereto enacted an ordinance known as the Cook County Real Property Assessment Classification Ordinance, as amended from time to time (“**Classification Ordinance**”), which provides for a tax assessment incentive classification designed to encourage commercial development throughout Cook County by offering a real estate tax incentive for the development of new commercial facilities, the rehabilitation of existing commercial structures and the utilization of abandoned buildings on properties that have been designated as blighted by the community in order to create employment opportunities and expand the tax base; and

WHEREAS, the Owner is the owner of real property generally located at 18300 96th Avenue, Tinley Park, Illinois, and as legally described on Exhibit A (“**Property**”); and

WHEREAS, Owner petitioned the Village for a resolution of support and consent for two Cook County Class 7B Real Estate Tax Assessment Classifications, as said term is defined in the Classification Ordinance, (“**Class 7B Assessment Classification**”) for the Property with said resolution stating that the Village finds the area surrounding the Property to be blighted and in need of redevelopment and that the Class 7B Assessment Classifications are necessary for such redevelopment to occur on the Property; and

WHEREAS, the adoption of resolutions by the Village is required and must be filed by Owner with the County of Cook application in order for the Property to secure said Class 7B Tax Assessment Classifications; and

WHEREAS, Owner shall redevelop the Property which shall consist of (i) the construction of a new hotel building for use as a Courtyard by Marriott hotel on the northern portion of the Property, (ii)) the construction of a new hotel building for use as a Residence Inn by Marriott hotel on the eastern portion of the Property, all as depicted on Exhibit B (the “**Site Plan**”) and at a total combined estimated cost of \$35,510,000.00 (the “**Project**”); and

WHEREAS, without the Class 7B Assessment Classifications for the Property, the Project would not reasonably be anticipated to proceed; and

WHEREAS, in order to induce the Village to adopt the aforesaid resolution, Owner and Village desire to enter into this Agreement and to be bound by terms and conditions as more particularly set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants herein contained and other good and valuable considerations, the sufficiency of which is hereby acknowledged, Village and Owner agree as follows:

Section 1. Incorporation. The representation and recitations hereinabove set forth in the recitals are hereby incorporated into this Agreement as if fully stated herein.

Section 2. Term of Agreement. The term of this Agreement and the obligations of Village and Owner hereunder shall commence upon the Execution Date and shall expire upon the expiration of the Class 7B Assessment Classifications for the Property or the termination of this Agreement pursuant to Section 6 hereof, whichever occurs first (“**Term**”).

Section 3. Covenants of the Village. In return for the representations and covenants of the Owner, all as contained herein, the Village covenants with and to the Owner as follows:

- a. Village shall approve resolutions setting forth its consent and support of Owner’s activation of the Class 7B Assessment Classifications for the Property, which will take effect upon execution of this Agreement (the “**Resolutions**”). During the Term and except as provided herein, the Village shall not take any action to revoke, rescind or otherwise dispute the Class 7B Assessment Classifications for the Property.
- b. Village shall have no obligation to issue the Resolutions to Owner until Owner has caused this Agreement to be recorded as contemplated under Section 8(f) herein.

Section 4. Covenants of the Owner. In return for the representations and covenants of the Village, all as contained herein, the Owner, and its successors or assigns, covenants with and to the Village as follows:

- a. Owner shall pay or cause to be paid when due all real estate property taxes relating to the Property or the operations on the Property, which are assessed or imposed upon the Property, or which become due and payable. Owner shall have the right to challenge real estate property taxes applicable to the Property; provided, that such real estate property taxes must be paid in full when due.
- b. Owner shall redevelop the Property and cause the Project to be constructed in a first class manner and in accordance with this Agreement, the Site Plan, and

any and all federal, state and local laws, ordinances, rules, regulations, orders, codes and ordinances applicable to the Property, the Project and/or the Owner. Owner shall substantially complete the Project, subject to delays from Force Majeure (defined below), on or before December 31, 2022 (the “**Outside Completion Date**”).

- c. The “**Project Work**” shall include all landlord work and site work required for (i) construction of a new Courtyard by Marriott hotel on the northern portion of the Property, no less than 83,722 square feet in size, and (ii) construction of a new Residence Inn by Marriott hotel on the eastern portion of the Property, no less than 87,875 square feet in size. The Project Work shall exclude interior work, interior build out, and landscaping improvements.
- d. Upon completion of the Project Work, the Owner shall submit to the Village for review and approval a completion statement from an engineer or other consultant with respect to the substantial completion of the Project Work (a “**Completion Statement**”).
- e. The Project Work may be completed in phases. The Owner may, but is not obligated to, submit and the Village shall review a Completion Statement for a portion or phase of the Project Work (a “**Phase Completion Statement**”). Village approval of such Completion Statement shall not be unreasonably withheld. The date on which the Village has approved such Phase Completion Statement shall be a “**Phase Completion Date**.”
- f. The “**Substantial Completion Date**” shall mean the date on which the Village has approved a Completion Statement for the entirety of the Project Work, such approval shall not be unreasonably withheld.
- g. In the event that a Completion Statement for the entirety of the Project Work has not been submitted to the Village by the Outside Completion Date, upon a showing of good cause, the Village shall extend the Outside Completion Date for a period not to exceed one year (an “**Extension**”). To grant an Extension, the Village Manager must receive a written request from the Owner stating the reasons for the proposed extension (the “**Extension Request**”). Such Extension Request must be made before the expiration of the Outside Completion Date. Approval of an Extension shall not be unreasonably withheld.
- h. For purposes of this Agreement, “Force Majeure” shall mean an act of God, storm, fire, flood, earthquake, labor disturbance (including strikes, boycotts, lockouts etc.), war, civil commotion, shortages or unavailability of labor, present or future governmental law, ordinance, rule, order or regulation, inaction or delay on the part of any governmental authority, or other cause beyond the reasonable control of Owner, as applicable. In no event shall a delay resulting from economic hardship, commercial or economic frustration of purpose constitute an event caused by Force Majeure.

Section 5. Event of Default.

- a. The following shall constitute an event of default (“**Event of Default**”) by the Owner hereunder:
 - i. The failure of the Owner to perform, keep or observe any of the covenants, conditions, promises, agreements or obligations of the Owner under this Agreement;
 - ii. The making or furnishing by the Owner to the Village of any representation, warranty, certificate, or report within or in connection with this Agreement or any related agreement which is untrue or misleading in any material respect;
 - iii. The filing by Owner of any petitions or proceedings under applicable state or federal bankruptcy or insolvency law or statute which petition or proceeding has not been dismissed or stayed;
 - iv. The initiation against Owner by any creditor of an involuntary petition or proceeding under any state or federal bankruptcy or insolvency law or statute, which petition or proceeding is not dismissed or stayed within forty-five (45) days after the date of filing; and
 - v. The violation or breach by Owner of any law, statute, rule or regulation of a governmental or administrative entity relating to the operation of the Property.
- b. The following shall constitute an Event of Default by the Village hereunder:
 - i. The failure of the Village to perform, keep or observe any of the covenants, conditions, promises, agreements or obligations of the Village under this Agreement.

Section 6. Remedies. Except as otherwise set forth herein, upon an Event of Default by either party, or any successor, the defaulting or breaching party (or successor) shall, upon written notice from the other party specifying such default or breach, proceed immediately to cure or remedy such default or breach, and shall, in any event, within thirty (30) days after receipt of notice, cure or remedy such default or breach (“**Cure Period**”). In case the Event of Default shall not be cured or remedied prior to the end of the Cure Period, the remedy to the aggrieved party shall, in addition to any other remedies provided for in this Agreement, be as set forth below:

- a. In the Event of Default by the Owner, and after the expiration of all applicable cure periods, the Village shall have the following rights and remedies:
 - i. Village shall have the following rights and remedies, in addition to any

other remedies provided in this Agreement: (A) to terminate this Agreement and the Class 7B Assessment Classifications on the Property; and (B) to pursue and secure, in any court of competent jurisdiction by any action or proceeding at law or in equity, any available remedy, including but not limited to injunctive relief or the specific performance of the obligations contained herein. Notwithstanding the foregoing and except as specifically set forth in Section 6(a)(ii) below, the Village shall not have the right to recover any property tax savings the Owner received as a result of the Class 7B Assessment Classifications on the Property for property tax years concluded prior to the Event of Default.

- ii. Within five (5) business days of written demand from Village (the “**Demand Notice**”), Owner covenants that it shall file all requisite documentation with the Cook County Assessor’s Office relinquishing and/or voiding the Class 7B Assessment Classifications for the Property and shall concurrently provide the Village with written notice of relinquishment together with all relevant documentation. Owner’s covenants and obligations under this Section 6 shall survive the termination or expiration of the Agreement. If Owner fails to comply with any written demand provided pursuant to this Section 6(a)(ii), Village, in addition to any and all other remedies, shall have the right to secure the specific performance of the obligation hereunder, and the right to recover the aggregate of any property tax savings the Owner received as a result of the Class 7B Assessment Classifications on the Property accruing after the issuance of the Demand Notice.
- b. Upon the occurrence of an Event of Default by the Village, and after the expiration of all applicable cure periods, the Owner shall have the following as its sole and exclusive rights and remedies: (i) to pursue and secure, in any court of competent jurisdiction by any action or proceeding at law or in equity, injunctive relief or the specific performance of the obligations contained herein.
- c. Unless otherwise provided, the rights and remedies provided by this Agreement are cumulative and the use of any one right or remedy by any party shall not preclude or waive the right to use any other remedy.

Section 7. Assignment.

- a. Up to the earlier of the Substantial Completion Date or the Outside Completion Date, Owner shall not sell, assign, transfer or otherwise dispose of its interest under this Agreement or its interest in the Property under any circumstances, , without the written prior approval of the Village, which may be withheld or denied in its sole and absolute discretion, except:

- i. Sale, assignment, or transfer to an entity directly controlling, controlled by or under common control with Owner (“**Affiliate**”) shall be permitted without prior written approval of the Village (a “**Permitted Transfer**”); and
- ii. Sale, assignment, or transfer of portions of the Property for which the Village has approved a Phase Completion Statement shall be a Permitted Transfer and shall not require Village approval.
- b. After the Substantial Completion Date or Phase Completion Date as applicable, and so long as there exists no uncured Event of Default, Owner shall be permitted to sell, assign, transfer or otherwise dispose of its interests under this Agreement and its interests in the Property. Prior to exercising rights hereunder, any such proposed transferee or assignee under this Section 7(b) shall expressly assume all of the obligations of Owner under this Agreement and shall agree to be subject to all the conditions and restrictions to which Owner is subject by executing and recording on the Property an assumption, as approved by the Village, which shall not be unreasonably withheld, delayed or denied (the “**Assumption**”). Upon receipt of the fully executed Assumption by the Village, Owner shall be released from any obligation or responsibility under this Agreement.
- c. Any assignment or transfer in violation of this Section 7 shall not relieve Owner or any other party from any obligations under this Agreement, and any such transferee or assignee shall not be entitled to the rights and benefits provided for herein.

Section 8. Miscellaneous.

- a. Each party shall, at the request of the other, execute and/or deliver any further documents and do all acts as each party may reasonably require to carry-out the intent and meaning of this Agreement.
- b. No waiver of any term or condition of this Agreement shall be binding or effective for any purpose unless expressed in writing and signed by the party making the waiver, and then shall be effective only in the specific instances and for the purpose given.
- c. This Agreement represents the entire Agreement between the Village and the Owner. No amendment, waiver or modification of any term or condition of this Agreement shall be binding or effective for any purpose unless expressed in writing and adopted by each of the parties as required by law.
- d. If any section, sub-section, sentence, clause or phrase of this Agreement is for any reason held to be invalid, such decisions or decisions shall not affect the validity of the remaining portions of the Agreement.

- e. Each party warrants to the other that it is authorized to execute, deliver and perform this Agreement and agrees not to raise lack of such authority in any action brought by any party or any third party to this Agreement.
- f. All rights, title and privileges herein granted, including all benefits and burdens, shall run with the land and shall be binding upon and inure to the benefit of the Applicant and the Village and, hereto, their respective grantees, successors, assigns and legal representatives. A copy of this Agreement shall be recorded against the Property at Owner's sole expense.
- g. This Agreement shall be construed in accordance with and governed by the laws of the State of Illinois.
- h. Each party irrevocably agrees that all judicial actions or proceedings in any way, manner or respect, arising out of or from or related to this Agreement shall be litigated only in courts having sites within the County of Cook, Illinois and appeal courts within the State of Illinois. Each party hereby consents to the jurisdiction of any local or state court located within the County of Cook, Illinois and hereby waives any objections each party may have based on improper venue or forum *non conveniens* to the conduct of any proceeding instituted hereunder.
- i. This Agreement may be executed in any number of counterparts, each of which shall, for all purposes, be deemed to be an original, and all such counterparts shall together constitute one and the same instrument.
- j. In the event any legal proceeding is commenced for the purpose of interpreting, construing, enforcing or claiming under this Agreement, the prevailing party, as determined by the court, shall be entitled to recover reasonable attorney's fees and costs in such proceeding or any appeal therefrom.

Section 8. Notice.

- a. Unless otherwise specified, any notice, demand or request required hereunder shall be given in writing at the addresses set forth below, by any of the following means: (a) personal service; (b) overnight courier; or (c) certified mail, return receipt requested:

If to Village: Village of Tinley Park
16250 S. Oak Park Ave.,
Tinley Park, IL 60477
Attn: David J. Niemeyer
Village Manager
dniemeyer@tinleypark.org

With a copy to: Peterson, Johnson & Murray – Chicago LLC
200 West Adams St. Ste. 2125
Chicago, IL 60606
Attn: Paul O’Grady
pogradey@pjmchicago.com

If to Owner: Top Hospitality, LLC
2130 Foster Avenue
Wheeling, Illinois 60090
Attn: Haresh Jethani
hjethani@gmail.com

With a copy to: Elliott & Associates
1430 Lee Street
Des Plaines, Illinois 60018
Attn: Joanne P. Elliott
joanne@elliottlaw.com

- b. Any notice, demand, request or other communication required or permitted hereunder may be made only upon a party’s attorney, which shall be effective for all purposes.
- c. For all purposes of this Agreement, a “business day” shall refer to all Mondays, Tuesdays, Wednesdays, Thursdays and Fridays with the exception of United States and State of Illinois legal holidays.

[EXECUTION PAGES FOLLOW

IN WITNESS WHEREOF, Village and Owner have executed this Agreement the day and year first hereinabove written.

VILLAGE:

VILLAGE OF TINLEY PARK, an Illinois municipal corporation

By: Jacob C. Vandenberg
Its: Mayor

ATTEST:

By: Kristin A. Thirion
Its: Village Clerk

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

On this ____ day of May, 2020, before me, personally appeared Jacob C. Vandenberg, personally known, who being by me duly sworn did say that he is the Village President of the Village of Tinley Park, Illinois, an Illinois municipal corporation, that said instrument was signed on behalf of said corporation by authority of its Board of Trustees, and acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Cook County, Illinois the day and year last above written.

Notary Public

Printed Name:_____

My commission expires:

IN WITNESS WHEREOF, Village and Owner have executed this Agreement the day and year first hereinabove written.

OWNER:

Top Hospitality, LLC,
an Illinois limited liability company

By: _____
Name: _____
Title: Managing Principal

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

On this ____ day of May, 2020, before me, personally appeared _____, personally known, who being by me duly sworn did say that he is the Manager of Top Hospitality, LLC, an Illinois limited liability company, that said instrument was signed on behalf of said limited liability company, and acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Cook County, Illinois the day and year last above written.

Notary Public

Printed Name: _____

My commission expires:

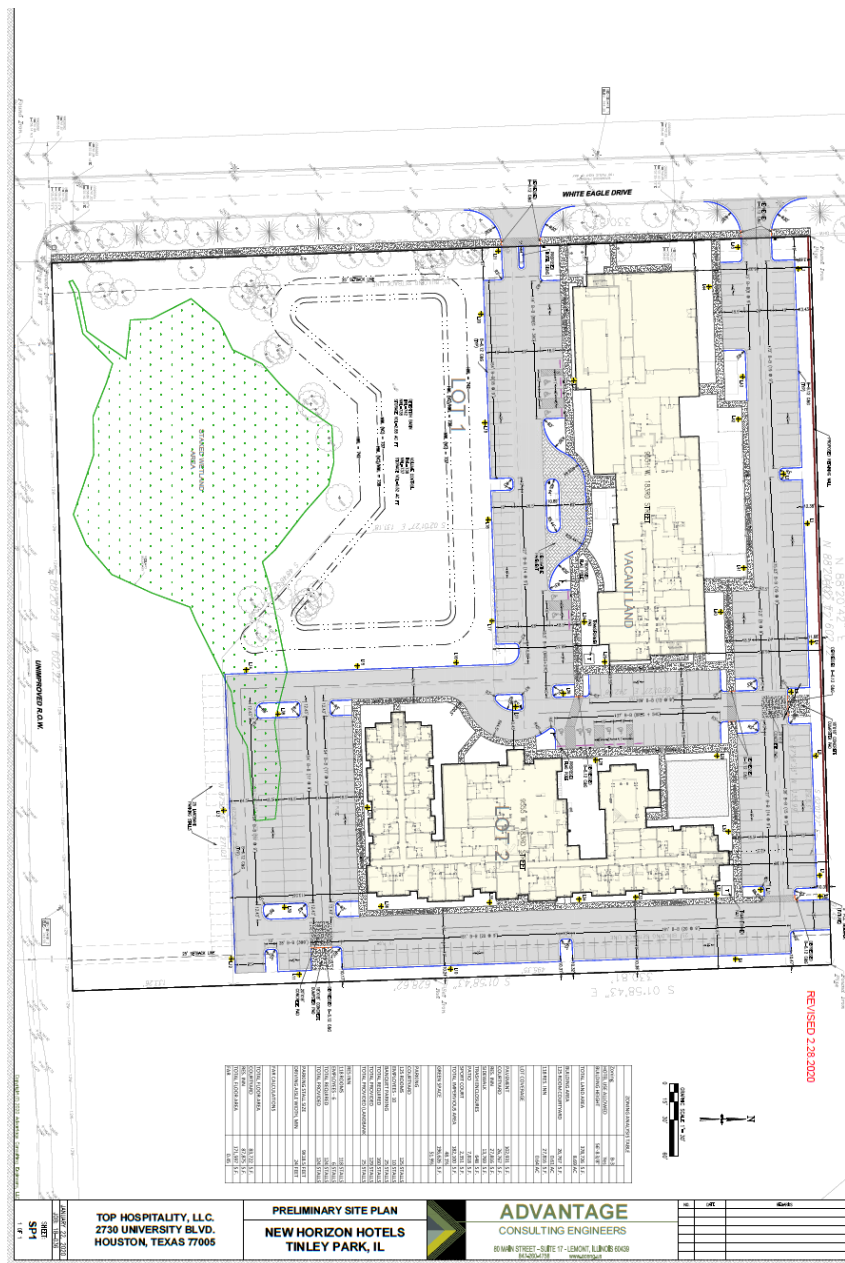
EXHIBIT A

Legal Description

PIN: 27-34-300-002-0000

THE NORTH AND SOUTH HALVES OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. EXCEPT THAT PART DEDICATED FOR RIGHT OF WAY PER DOCUMENT NUMBER 10157484.

Site Plan





Elliott & Associates
PROPERTY TAX ATTORNEYS

1430 Lee Street
Des Plaines, IL 60018

Main: 847.298.8300
Fax: 847.298.8388
www.elliottlaw.com

March 5, 2020

Village of Tinley Park
Mayor Jacob C. Vandenberg
c/o Kimberly Clarke, Community Development Director
16250 S. Oak Park Avenue
Tinley Park, IL 60477

Matter #: 42133-002
Property Address: 9599 94th Ave. (proposed Residence Inn Hotel)
Tinley Park
Township: Orland
PIN: 27-34-300-013-0000; 27-34-300-014-0000; & 27-34-300-002-0000

Dear Mayor Vandenberg and Village Board Members:

I am writing to request that you pass a Resolution supporting the Class 7b Property Tax Incentive for the property located at 9599 94th Ave on behalf of my client, Top Hospitality, LLC ("Applicant"). The above listed parcel is identified by Permanent Index Number 27-34-300-013-0000, 27-34-300-014-0000, & 27-34-300-002-0000, and the legal description for the property is attached hereto. Please note that PIN ending in -002 is the old PIN for the Property that became invalid in 2019 when the property was divided into two parcels. PIN -002 is listed in this application because it is relevant to establish that we meet one of the eligibility factors set forth by the Cook County Tax Ordinance. Therefore, in the event the Village votes in favor of supporting this Class 7b tax incentive, all three parcels should be listed in the Village Resolution.

The Applicant intends to develop the property, however, the development of this property will likely not be feasible without the 7b Tax Incentive. As a result, Applicant is seeking a resolution from the Village supporting the granting of the 7b Tax Incentive.

Currently the property is vacant land. Applicant intends to build two (2) hotels on the property. Since there will be two improvements on this property once construction has been completed, we are filing two separate Class 7b tax incentive applications (one for each hotel). The application attached hereto is for the proposed Residence Inn of Marriott Hotel. Applicant intends to build a 118-room hotel that measures approximately 85,000 square feet. This construction project will create approximately 200 construction jobs. Once the hotel is ready for operations, Applicant intends to hire 25 full time employees and 15 part time employees. The jobs that this project will create will be economically beneficial to the Village of Tinley Park.

As stated above, the development of this property will not be feasible without the 7b Tax Incentive. The proposed construction project is contingent upon Applicant's ability to obtain Village Resolution and Cook County Board Resolution. Therefore, we respectfully request that the Village of Tinley Park support the Applicant's 7b application and issue a resolution in support of the 7b application.

If a resolution supporting the granting of this tax incentive is approved, the construction of the Residence Inn of Marriott Hotel would commence in May 2020 and would be completed in January 2022. The Applicant hopes to open for business in January 2022. The total redevelopment, excluding the purchase of the land, is estimated to cost around \$17,630,000.

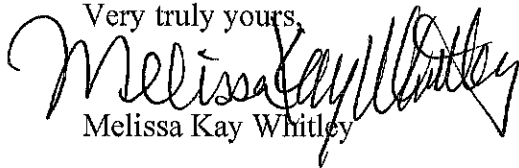
Justification for the 7b Incentive

As you know, the 7b Incentive is one of the few economic tools available to the Village to encourage commercial development projects. To be eligible for the 7b incentive, the Applicant must meet eligibility factors set forth by the Ordinance, and thus, demonstrate that the area is "in need of commercial development." We will prepare a supplemental letter to you wherein we discuss these eligibility factors and submit it to you before March 16th (deadline for Community Development Committee agenda).

We have attached a copy of the Class 7b Eligibility Application for the proposed Residence Inn of Marriott Hotel that will be submitted to the Cook County Assessor upon receipt of the Village Resolution. We have also attached an Economic Disclosure Statement, List of Interested Parties, and floorplans for the Residence Inn of Marriott Hotel.

We appreciate your careful consideration of this request and are happy to answer any further questions you might have regarding the Class 7b Incentive Application. Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read "Melissa Kay Whitley", written over a printed name.

Melissa Kay Whitley

Enclosures

Orland
42133-002**ECONOMIC DISCLOSURE AFFIDAVIT**State of Illinois)
)
County of Cook)Affiant's Name HARESH JETHANI
Affiant's Address..... 2730 University blvd
.....City, State, Zip..... Houston TX 77005
.....Phone Number 312 404 6735

The undersigned Affiant being first duly sworn on oath state and affirm that I have personal knowledge of the facts set forth in this Affidavit and that I am competent to testify to the following:

1. That I am the owner property manager agent (circle one) of/for the property commonly known as 9599 94th Ave., Tinley Park, Illinois (the "Property");
2. That the Property is identified by Permanent Tax Index Number (s) 27-34-300-014-0000 and 27-34-300-013-0000 for the 2019 tax year. Please note that the Property's Permanent Tax Index Number for the 2018 tax year and prior tax years was 27-34-300-002-0000.
3. That the ownership interests of the applicant, Top Hospitality LLC, and of the future hotel are as follows: Hareesh Jethani, Manager (50%); Vijay Bhagia (25%); and Hardik Patel (25%).
4. The Property is currently vacant land. If the Class 7b tax incentive is granted, then Top Hospitality LLC will construct a 118-room hotel that measures approximately 85,000 square feet.
5. That the Applicant is not delinquent in the payment of any property taxes administered by Cook County or by a local municipality.
6. That the Property is the only property in Cook County that is owned by Top Hospitality LLC.

Hareesh
Signature of Affiant
HARESH JETHANI.
Print Affiant's Name

Subscribed and Sworn before me on 4 day of

May 2020.
Notary Public Felicia M Huang



COOK COUNTY ASSESSOR

FRITZ KAEGI



COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.3616
WWW.COOKCOUNTYASSESSOR.COM

CLASS 7B

ELIGIBILITY APPLICATION

CONTROL NUMBER

Carefully review the Class 7b Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, a filing fee of \$500.00, and supporting documentation must be filed as follows:

This application must be filed PRIOR TO the commencement of New Construction or the commencement of Substantial Rehabilitation Activities or PRIOR TO the Reoccupation of Vacant/Abandoned Property.

Applicant Information

Name: Hareesh Jethani
Company: Top Hospitality, LLC Telephone: (312) 404-6735
Address: 2130 Foster Avenue
City: Wheeling State: IL Zip Code: 60090
Email Address: hjethani@gmail.com

Contact Person (if different than the Applicant)

Name: Joanne P. Elliott
Company: Elliott & Associates Telephone: (847) 298-8300
Address: 1430 Lee Street
City: Des Plaines State: IL Zip Code: 60018
Email Address: joanne@elliottlaw.com

Property Description (per PIN)

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street address: { (1) 9599 94th Avenue
Permanent Real Estate Index Number: 27-34-300-013-0000
(2) 9599 94th Avenue
Permanent Real Estate Index Number: 27-34-300-014-0000
(3) 9599 94th Avenue
Permanent Real Estate Index Number: 27-34-300-002-0000

#1 + #2 will be resubdivided at a later date

old PIN → (invalid in 2019 but relevant)

City: Tinley Park ZIP: 60487
Township: Orland Existing Class: 1-00

Identification of Persons Having an Interest in the Property

Attach a complete list of all owners, developers, occupants and other interested parties (including all beneficial owners of a land trust) identified by names and addresses, and the nature and extent of their interest.

Property Use**General Description of Proposed Property Usage**

118-room hotel - Residence Inn

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Attach legal description, site dimensions and square footage and building dimensions and square footage.

Include copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

Nature of Development

Indicate nature of the proposed development by checking the appropriate space:



New Construction (Read and Complete Section A below)

☐

Substantial Rehabilitation (Read and complete Section A below)

☐

Occupation of Abandoned Property – No Special Circumstances (Read and complete Section B)

☐

Occupation of Abandoned Property – With Special Circumstances (Read and complete Section C)

A. If the proposed development consists of *new construction* or *substantial rehabilitation*, provide the following information:

Estimated date of construction

commencement (excluding demolition, if any):

May 2020

Estimated date of construction completion:

January 2022

Total redevelopment cost, excluding land:

\$

17,630,000

Attach copies of the following:

1. specific description of the proposed new construction or substantial rehabilitation
2. current plat of survey for subject property
3. 1st floor plan or schematic drawings
4. building permits, wrecking permits and occupancy permits (including date of issuance)
5. complete description of the cost and extent of substantial rehabilitation or new construction (including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc.)

B. If the proposed development consists of the re-occupancy of *abandoned property*, provide the following information:

1. Was the subject property vacant and unused for at least 24 continuous months prior to purchase for value or substantial rehabilitation?

[] YES [] NO

When and by whom was the subject property last occupied and used?

Attach copies of the following documents:

- (a) sworn statements from persons having personal knowledge attesting to the fact and duration of vacancy and abandonment
- (b) records (such as statements of utility companies), indicating that the property has been vacant and unused and the duration of such vacancy

2. Application must be made to Assessor prior to reoccupation:

Estimated date of reoccupation: _____

Date of purchase: _____

Name of purchaser: _____

Name of seller: _____

Relationship of purchaser to seller: _____

Attach copies of the following documents:

- (a) sale contract
- (b) recorded deed
- (c) assignment of beneficial interest
- (d) real estate transfer declaration

C. If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the incentive where there was a purchase for value, but the period of *abandonment prior to purchase was less than 24 continuous months*, please complete section (1) below. If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the incentive where there was *no purchase for value*, but the period of abandonment prior to application was 24 continuous months or greater, please complete section (2) below.

1. How long was the period of abandonment prior to the purchase for value?

When and by whom was the subject property last occupied prior to the purchase for value?

Attach copies of the following documents:

- (a) Sworn statements from person having personal knowledge attesting to the fact and duration of vacancy and abandonment.
- (b) Records (such as statements of utility companies) which demonstrate that the property was vacant and unused and indicated duration of such vacancy.
- (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution for the Board of Commissioners of Cook County stating its approval for the less than 24-month abandonment period.*

Application must be made to Assessor prior to commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: _____

Date of purchase: _____

Name of purchaser: _____

Name of seller: _____

Relationship of purchaser to seller: _____

Attach copies of the following documents:

- (a) Sale contract
- (b) Closing statement
- (c) Recorded deed
- (d) Assignment of beneficial interest
- (e) Real estate transfer declaration

2. Was the subject property vacant and unused for at least 24 continuous months prior to the filing of this application?

☐ YES ☐ NO

When and by whom was the subject property last occupied prior to filing this application?

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and duration of vacancy and abandonment.
- (b) Records (such as statements of utility companies) which demonstrate that the property was vacant and unused and indicate duration of such vacancy.
- (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution for the Board of Commissioners of Cook County stating its approval for lack of a purchase for value.*

Application must be made to Assessor prior to commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: _____

Employment Opportunities

How many construction jobs will be created as a result of this development? 200

How many permanent full-time and part-time employees do you now employ in Cook County?

Full-time: 0 Part-time: 0

How many new permanent full-time jobs will be created as a result of this proposed development?

25

How many new permanent part-time jobs will be created as a result of this proposed development? 15

Local Approval

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) should accompany this Application. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 7b Application and that it finds Class 7b necessary for development to occur on the subject property. This resolution must expressly state that the five eligibility factors, which must be present to demonstrate that the area is "in need of commercial development", are satisfied.

I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.

Hareth
Signature
Hareth Jethani
Print Name

3/4/2020
Date
Manager of Top Hospitality, LLC
Title

**Note: If title to the property is held in trust or by a corporation or a partnership, this Class 7b Eligibility Application must be signed by the beneficiary, officer and/or general partner.*

Revised 12/3/2018

Class 7b Exhibit
9599 94th Avenue, Tinley Park, IL

Description of the Property

1. Legal Description

PIN: 27-34-300-013-0000

THE NORTH HALF OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 27-34-300-014-0000

THE SOUTH HALF OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 27-34-300-002-0000 (OLD PIN – VALID IN 2018 TAX YEAR & PRIOR TAX YEARS)

THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Persons Having Interest in the Property

1. Top Hospitality, LLC (Applicant) is the owner of the property and the members of the LLC are:
 - a. Haresh Jethani, Manager of LLC (50%)
2730 University Boulevard
Houston, TX 77005
 - b. Vijay Bhagia, Member of LLC (25%)
5304 Valerie Street
Bellaire, TX 77401
 - c. Hardik Patel, Member of LLC (25%)
360 Jennifer Lane
Roselle, IL 60172
2. The proposed hotel will be the occupant of the newly constructed building and the owners of the proposed hotel will be the same 3 people listed above and their corresponding ownership interest will be the same.

Development Budget

	Residence Inn	Courtyard
Item	Amount	Amount
Land	\$1,200,000	
Architect and Interior Design	\$250,000	\$250,000
Development Fee	\$500,000	\$500,000
Marriott Lisence Fee	\$75,000	\$75,000
Construction Permits	\$200,000	\$200,000
IEPA Permit	\$125,000	\$125,000
Civil Engineer	\$60,000	\$60,000
Testing and Survey	\$20,000	\$20,000
Hard Constrcution Cost	\$11,000,000	\$12,000,000
FF&E	\$1,600,000	\$1,900,000
Exterior Signage	\$125,000	\$125,000
Interior Signage	\$45,000	\$45,000
Door Locks	\$75,000	\$75,000
Landsacping	\$50,000	\$50,000
OS&E	\$200,000	\$200,000
Laundry Equipment	\$75,000	\$75,000
Kitchen/Bar Equipment	\$175,000	\$300,000
PMS	\$75,000	\$75,000
POS	\$10,000	\$35,000
Banquet		\$100,000
IT - Wifi/phones/security	\$350,000	\$250,000
Tvs	\$120,000	\$120,000
TV provider	\$50,000	\$50,000
Pre Opening	\$250,000	\$250,000
Interest	\$500,000	\$500,000
Contingency	\$500,000	\$500,000
Total	\$17,630,000	\$17,880,000

Grand Total

\$35,510,000



2801 CLINT MOORE ROAD #114
CORAL SPRINGS, FL 33065
PH: 954-555-1830 WWW.BASE4HOTELS.COM

RICHARDS HARRIS ARCHITECTS
5403 NW 101ST AVE
CORAL SPRINGS, FL 33065
PH: 954-555-1830

Client: **TOP Hospitality**
14 Whittington Road
West Palm Beach, FL 33411
PH: 561-850-8725

Residence Inn
BY MARRIOTT
555 LIND STREET
TINLEY PARK, ILLINOIS
PH: 708-261-1000

NO.	REVISION	DATE	DESCRIPTION
1	ISSUED FOR PC STAFF REVIEW	29.04.2019	

ISSUED FOR PC STAFF REVIEW
29.04.2019
SD
REVISION
84-157-1901
SHEET NAME

TITLE SHEET
DRAWINGS NO. **G-000**



Residence Inn

BY MARRIOTT

PROTOTYPE VERSION: DESIGN GUIDELINE DRAWINGS - GEN 9
REVISION DATE: 29.04.2019

MARRIOTT PROJECT NO: 12605 RIBM Tinley Park

TINLEY PARK, ILLINOIS

PROJECT NO: 84-157-1901

MARRIOTT NEW HORIZON HOTELS (COURTYARD
AND RESIDENCE INN) - 9551 & 9555 183RD
STREET





BASE4
2901 CHAMBERS STREET
BOCA RATON, FL 33433-4495
888.871.6008 www.base4.com
RICARDO J. MANUCCI, P.E.
S413 NW 150TH STREET
COVINGTON, LA 70421-5775

1/4

Owner:
TOP
Hospitality

143 Whiskey Road
Whispering Willows 50090
312-524-8725

Residence IN
BY HANCO

365 ARD STREET
NORFOLK, VA 23502
800.774.4634
www.hanco.com

ISSUE NO. 10/14/2018 DATE 10/14/2018

VILLAGE OF TINLEY...

ISSUED FOR PC STAFF REVIEW

DATE OF ISSUE 10/14/2018
DATE OF REVIEW 10/14/2018

ISSUED BY SD

ISSUED FOR RBC/CM

PROJECT NO. B4-157-1901

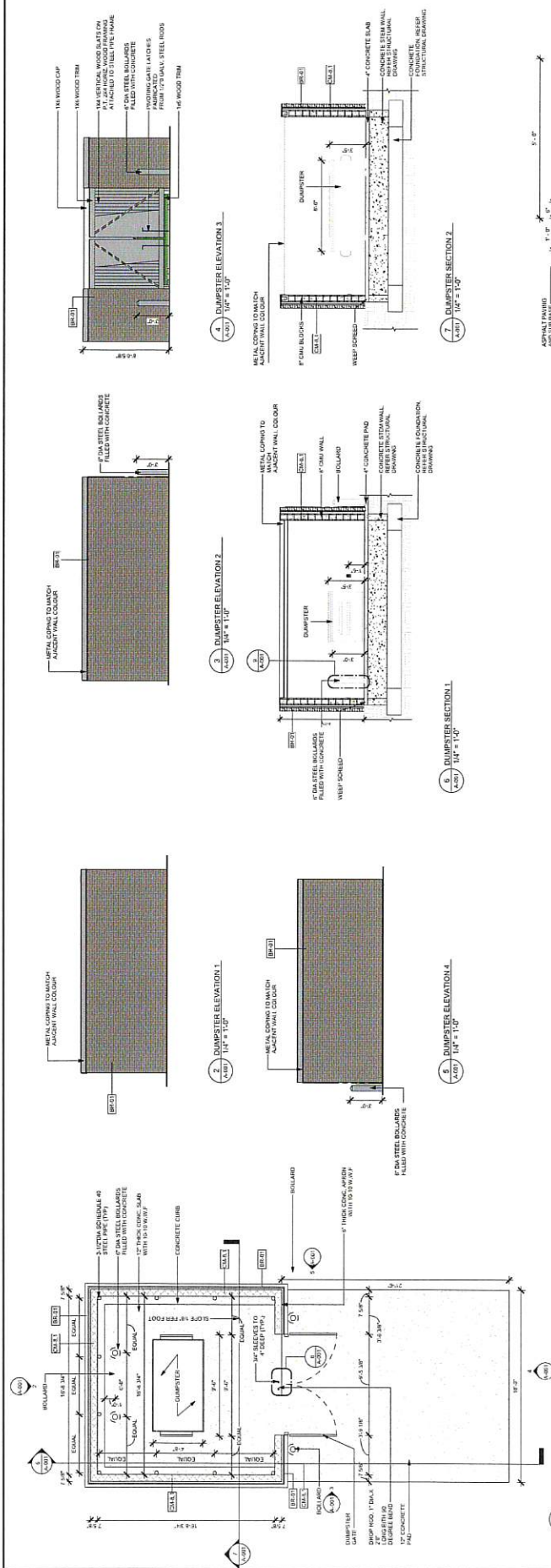
SHEET NAME

SHEET INDEX

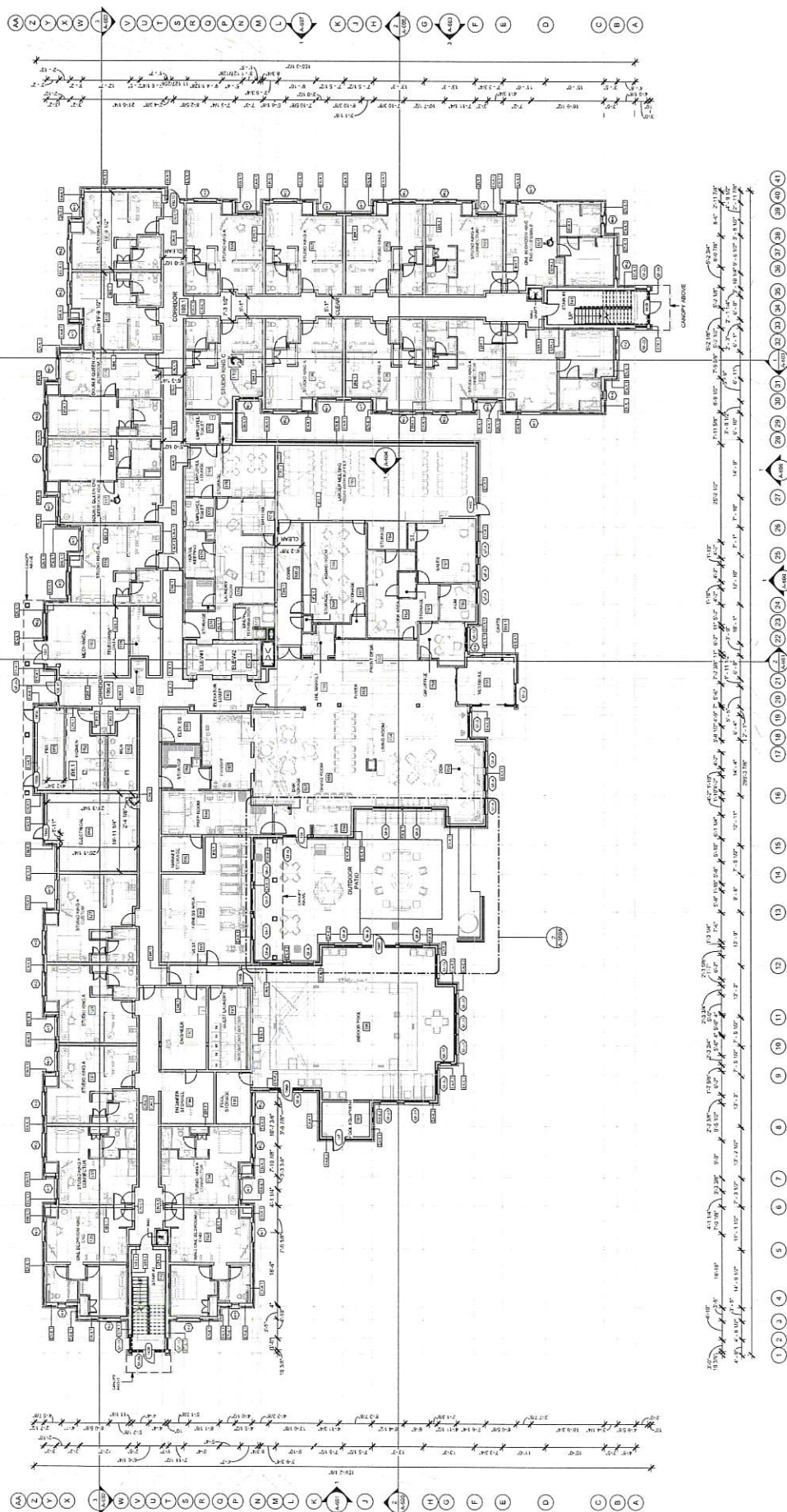
DRAWINGS NO. G-001

SHEET INDEX GENERAL	
SHEET NUMBER	SHEET NAME
0-001	0-001

SHEET INDEX ARCH	
A-001	FOUNDATION
A-002	FOUNDATION
A-003	FOUNDATION
A-004	FOUNDATION
A-005	FOUNDATION
A-006	FOUNDATION
A-007	FOUNDATION
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MATERIAL & FINISH	IMAGE
BRICK	
CONCRETE	
PAVING	
WOOD	
ROOFING	
GLASS	
STEEL	
IRON	
COPPER	
BRASS	
ALUMINUM	
STAINLESS STEEL	
PAINT	

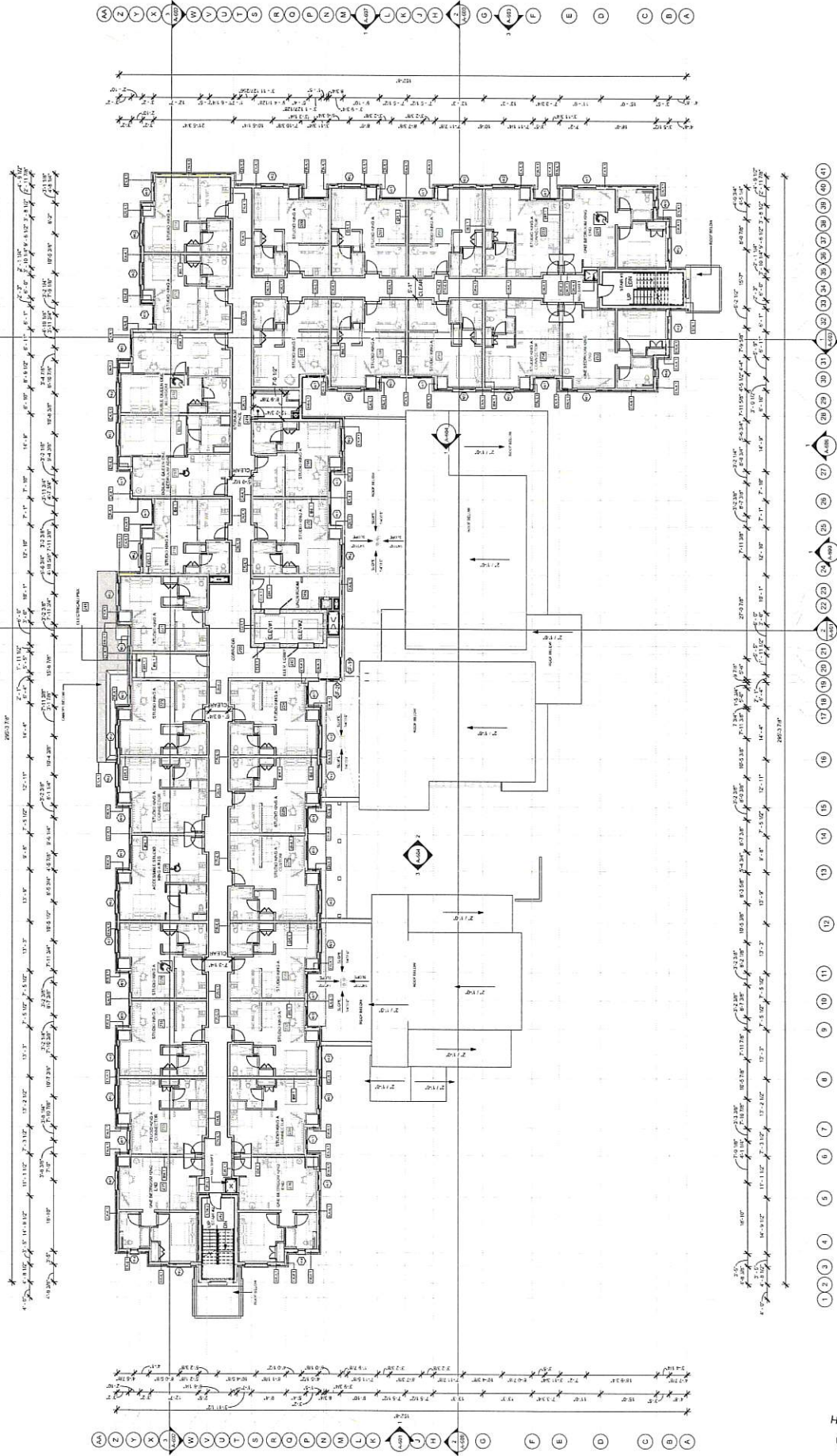


1 1ST FLOOR PLAN
A-106 3/32" = 1'-0"

GENERAL FLOOR PLAN NOTES

BASELINE NOTES

ALL DIMENSIONS TO FACE OF STUD UNLESS
OTHERWISE NOTED. ALTIMETER IS ON FACE OF
INTERIOR FINISH. FINISHES ARE:
INTERIOR SHOOTING: CMU & CONCRETE,
INTERIOR GROUTLINE, ALUMINUM ON CLUTTERLINE,
OF METAL OR WOOD STUDS, CMU & CONCRETE,
INTERIOR DOORS TO BE MIN. 4 FT HIGH
PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR
CMU WALLS.
GYPSUM WALLBOARD CONTROL JOINTS TO BE
ON BACK OF ALL ROOMS. ALL ROOM HEAD
TO BE 6'0" MIN. ALL ROOMS TO BE ACCESSIBLE
REFER TO G-227 FOR ACCESSIBLE GUEST ROOM &
COMMUNICATION ROOM TABLES
REFER TO SHEETS DRAFTING CHA-1 FOR
ACCESSIBLE GUEST ROOMS
REFER TO SHEET G-105 FOR ACCESSIBLE
CLEANINGS UNO



- GENERAL FLOOR PLAN NOTES**
1. ALL DIMENSIONS TO FACE OF THE UNLESS NOTED OTHERWISE.
 2. EXTERIOR FINISHES TO BE DETERMINED BY THE ARCHITECT.
 3. EXTERIOR FINISHES TO BE DETERMINED BY THE ARCHITECT.
 4. INTERIOR FINISHES TO BE DETERMINED BY THE ARCHITECT.
 5. PROVIDE MAINTENANCE CONTROL, OWNER IN EXTERIOR.
 6. COORDINATE WALL/DOOR/CEILING/JOINTS TO THE ARCHITECT.
 7. PROVIDE WALL/DOOR/CEILING/JOINTS TO THE ARCHITECT.
 8. PROVIDE WALL/DOOR/CEILING/JOINTS TO THE ARCHITECT.
 9. PROVIDE WALL/DOOR/CEILING/JOINTS TO THE ARCHITECT.
 10. PROVIDE WALL/DOOR/CEILING/JOINTS TO THE ARCHITECT.



BASE 4
2801 CLINT MOORE DRIVE #114
BIRMINGHAM, ALABAMA 35203
800.701.1020
RICHARD J. MINICK, P.E., P.L.L.C.
CORAL SPRINGS, FL 33436

TOP
Hospitality
143 Whiting Road
Whiting, NJ 07074
201.261.6725

Residence IN
BY MARSH
8655 LIND STREET
TINLEY PARK, ILL
PROFESSIONAL DESIGN
ARCHITECTURE, INC.
WILMINGTON, DE 19804

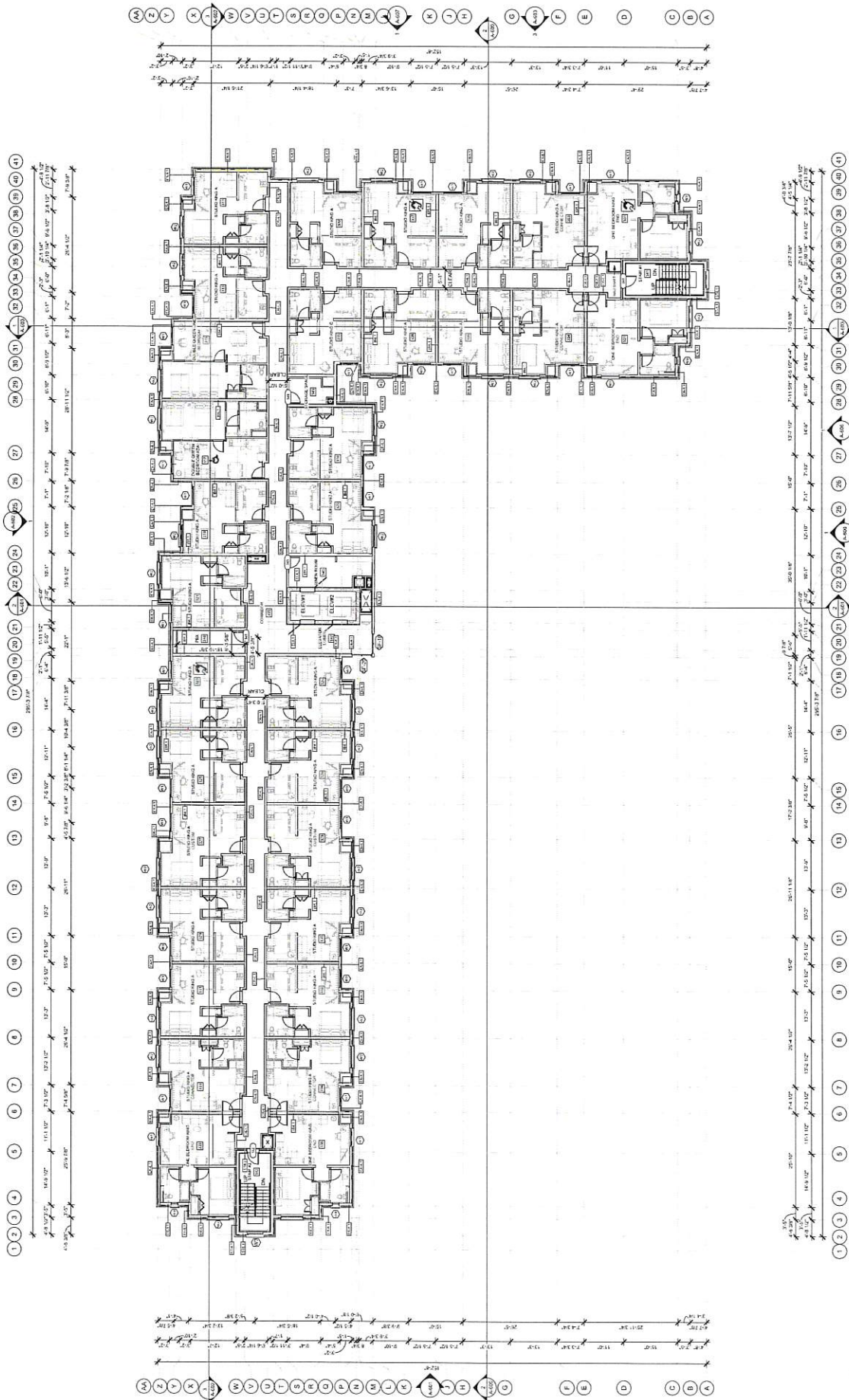
VILLAGE OF TINLEY...

NO.	REVISION	DATE	BY	DESCRIPTION
1	ISSUED FOR PC STAFF REVIEW	2020.01.16		

ISSUED FOR PC STAFF REVIEW
2020.01.16

DESIGNED BY
CHECKED BY
DRAWN BY
DATE
PROJECT NO.
SHEET NAME

3RD FLOOR PLAN
DRAWING NO.
A-102



NORTH

- GENERAL FLOOR PLAN NOTES**
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
 3. ALL FLOORS ARE 4" CONCRETE ON 8" GRAVEL.
 4. ALL CEILING ARE 15' HIGHER THAN FLOOR FINISH.
 5. ALL DOORS ARE 3'0" WIDE.
 6. ALL WINDOWS ARE 3'0" WIDE.
 7. ALL STAIRS ARE 3'0" WIDE.
 8. ALL ELEVATORS ARE 3'0" WIDE.
 9. ALL HALLWAYS ARE 3'0" WIDE.
 10. ALL CORRIDORS ARE 3'0" WIDE.
 11. ALL LOBBIES ARE 3'0" WIDE.
 12. ALL RECEPTION AREAS ARE 3'0" WIDE.
 13. ALL OFFICES ARE 3'0" WIDE.
 14. ALL CONFERENCE ROOMS ARE 3'0" WIDE.
 15. ALL RESTROOMS ARE 3'0" WIDE.
 16. ALL KITCHENS ARE 3'0" WIDE.
 17. ALL DINING AREAS ARE 3'0" WIDE.
 18. ALL LIVING AREAS ARE 3'0" WIDE.
 19. ALL BEDROOMS ARE 3'0" WIDE.
 20. ALL BATHS ARE 3'0" WIDE.
 21. ALL CLOSETS ARE 3'0" WIDE.
 22. ALL STORAGE AREAS ARE 3'0" WIDE.
 23. ALL ELEVATOR SHAFTS ARE 3'0" WIDE.
 24. ALL STAIR SHAFTS ARE 3'0" WIDE.
 25. ALL HALLWAY SHAFTS ARE 3'0" WIDE.
 26. ALL CORRIDOR SHAFTS ARE 3'0" WIDE.
 27. ALL LOBBY SHAFTS ARE 3'0" WIDE.
 28. ALL RECEPTION SHAFTS ARE 3'0" WIDE.
 29. ALL OFFICE SHAFTS ARE 3'0" WIDE.
 30. ALL CONFERENCE SHAFTS ARE 3'0" WIDE.
 31. ALL RESTROOM SHAFTS ARE 3'0" WIDE.
 32. ALL KITCHEN SHAFTS ARE 3'0" WIDE.
 33. ALL DINING SHAFTS ARE 3'0" WIDE.
 34. ALL LIVING SHAFTS ARE 3'0" WIDE.
 35. ALL BEDROOM SHAFTS ARE 3'0" WIDE.
 36. ALL BATH SHAFTS ARE 3'0" WIDE.
 37. ALL CLOSET SHAFTS ARE 3'0" WIDE.
 38. ALL STORAGE SHAFTS ARE 3'0" WIDE.
 39. ALL ELEVATOR SHAFTS ARE 3'0" WIDE.
 40. ALL STAIR SHAFTS ARE 3'0" WIDE.
 41. ALL HALLWAY SHAFTS ARE 3'0" WIDE.
 42. ALL CORRIDOR SHAFTS ARE 3'0" WIDE.
 43. ALL LOBBY SHAFTS ARE 3'0" WIDE.
 44. ALL RECEPTION SHAFTS ARE 3'0" WIDE.



BASE 4

2801 CLINT MOORE ROAD #114
BIRMINGHAM, AL 35203
800.887.8872 WWW.BASE4.COM
REWARDS 1 MONROE AVENUE
SUITE 100 BIRMINGHAM, AL 35203
CORAL SPRING, FL 32909

Owner:

TOP
Hospitality

143 Whittington Road
BIRMINGHAM, AL 35203
312.604.6725

Residence IN
OF TINLEY

5655 FORD STREET
TINLEY PARK, ILLINOIS
708.447.4400

NO.	REVISION	DATE	BY	CHKD
1	ISSUED FOR PERMIT	05/27/2020	JD	JD

VILLAGE OF TINLEY...

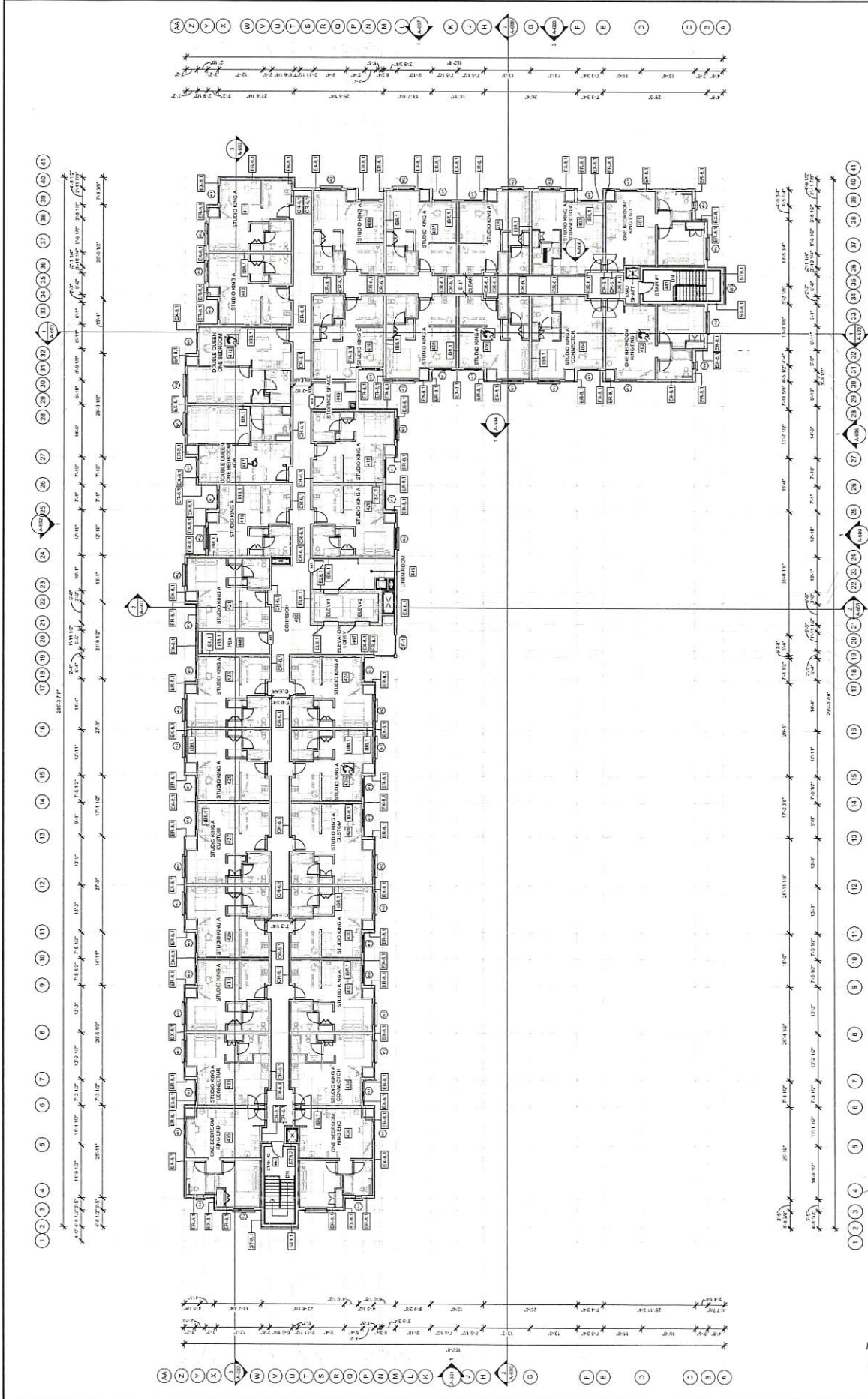
ISSUED FOR PERMIT
REVIEW

PROJECT NO.	24000-01-15
DATE	05/27/2020
DESIGNER	JD
CHECKER	JD
PROJECT NAME	84-157-1501
SHEET NAME	

4TH FLOOR PLAN

Page 1

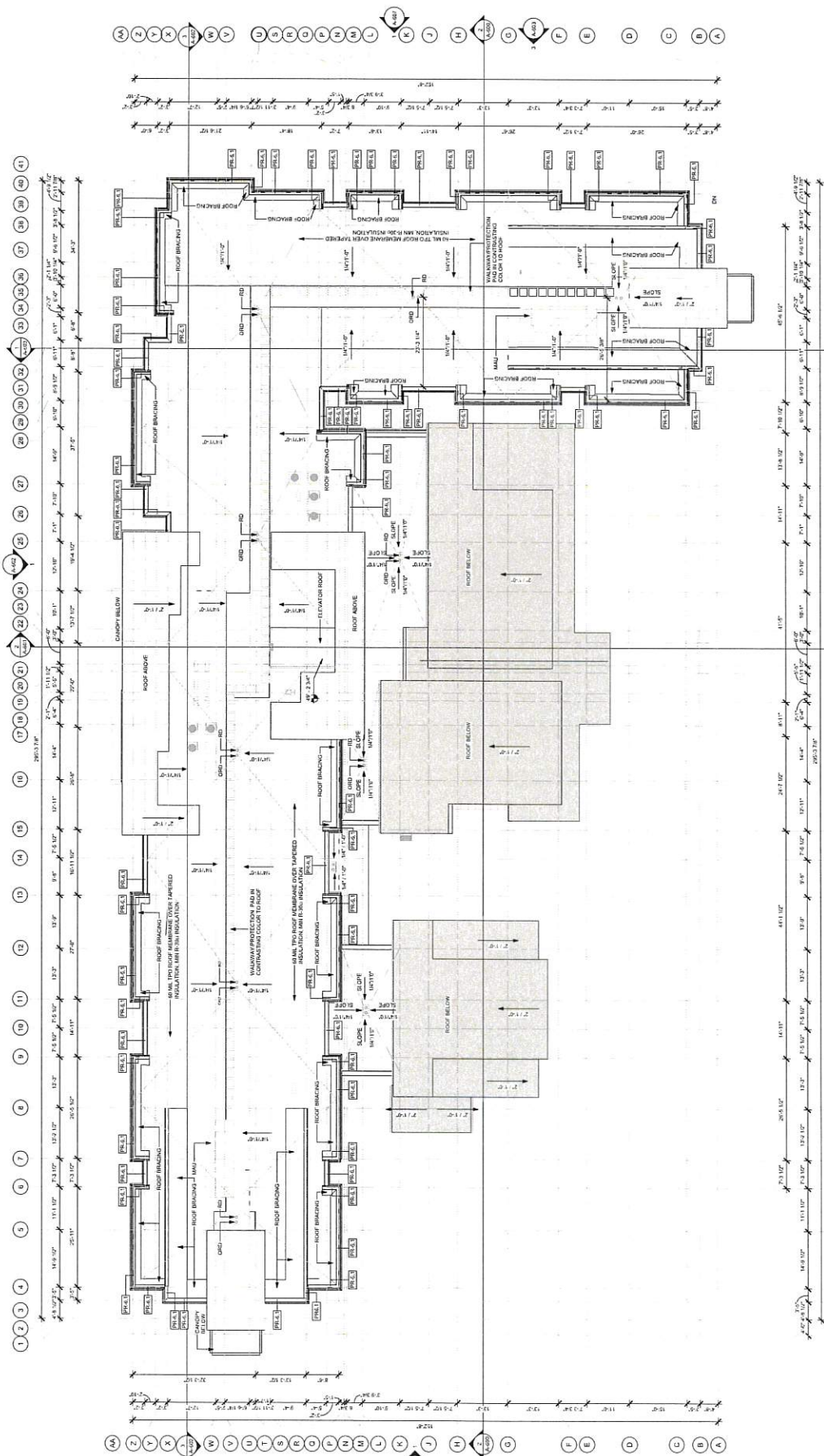
A-103



1. 4TH FLOOR PLAN
2. 3.37" = 1'-0"

GENERAL FLOOR PLAN NOTES

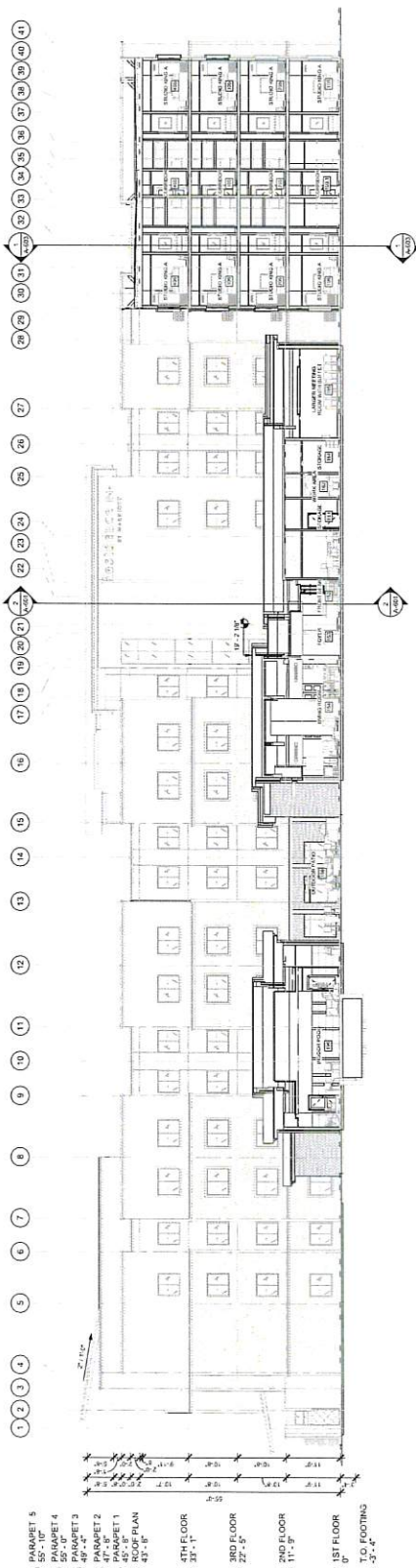
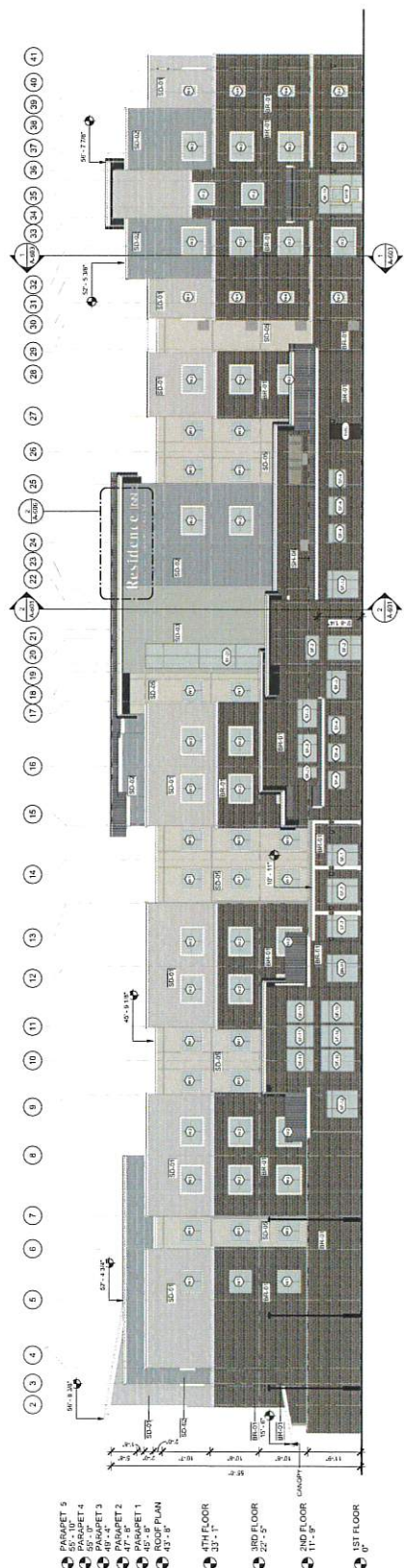
1. GENERAL NOTES TO PAGE OF TUDORVILLE
2. GENERAL FLOOR PLAN IS ON PAGE OF TUDORVILLE
3. ALL ROOMS AND AREAS SHALL BE ACCORDING TO THE TUDORVILLE SPECIFICATIONS
4. ALL ROOMS AND AREAS SHALL BE ACCORDING TO THE TUDORVILLE SPECIFICATIONS
5. ALL ROOMS AND AREAS SHALL BE ACCORDING TO THE TUDORVILLE SPECIFICATIONS
6. ALL ROOMS AND AREAS SHALL BE ACCORDING TO THE TUDORVILLE SPECIFICATIONS
7. ALL ROOMS AND AREAS SHALL BE ACCORDING TO THE TUDORVILLE SPECIFICATIONS
8. ALL ROOMS AND AREAS SHALL BE ACCORDING TO THE TUDORVILLE SPECIFICATIONS
9. ALL ROOMS AND AREAS SHALL BE ACCORDING TO THE TUDORVILLE SPECIFICATIONS
10. ALL ROOMS AND AREAS SHALL BE ACCORDING TO THE TUDORVILLE SPECIFICATIONS



1 ROOF PLAN

GENERAL ROOF NOTES

- [illegible]

[illegible]



BASE 4

7801 CLINT MOORE ROAD, #114
DALLAS, TEXAS 75241
888.981.8008 www.base4.com
RICARDO J. MENDOZA, P.E., LEED AP
4433 NW 10TH AVENUE, SUITE 300
CORAL SPRINGS, FL 33066
PH: 305.441.1111

TOP
Hospitality
143 Whittington Road
Whittington, VA 22190
312.504.8735

Residence IN
617.764.1110

8665 END STREET
TINLEY PARK, ILLINOIS
60488
312.504.8735

ISSUED FOR PC STAFF
REVIEW

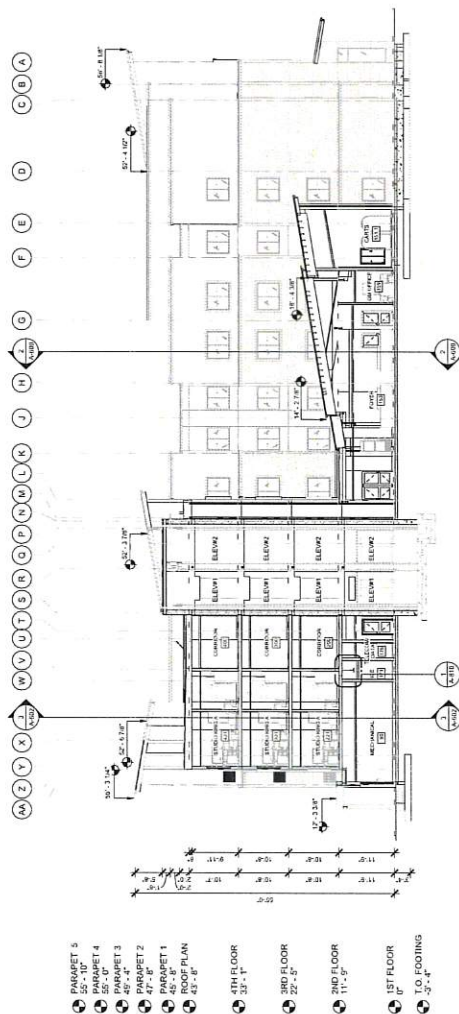
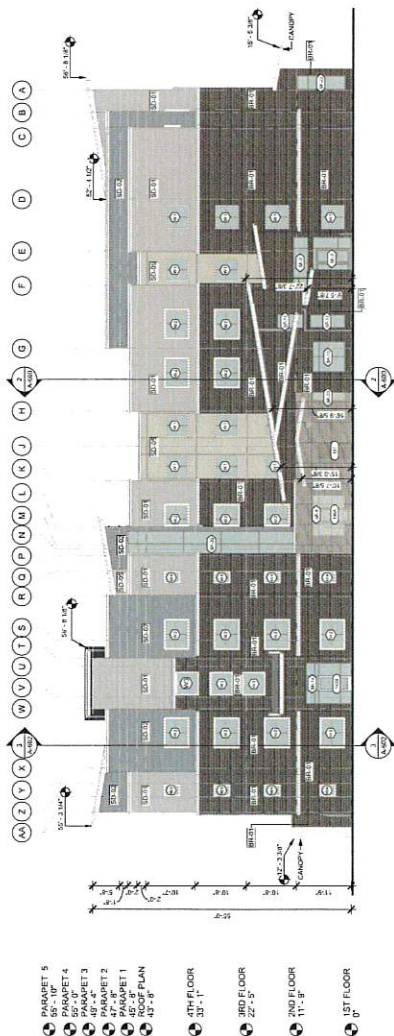
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SHEET NAME

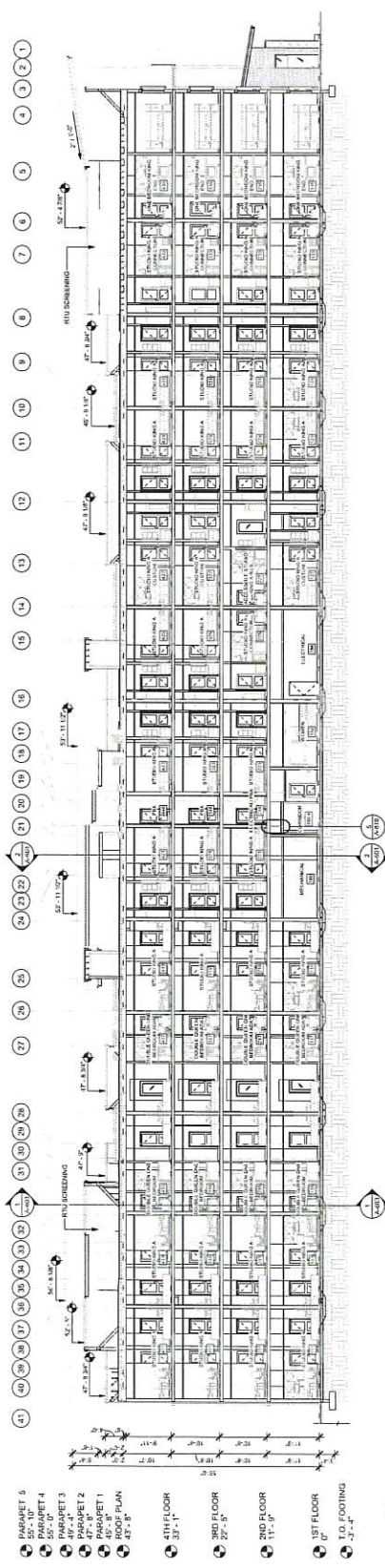
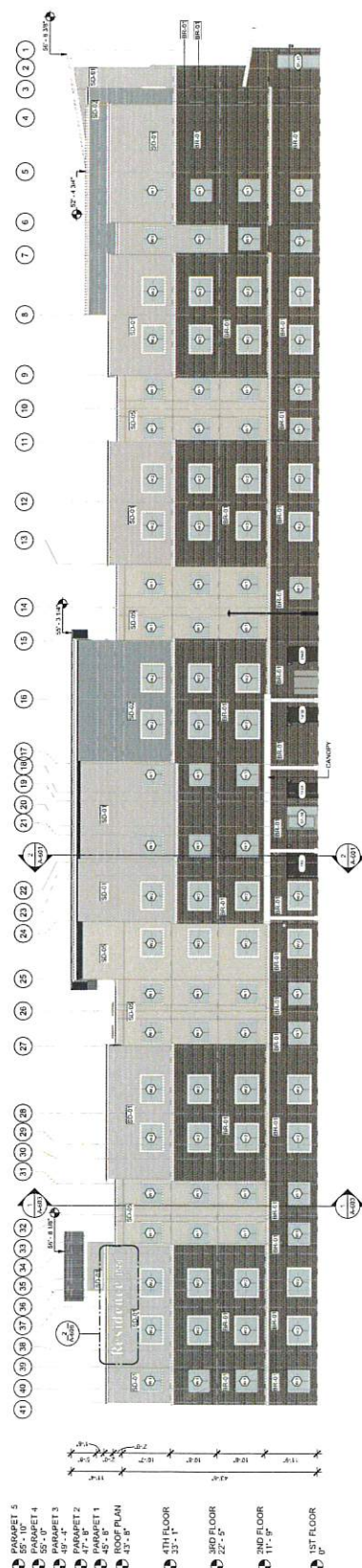
EXTERIOR
ELEVATION &
BUILDING
SECTION

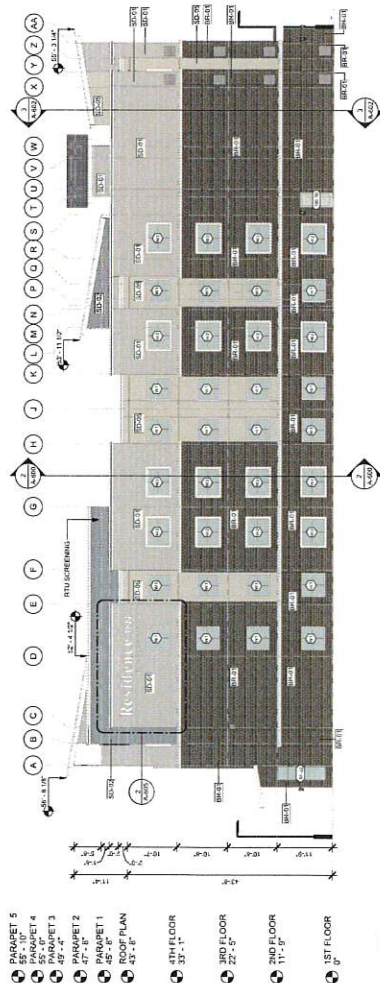
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A-601

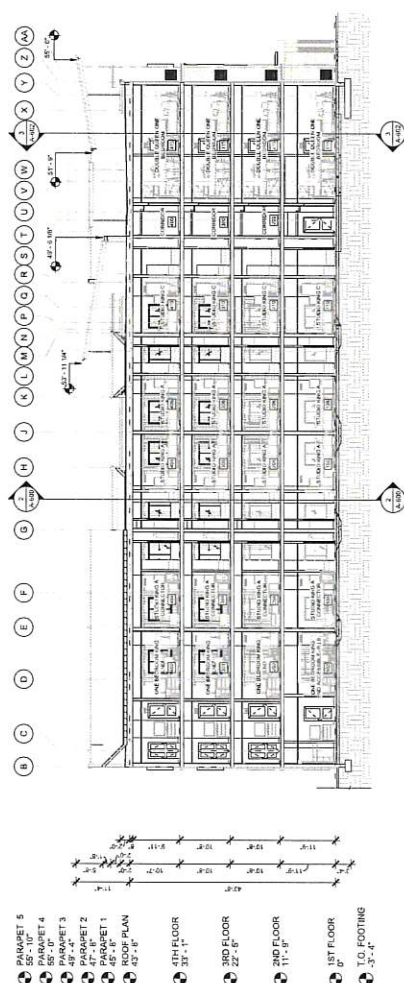


GENERAL ELEVATION NOTES		ENERGY CODE INFORMATION		EXTERIOR FINISH LEGEND	
1. REFER TO THE GENERAL NOTES FOR THE PROJECT FOR THE FOLLOWING INFORMATION:	1. REFERENCED ENERGY CODE: 2015 IECC	1. REFERENCED ENERGY CODE: 2015 IECC	1. REFERENCED ENERGY CODE: 2015 IECC	1. REFERENCED ENERGY CODE: 2015 IECC	1. REFERENCED ENERGY CODE: 2015 IECC
2. REFER TO THE GENERAL NOTES FOR THE PROJECT FOR THE FOLLOWING INFORMATION:	2. REFERENCED ENERGY CODE: 2015 IECC	2. REFERENCED ENERGY CODE: 2015 IECC	2. REFERENCED ENERGY CODE: 2015 IECC	2. REFERENCED ENERGY CODE: 2015 IECC	2. REFERENCED ENERGY CODE: 2015 IECC
3. REFER TO THE GENERAL NOTES FOR THE PROJECT FOR THE FOLLOWING INFORMATION:	3. REFERENCED ENERGY CODE: 2015 IECC	3. REFERENCED ENERGY CODE: 2015 IECC	3. REFERENCED ENERGY CODE: 2015 IECC	3. REFERENCED ENERGY CODE: 2015 IECC	3. REFERENCED ENERGY CODE: 2015 IECC
4. REFER TO THE GENERAL NOTES FOR THE PROJECT FOR THE FOLLOWING INFORMATION:	4. REFERENCED ENERGY CODE: 2015 IECC	4. REFERENCED ENERGY CODE: 2015 IECC	4. REFERENCED ENERGY CODE: 2015 IECC	4. REFERENCED ENERGY CODE: 2015 IECC	4. REFERENCED ENERGY CODE: 2015 IECC
5. REFER TO THE GENERAL NOTES FOR THE PROJECT FOR THE FOLLOWING INFORMATION:	5. REFERENCED ENERGY CODE: 2015 IECC	5. REFERENCED ENERGY CODE: 2015 IECC	5. REFERENCED ENERGY CODE: 2015 IECC	5. REFERENCED ENERGY CODE: 2015 IECC	5. REFERENCED ENERGY CODE: 2015 IECC
6. REFER TO THE GENERAL NOTES FOR THE PROJECT FOR THE FOLLOWING INFORMATION:	6. REFERENCED ENERGY CODE: 2015 IECC	6. REFERENCED ENERGY CODE: 2015 IECC	6. REFERENCED ENERGY CODE: 2015 IECC	6. REFERENCED ENERGY CODE: 2015 IECC	6. REFERENCED ENERGY CODE: 2015 IECC
7. REFER TO THE GENERAL NOTES FOR THE PROJECT FOR THE FOLLOWING INFORMATION:	7. REFERENCED ENERGY CODE: 2015 IECC	7. REFERENCED ENERGY CODE: 2015 IECC	7. REFERENCED ENERGY CODE: 2015 IECC	7. REFERENCED ENERGY CODE: 2015 IECC	7. REFERENCED ENERGY CODE: 2015 IECC
8. REFER TO THE GENERAL NOTES FOR THE PROJECT FOR THE FOLLOWING INFORMATION:	8. REFERENCED ENERGY CODE: 2015 IECC	8. REFERENCED ENERGY CODE: 2015 IECC	8. REFERENCED ENERGY CODE: 2015 IECC	8. REFERENCED ENERGY CODE: 2015 IECC	8. REFERENCED ENERGY CODE: 2015 IECC
9. REFER TO THE GENERAL NOTES FOR THE PROJECT FOR THE FOLLOWING INFORMATION:	9. REFERENCED ENERGY CODE: 2015 IECC	9. REFERENCED ENERGY CODE: 2015 IECC	9. REFERENCED ENERGY CODE: 2015 IECC	9. REFERENCED ENERGY CODE: 2015 IECC	9. REFERENCED ENERGY CODE: 2015 IECC
10. REFER TO THE GENERAL NOTES FOR THE PROJECT FOR THE FOLLOWING INFORMATION:	10. REFERENCED ENERGY CODE: 2015 IECC	10. REFERENCED ENERGY CODE: 2015 IECC	10. REFERENCED ENERGY CODE: 2015 IECC	10. REFERENCED ENERGY CODE: 2015 IECC	10. REFERENCED ENERGY CODE: 2015 IECC

[illegible]



3 ELEVATION 4
3/20' 3/20' = 1/4"



1 BUILDING SECTION 4
3/20' 3/20' = 1/4"

EXTERIOR FINISH LEGEND

MARK	MATERIAL BRAND	MATERIAL FINISH	MADE IN
B101	FLORIT BRICKS	FLORIT	USA
B102	FLORIT BRICKS	FLORIT	USA
B103	FLORIT BRICKS	FLORIT	USA
B104	FLORIT BRICKS	FLORIT	USA
B105	FLORIT BRICKS	FLORIT	USA
B106	FLORIT BRICKS	FLORIT	USA

ENERGY CODE INFORMATION

REMARKS	APPLICABLE CODE
1. ALL GLAZING SHALL BE LOW EMISSIVITY (LOW E) GLAZING.	2015 IECC
2. ALL GLAZING SHALL BE LOW EMISSIVITY (LOW E) GLAZING.	2015 IECC
3. ALL GLAZING SHALL BE LOW EMISSIVITY (LOW E) GLAZING.	2015 IECC
4. ALL GLAZING SHALL BE LOW EMISSIVITY (LOW E) GLAZING.	2015 IECC
5. ALL GLAZING SHALL BE LOW EMISSIVITY (LOW E) GLAZING.	2015 IECC
6. ALL GLAZING SHALL BE LOW EMISSIVITY (LOW E) GLAZING.	2015 IECC

GENERAL SIGNAGE NOTES

1. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE FOLLOWING NOTES:
2. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE FOLLOWING NOTES:
3. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE FOLLOWING NOTES:
4. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE FOLLOWING NOTES:
5. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE FOLLOWING NOTES:
6. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE FOLLOWING NOTES:

GENERAL ELEVATION NOTES

1. ALL ELEVATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING NOTES:
2. ALL ELEVATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING NOTES:
3. ALL ELEVATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING NOTES:
4. ALL ELEVATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING NOTES:
5. ALL ELEVATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING NOTES:
6. ALL ELEVATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING NOTES:



2801 CLINT MOORE ROAD #114
CORAL SPRINGS, FL 33066
888.801.8700 www.basf.com

TOP
Hospitality
143 Whimsical Road
Whimsical, FL 33090
317.424.6725

Residence IN
ST. HARRIS
3665 LIND STREET
TINLEY PARK, ILL 60487
RESIDENTIAL DESIGN, DESIGN
RESIDENTIAL DESIGN, DESIGN
RESIDENTIAL DESIGN, DESIGN

ISSUED FOR PC STAFF
REVIEW

DATE: 2020.01.17

BY: [Signature]

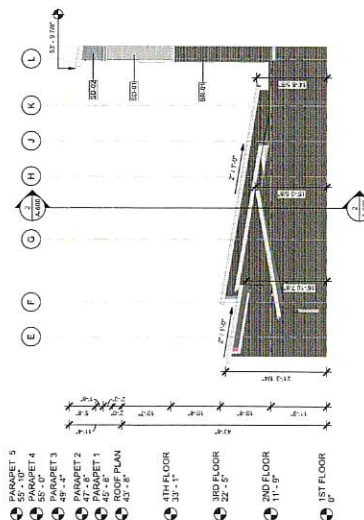
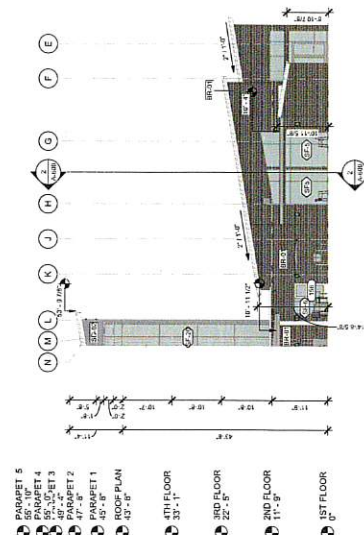
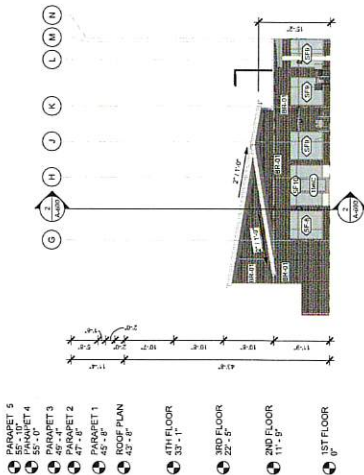
PROJECT NO: 84-157-1001

SHEET NAME

EXTERIOR ELEVATION

DRAWING NO. A-604

PAGE 378



EXTERIOR FINISH LEGEND

MARK	MATERIAL BRAND	MATERIAL TYPE	IMAGE	%
1001	WILSON	CONCRETE	[Image]	10%
1002	WILSON	CONCRETE	[Image]	10%
1003	WILSON	CONCRETE	[Image]	10%
1004	WILSON	CONCRETE	[Image]	10%
1005	WILSON	CONCRETE	[Image]	10%
1006	WILSON	CONCRETE	[Image]	10%
1007	WILSON	CONCRETE	[Image]	10%
1008	WILSON	CONCRETE	[Image]	10%
1009	WILSON	CONCRETE	[Image]	10%
1010	WILSON	CONCRETE	[Image]	10%

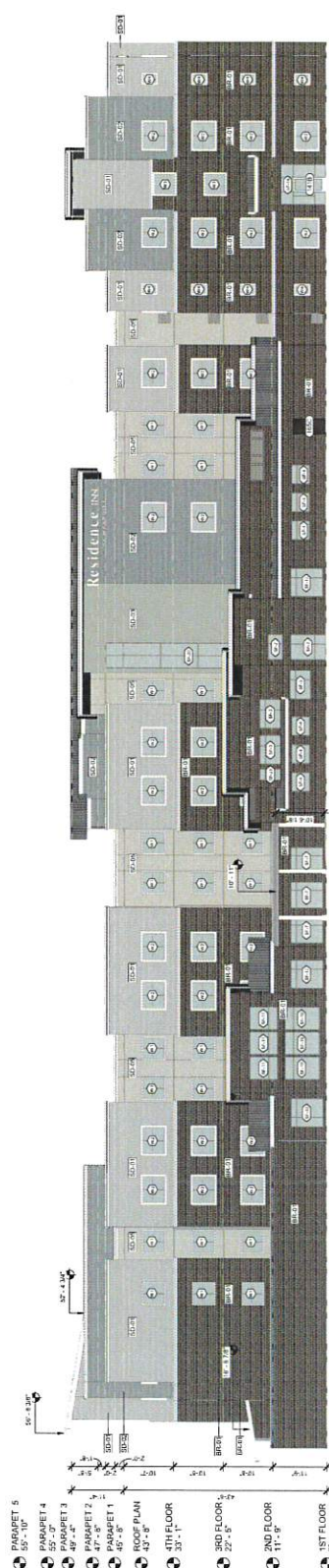
GENERAL NOTES-SITE PLAN

1. ALL SITE INFORMATION IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE DESIGNER'S FIELD SURVEY. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.
2. THE SITE PLAN IS A GENERAL REPRESENTATION OF THE PROPOSED DEVELOPMENT. IT IS NOT A CONTRACT DOCUMENT. THE EXACT LOCATION AND DIMENSIONS OF THE PROPOSED DEVELOPMENT SHALL BE DETERMINED BY THE LOCAL AUTHORITY.
3. THE SITE PLAN IS A GENERAL REPRESENTATION OF THE PROPOSED DEVELOPMENT. IT IS NOT A CONTRACT DOCUMENT. THE EXACT LOCATION AND DIMENSIONS OF THE PROPOSED DEVELOPMENT SHALL BE DETERMINED BY THE LOCAL AUTHORITY.
4. THE SITE PLAN IS A GENERAL REPRESENTATION OF THE PROPOSED DEVELOPMENT. IT IS NOT A CONTRACT DOCUMENT. THE EXACT LOCATION AND DIMENSIONS OF THE PROPOSED DEVELOPMENT SHALL BE DETERMINED BY THE LOCAL AUTHORITY.
5. THE SITE PLAN IS A GENERAL REPRESENTATION OF THE PROPOSED DEVELOPMENT. IT IS NOT A CONTRACT DOCUMENT. THE EXACT LOCATION AND DIMENSIONS OF THE PROPOSED DEVELOPMENT SHALL BE DETERMINED BY THE LOCAL AUTHORITY.
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10. THE SITE PLAN IS A GENERAL REPRESENTATION OF THE PROPOSED DEVELOPMENT. IT IS NOT A CONTRACT DOCUMENT. THE EXACT LOCATION AND DIMENSIONS OF THE PROPOSED DEVELOPMENT SHALL BE DETERMINED BY THE LOCAL AUTHORITY.



	A	B	C	D	E
RI Channel 24	24"	7' 11/16"	7' 10 1/4"	3' - 4 5/8"	16' - 10 5/16"
RI Channel 30	30"	9' 9/16"	9' - 9 3/4"	4' - 2 3/4"	21' - 0 15/16"
RI Channel 36	36"	11' 1/2"	11' - 9 5/16"	5' - 0 15/16"	25' - 3 1/2"
RI Channel 48	48"	15' 5/16"	15' - 8 7/16"	6' - 9 3/16"	33' - 8 11/16"

* Letter height determined by the height of the letter "R".



1. ELEVATION L
1/8" = 1'-0"

CHANNEL LETTER SPECIFICATIONS

Channel Letter Specifications:
Construction: .063" aluminum channel letter with .063" aluminum back

Face Material: 3/16" 7328 white acrylic

Truss: 1/2" 7328 white acrylic

Truss: 1/2" 7328 white acrylic

Truss: 1/2" 7328 white acrylic

Truss: 1/2" 7328 white acrylic

Truss: 1/2" 7328 white acrylic

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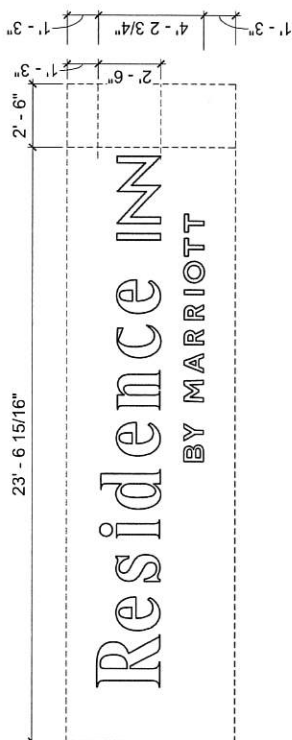
Truss: 1/2" 7328 white acrylic

Truss: 1/2" 7328 white acrylic

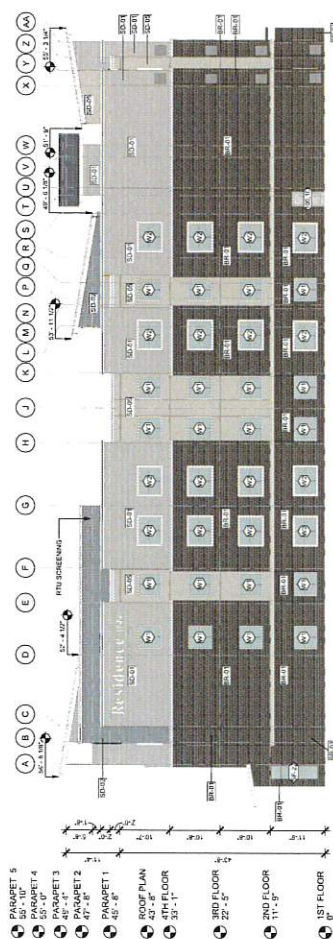
Truss: 1/2" 7328 white acrylic

EXTERIOR FINISH LEGEND

NAME	MATERIAL & FINISH	IMAGE	%
100-01	6" x 6" CERAMIC TILE	[Image]	10%
100-02	6" x 6" CERAMIC TILE	[Image]	10%
100-03	6" x 6" CERAMIC TILE	[Image]	10%
100-04	6" x 6" CERAMIC TILE	[Image]	10%
100-05	6" x 6" CERAMIC TILE	[Image]	10%
100-06	6" x 6" CERAMIC TILE	[Image]	10%
100-07	6" x 6" CERAMIC TILE	[Image]	10%
100-08	6" x 6" CERAMIC TILE	[Image]	10%
100-09	6" x 6" CERAMIC TILE	[Image]	10%
100-10	6" x 6" CERAMIC TILE	[Image]	10%
100-11	6" x 6" CERAMIC TILE	[Image]	10%
100-12	6" x 6" CERAMIC TILE	[Image]	10%
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100-73	6" x 6" CERAMIC TILE	[Image]	10%
100-74	6" x 6" CERAMIC TILE	[Image]	10%
100-75	6" x 6" CERAMIC TILE	[Image]	10%
100-76	6" x 6" CERAMIC TILE	[Image]	10%
100-77	6" x 6" CERAMIC TILE	[Image]	10%
100-78	6" x 6" CERAMIC TILE	[Image]	10%
100-79	6" x 6" CERAMIC TILE	[Image]	10%
100-80	6" x 6" CERAMIC TILE	[Image]	10%
100-81	6" x 6" CERAMIC TILE	[Image]	10%
100-82	6" x 6" CERAMIC TILE	[Image]	10%
100-83	6" x 6" CERAMIC TILE	[Image]	10%
100-84	6" x 6" CERAMIC TILE	[Image]	10%
100-85	6" x 6" CERAMIC TILE	[Image]	10%
100-86	6" x 6" CERAMIC TILE	[Image]	10%
100-87	6" x 6" CERAMIC TILE	[Image]	10%
100-88	6" x 6" CERAMIC TILE	[Image]	10%
100-89	6" x 6" CERAMIC TILE	[Image]	10%
100-90	6" x 6" CERAMIC TILE	[Image]	10%
100-91	6" x 6" CERAMIC TILE	[Image]	10%
100-92	6" x 6" CERAMIC TILE	[Image]	10%
100-93	6" x 6" CERAMIC TILE	[Image]	10%
100-94	6" x 6" CERAMIC TILE	[Image]	10%
100-95	6" x 6" CERAMIC TILE	[Image]	10%
100-96	6" x 6" CERAMIC TILE	[Image]	10%
100-97	6" x 6" CERAMIC TILE	[Image]	10%
100-98	6" x 6" CERAMIC TILE	[Image]	10%
100-99	6" x 6" CERAMIC TILE	[Image]	10%
100-100	6" x 6" CERAMIC TILE	[Image]	10%



	A	B	C	D	E
RI Channel 24	24°	7°11'16"	7°10'14"	3°4'58"	16°10'516"
RI Channel 30	30°	9°16'	9°9'34"	4°2'34"	21°0'15'16"
RI Channel 36	36°	11°12'	11°9'516"	5°0'15'16"	25°3'12"
RI Channel 48	48°	15°516"	15°8'716"	6°9'316"	33°8'11'16"

^a Letter height determined by the height of the letter "R".

1 ELEVATION 4
3/32" = 1'-0"

CHANNEL LETTER SPECIFICATIONS

Channel Letter Specifications:

Channel Letter Specifications:
Construction: .050" aluminum channel letter with .063" aluminum backs

Face Material: 3/16" 7328 white acrylic

Firm Cap: 1" painted to match Pantone® 425 C Gray
Illumination: GE White LED's as required

Exterior Finish: Paint to match Pantone®

Interior Finish: Paint reflective white

Channel Letter Face Specifications:

Face Material: 3/16" 7328 white acrylic

EXTERIOR FINISH LEGEND				
MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
01-01	PLATEAU 2000	ALUMINOX		10%
01-02	PLATEAU 2000	PAINT GREY		10%
01-03	PLATEAU 2000	PAINT WHITE		5%
01-04	PLATEAU 2000	PAINT BLUE		5%
01-05	PLATEAU 2000	PAINT GREEN		5%
01-06	PLATEAU 2000	PAINT RED		5%
01-07	PLATEAU 2000	PAINT YELLOW		5%
01-08	PLATEAU 2000	PAINT ORANGE		5%
01-09	PLATEAU 2000	PAINT PURPLE		5%
01-10	PLATEAU 2000	PAINT BROWN		5%
01-11	PLATEAU 2000	PAINT BLACK		5%
01-12	PLATEAU 2000	PAINT SILVER		5%
01-13	PLATEAU 2000	PAINT GOLD		5%
01-14	PLATEAU 2000	PAINT COPPER		5%
01-15	PLATEAU 2000	PAINT ZINC		5%
01-16	PLATEAU 2000	PAINT ALUMINUM		5%
01-17	PLATEAU 2000	PAINT STAINLESS		5%
01-18	PLATEAU 2000	PAINT BRASS		5%
01-19	PLATEAU 2000	PAINT NICKEL		5%
01-20	PLATEAU 2000	PAINT CHROME		5%
01-21	PLATEAU 2000	PAINT PALLADIUM		5%
01-22	PLATEAU 2000	PAINT RUTHENIUM		5%
01-23	PLATEAU 2000	PAINT RHODIUM		5%
01-24	PLATEAU 2000	PAINT IRIIDIUM		5%
01-25	PLATEAU 2000	PAINT OSMIUM		5%
01-26	PLATEAU 2000	PAINT SELENIUM		5%
01-27	PLATEAU 2000	PAINT TELLURIUM		5%
01-28	PLATEAU 2000	PAINT BISMUTH		5%
01-29	PLATEAU 2000	PAINT ANTIMONY		5%
01-30	PLATEAU 2000	PAINT ARSENIC		5%
01-31	PLATEAU 2000	PAINT VANADIUM		5%
01-32	PLATEAU 2000	PAINT NIOBIUM		5%
01-33	PLATEAU 2000	PAINT MANGANESE		5%
01-34	PLATEAU 2000	PAINT COBALT		5%
01-35	PLATEAU 2000	PAINT NICKEL		5%
01-36	PLATEAU 2000	PAINT ZINC		5%
01-37	PLATEAU 2000	PAINT ALUMINUM		5%
01-38	PLATEAU 2000	PAINT STAINLESS		5%
01-39	PLATEAU 2000	PAINT BRASS		5%
01-40	PLATEAU 2000	PAINT NICKEL		5%
01-41	PLATEAU 2000	PAINT CHROME		5%
01-42	PLATEAU 2000	PAINT PALLADIUM		5%
01-43	PLATEAU 2000	PAINT RUTHENIUM		5%
01-44	PLATEAU 2000	PAINT RHODIUM		5%
01-45	PLATEAU 2000	PAINT IRIIDIUM		5%
01-46	PLATEAU 2000	PAINT OSMIUM		5%
01-47	PLATEAU 2000	PAINT SELENIUM		5%
01-48	PLATEAU 2000	PAINT TELLURIUM		5%
01-49	PLATEAU 2000	PAINT BISMUTH		5%
01-50	PLATEAU 2000	PAINT ANTIMONY		5%
01-51	PLATEAU 2000	PAINT ARSENIC		5%
01-52	PLATEAU 2000	PAINT VANADIUM		5%
01-53	PLATEAU 2000	PAINT NIOBIUM		5%
01-54	PLATEAU 2000	PAINT MANGANESE		5%
01-55	PLATEAU 2000	PAINT COBALT		5%
01-56	PLATEAU 2000	PAINT NICKEL		5%
01-57	PLATEAU 2000	PAINT ZINC		5%
01-58	PLATEAU 2000	PAINT ALUMINUM		5%
01-59	PLATEAU 2000	PAINT STAINLESS		5%
01-60	PLATEAU 2000	PAINT BRASS		5%
01-61	PLATEAU 2000	PAINT NICKEL		5%
01-62	PLATEAU 2000	PAINT CHROME		5%
01-63	PLATEAU 2000	PAINT PALLADIUM		5%
01-64	PLATEAU 2000	PAINT RUTHENIUM		5%
01-65	PLATEAU 2000	PAINT RHODIUM		5%
01-66	PLATEAU 2000	PAINT IRIIDIUM		5%
01-67	PLATEAU 2000	PAINT OSMIUM		5%
01-68	PLATEAU 2000	PAINT SELENIUM		5%
01-69	PLATEAU 2000	PAINT TELLURIUM		5%
01-70	PLATEAU 2000	PAINT BISMUTH		5%
01-71	PLATEAU 2000	PAINT ANTIMONY		5%
01-72	PLATEAU 2000	PAINT ARSENIC		5%
01-73	PLATEAU 2000	PAINT VANADIUM		5%
01-74	PLATEAU 2000	PAINT NIOBIUM		5%
01-75	PLATEAU 2000	PAINT MANGANESE		5%
01-76	PLATEAU 2000	PAINT COBALT		5%
01-77	PLATEAU 2000	PAINT NICKEL		5%
01-78	PLATEAU 2000	PAINT ZINC		5%
01-79	PLATEAU 2000	PAINT ALUMINUM		5%
01-80	PLATEAU 2000	PAINT STAINLESS		5%
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01-88	PLATEAU 2000	PAINT OSMIUM		5%
01-89	PLATEAU 2000	PAINT SELENIUM		5%
01-90	PLATEAU 2000	PAINT TELLURIUM		5%
01-91	PLATEAU 2000	PAINT BISMUTH		5%
01-92	PLATEAU 2000	PAINT ANTIMONY		5%
01-93	PLATEAU 2000	PAINT ARSENIC		5%
01-94	PLATEAU 2000	PAINT VANADIUM		5%
01-95	PLATEAU 2000	PAINT NIOBIUM		5%
01-96	PLATEAU 2000	PAINT MANGANESE		5%
01-97	PLATEAU 2000	PAINT COBALT		5%
01-98	PLATEAU 2000	PAINT NICKEL		5%
01-99	PLATEAU 2000	PAINT ZINC		5%
01-100	PLATEAU 2000	PAINT ALUMINUM		5%



PLAN COMMISSION STAFF REPORT

April 16, 2020 – Public Hearing

Zoning Code Text Amendment Corrections – Short Term Rental and Residential Masonry

Petitioner

Village Tinley Park

Municipal Code

Zoning Code

Approvals Sought

Text Amendment

Project Planner

Daniel Ritter, AICP
Senior Planner



EXECUTIVE SUMMARY

Recently, the Village approved two text amendments to the Zoning Code relating to exterior masonry requirements (December 17, 2019; 2019-O-074) and for short-term rental uses (July 2, 2019; 2019-O-035). During the course of drafting and implementing the text changes, staff encountered a few text corrections to ensure the intent behind these codes is clear. This report clarifies the text corrections for each.

Masonry. The masonry requirements for residential properties were generally left as they previously existed in the Comprehensive Building Code and just moved into the Zoning Code. The definition of “masonry” was changed to include precast concrete panels. The definition change was intended for commercial properties to have some additional flexibility. However, based on the code’s wording, it could be interpreted that residential homes are permitted to be constructed with precast concrete panels on the first-floor. Staff is proposing a minor wording change to clarify that homes must utilize face brick or decorative stone on the first story on a new home as was originally intended.

Short –term rental. The short-term rental (STR) use text amendment has two clarifications that are needed. First, in the Medium-Density (R-6) and High-Density (R-7) residential zoning districts the regulations do not address STR use in single-family detached, single-family attached and two-family dwellings despite the fact they are allowable uses in those districts. The requirements in other residential zoning districts state that STR units in single-family detached, single-family attached and two-family dwellings “are only permitted when separated 500 feet from all property lot lines” from another STR. That distance requirement needs to be addressed in the Medium-Density (R-6) and High-Density (R-7) residential zoning districts as well. Second, the STR use was not addressed in the Legacy Code and clarification is needed for those zoning districts.

RESIDENTIAL MASONRY REQUIREMENTS

The masonry requirements for residential properties were left as they were previously stated in the building code. However, the definition of masonry was changed to include pre-cast concrete panels to allow for some flexibility as an alternative masonry material on commercial and industrial structures. However, due to the wording of the residential masonry section, it can be interpreted that precast concrete panels can be used to comply with first-floor masonry requirements, which was not the intent. To rectify this issue, staff is proposing to make the following change to Section V.C.4.B as listed below to clarify that only face brick and decorative stone are permitted materials on the first-floor of new residential homes.

In all single-family detached, single-family attached, townhomes, and in all single-family semi-detached dwellings, exterior walls shall be constructed of face brick or decorative stone, ~~or other approved masonry products as defined herein~~. Said construction shall commence from the finished grade and shall extend to the uppermost portion of the first story of such dwellings.

SHORT-TERM RENTAL DISCUSSION

Short-Term Rental Background

Following a complaint about a short-term rental property in 2018, staff was directed to look into regulations for short-term rental uses. The proposed text changes were reviewed by Plan Commission in January 2019 and adopted by the Village Board in July 2019 with some minor changes that added requirements to limit the density of short-term rental in a particular area. Short-term rentals are required to obtain a license through the Village Clerk's office and must also comply with applicable zoning district regulations. Staff has identified two issues with the proposed Zoning Code text amendments which were not anticipated during the initial review.

The final adopted use chart and regulations are as follows:

SHORT-TERM RENTAL: *A dwelling unit that is used as a primary residence by owners or renters, or portion of such a unit, that is rented for less than 30 days at a time, with the exception of dwelling units owned by the federal government, the state, or any of their agencies or political subdivisions and facilities licensed by the state as health care facilities.*

	R-1	R-2	R-3	R-4	R-5	R-6	R-7	B-1	B-2	B-3	B-4	B-5	ORI	M-1	MU-1
Other Uses															
<u>Short-Term Rental, accessory to a dwelling unit</u>	P ^p	P ^p	P ^p	P ^p	P ^p	P ^q	P ^q	X	X	X	X	X	X	X	X

^p Short-term rentals are only permitted when separated five hundred (500) feet on all property lot lines from another short-term rental property line.

^q Short-term rentals in a multi-family cannot exceed twenty-five percent (25%) of the total number of units.

Medium (R-6) and High-Density (R-7) Residential District Homes

The only criteria noted in current STR regulations for Medium-Density Residential (R-6) and High-Density Residential (R-7) zoning districts is "Short-term rentals in a multi-family cannot exceed twenty-five percent (25%) of the total number of units." While this regulation provides guidance for multi-family units in the R-6 & R-7 zoning districts it also permits lower density single-family attached, single-family detached, and townhomes. The requirements for a 500-foot separation between STR properties that applies to other lower-density residential zoning districts, was not applied to those medium-density and high-density residential zoning districts. Staff is recommending the same restrictions for single-family attached, single-family detached, and townhomes in other single family districts also pertain to the R-6 and R-7 districts.

To clarify this portion of the code, staff is proposing the text additions as indicated in red below:

	R-1	R-2	R-3	R-4	R-5	R-6	R-7	B-1	B-2	B-3	B-4	B-5	ORI	M-1	MU-1
Other Uses															
<u>Short-Term Rental, accessory to a dwelling unit</u>	P ^p	P ^p	P ^p	P ^p	P ^p	P ^{p/q}	P ^{p/q}	X	X	X	X	X	X	X	X

^p Short-term rentals *located in a single-family detached, single-family attached, single-family semi-detached, and two-family dwellings* are only permitted when separated five hundred (500) feet on all property lot lines from another short-term rental property line.

^q Short-term rentals in a multi-family *dwellings* cannot exceed twenty-five percent (25%) of the total number of units.

Legacy Code Allowance

During the original adoption of the STR regulations, the discussion was focused on traditional residential zoning districts, and did not address STRs in the Legacy Code districts. The Legacy Code encompasses the downtown and Oak Park Avenue corridor between 167th Street and 183rd Street. Within the Legacy Code, all types of housing/dwellings are permitted depending on their specific zoning district (Downtown Core, Downtown Flex, Neighborhood General, etc.) and redevelopment status (Heritage Site or Redevelopment Site). Staff is looking to clarify the regulations for STRs in the Legacy District. Due to the lack of discussion on this topic during the original STR adoption, staff is looking for direction on the matter from the Commission. Options include prohibiting short-term rentals in the Legacy Code districts or allowing the use with conditions similar to the traditional zoning districts that relate to distance separation or a percentage of the total number of units in a multi-family structure.

The advantages of allowing STR in the Legacy District relates to adjacency to the Metra station, which could be an incentive for visitors to stay in the downtown area and patronize local businesses. While the current licensing requirements of STRs limit rentals to one license per year, that requirement could change in the future and is independent from zoning district decisions. Any allowance of STRs in the Legacy District needs to clearly outline how to regulate the use with a diverse mix of residential uses in the Legacy District (mixed-use, single family, multi-family, etc.)

By prohibiting STRs, it will eliminate the possibility that STR may negatively impact current or future uses due to the transient nature of the occupants. A "Boarding/Rooming House" is a similar use that is currently prohibited in the Legacy Code Districts.

If Plan Commission wishes to recommend prohibiting STRs in the Legacy Code Districts. "Short-term Rentals" would be added under the list of prohibited uses in Section XII.3.A. (Page 55) of the Legacy Code. If the STRs were to be permitted, staff recommends identifying any conditions that may help mitigate any perceived impact of the use on adjacent properties.

PLAN COMMISSION WORKSHOP DISCUSSION

The Plan Commission workshop discussion focused on the allowance of STR uses in the Legacy Code districts. The Plan Commission felt that if STRs were acceptable, the best location is in the Downtown Core (DC). The Downtown Core could be more of a tourist destination in the future and has easy access to the Metra and downtown Chicago, which might be attractive to visitors. At this time, with the licensing restrictions and lack of demand, the Commission noted that it might be best to prohibit it and reevaluate the restrictions in the future.

RECOMMENDED MOTIONS

Motion 1 – Residential Masonry

“...make a motion to recommend that the Village Board approve Text Amendments to Section V.C.4.B. (Masonry Requirements) of the Village of Tinley Park Zoning Ordinance as indicated in the Staff Report dated April 16, 2020. The proposed Text Amendment will clarify the materials permitted to be utilized on the first story of new residential structures.”

Motion 2 – Short-Term Rental

“...make a motion to recommend that the Village Board approve Text Amendments to Section V.B. Schedule I (Schedule of Permitted Uses) and Section XII.3.A. (Legacy Code Uses) of the Village of Tinley Park Zoning Ordinance as indicated in the Staff Report dated April 16, 2020. The proposed Text Amendment will amend Section V.B. Schedule I to add footnotes to the R-6 and R-7 zoning districts, clarify those footnotes, and to prohibit short-term rentals in the Legacy Code districts.”

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. 2020-O-024

**AN ORDINANCE APPROVING TEXT AMENDMENT CLARIFICATIONS TO THE
VILLAGE OF TINLEY PARK ZONING ORDINANCE PERTAINING TO SHORT-
TERM RENTALS AND RESIDENTIAL MASONRY REQUIREMENTS**

**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. 2020-O-024**AN ORDINANCE APPROVING TEXT AMENDMENT CLARIFICATIONS TO THE
VILLAGE OF TINLEY PARK ZONING ORDINANCE PERTAINING TO SHORT-
TERM RENTALS AND RESIDENTIAL MASONRY REQUIREMENTS**

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

WHEREAS, the Village of Tinley Park (“Village”) recently passed Ordinance 2019-O-035 amending its Zoning Ordinance to include certain regulations pertaining to the allowable use of residential dwellings as short-term rentals (“STR Requirements”); and

WHEREAS, certain text amendments (“Amendments”) are required for clarification on the intent of the STR Requirements; and

WHEREAS, the Village of Tinley Park (“Village”) recently passed Ordinance 2019-O-74 amending its Zoning Ordinance to include certain regulations pertaining to exterior masonry requirements (“Masonry Requirements”); and

WHEREAS, certain text amendments (“Amendments”) are required for clarification as to the intent of the Masonry Requirements; and

WHEREAS, the Village recognizes that the aesthetics of real property has a direct bearing on the economic value of certain real property as well as adjacent and surrounding real property; and

WHEREAS, the appearance of a single parcel of real property can impact not only surrounding real property, but the cumulative impact can serve to enhance or diminish the aesthetics and economics of real property within the Village thereby impacting the general health, welfare, and safety of the Village and its residents; and

WHEREAS, an aesthetically pleasing environment is a clean, healthy and safe environment; and

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

WHEREAS, the Plan Commission held a Public Hearing on the proposed Amendments on April 16, 2020 by teleconference, per Gubernatorial Executive Order 2020-18 and the “Village of Tinley Park Temporary Public Participation Rules & Procedures”, at which time all persons were afforded an opportunity to be heard; and

WHEREAS, the Plan Commission voted 7-0 in favor to recommend said Amendments to the Tinley Park Zoning Ordinance; and

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

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

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

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

SECTION 2: That Section V.B. of the Tinley Park Zoning Ordinance entitled “SCHEDULES OF REGULATIONS” is hereby amended by adding the following underlined language as follows:

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

	R-1	R-2	R-3	R-4	R-5	R-6	R-7	B-1	B-2	B-3	B-4	B-5	ORI	M-1	MU-1
Other Uses															
<u>Short-Term Rental, accessory to a dwelling unit</u>	Pp	Pp	Pp	Pp	Pp	<u>Pp/q</u>	<u>Pp/q</u>	X	X	X	X	X	X	X	X

SECTION 3: That Section V.B of the Tinley Park Zoning Ordinance entitled “SCHEDULES OF REGULATIONS” is hereby amended by adding the following underlined language footnotes in alphabetical order as follows:

^P short-term rentals located in a single-family detached, single-family attached, single-family semi-detached, and two-family dwellings are only permitted when separated five hundred (500) feet on all property lot lines from another short-term rental property line.

^Q short-term rentals in multi-family dwellings cannot exceed twenty-five percent (25%) of the total number of units.

SECTION 4: That Section XII.3.A. Table 3.A.2 (Legacy Code List of Special Uses and Prohibited Uses) of the Tinley Park Zoning Ordinance in the column entitled “Prohibited Uses” is hereby amended by adding “Short-Term Rentals” to the list, shown in alphabetical order.

SECTION 5: That Section V.C.4. of the Tinley Park Zoning Ordinance entitled “ELEVATIONS AND FACADES FOR RESIDENTIAL DISTRICTS” is hereby amended by adding the following underlined language and deleting the strike-through language, as follows:

B. In all single-family detached, single-family attached, townhomes, and in all single-family semi-detached dwellings, exterior walls shall be constructed of face brick or decorative stone, ~~or other approved masonry products as defined herein~~. Said construction shall commence from the finished grade and shall extend to the uppermost portion of the first story of such dwellings.

SECTION 6: 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 7: That this Ordinance shall be in full force and effect from and after its adoption and approval.

SECTION 8: 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 19th day of May, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 19th day of May, 2020.

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK

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

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2020-O-024, “AN ORDINANCE APPROVING TEXT AMENDMENT CLARIFICATIONS TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE PERTAINING TO SHORT-TERM RENTALS AND RESIDENTIAL MASONRY REQUIREMENTS,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on May 19, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 19th day of May, 2020.

KRISTIN A. THIRION, VILLAGE CLERK

*Minutes of the Village of Tinley Park Plan Commission
April 16, 2020*

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE APRIL 16, 2020 REGULAR MEETING

ITEM #4 **PUBLIC HEARING: TEXT AMENDMENT – MASONRY & SHORT-TERM RENTAL CLARIFICATION**
Consider recommending that the Village Board grant a proposed text amendment to the Tinley Park Zoning Ordinance clarifying Section XII.3.A. (Legacy Code Uses) and Section V.B. (Schedule of Regulations) for short-term rental uses and Section V.C.4.B. (Masonry Requirements) for residential masonry requirements. The purpose of this amendment is to clarify portions of two recent code updates for Masonry requirements on residential properties and for short-term rental allowances.

A Motion was made by COMMISSIONER ENGEL, seconded by COMMISSIONER STANTON to open the public hearing of Masonry & Short-Term Rental Clarification.

All Commissioners participated electronically.

AYE:

COMMISSIONERS AITCHISON, MANI, GASKILL, GATTO, STANTON, ENGEL, WEST and CHAIRMAN GRAY.

NAY:

None

CHAIRMAN GRAY declared the motion approved.

CHAIRMAN GRAY noted anyone wishing to speak on this matter will be sworn in before they speak after staff's presentation.

The 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.

Paula Wallrich, Planning Manager gave a presentation as noted in the Staff Report. Recently the Village approved two text amendments to the Zoning Code relating to exterior masonry requirements (December 17, 2019; 2019-O-074) and for short-term rental uses (July 2, 2019; 2019-O-035). During the course of drafting and implementing the text changes, staff encountered a few text corrections to ensure the intent behind these codes is clear. This report clarifies the text corrections for each.

Masonry. The masonry requirements for residential properties were generally left as they previously existed in the Comprehensive Building Code and just moved into the Zoning Code. The definition of "masonry" was changed to include precast concrete panels. The definition change was intended for commercial properties to have some additional flexibility. However, based on the code's wording, it could be interpreted that residential homes are permitted to be constructed with precast concrete panels on the first floor. Staff is proposing a minor wording change to clarify that homes must utilize face brick or decorative stone on the first story on a new home as was originally intended.

Short-term rental. The short-term rental (STR) use text amendment has two clarifications that are needed. First, in the Medium-Density (R-6) and High-Density (R-7) residential zoning districts the regulations do not address STR use in single-family detached, single-family attached and two-family dwellings despite the fact they are allowable uses in those districts. The requirements in other residential zoning districts state that STR units in single-family detached, single-family attached and two-family dwellings "are only permitted when separated 500 feet from all property lot lines" from another STR. That distance requirement needs to be addressed in the Medium-Density (R-6) and High-Density (R-7) residential zoning districts as well. Second, the STR use was not addressed in the Legacy Code and clarification is needed for those zoning districts.

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Short-Term Rental Background

Following a complaint about a short-term rental property in 2018, staff was directed to look into regulations for short-term rental uses. The proposed text changes were reviewed by Plan Commission in January 2019 and adopted by the Village Board in July 2019 with some minor changes that added requirements to limit the density of short-term rental in a particular area. Short-term rentals are required to obtain a license through the Village Clerk's office and must also comply with applicable zoning district regulations. Staff has identified two issues with the proposed Zoning Code text amendments which were not anticipated during the initial review.

The final adopted use chart and regulations are as follows:

SHORT-TERM RENTAL: *A dwelling unit that is used as a primary residence by owners or renters, or portion of such a unit, that is rented for less than 30 days at a time, with the exception of dwelling units owned by the federal government, the state, or any of their agencies or political subdivisions and facilities licensed by the state as health care facilities.*

	R-1	R-2	R-3	R-4	R-5	R-6	R-7	B-1	B-2	B-3	B-4	B-5	ORI	M-1	MU-1
Other Uses															
<u>Short-Term Rental, accessory to a dwelling unit</u>	P ^p	P ^p	P ^p	P ^p	P ^p	P ^q	P ^q	X	X	X	X	X	X	X	X

^p Short-term rentals are only permitted when separated five hundred (500) feet on all property lot lines from another short-term rental property line.

^q Short-term rentals in a multi-family cannot exceed twenty-five percent (25%) of the total number of units.

Medium (R-6) and High-Density (R-7) Residential District Homes

The only criteria noted in current STR regulations for Medium-Density Residential (R-6) and High-Density Residential (R-7) zoning districts is "Short-term rentals in a multi-family cannot exceed twenty-five percent (25%) of the total number of units." While this regulation provides guidance for multi-family units in the R-6 & R-7 zoning districts it also permits lower density single-family attached, single-family detached, and townhomes. The requirements for a 500-foot separation between STR properties that applies to other lower-density residential zoning districts, was not applied to those medium-density and high-density residential zoning districts. Staff is recommending the same restrictions for single-family attached, single-family detached, and townhomes in other single-family districts also pertain to the R-6 and R-7 districts.

To clarify this portion of the code, staff is proposing the text additions as indicated in red below:

	R-1	R-2	R-3	R-4	R-5	R-6	R-7	B-1	B-2	B-3	B-4	B-5	ORI	M-1	MU-1
Other Uses															
<u>Short-Term Rental, accessory to a dwelling unit</u>	P ^p	P ^p	P ^p	P ^p	P ^p	P ^{p/q}	P ^{p/q}	X	X	X	X	X	X	X	X

^p Short-term rentals **located in a single-family detached, single-family attached, single-family semi-detached, and two-family dwelling** are only permitted when separated five hundred (500) feet on all property lot lines from another short-term rental property line.

^q Short-term rentals in a multi-family **dwelling**s cannot exceed twenty-five percent (25%) of the total number of units.

Legacy Code Allowance

During the original adoption of the STR regulations, the discussion was focused on traditional residential zoning districts, and did not address STRs in the Legacy Code districts. The Legacy Code encompasses the downtown and Oak Park Avenue corridor between 167th Street and 183rd Street. Within the Legacy Code, all types of housing/dwellings are permitted depending on their specific zoning district (Downtown Core, Downtown Flex, Neighborhood General, etc.) and redevelopment status (Heritage Site or Redevelopment Site). Staff is looking to clarify the regulations for STRs in the Legacy District. Due to the lack of discussion on this topic during the original STR adoption, staff is looking for direction on the matter from the Commission. Options include prohibiting short-term rentals in the Legacy

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Code districts or allowing the use with conditions similar to the traditional zoning districts that relate to distance separation or a percentage of the total number of units in a multi-family structure.

The advantages of allowing STR in the Legacy District relate to the adjacency of the area to the Metra station, which could be an incentive for visitors to stay in the downtown area and patronize local businesses. While the current licensing requirements of STRs limit rentals to one license per year, that requirement could change in the future and is independent from zoning district decisions. Any allowance of STRs in the Legacy District needs to clearly outline how to regulate the use with a diverse mix of residential uses in the Legacy District (mixed-use, single-family, multi-family, etc.)

By prohibiting STRs, it will eliminate the possibility that STR may negatively impact current or future uses due to the transient nature of the occupants. A “Boarding/Rooming House” is a similar use that is currently prohibited in the Legacy Code Districts.

If Plan Commission wishes to recommend prohibiting STRs in the Legacy Code Districts, “Short-term Rentals” would be added under the list of prohibited uses in Section XII.3.A. (Page 55) of the Legacy Code. If the STRs were to be permitted, staff recommends identifying any conditions that may help mitigate any perceived impact of the use on adjacent properties.

CHAIRMAN GRAY asked for comments from the Commissioners. No comments from the Commissioners.

CHAIRMAN GRAY asked for comments from the public. Laura Godette, Deputy Clerk replied there were no comments received from the public

A Motion was made by COMMISSIONER MANI, seconded by COMMISSIONER GATTO to close the public hearing of Masonry & Short-Term Rental Clarification.

All Commissioners participated electronically.

AYE:

COMMISSIONERS AITCHISON, MANI, GASKILL, GATTO, STANTON, ENGEL, WEST and CHAIRMAN GRAY.

NAY:

None

CHAIRMAN GRAY declared the motion approved.

Motion 1 – Residential Masonry

A motion was made by COMMISSIONER AITCHISON, seconded by COMMISSIONER STANTON to recommend that the Village Board approve Text Amendments to Section V.C.4.B. (Masonry Requirements) of the Village of Tinley Park Zoning Ordinance as indicated in the Staff Report dated April 16, 2020. The proposed Text Amendment will clarify the materials permitted to be utilized on the first story of new residential structures.”

All Commissioners participated electronically.

AYE:

COMMISSIONERS AITCHISON, MANI, GASKILL, GATTO, STANTON, ENGEL, WEST and CHAIRMAN GRAY.

NAY:

None

CHAIRMAN GRAY declared the motion approved.

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April 16, 2020*

Motion 2 – Short-Term Rental

A motion was made by COMMISSIONER WEST, seconded by COMMISSIONER ENGEL to recommend that the Village Board approve Text Amendments to Section V.B. Schedule I (Schedule of Permitted Uses) and Section XII.3.A. (Legacy Code Uses) of the Village of Tinley Park Zoning Ordinance as indicated in the Staff Report dated April 16, 2020. The proposed Text Amendment will amend Section V.B. Schedule I to add footnotes to the R-6 and R-7 zoning districts, clarify those footnotes, and to prohibit short-term rentals in the Legacy Code districts.”

All Commissioners participated electronically.

AYE:

COMMISSIONERS AITCHISON, MANI, GASKILL, GATTO, STANTON, ENGEL, WEST and CHAIRMAN GRAY.

NAY:

None

CHAIRMAN GRAY declared the motion approved.

This item will go to the Village Board for approval on May 5, 2020.

ADJOURNMENT:

There being no further business, a Motion was made by PLAN COMMISSIONER GASKILL, seconded by PLAN COMMISSIONER ENGEL to adjourn the Regular Meeting of the Plan Commission of April 16, 2020 at 8:24 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN GRAY declared the meeting adjourned.



PLAN COMMISSION STAFF REPORT

April 16, 2020 - Public Hearing

Petitioner

Brian Potter
(Property Owner)

Property Location

6420 167th Street

PIN

28-19-402-039-0000

Zoning

R-1, Single-Family
Residential

Approval Sought

Variation

Garage Size Variation - Potter

6420 167th Street



Project Planner

Daniel Ritter, AICP
Senior Planner

EXECUTIVE SUMMARY

The Petitioner, Brian Potter (property owner), is seeking a 152 sq. ft. Variation from Section III.I.2.b. of the Zoning Ordinance (Residential Accessory Structures) to permit an 872 sq. ft. detached garage, instead of the maximum permitted 720 sq. ft., at the property located at 6420 167th Street in the R-1, Single Family Residential, zoning district.

The Petitioner is proposing to demolish the property's existing one-car detached garage (approximately 420 sq. ft.) and construct a new 872 sq. ft. (36.33' x 24') 3-car wide detached garage to accommodate their vehicle and additional storage needs. The garage will otherwise comply with the zoning requirements in regards to height, property line setbacks, and setbacks from the principal structure. The garage will be constructed with fiber cement board, stone veneer, and a metal seam roof to give it an attractive residential appearance.

The Petitioner noted that their lot is unique due to its large size in comparison to the surrounding neighborhood and the Village overall. The subject property is a large lot that exceeds the minimum width and lot size requirements of the R-1 zoning district. The R-1 zoning district requires the largest size and width residential lots in the Village.

EXISTING SITE & ZONING

The subject site is a 26,180 sq. ft. (110 ft. x 238 ft.) interior lot that is located along 167th Street. The lot is not located in a named subdivision but is located between the Tinley Terrace and Kimberly Heights subdivisions. The area was originally subdivided and developed under Cook County jurisdiction and subsequently annexed into the Village of Tinley Park in 1969 (Ord. # 69-O-001).

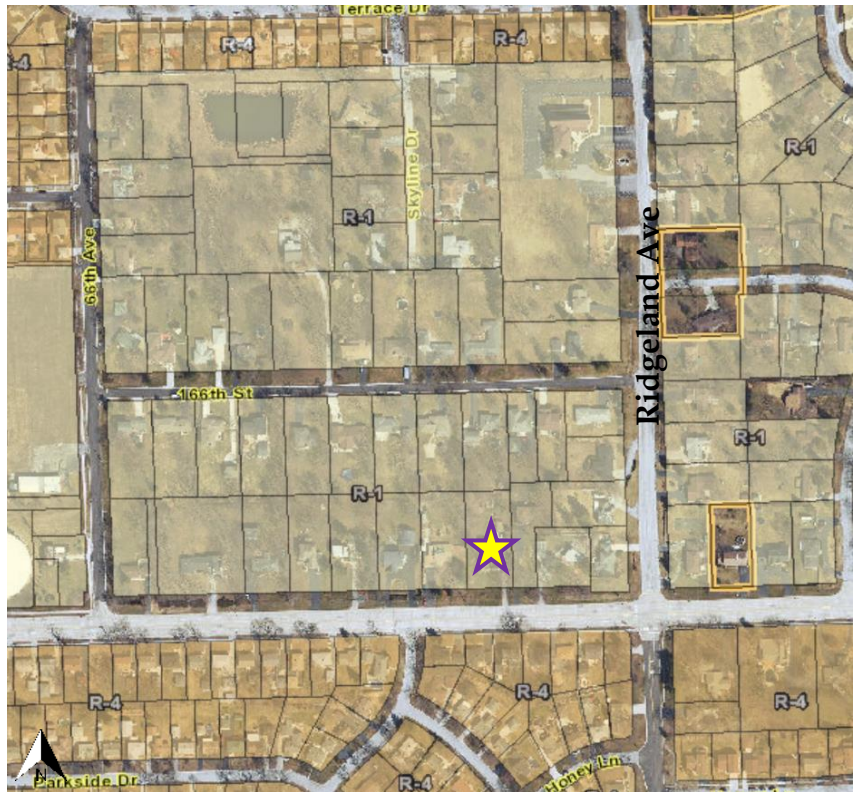
The subject property is located in the R-1, Single-Family Residential, zoning district. Neighboring properties to the west, north, and east of the property are also single-family homes located in the same subdivision and zoned R-1. To the south are single-family homes located in the Parkside Subdivision and zoned R-4.

The R-1 zoning district is the most restrictive zoning district in the Village and thus has the largest minimum lot size, lot width, and setback requirements. In the R-1 zoning district, the minimum lot width of an interior lot is 100 ft., the minimum lot size is 20,000 sq. ft. and the minimum front yard setback is 40 ft. The subject property exceeds all of those requirements and meets all required principal and accessory structure setbacks as well.

	Subject Site	Required (R-1)	Difference
Lot Size	26,180 sf	20,000 sf	+6,180
Lot Width	110 ft	100 ft	+10 ft
FY Setback	78.1 ft	40 ft min.	+38.1 ft

Maximum Garage Size Requirement

The maximum 720 sq. ft. size requirement applies to all single-family residential detached accessory structures. The Zoning Code also limits all single-family residential accessory structures to be one-story, a maximum of 18 ft. in height, and prevents utilities from being run to them (except for electric). These Zoning Code requirements are common in municipalities (Orland Park, Oak Forest, and New Lenox, and others have similar requirements) and are intended to ensure that detached accessory structures remain accessory to the principal structure



that is located on a property. By not allowing excessively large residential structures on lots, it keeps a traditional residential look and feel to single-family residential neighborhoods.

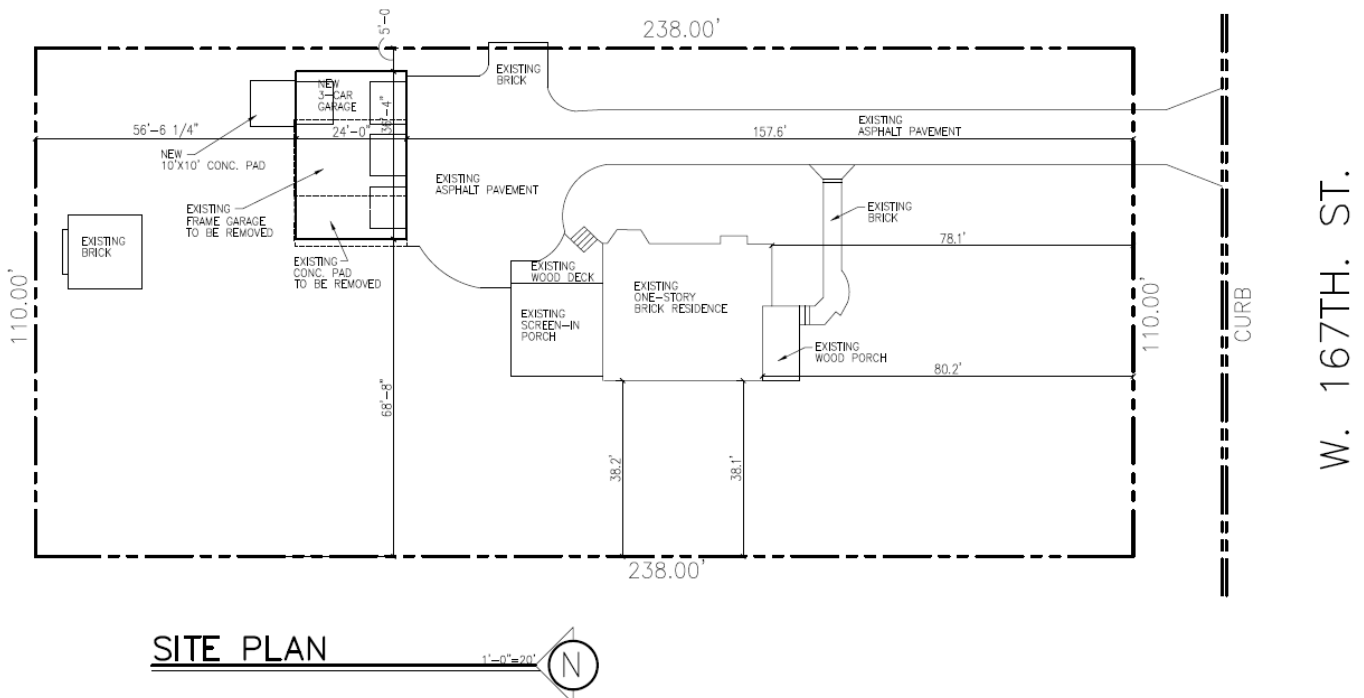
Historically, the Village has not approved Variations to bulk requirements for accessory structures that are applied evenly throughout the Village's different zoning districts. However, two recent Variation requests (indicated below) did take into account the lot size and principal structure sizes to permit a slightly larger detached garage. These previous Variations were located on lots that were larger than required by their zoning district and larger than those in their surrounding neighborhood. The findings of fact in these cases all mention the excess lot sizes, garage placement, and that the proposals did not detract from the overall neighborhood or surrounding properties.

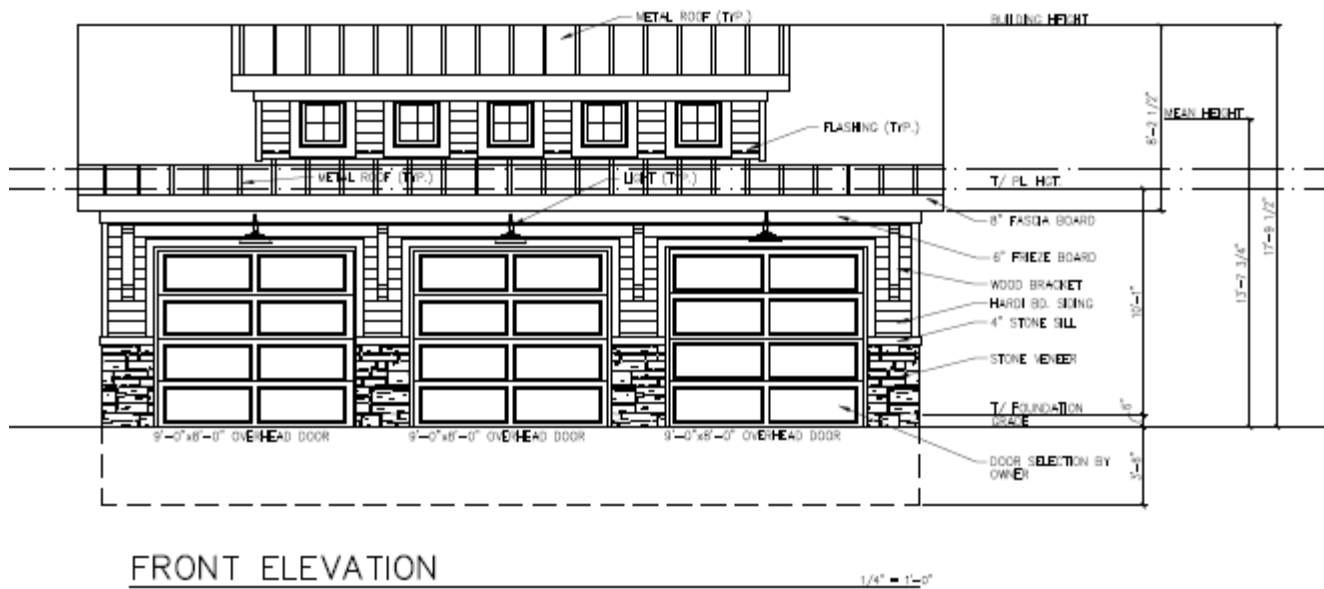
- 6224 Gaynelle Rd (2015-O-004) – 216 sq. ft. Variation to permit a detached garage to be 936 sq. ft. in size.
- 7427 Dorothy Ln (2013-O-047) – 178 sq. ft. Variation to permit a detached garage to be 898 sq. ft. in size.

VARIATION REQUEST

Section III.I.2.b (Residential Accessory Structures) of the Zoning Ordinance limits residential accessory structures for single-family homes to a maximum floor area of 720 square feet.

The Petitioner is proposing to demolish an existing one-car detached garage on their property that has deteriorated and requires replacement. The replacement detached garage will be a 24 ft. x 36.33 ft. (872 sq. ft.) garage. The intent of the larger garage size is to maximize the number of vehicles and overall space that can be used for storage, while also maintaining a well-designed garage that doesn't look out-of-place on a residential lot. As originally submitted, the plans indicated an overall garage height of 22.75 ft. However, the Petitioner agreed to revise the plans to comply with the 18 ft. height requirement. The garage is set back behind the existing house and five ft. from the eastern side yard property line, in compliance with the required accessory structure setbacks.





The Petitioner has noted that the subject property is large in size compared to the Village as a whole, due to being located in the largest (R-1) zoning district. Additionally, the lot further exceeds the R-1 zoning district's minimum lot width and lot size requirements by 6,180 sq. ft. The existing home is set back far from the front property line and even farther from 167th Street, due to the large right-of-way width (~40 ft. from property line to street). The detached garage will be placed behind the house and will be approximately 157 ft. from the front yard property line; thus, the garage will not be very visible from the roadway.

The custom garage design has an attractive residential appearance, unlike some prefabricated garages that are on the market. The design of the proposed garage uses high-quality and durable materials that are complementary to the principal residential home, such as a stone veneer and fiber cement (Hardie Board) siding.

Staff notes that the Zoning Code (Sec. III.1.3.) does permit a second detached garage in circumstances where a lot is larger than 15,000 sq. ft. and 90 ft. in width. This lot meets with those requirements and the Petitioner can construct two separate detached garages by-right. However, the preference is to have one detached garage that is slightly larger than the maximum size permitted. One larger garage is more economical and traditional looking than two separate garages. If the Commission wishes to recommend approval, staff has recommended a condition of approval that limits the property to a maximum of one detached garage.

STANDARDS FOR A VARIATION

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

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - ***While the property can yield a reasonable return while meeting the code, the property is uniquely large, the lot space is being maximized, and the proposal for one larger detached garage rather than one is more economical.***
2. The plight of the owner is due to unique circumstances.
 - ***The lot is located in the R-1 zoning district which requires the largest minimum lot size in the Village. The subject property exceeds those minimum lot requirements (20,000 sq. ft.) by approximately 6,180 sq. ft. allowing adequate space for the proposed garage.***
3. The Variation, if granted, will not alter the essential character of the locality.
 - ***Due to the size of the lot and the proposed setbacks, the detached garage is not expected to detract from the residential feel of the overall neighborhood. The detached garage is proposed to be setback 157 ft. from the front yard property line and thus visibility of the structure from the right-of-way will be limited. Additionally, the garage design is residential and compliments the residential feel of the property and area.***
4. Additionally, the Zoning Board of Appeals shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
 - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

MOTION TO CONSIDER

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

“...make a motion to recommend that the Village Board grant the Petitioner, Brian Potter, a 152 sq. ft. Variation from Section III.I.2.b. of the Zoning Ordinance (Residential Accessory Structures) to permit construction of a 872 sq. ft. detached garage instead of the 720 sq. ft. maximum floor area at 6420 167th Street Drive in the R-1 (Single-Family Residential) Zoning District, consistent with the List of Submitted Plans attached herein and adopt Findings of Fact as proposed by Village Staff, and as may be amended by the Plan Commission at this meeting, subject to the following condition:

- 1. A maximum of one detached garage shall be permitted on the subject property.**

...with the following conditions:

[any conditions that the ZBA would like to add]

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	Plat of Survey	Landmark Eng.	1.21.2005
	Responses to Standards for a Variation	Petitioner	6.12.2019
T-1, A-1, A-2, D-1	New Detached Garage Plans	Ideal Designs	Revised 6.19.2019

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. 2020-O-025

**AN ORDINANCE GRANTING A GARAGE SIZE VARIATION FOR CERTAIN
PROPERTY AT 6420 167TH STREET**

**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

VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. 2020-O-025**AN ORDINANCE GRANTING A GARAGE SIZE VARIATION FOR CERTAIN
PROPERTY AT 6420 167TH STREET**

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 certain variation ("Variation") to permit the construction of a new detached garage at 6420 167th Street ("Subject Property") has been filed by Brian Potter ("Owner" and "Petitioner") with the Village Clerk of this Village and has been referred to the Plan Commission (the original Zoning Board of Appeals meeting was canceled due to scheduling conflicts with COVID-19 Pandemic) and has been processed in accordance with the Tinley Park Zoning Ordinance; and

WHEREAS, said Plan Commission held a public hearing on the question of whether the Special Use be granted on April 16, 2020 at the Village Hall and by teleconference per Gubernatorial Executive Order 2020-18 and the "Village of Tinley Park Temporary Public Participation Rules & Procedures", at which time all persons 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 PC found that the petition met the requisite standards enumerated in the Tinley Park Zoning Ordinance for granting the Variation and voted 8-0 to recommend to the Village President and Board of Trustees for the approval of the Variation with one (1) condition; 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 and findings and recommendations of the PC provided herein are incorporated as the findings of this President and the Board of Trustees, as complete and fully set forth herein at length. This Board finds that the Petitioner has provided evidence establishing that he has met the standards for granting the Variations as set forth in Section X.G.4 of the Zoning Ordinance, and the proposed granting of the Variations as set forth herein are in the public good and in the best interest of the Village and its residents and are consistent with and fosters the purpose and spirit of the Tinley Park Zoning Ordinance.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - ***While the property can yield a reasonable return while meeting the code, the property is uniquely large, the lot space is being maximized, and the proposal for one larger detached garage rather than one is more economical.***
2. The plight of the owner is due to unique circumstances.
 - ***The lot is located in the R-1 zoning district which requires the largest minimum lot size in the Village. The subject property exceeds those minimum lot requirements (20,000 sq. ft.) by approximately 6,180 sq. ft. allowing adequate space for the proposed garage.***
3. The Variation, if granted, will not alter the essential character of the locality.
 - ***Due to the size of the lot and the proposed setbacks, the detached garage is not expected to detract from the residential feel of the overall neighborhood. The detached garage is proposed to be setback 157 ft. from the front yard property line and thus visibility of the structure from the right-of-way will be limited. Additionally, the garage design is residential and compliments the residential feel of the property and area.***
4. Additionally, the Plan Commission also considered the extent to which the following facts are favorable to the Petitioner based on the established evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;

- d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
- e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
- f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

SECTION 3: The Variation set forth herein below shall be applicable to the following described property:

LEGAL DESCRIPTION: THE SOUTH 288 FEET (EXCEPT THAT PART THEREOF TAKEN FOR ROAD PURPOSES) OF THE EAST 110 FEET OF THE WEST 1000 FEET OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBER: 28-19-402-039-0000

COMMONLY KNOWN AS: 6420 167th Street, Tinley Park, Illinois

SECTION 4: That a Variation from Section III.I.2.b. of the Zoning Ordinance (Residential Accessory Structures) allowing construction of a 872 sq. ft. detached garage, instead of the 720 sq. ft. maximum floor area at the Subject Property, be hereby granted in accordance with submitted plans and subject to the following condition:

1. A maximum of one detached garage shall be permitted on the subject property.

SECTION 5: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

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

SECTION 7: That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, and this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 5th day of May, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 5th day of May, 2020.

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. 2020-O-025, “AN ORDINANCE GRANTING A GARAGE SIZE VARIATION FOR CERTAIN PROPERTY AT 6420 167TH STREET,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on May 5, 2020.

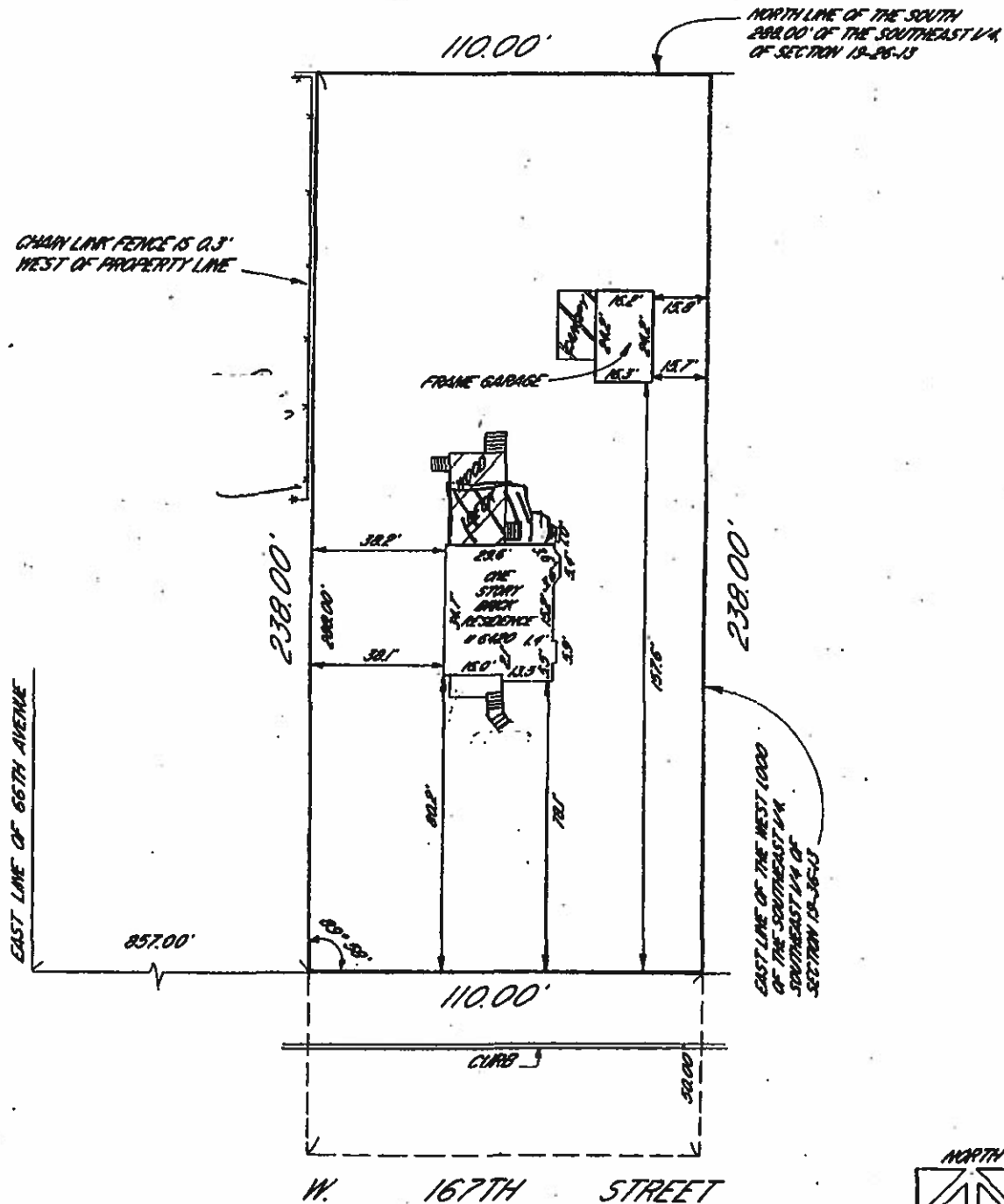
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 5th day of May, 2020.

KRISTIN A. THIRION, VILLAGE CLERK

PLAT OF SURVEY

OF

THE SOUTH 288 FEET (EXCEPT THAT PART THEREOF TAKEN FOR ROAD PURPOSES) OF THE EAST 110 FEET OF THE WEST 1000 FEET OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Note: Some ground improvements may not be shown due to snow cover.

PREPARED FOR: JAMES EBERSOHL, ATTORNEY AT LAW

LANDMARK

ENGINEERING CORPORATION

7800 W. 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 598-3737

FIELD WORK COMPLETED: 1-19-05

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY.

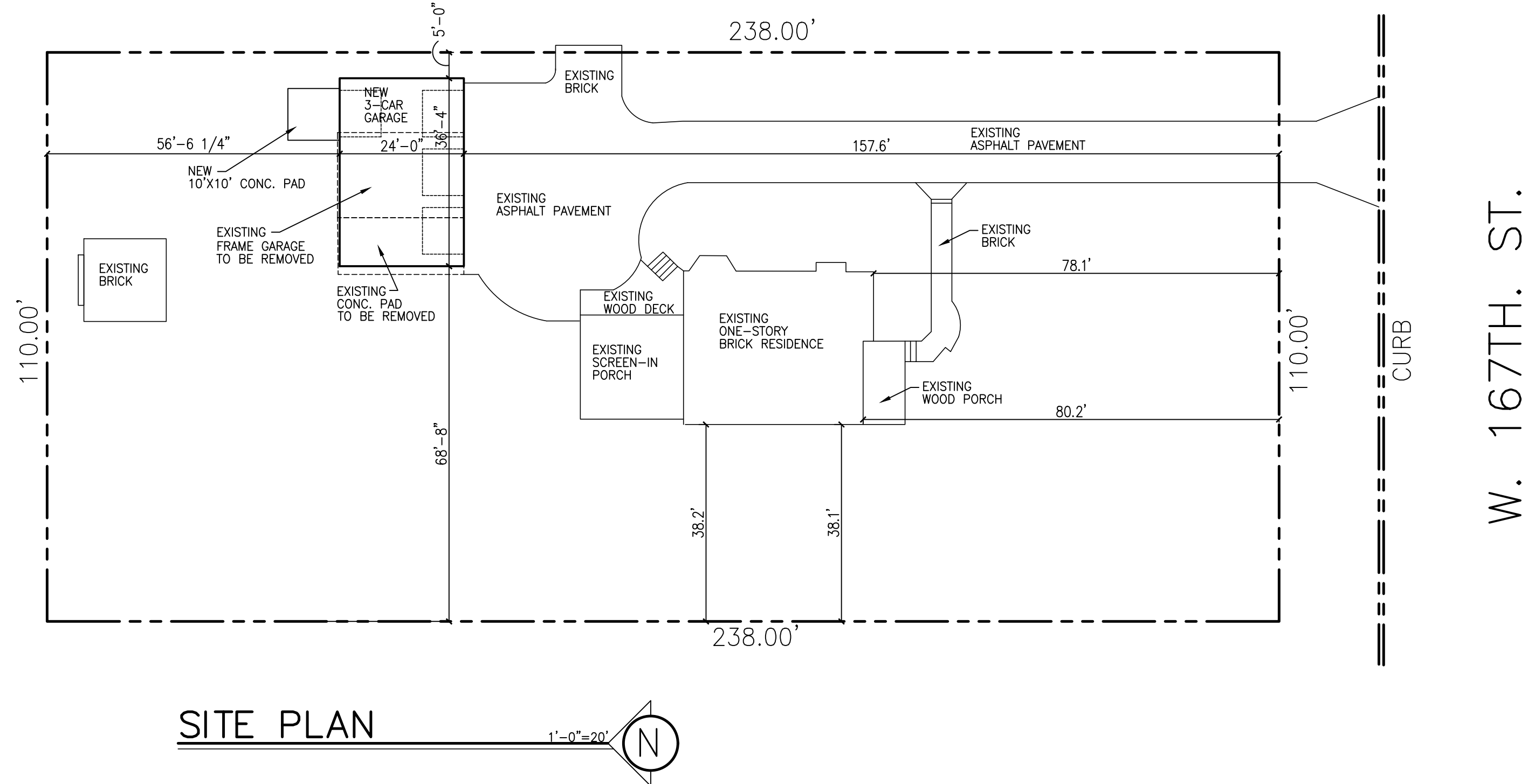
DATED: 1-24-05

NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

James Ebersohl

A NEW DETACH 3-CAR GARAGE FOR THE POTTER RESIDENCE

6420 W. 167TH, STREET TINLEY PARK, ILLINOIS



OWNER:
BRIAN POTTER
6420 167TH. ST.
TINLEY PARK, ILLINOIS
Tel: 708.932.8044
E-mail: bap267@aol.com

AUTHORITY:
TINLEY PARK, ILLINOIS
16250 S. OAK PARK AVENUE
TINLEY PARK, IL 604777
Tel: 708-444-5000
Fax: 708-444-5199

BUILDING DATA:
- GARAGE
- BUILDING HEIGHT, GRADE TO RIDGE: 17'-9 1/2"
- BUILDING HEIGHT, GRADE TO MEANS AT RIDGE: 13'-7 3/4"
- GARAGE = 872 SQ. FT.

BUILDING CODES:
Village of Tinley Park Building Codes
2012 International Building Code
2012 International Residential Code for One and Two Family Dwelling
2012 International Mechanical Code
2012 International Fire Gas Code Appendix A
2012 International Fire Code Appendix B and C
2012 International Property Maintenance Code
2012 International Swimming Pool and Spa Code
2015 International Energy Conservation Code
2014 Illinois State Plumbing Code
2011 National Electric Code (NEC)

SCOPE OF WORK:
1. DEMO EXISTING GARAGE
2. CONSTRUCT NEW 3-CAR DETACHED GARAGE

ideal
DESIGNS
ARCHITECTS / DESIGNERS
20960 FRANKFORT SQ. RD.
SUITE A
FRANKFORT, ILLINOIS
T: (708) 407-8028
F: (779) 333-7960
gabe@idealcustomdesigns.com
www.idealcustomdesigns.com

NEW DETACH GARAGE FOR THE
POTTER RESIDENCE
6420 W. 167TH. ST.
TINLEY PARK, ILLINOIS

02/27/20
DATE:
MICHAEL J. ROOT
No. 001-006715
STATE OF ILLINOIS
11/30/20
EXP. DATE:

DESIGN FIRM REG. NO.
184.006972
EXP. DATE
4-30-21

REVISIONS
REV. # DATE: REV. PER:
△ 6/19/19 BLDG./DEPT.

DATE:
06-05-19
DRAWN BY: PAR
PREVIOUS NO. 18113
PROJECT NO.
18113

SHEET NUMBER
T-1

SYMBOLS		
	SECTION NUMBER	WOOD FRAME WALL
	SHEET NUMBER	BRICK VENEER
	DETAIL LETTER	E.I.F.S.
	SHEET NUMBER	EARTH
	ROOF PITCH RATIO	CONCRETE
	LEVEL LINE	GRAVEL FILL
	REVISION	BATT INSULATION
	CEILING PATTERN DETAIL W/ HEIGHT	CONCRETE BLOCK
		MINIMUM 3"x3" SOLID BEARING OR AS REQUIRED
		SILLCOCK

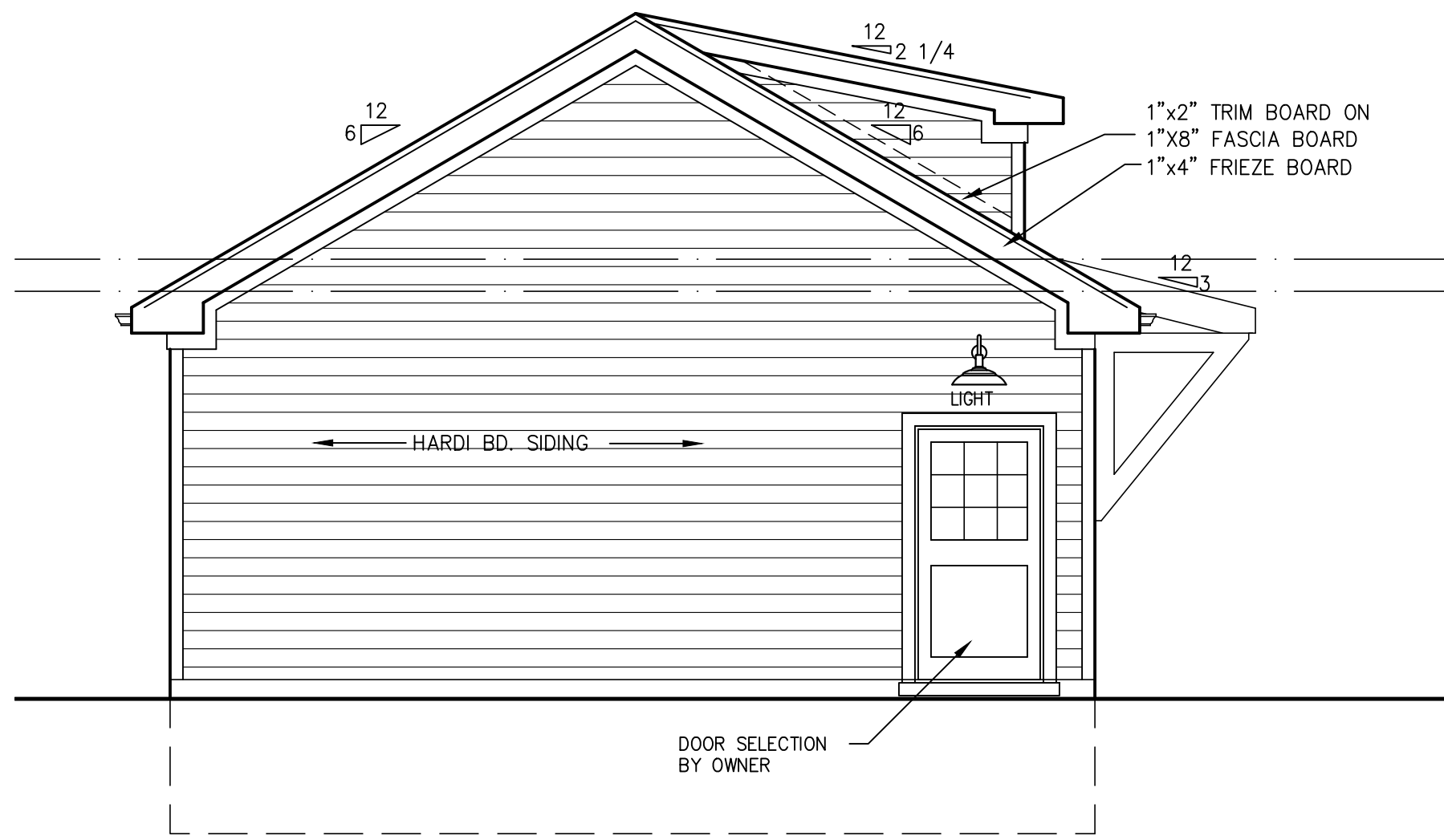
ABBREVIATIONS					
A.F.F.	ABOVE FIN. FLOOR	H.P.	HIGH POINT	OPN'G.	OPENING
ALUM.	ALUMINUM	INSUL.	INSULATION	OPP.	OPPOSITE
BD.	BOARD	INT.	INTERIOR	PL.	PLATE
BLK.	BLOCK	JAN.	JANITOR	PLAS. LAM.	PLASTIC LAMINATE
BLK'G	BLOCKING	LAV.	LAVATORY	PLYWD.	PLYWOOD
BM.	BEAM	L.P.	LOW POINT	Q.T.	QUARRY TILE
B/O	BOTTOM OF	L.P.	LOW POINT	R.D.	ROOF DRAIN
CAB.	CABINET	MAX.	MAXIMUM	REF.	REFERENCE
C.L.	CENTER LINE	M.C.	MEDICINE CABINET	REFRIG.	REFRIGERATOR
CER.	CERAMIC	MTL.	METAL MATERIAL	REIN.	REINFORCED
CLR.	CLEAR	MIN.	MINIMUM	REQ'D.	REQUIRED
COL.	COLUMN	M.O.	MASONRY OPENING	ROUGH	ROUGH OPENING
CONST.	CONSTRUCTION	N.T.S.	NOT TO SCALE	SCHED.	SCHEDULE
CONT.	CONTINUOUS	O.C.	ON CENTER	SH.T.	SHEET
C.M.U.	CONCRETE MASONRY UNIT	FIN.	FINISH	SM.	SIMILAR
Ø	DIAMETER	F.LR.	FLOOR	SPEC.	SPECIFICATION
DET.	DETAIL	FLASH.	FLASHING	ST. STL.	STAINLESS STEEL
DN.	DOWN	FT.	FOOT	STD.	STANDARD
D.W.	DISHWASHER	FTG.	FOOTING	T/	TOP OFF
DWG.	DRAWING	GA.	GAUGE	TREAD	TREAD
EXIST.	EXISTING	GALV.	GALVANIZED	TEL.	TELEPHONE
EA.	EACH	GL.	GLASS	THK.	THICK
EXP. JT.	EXPANSION JOINT	GYP. BD.	GYPSON BOARD	TYP.	TYPICAL
ELEV.	ELEVATION	HDCP.	HANDICAPPED	VERT.	VERTICAL
EX.	EQUAL	HDWR.	HARDWARE	W/	WITH
EXT.	EXTERIOR	H.M.	HOLLOW METAL	WD.	WOOD
F.D.	FLOOR DRAIN	HORIZ.	HORIZONTAL	WP.	WATERPROOF
FDN.	FOUNDATION	HGT.	HEIGHT	W.W.F.	WIRE WELDED FABRIC

DISCLAIMER STATEMENT:
THE ARCHITECT SHALL NOT HAVE CONTROL OVER CHARGE OR AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE OWNERS AND THE CONTRACTORS RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OWNERS OR CONTRACTORS SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER ACTS OR OMISSIONS OF THE OWNER, CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

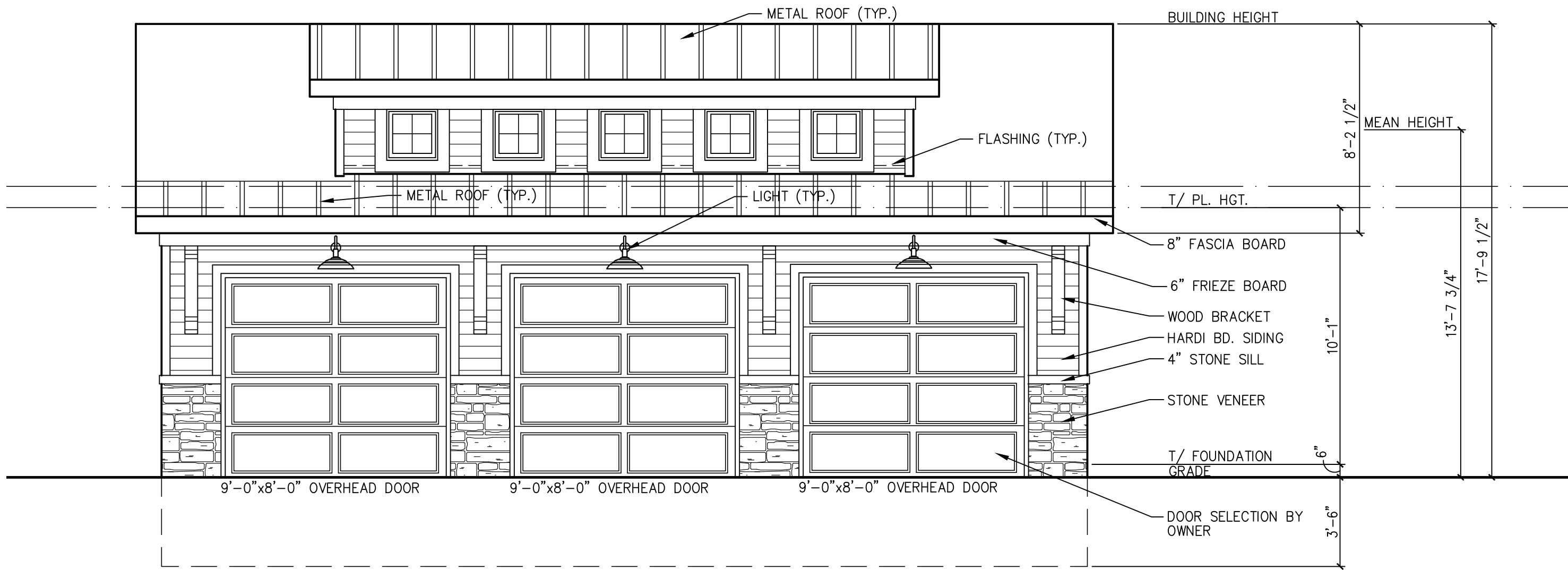
RESPONSIBILITY STATEMENT:
IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR, OWNER/CONTRACTOR CARPENTER AND CONCRETE CONTRACTOR TO HAVE FULL SET OF DRAWINGS "MARKED CONSTRUCTION", WITH LATEST REVISION DATE MARKED. IF DIMENSIONAL ERRORS ARE FOUND BETWEEN DIMENSIONS ON FOUNDATION, FIRST, AND SECOND FLOOR DRAWINGS, ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT PROCEED UNTIL THE DISCREPANCY IS RESOLVED. A LETTER OF DIRECTION OR A REVISED DRAWING SHALL BE PREPARED IMMEDIATELY FOR CONTRACTORS, OWNER, AND ARCHITECT'S RECORD.

DRAWING INDEX	
T-1	TITLE SHEET
A-1	GARAGE ELEVATIONS & ROOF PLAN
A-2	GARAGE FLOOR PLANS
D-1	GARAGE SECTIONS

CERTIFICATION
I HEREBY CERTIFY THAT THESE DRAWINGS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO ALL APPLICABLE CODES AND ORDINANCES OF TINLEY PARK, ILLINOIS
MICHAEL J. ROOT ARCHITECT
LICENSE NO. 001-006715 ARCHITECT LICENSE EXPIRES: 11-30-20

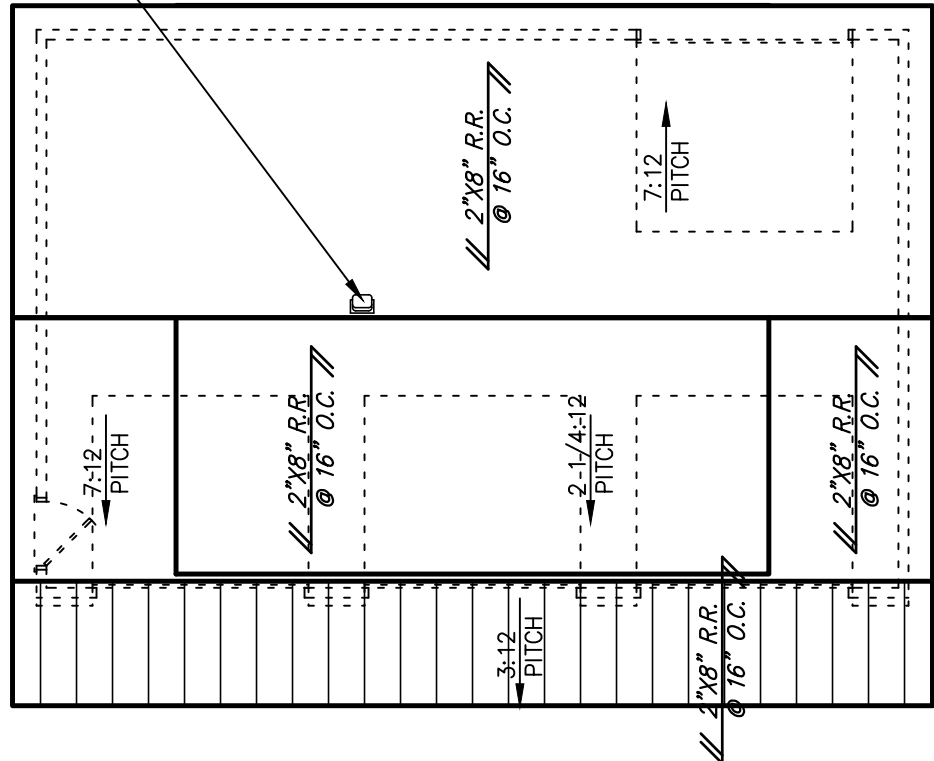


LEFT ELEVATION

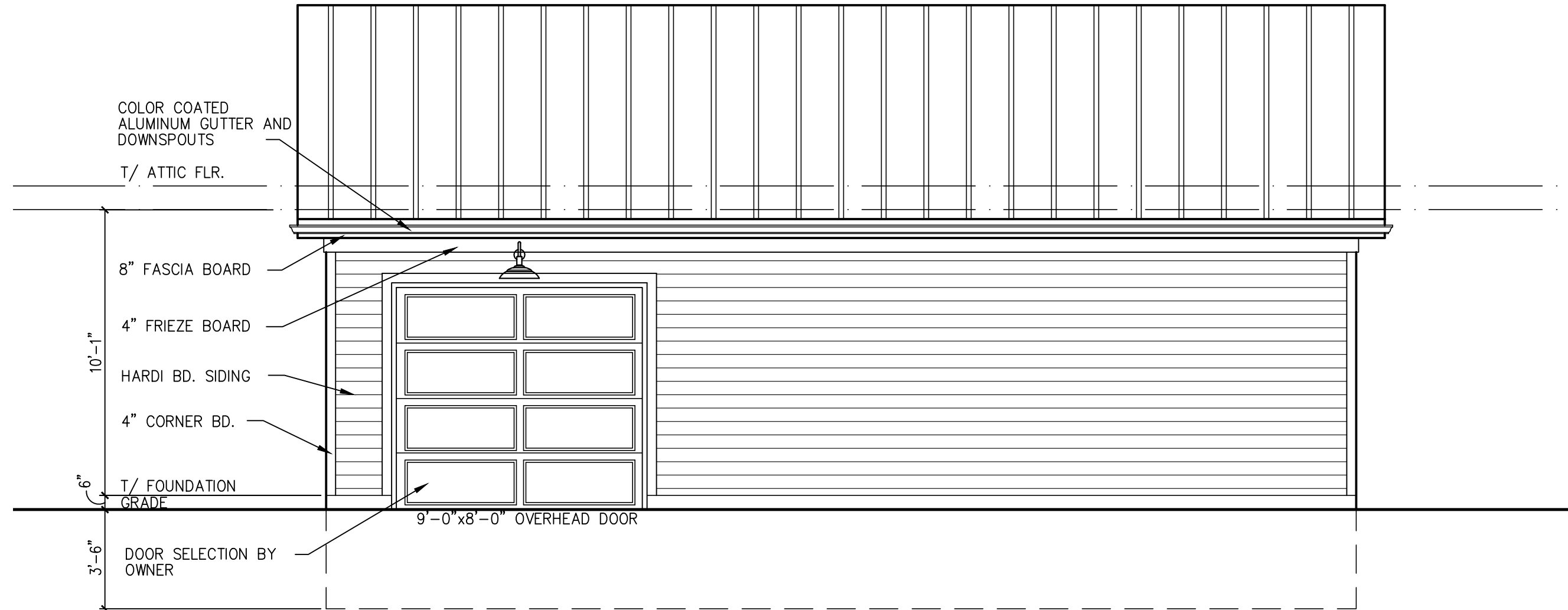


FRONT ELEVATION

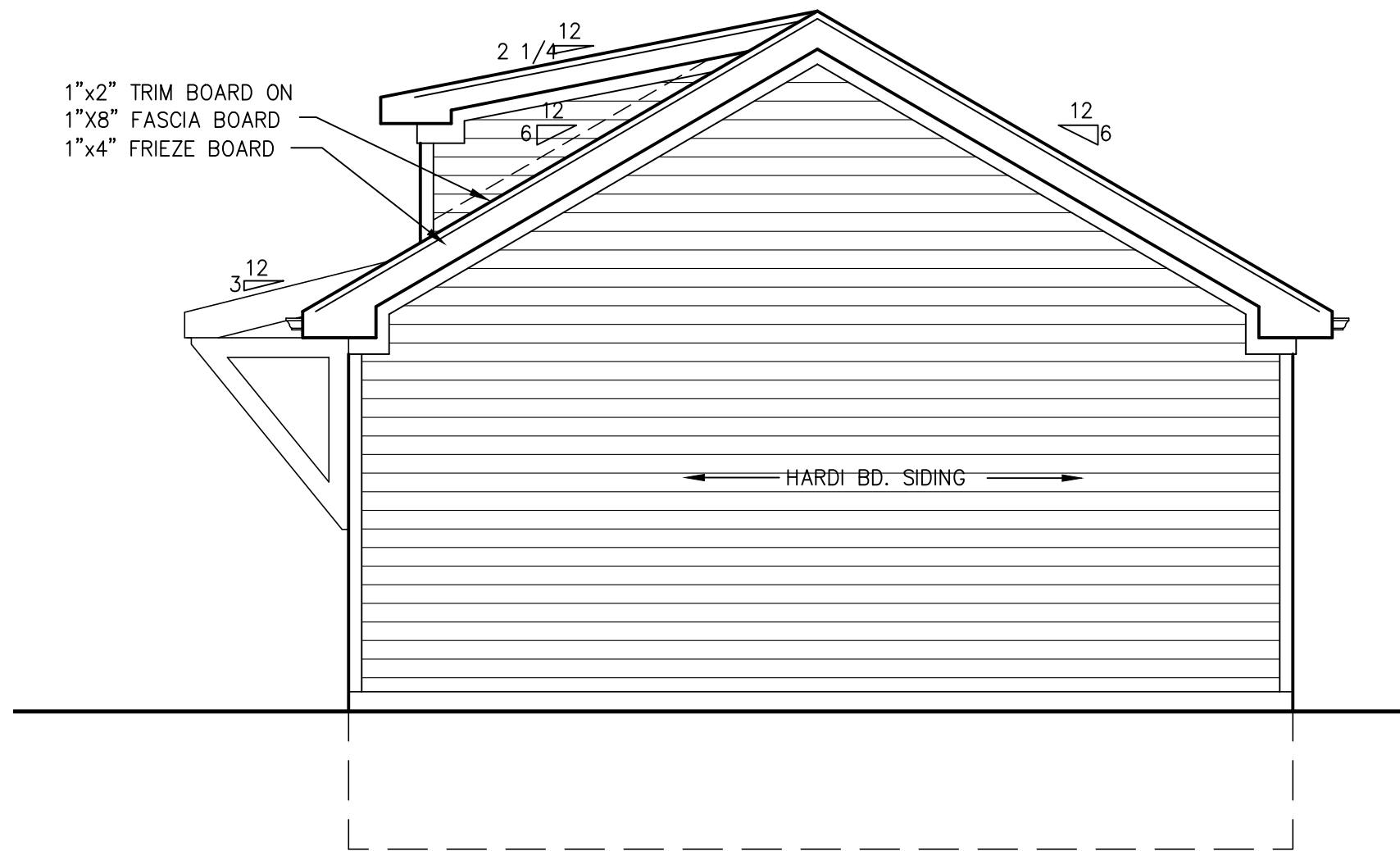
ROOF VENTS TO BE LOCATED ON BACK SLOPE OF ROOF. NUMBER AND LOCATION SHALL BE BASED ON TOTAL AREA OF VENTS REQUIRED EQUAL TO 1/300th OF ROOF AREA



ROOF PLAN



REAR ELEVATION



RIGHT ELEVATION

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ARCHITECTS / DESIGNERS

20960 FRANKFORT SQ. RD.

SUITE A

FRANKFORT, ILLINOIS

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www.idealcustomdesigns.com

NEW DETACH GARAGE FOR THE
POTTER RESIDENCE
6420 W. 167TH. ST.
TINLEY PARK, ILLINOIS

DATE:

EXP. DATE:

DESIGN FIRM REG. NO.

184,006972

EXP. DATE

4-30-21

REVISIONS

REV. #	DATE:	REV. PER:
△	6/19/19	BLDG./DEPT.

DATE:

06-05-19

DRAWN BY: PAR

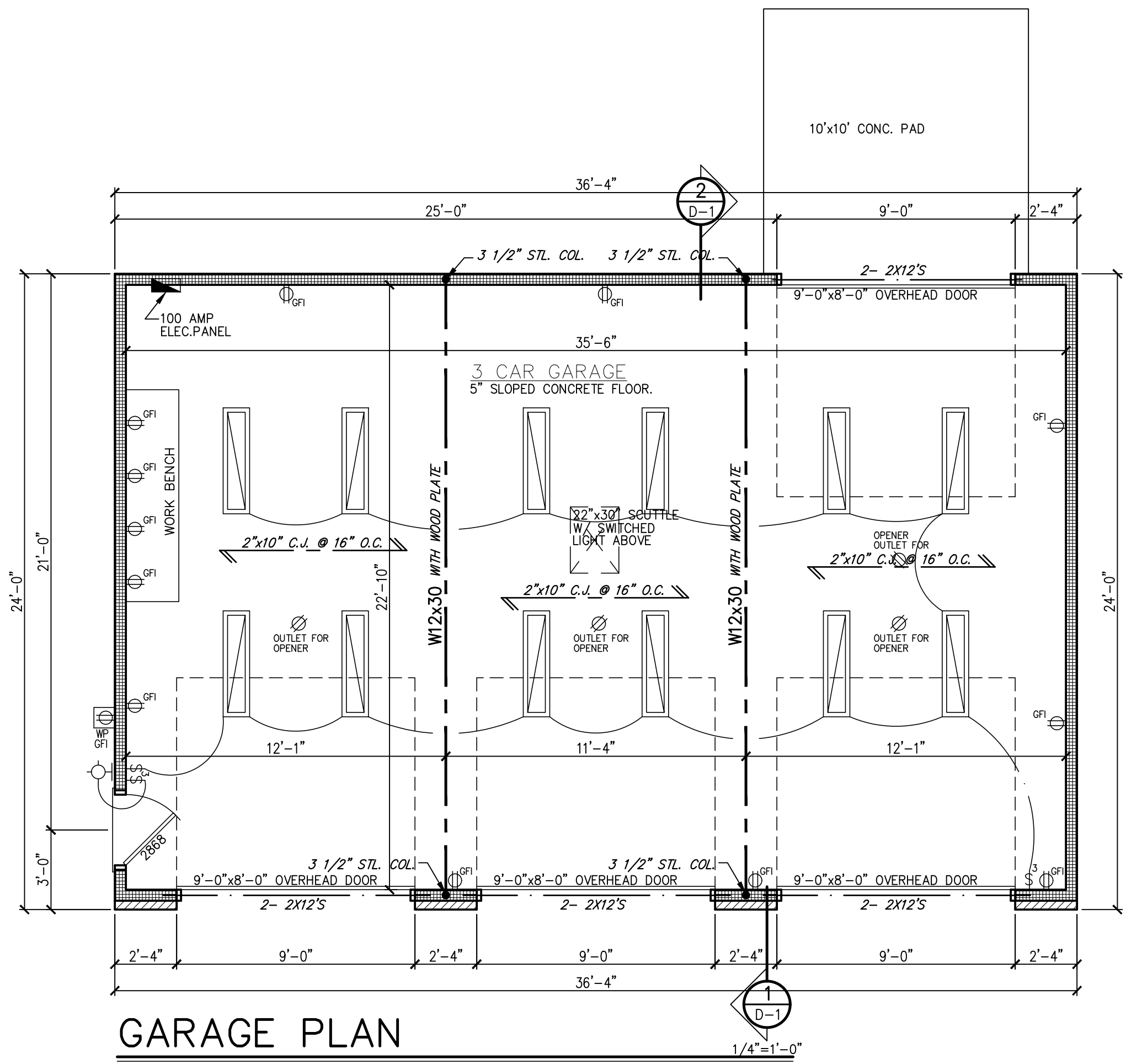
PREVIOUS NO. -

PROJECT NO.

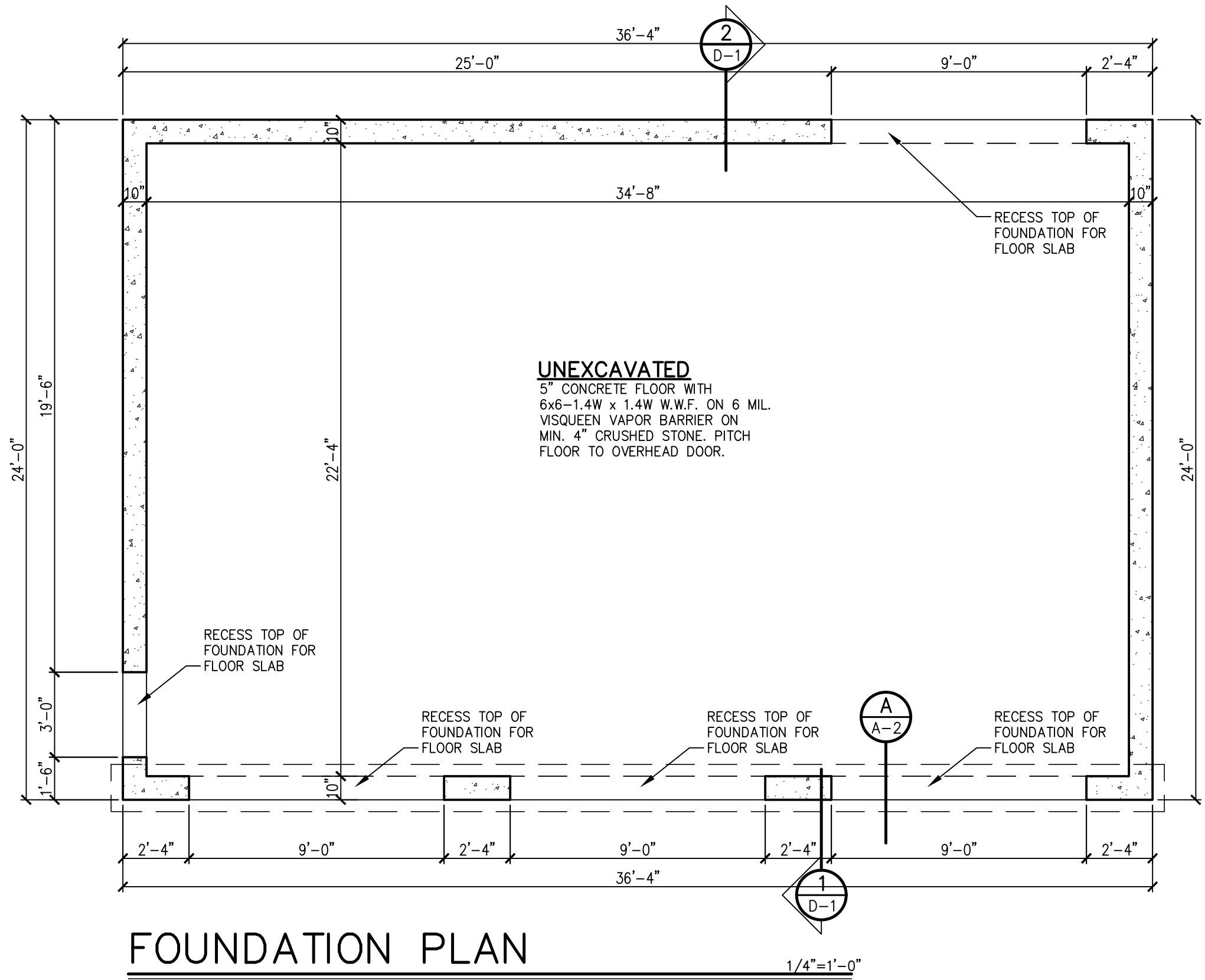
18113

SHEET NUMBER

A-1










GARAGE PLAN
872 SQ. FT.



FOUNDATION PLAN

7'-3"	20'-4"
5'-5"	17'-7"

1. ALL FLOOR AND CEILING JOISTS, RAFTERS, COLLAR TIES AND HEADERS SHALL BE MEM FIR (NORTH) GRADE NO. 2 OR BETTER FB-1=100 PSI MIN. E=1=75 PSI, E=1=400,000 PSI.
2. ALL JOIST SPANS SHALL HAVE BRIDGING WITH IN A MIN. OF ONE ROW EVERY 8'-0" AND ALL SPANS GREATER THAN 8'-0" SHALL BE MEM FIR (NORTH) GRADE NO. 2 OR BETTER FB-1=100 PSI MIN. E=1=75 PSI, E=1=400,000 PSI.
3. ALL STRUCTURAL HEADERS SHALL BE MIN. 2" X 12" UNLESS NOTED OTHERWISE, MEM FIR (NORTH) GRADE NO. 2 OR BETTER, OR MICRO-LAM BEAMS, FB=2,800 PSI, E=285 PSI, E=1=400,000 PSI.
4. PROVIDE TWO (2) JOIST PARTS PER PARTITION PARALLEL TO JOISTS SPANS, WITH ONE JOIST LOCATED ON EACH SIDE OF THE PARTITION.
5. PROVIDE SLOD BLOCKING BELOW ALL PARTITIONS PERPENDICULAR TO JOIST SPANS.
6. COLLAR TIES SHALL BE MIN. 2"x4" @ 48" O.C. AND USED AT ALL ROOF RAFTERS.
7. ALL JOIST FRAMING INTO FLUSH HEADERS SHALL BE ATTACHED WITH ROOF BRIDGING.
8. PROVIDE SLOD BLOCKING BELOW ALL MULTIPLE CRIPPLES OR CONTINUE CRIPPLES TO TOP OF FOUNDATION OR STRUCTURAL BEAM.

	DUPLEX OUTLET
	WATERPROOF GROUNDFAULT DUPLEX OUTLET
	CEILING MOUNT LIGHT FIXTURE
	SINGLE POLE SWITCH
	GARAGE DOOR OPERATOR
DR. OPP.	
	CONDUIT AND WIRE
	1X4 FLUORESCENT LIGHT

DATE:
EXP. DATE:
DESIGN FIRM REG. NO. 184.006972
EXP. DATE 4-30-21

REVISIONS		
REV #	DATE:	REV. PER:
△	6/19/19	BLDG./DEPT.

DATE: 06-05-19	
DRAWN BY:	PAP
PREVIOUS NO.	—
PROJECT NO. 18113	

SHEET NUMBER

A-2

ideal

DESIGNS

ARCHITECTS / DESIGNERS

20960 FRANKFORT SQ. RD.

SUITE A

FRANKFORT, ILLINOIS

T: (708) 407-8028

F: (779) 333-7960

gobe@idealcustomdesigns.com

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NEW DETACH GARAGE FOR THE

POTTER RESIDENCE

6420 W. 167TH. ST.

TINLEY PARK, ILLINOIS

DATE:

EXP. DATE:

DESIGN FIRM REG. NO.

184.006972

EXP. DATE

4-30-21

REVISIONS		
REV. #	DATE:	REV. PER:
△	6/19/19	BLDG./DEPT.

DATE:

06-05-19

DRAWN BY:

PAP

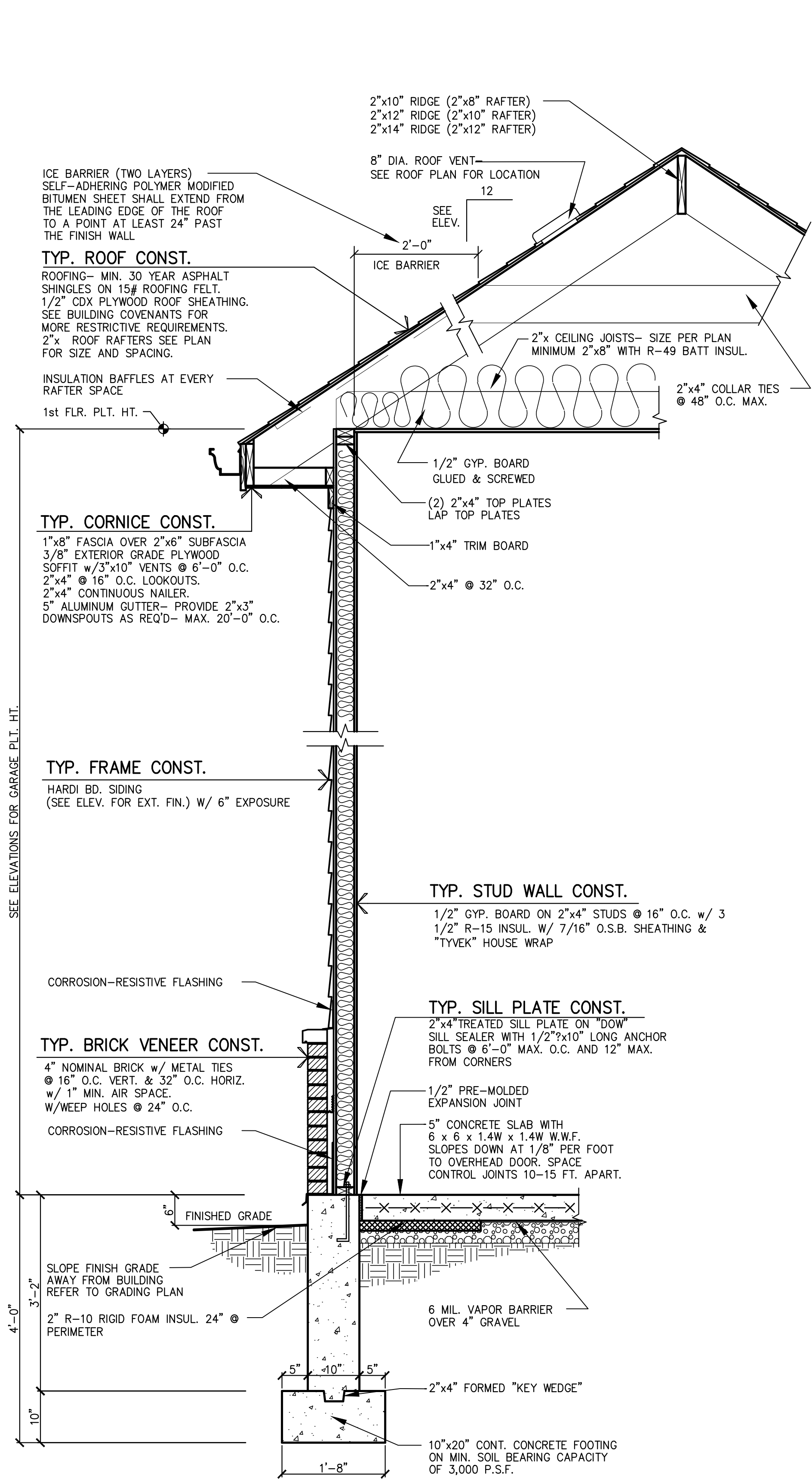
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PROJECT NO.

18113

SHEET NUMBER

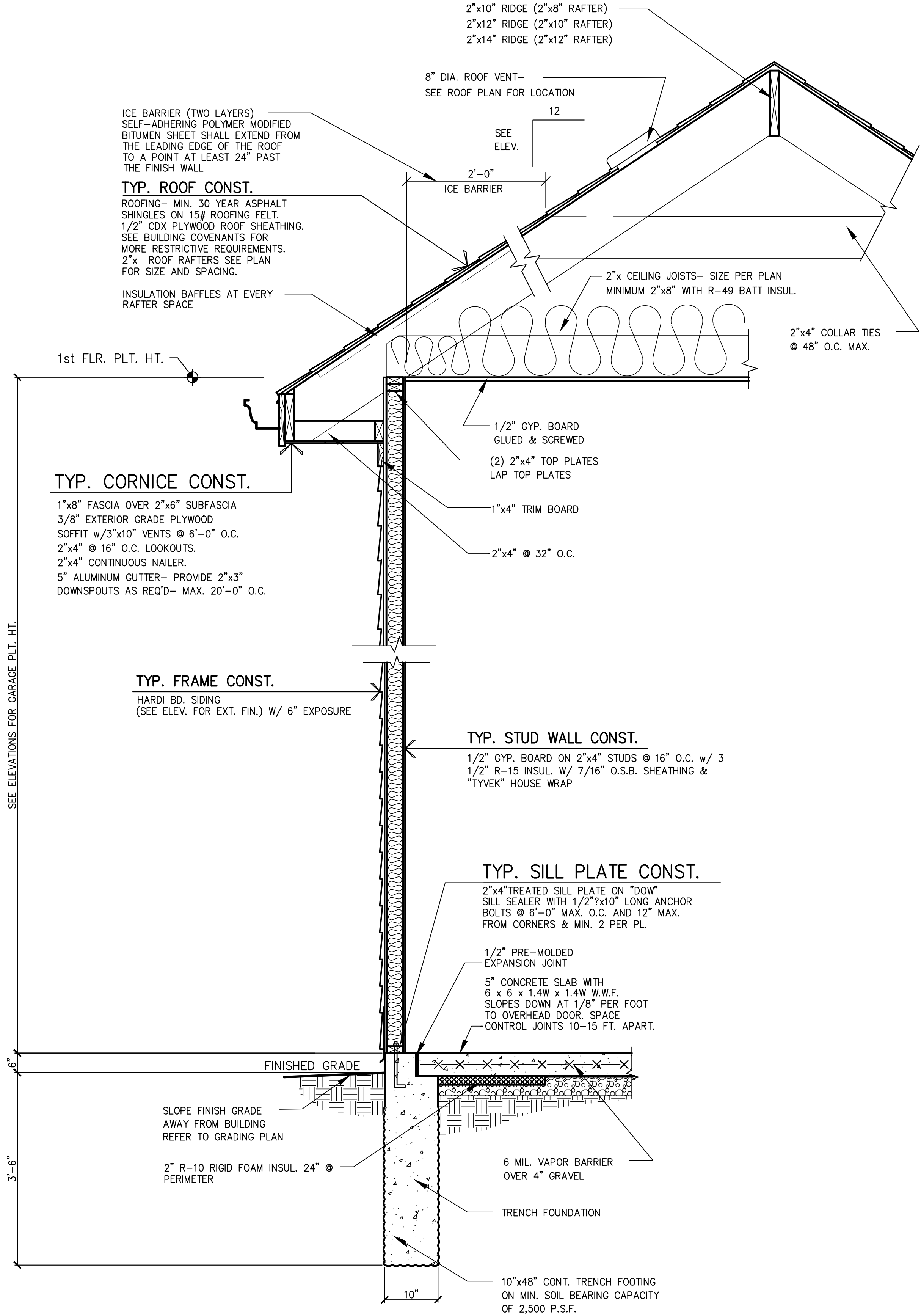
D-1



1

GARAGE WALL-BRICK VENEER

3/4"=1'-0"



2

GARAGE SECTION

3/4"=1'-0"



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 Garage Size
- ☐ Annexation
- ☐ Rezoning (Map Amendment) From _____ to _____
- ☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
- ☐ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: _____

Project Description: 3 CAR DETACHED GARAGE

Project Address: 6420 167th St. Property Index No. (PIN): 28-19-402-039-0000

Zoning District: _____ Lot Dimensions & Area: 110' x 238'

Estimated Project Cost: \$45,000

OWNER OF RECORD INFORMATION

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

Name of Owner: BRIAN A. POTTER Company: _____

Street Address: 6420 167th St. City, State & Zip: TINLEY PARK, IL. 60477

E-Mail Address: BAP267@AOL.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: _____ Company: _____

Relation To Project: _____

Street Address: _____ City, State & Zip: _____

E-Mail Address: _____ Phone Number: _____



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

VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

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

Property Owner Signature: _____

Property Owner Name (Print): _____

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 document 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): _____

BRIAN A. POTTER

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): _____

Date: _____

6/12/19

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?

GARAGE SIZE REQUIRES THIS

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

A TWO CAR GARAGE WILL NOT MEET MY VEHICLE REQUIREMENTS, FOR SIZE OF STORAGE ALSO.

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

REMOVING SINGLE GARAGE/SHED THATS FALLING APART CURRENTLY

- D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.

THE SIZE OF MY LOT AND LOOK OF THE GARAGE WILL ADD TO THE VALUE OF MY HOME AND LOOK OF THE STREET

- 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.

SIMPLY ADDING A USABLE 3 CAR AND REMOVING UNUSABLE, UGLY SHED/1 CAR GARAGE.

- 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.

THE GARAGE MATCHES THE LOOK OF MY HOME
EXISTING GARAGE IS A COMPLETE EYE SORE!!

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

IT ADD BEAUTY TO THE PROPERTY WHILE REMOVING THE OLD BEAT UP SHED.

H. Describe how the requested Variance will not:

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

THE SIZE OF MY LOT WILL ALLOW IT TO
FIT IN PERFECTLY. CURRENT SHED (1 CAR)
LOOKS TERRIBLE.

2. Substantially increase the congestion of the public streets.

N/A

3. Increase the danger of fire.

N/A

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

N/A

5. Endanger the public safety.

N/A

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

IT WILL VERY MUCH ADD TO THE NEIGHBORHOOD!
IT LOOKS BETTER THAN SEVERAL HOMES
ON THE STREET!!

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE APRIL 16, 2020 REGULAR MEETING

ITEM #1 PUBLIC HEARING: BRIAN POTTER – GARAGE VARIATION - 6420 167TH STREET

Consider recommending that the Village Board grant Brian Potter (Property Owner) a 152 sq. ft. Variation from Section III.I. (Accessory Structures and Uses) of the Zoning Code for the property located at 6420 167th Street in the R-1 (Single-Family Residential) Zoning District. The granting of this Variation will permit the Petitioner to construct an 872 sq. ft. detached garage instead of the permitted maximum of 720 sq. ft. for residential accessory structures.

Plan Commissioners present:

Chairman Garrett Gray (Participated electronically)
Mary Aitchison (Participated electronically)
Eduardo Mani (Participated electronically)
James Gaskill (Participated electronically)
Angela Gatto (Participated electronically)
Tim Stanton (Participated electronically)
Lucas Engel (Participated electronically)

Plan Commissioners absent: Steven Vick

Guests: Mr. Potter (Participated electronically)

A Motion was made by COMMISSIONER MANI, seconded by COMMISSIONER GATTO to open the public hearing of Brian Potter, Garage Variation, 6420 167th Street.

AYE: All Commissioners participated electronically

COMMISSIONERS, AITCHISON, MANI, GASKILL, GATTO, STANTON, ENGEL, WEST and CHAIRMAN GRAY.

NAY:

None

CHAIRMAN GRAY declared the motion approved.

CHAIRMAN GRAY noted anyone wishing to speak on this matter will be sworn in before they speak after staff's presentation.

The 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.

Paula Wallrich, Planning Manager noted this is a Variation for a detached garage for Mr. Potter at 6420 167th Street. This is located in

an R-1 district, which is the largest residential district. The Petitioner noted that their lot is unique due to its large size in comparison to the surrounding neighborhood and the Village overall. The subject property is a large lot that exceeds the minimum width and lot size requirements of the R-1 zoning district. The R-1 zoning district requires the largest size and width residential lots in the Village.

Currently, there is a one-car detached garage on the property. Mr. Potter will be taking down the one-car detached garage and putting up a three-car garage. In doing so, he is looking for a 152 sq. ft. Variation so he can build an 882 sq. ft. detached garage. This exceeds the maximum requirement in the code, which is 720 sq. ft. By building the larger detached garage, he is eliminating what he could do within code requirements of building two detached garages. He has elected to build one detached garage with three-car stalls, which he feels is more aesthetically pleasing for his lot and less of an impact on the neighborhood.

As with all Variations, we seek not to set undo precedence. Therefore, there were two prior Variations that were approved in the neighborhood that were similar in nature. One was on Gaynelle Rd. and one on Dorothy Ln. both of which exceeded the size of what is being requested this evening. During the findings of both of those Variations, it was noted they both were located on large lots and were located back from the front right-of-way and they did not negatively impact the neighborhood or adjacent properties.

The proposed architecture on this detached garage provides an enhancement to the property. The custom garage design has an attractive residential appearance. The design of the proposed garage uses high-quality and durable materials that are complementary to the principal residential home, such as a stone veneer and fiber cement (Hardie Board) siding.

As with all Variations there are Standards that will be provided. What is looked at in approving any Variance is to make sure there is no negative impact on the neighborhood. In this particular situation, there is an excessive setback from the right-of-way and there is a very large lot. There is the ability to screen this from all surrounding properties.

CHAIRMAN GRAY asked the Commissioners if they had comments or questions.

COMMISSIONER STANTON noted this is a great piece of property. CHAIRMAN GRAY noted this is a nice improvement and is a great improvement to the neighborhood. All other Commissioners had no comment.

CHAIRMAN GRAY asked for comments from the Petitioner, Mr. Potter. Mr. Potter had no comment.

CHAIRMAN GRAY asked for comments from the public. Ms. Wallrich noted there was no public comment submitted by noon today from the public.

A Motion was made by COMMISSIONER WEST, seconded by COMMISSIONER STANTON to close the public hearing of Brian Potter, Garage Variation, 6420 167th Street.

AYE: All Commissioners participated electronically

COMMISSIONERS, AITCHISON, MANI, GASKILL, GATTO, STANTON, ENGEL, WEST and CHAIRMAN GRAY.

NAY:

None

CHAIRMAN GRAY declared the motion approved.

Ms. Wallrich noted the Standards for Variation as follows:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - ***While the property can yield a reasonable return while meeting the code, the property is uniquely large, the lot space is being maximized, and the proposal for one larger detached garage rather than one is more economical.***
 - The plight of the owner is due to unique circumstances.

- ***The lot is located in the R-1 zoning district which requires the largest minimum lot size in the Village. The subject property exceeds those minimum lot requirements (20,000 sq. ft.) by approximately 6,180 sq. ft. allowing adequate space for the proposed garage.***
2. The Variation, if granted, will not alter the essential character of the locality.
 - ***Due to the size of the lot and the proposed setbacks, the detached garage is not expected to detract from the residential feel of the overall neighborhood. The detached garage is proposed to be setback 157 ft. from the front yard property line and thus visibility of the structure from the right-of-way will be limited. Additionally, the garage design is residential and compliments the residential feel of the property and area.***
 3. 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:
 - 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;
 - The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - 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
 - 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 GASKILL, seconded by COMMISSIONER WEST to recommend that the Village Board grant the Petitioner, Brian Potter, a 152 sq. ft. Variation from Section III.I.2.b. of the Zoning Ordinance (Residential Accessory Structures) to permit construction of a 872 sq. ft. detached garage instead of the 720 sq. ft. maximum floor area at 6420 167th Street Drive in the R-1 (Single-Family Residential) Zoning District, consistent with the List of Submitted Plans attached herein and adopt Findings of Fact as proposed by Village Staff, and as may be amended by the Plan Commission at this meeting, subject to the following condition:

1. A maximum of one detached garage shall be permitted on the subject property.

AYE:

COMMISSIONERS ENGEL, MANI, STANTON, GATTO, AITCHISON GASKILL, WEST and CHAIRMAN GRAY

NAY:

None.

CHAIRMAN GRAY declared the Motion approved by roll call.

This item will go to the Village Board for approval on Tuesday, May 5, 2020.

**Petitioner**

Margie Oliver (of Dolan Realty Advisors) on behalf of Verizon Wireless

Property Location

9001 171st Street (Victor J. Andrew High School)

PIN

27-27-400-002-0000

Zoning

R-3 (Single Family Residential)

Approvals Sought

Special Use Permit
Site Plan Approval

Project Planner

Daniel Ritter, AICP
Senior Planner

PLAN COMMISSION STAFF REPORT

April 16, 2020 – Workshop/Public Hearing

Verizon Antenna Collocation –**Victor J. Andrew HS, Stealth Flag Pole**

9001 171st Street (Victor J. Andrew High School)



EXECUTIVE SUMMARY

The Petitioner, Margie Oliver (of Dolan Realty Advisors) on behalf of Verizon Wireless, is requesting a Special Use Permit and Site Plan Approval to amend the previously approved Special Use (Ord. #2010-O-044) to permit three additional antennas, for a total of 12 antennas, within the existing stealth flag pole cellular communication tower, located at 9001 171st Street (Victor J. Andrew High School) in the R-3 (Single Family Residential) zoning district.

The 2010 approval permitted the installation of a cellular tower with a maximum of nine antennas and a requirement that the tower be constructed as a stealth flag pole. All antennas and equipment are proposed to be located within the pole and adjacent ground shelter. All three of the newly proposed antennas will be located within that existing stealth flag pole, and the new ground equipment will be located within an existing unused building (previously a concession stand).

Verizon has indicated a need to increase service quality within an existing “coverage gap” area. The proposed tower location has been identified as the best solution because it will allow for collocation on an existing stealth pole and utilize an existing building that will limit most visual effects of the new installation.

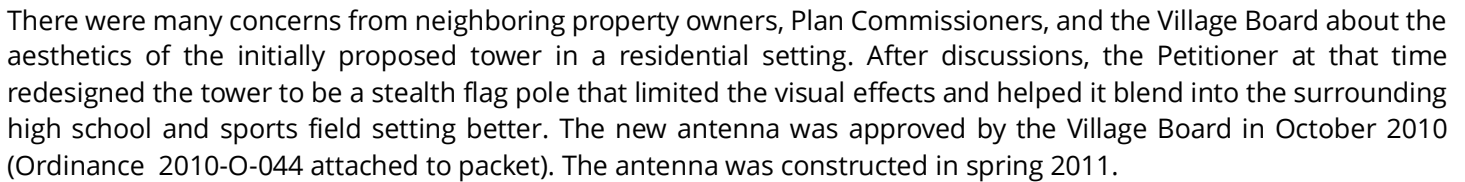
EXISTING SITE & HISTORY

The antenna installation is proposed on an existing stealth flag pole located behind Victor J. Andrew High School. The pole is located between the baseball/softball diamonds and the football field. Victor J. Andrew High School is part of Consolidated High School District 230 (SD230) and was proposed in the 1970s as Tinley Park, Orland Park, and Orland Hills continued to expand further west and opened in 1977. The school's land was donated as part of the Timbers Estates and Timbers Edge Subdivisions. SD230 has approved a revised lease and the location of the new antennas on their property.

The original cellular tower installation was proposed in 2009. The site was chosen based on the Village's site selection hierarchy at the time. The preference was for new wireless communication antennas to be collocated on existing towers, commercial sites, or government-owned structures. However, the area is a largely flat single-family residential area without existing tall structures in the immediate area, necessitating a new tower. The large sports field area is adjacent to residential homes but presented the largest buffer to keep the antennas away from homes. The school has a high level of cellular activity from students, teachers, staff, parents, and visitors attending different community events hosted at the school that made it a prime candidate for increased signal quality.



Page | 422



There were many concerns from neighboring property owners, Plan Commissioners, and the Village Board about the aesthetics of the initially proposed tower in a residential setting. After discussions, the Petitioner at that time redesigned the tower to be a stealth flag pole that limited the visual effects and helped it blend into the surrounding high school and sports field setting better. The new antenna was approved by the Village Board in October 2010 (Ordinance 2010-O-044 attached to packet). The antenna was constructed in spring 2011.

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demonstrate a specific need for the tower to be located within (typically shown with a “Propagation Map”). “Disguised Towers” such as flag poles, monopines, or architectural elements are required when located within 1,000 ft. of any residentially-zoned property. Collocations on existing sites and towers are permitted by right. However, that collocation requirement does not supersede any previous special use permits or conditions, such as the one on the subject site.

Overview of Wireless Cellular Regulations and Zoning Requests

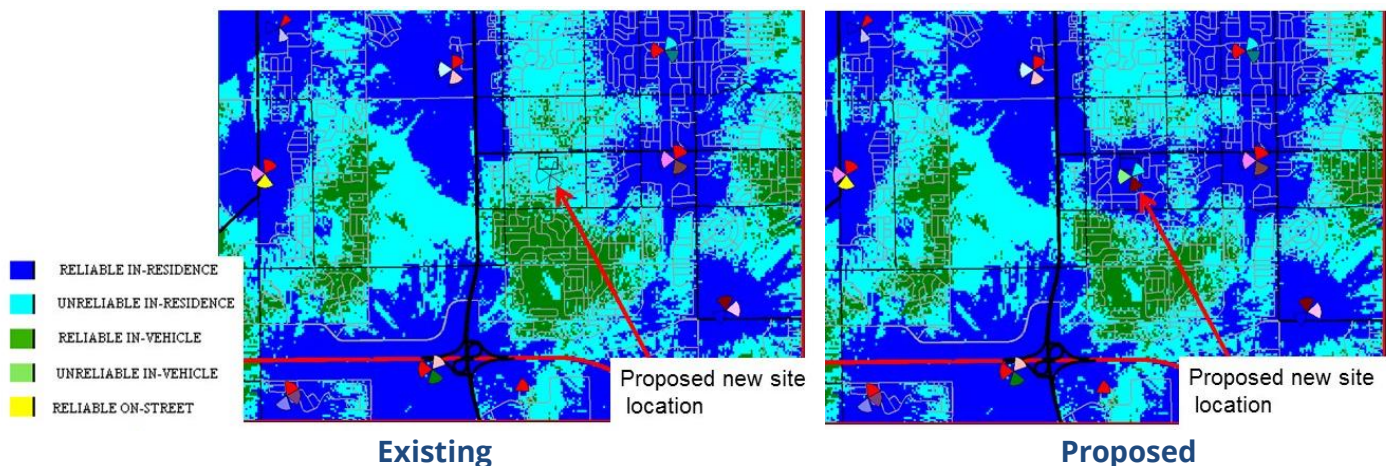
The Telecommunications Act of 1996 states that local governments cannot “prohibit or have the effect of prohibiting wireless facilities,” but preserves local zoning authority over the “placement, construction, and modification of wireless facilities.” This Act prevents local authorities from outright banning telecommunications facilities from certain areas, which makes it difficult to regulate telecommunication facilities based upon traditional zoning district classifications (such as residential) that may cover large areas and technically constitute a prohibition. The intent of the Act was to allow wireless communication companies an ability to reasonably expand their wireless communication networks across the country. Wireless communication has continued to grow in importance to daily life and in emergency situations, especially as traditional cable and landline usage has decreased.

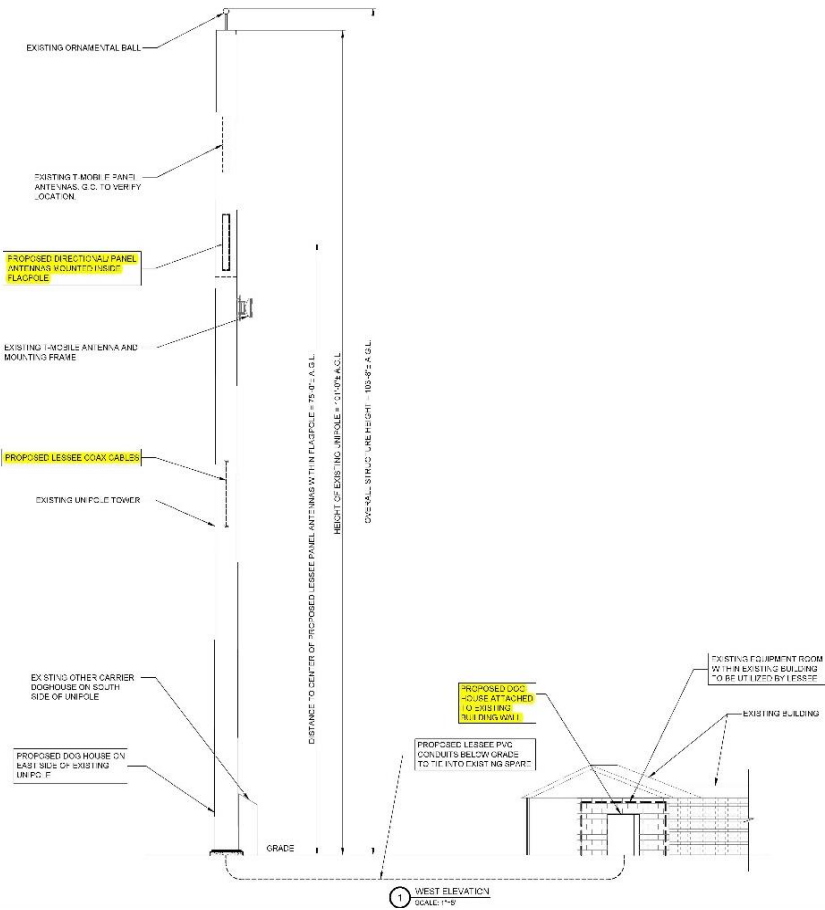
It should also be noted that the Act also states that a municipality cannot regulate wireless services based on environmental or health effects of radiofrequency emissions. Those requirements and monitoring abilities are delegated to the Federal Communications Commission (FCC). No zoning decisions can be based on any health or environmental effect information.

PROPOSED USE & SPECIAL USE PERMIT

The Petitioner is proposing to expand their client’s (Verizon) coverage in the area and fill their existing coverage gap within the selected area. As with the original tower proposal, there are limited options available due to the relatively low-density area without existing cellular towers, ComEd electrical towers, or tall buildings that are their main choice. The proposal will locate three new antennas within the existing stealth/disguised pole, and all ground equipment will be located in an adjacent unused building. The only visual changes will be two small “doghouses” at the base of the tower and the existing concession stand structure. This allows for the cable conduits to be run into the structures and for occasional maintenance of the lines. This “doghouse” will be similar in appearance to the existing one used by T-Mobile. No other visual changes to the pole or site are proposed. The Special Use Permit will be amending the allowances to permit 12 antennas to be located within the tower, instead of the current maximum of nine. The required appearance and conditions as the original 2010 approval will remain.

Below are the Cellular Propagation Maps that show the existing Verizon signal strength in the area (Left) as well as the resulting signal coverage based on the proposed antenna (right).





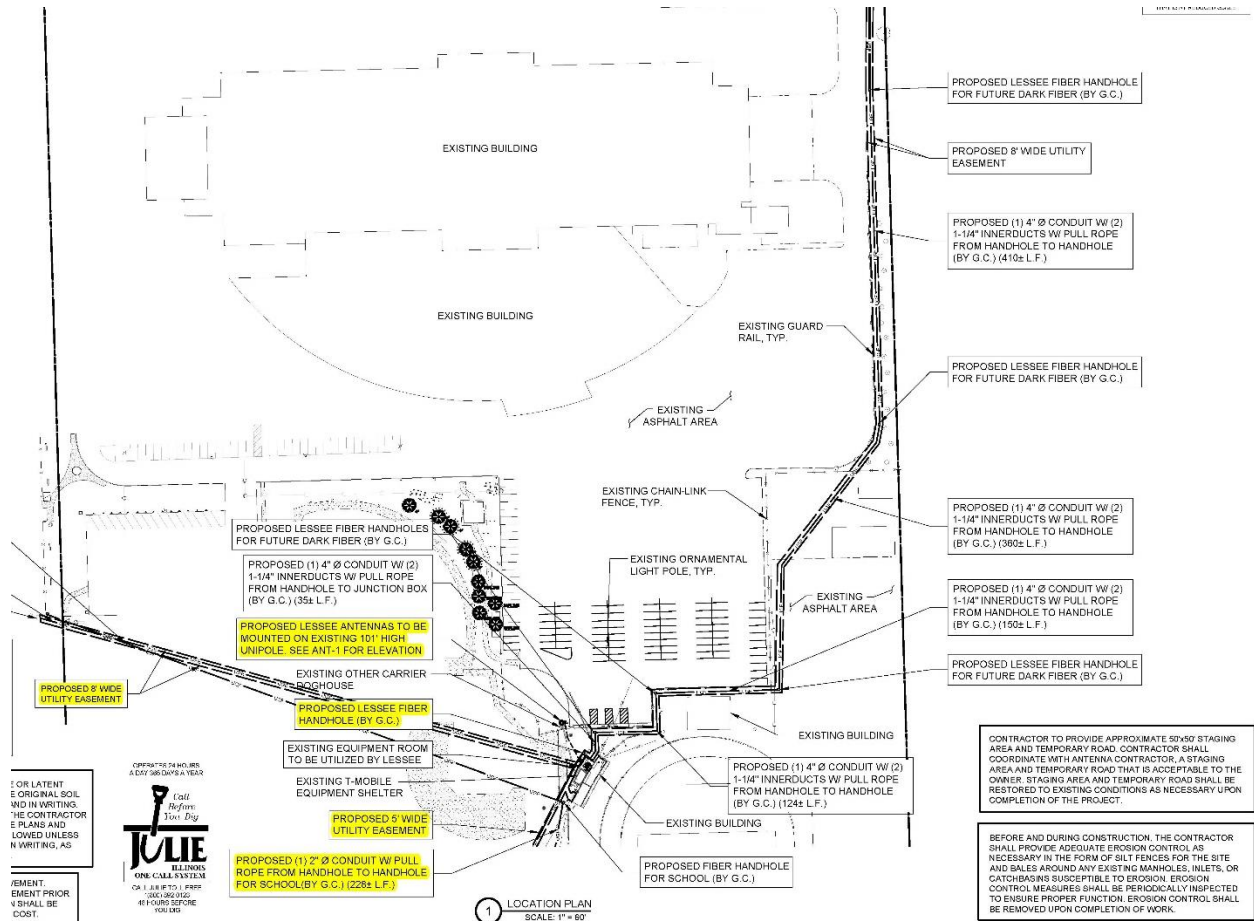
Above Left: Proposed Tower Elevation



Above Right: Existing Tower Picture

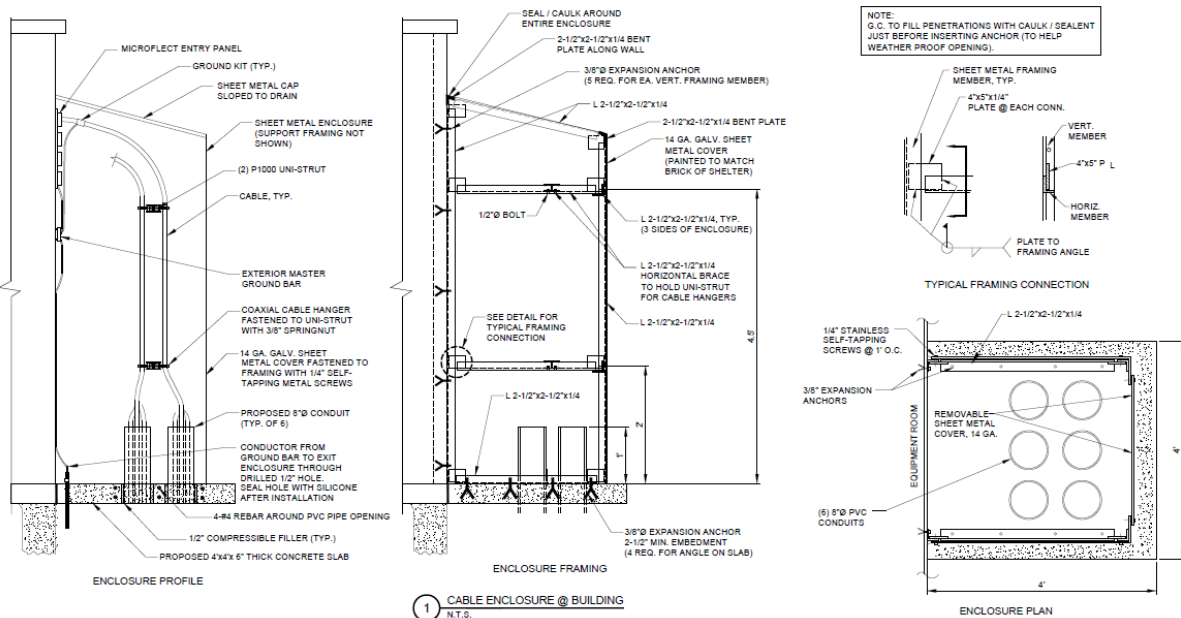
SITE PLAN

The site is not proposing to change as they are planning to use an existing tower for housing the three new antennas. A portion of an existing structure that was previously used as a concession stand (a new one was constructed) to house the related ground equipment. The only added on-site equipment will be a small "doghouse" at the base of the structure.



Above: Proposed Site Plan

Below: Dog House Specifications



STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff has provided draft below to be considered for adoption. These findings may be replaced or amended by the Plan Commission based on their conclusions from the public hearing.

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - ***The proposed wireless facility equipment will be collocated on an existing cellular tower site and will operate similarly to the existing equipment on the site. All new antennas will be placed inside of the tower and no changes to the disguised flag pole are proposed. The additional cell antenna on the electrical transmission tower will improve the coverage for that carrier in the area.***
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
 - ***The proposed wireless facility equipment is proposing to use the existing tower to collocate and to incorporate their equipment on. Utilizing an existing nearby structure that is currently unused to house their ground equipment.***
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - ***The proposed tower and structures are already existing. The location is nearby high school sports fields that are not intended to be developed in the future, and the addition of three antennas to the existing tower will not impede the normal and orderly development of the surrounding property.***
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - ***The subject property is currently operating as a cell tower site on a developed site that has a satisfactorily existing road system and utilities.***
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
 - ***Access to the site is from 171st Street and the adjacent parking lot. The access will only be from the wireless carrier companies and their contractors needing to do work on the housed equipment. There will be very little traffic to and from this site upon completion of the work.***
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
 - ***The existing pole complies with all other zoning requirements. This approval only amends the existing Special Use Ordinance 2010-O-044 to permit three additional antennas for a total of 12 in the pole.***

- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - ***Additional cell antennas on the tower will improve the coverage for that carrier in the area. Wireless communication continues to become more and more vital to our lives as well as emergency responses. The increase in cellular coverage may translate into a higher quality of life for residents and visitors to the area.***

It is also important to recognize that a Special Use Permit does not run with the land and instead the Special Use Permit is tied to the Petitioner. This is different from a process such as a variance, since a variance will forever apply to the property to which it is granted. Staff encourages the Plan Commission to refer to Section X.J.6. to examine the conditions where a Special Use Permit will expire.

STANDARDS FOR SITE PLAN APPROVAL

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. Specific findings are not required, however the proposed site plan and building design must meet these standards.

Site Design

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

MOTION TO CONSIDER

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

Motion 1 (Site Plan Approval):

“...make a motion to grant the Petitioner, Margie Oliver (of Dolan Realty Advisors) on behalf of Verizon Wireless, Site Plan Approval for the addition of three antennas on the existing disguised cellular tower site at 7001 171st St (Victor J. Andrew High School) in the R-3 (Single-Family Residential) Zoning District, in accordance with the plans submitted and listed herein.”

...with the following conditions:

[any conditions that the Commissioners would like to add]

Motion 2 (Special Use Permit):

“...make a motion to recommend that the Village Board grant a Special Use Permit to the Petitioner, Margie Oliver (of Dolan Realty Advisors) on behalf of Verizon Wireless, to amend Ordinance 2010-O-044 and permit an additional three antennas, for a total of 12, on the existing disguised flag pole cell tower located at 7001 171st Street (Victor J. Andrew High School) in the R-3 (Single-Family Residential) 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.

...with the following conditions:

[any conditions that the Commissioners would like to add]

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	Special Use Standards/Findings of Fact Responses	Petitioner	1.9.2020
	Project Narrative	Petitioner	3.4.2020
T-1	Plan Title Sheet	Terra	10.28.2019
LP-A	Location Plan	Terra	10.28.2019
LP-B	Location Plan	Terra	10.28.2019
C-1	Site Plan	Terra	10.28.2019
C-1A	Enlarged Site Plan	Terra	10.28.2019
C-2	Site Details	Terra	10.28.2019
A-1 to A-8	Architectural/Construction Details	Terra	10.28.2019
ANT -1	Site Elevation	Terra	10.28.2019
P-1	Existing Site Photos	Terra	10.28.2019
L-1 to L-5	Existing Plat of Survey and Easements	Terra	12.3.2019
	Verizon RF Prop Map Simulations PowerPoint (45 & 175 th)	Verizon	N/A
Terra = Terra Consulting Group, Ltd. (Park Ridge, IL)			

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. 2020-O-043

**AN ORDINANCE GRANTING VERIZON WIRELESS A SPECIAL USE PERMIT FOR
NEW ANTENNAS FOR CERTAIN PROPERTY LOCATED AT 9001 171ST STREET
(VICTOR J. ANDREW HIGH SCHOOL)**

**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

VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. 2020-O-043**AN ORDINANCE GRANTING VERIZON WIRELESS A SPECIAL USE PERMIT FOR
NEW ANTENNAS FOR CERTAIN PROPERTY LOCATED AT 9001 171ST STREET
(VICTOR J. ANDREW HIGH SCHOOL)**

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

WHEREAS, a petition for the granting of a Special Use Permit to amend Ordinance 2010-O-044 to allow for the construction of three additional antennas within the stealth/camouflage wireless antenna flag pole at 9001 171st Street, Tinley Park, Illinois 60487 (“Subject Property”) has been filed by Margie Oliver (of Dolan Realty Advisors) on behalf of Verizon Wireless (“Petitioner”) with the Village Clerk which has been referred to the Tinley Park Plan Commission and has been processed in accordance with the Tinley Park Zoning Ordinance; and

WHEREAS, said Plan Commission held a public hearing on the question of whether the Special Use be granted on April 16, 2020 at the Village Hall and by teleconference per Gubernatorial Executive Order 2020-18 and the “Village of Tinley Park Temporary Public Participation Rules & Procedures”, at which time all persons 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 voted 8-0 and has filed its report and findings and recommendations that the proposed Special Use Permit be approved with this President and Board of Trustees, and this Board of Trustees has duly considered said report of findings and recommendations; and

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

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

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

SECTION 2: That the report and findings and recommendations of the Plan Commission are herein incorporated by reference as the findings of this President and the Board of Trustees, as complete as if fully set forth herein at length. This Board finds that the Petitioner has provided evidence establishing that they have met the standards for granting the Special Use Permit as set forth in Section X.J.5. and Section XII.5.D.1. of the Zoning Ordinance, and the proposed granting of the Special Use Permit as set forth herein is in the public good and in the best interest of the Village and its residents and is consistent with and fosters the purpose and spirit of the Tinley Park Zoning Ordinance.

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

1. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - ***The proposed wireless facility equipment will be collocated on an existing cellular tower site and will operate similarly to the existing equipment on the site. All new antennas will be placed inside of the tower and no changes to the disguised flag pole are proposed. The additional cell antenna on the electrical transmission tower will improve the coverage for that carrier in the area.***
2. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
 - ***The proposed wireless facility equipment is proposing to use the existing tower to collocate and to incorporate their equipment on. Utilizing an existing nearby structure that is currently unused to house their ground equipment.***
3. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - ***The proposed tower and structures are already existing. The location is nearby high school sports fields that are not intended to be developed in the future, and the addition of three antennas to the existing tower will not impede the normal and orderly development of the surrounding property.***
4. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - ***The subject property is currently operating as a cell tower site on a developed site that has a satisfactorily existing road system and utilities.***

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
 - *Access to the site is from 171st Street and the adjacent parking lot. The access will only be from the wireless carrier companies and their contractors needing to do work on the housed equipment. There will be very little traffic to and from this site upon completion of the work.*
6. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
 - *The existing pole complies with all other zoning requirements. This approval only amends the existing Special Use Ordinance 2010-O-044 to permit three additional antennas for a total of 12 in the pole.*
7. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - *Additional cell antennas on the tower will improve the coverage for that carrier in the area. Wireless communication continues to become more and more vital to our lives as well as emergency responses. The increase in cellular coverage may translate into a higher quality of life for residents and visitors to the area.*

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

LEGAL DESCRIPTION: THE EAST 1,000 FEET OF THE NORTH 1,742.4 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS; LESS AND EXCEPT THAT PORTION OF PROPERTY CONVEYED TO COUNTY OF COOK, MUNICIPAL CORPORATION HIGHWAY DEPARTMENT FROM TRUSTEES OF SCHOOLS OF TOWNSHIP 36 NORTH, RANGE 12 EAST, COOK COUNTY, ILLINOIS AND THEIR SUCCESSORS IN OFFICE FOR THE USE AND BENEFIT OF CONSOLIDATED HIGH SCHOOL DISTRICT 230 BY QUIT CLAIM DEED DATED NOVEMBER 30, 1992 AND RECORDED DECEMBER 3, 1992 IN INSTRUMENT NO. 92907121.

PARCEL IDENTIFICATION NUMBER: 27-27-400-002-0000

COMMONLY KNOWN AS: 9001 171st Street, Tinley Park, Illinois (Victor J. Andrew High School)

SECTION 4: That a Special Use Permit to allow for installation of three additional antennas located inside of the existing stealth/camouflaged flag pole tower, to allow for a total of twelve

antennas at the Subject Property, is hereby granted to the Petitioner, with the condition that a new American flag is installed on the tower.

SECTION 5: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

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

SECTION 7: That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, and this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 5th day of May, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 5th day of May, 2020.

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK

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

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2020-O-043, “AN ORDINANCE GRANTING VERIZON WIRELESS A SPECIAL USE PERMIT FOR NEW ANTENNAS FOR CERTAIN PROPERTY LOCATED AT 9001 171ST STREET (VICTOR J. ANDREW HIGH SCHOOL),” which was adopted by the President and Board of Trustees of the Village of Tinley Park on May 5, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 5th day of May, 2020.

KRISTIN A. THIRION, VILLAGE CLERK



March 4, 2020

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

RE: 45 & 175th –Zoning Application Submittal – Project Narrative
Site Address: 9000 W. 171st St. | VzW 45 & 175th (CCI BU-822370 Andrew HS)

Dear Daniel Ritter:

Verizon Wireless is proposing to collocate on an existing stealth cell tower designed as a flagpole behind the baseball diamond. The antennas and cables will be concealed inside an existing canister and flagpole will not change in its appearance. The ground equipment will be concealed inside an abandoned concession stand building (new concession stand was constructed). The cable connections between the ground equipment and flagpole will be underground.

A casual observer to the baseball fields will not notice a change to the flagpole or equipment area.

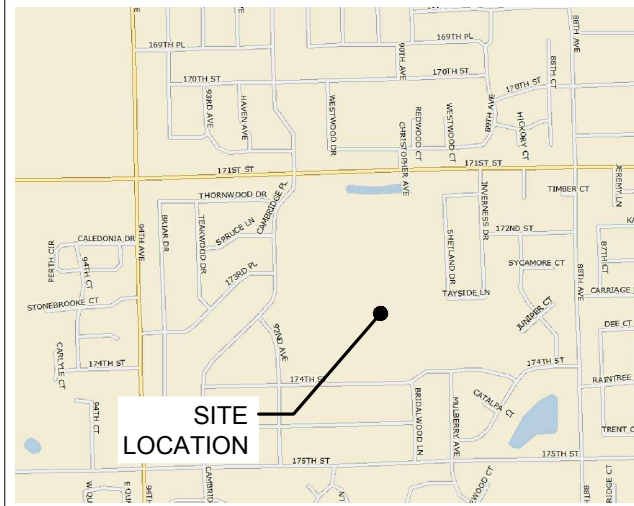
If you should have any questions, please contact me at (314) 963-7706 or email:
moliver@dolanrealtyadvisors.com.

Sincerely,

Dolan Realty Advisors, LLC
Margie Oliver
Project Manager
Enclosures

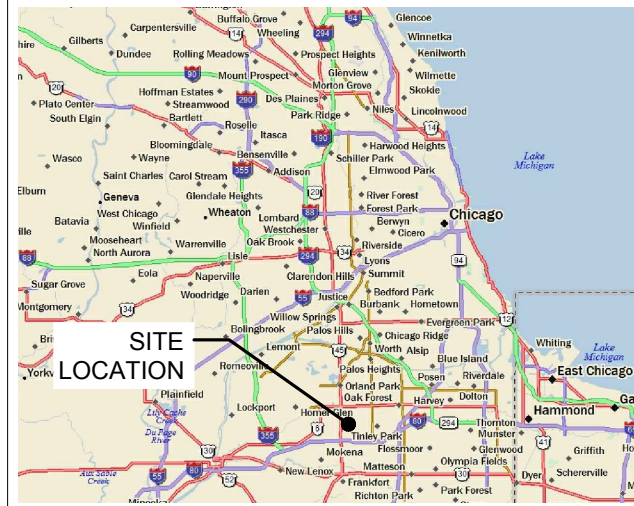
N.T.S.

PROJECT	TERRA CONSULTING GROUP, LTD.
CONSULTANT:	600 BUSSE HIGHWAY PARK RIDGE, IL 60068 (847) 698-6400
SURVEYOR:	ASM CONSULTANTS, INC. P.O. BOX 7 PLANO, IL 60545 (630) 273-2500



VILLAGE OF TINLEY REGIONAL MAP

N.T.S.



PROJECT TYPE

PROPOSED LESSEE ANTENNAS TO BE MOUNTED ON EXISTING UNIPOLE TOWER WITH PROPOSED EQUIPMENT INSIDE EXISTING BUILDING ROOM.

PROJECT INFORMATION

SITE COORDINATES:	LATITUDE: 41° 34' 36.13" N (1A CERTIFICATION)	
	LONGITUDE: 87° 50' 19.45" W (1A CERTIFICATION)	
ELEVATION:	±727' (1A)	
P.I.N. #:	27-27-400-002-0000	
ADDRESS:	9001 W. 171st TINLEY PARK, IL 60487	
UTILITIES:	POWER: COMED WARREN TAYLOR (708) 235-2328 ACCT: #3139137066	FIBER: AT&T TIMOTHY ORES 708-396-8037
JURISDICTION:	VILLAGE OF TINLEY PARK	
OCCUPANCY:	UNINHABITED	
ZONING:	R-3	
CONSTRUCTION TYPE:	CO LO	
PROPERTY OWNER:	CROWN CASTLE 20 N. MARTINGALE, SUITE 440 SCHAUMBURG, IL60173	
TOWER OWNER:	CROWN CASTLE (847) 273-2934	
CONTACT PERSON:	MARK WILLIAMS; CCI (217) 549-4360	
APPLICANT:	CHICAGO SMSA limited partnership d/b/a Verizon Wireless 1515 WOODFIELD ROAD SCHAUMBURG, IL 60173	
CONSTRUCTION MANAGER:	DOUG OHLSON (847) 706-7668	
REAL ESTATE MANAGER:	DANNY PEREZ (847) 706-1765	

GENERATOR TYPE: GENERATOR NOT NEEDED

MAKE:
MODEL #:

SHEET	DRAWING INDEX	REVISION
T-1	TITLE SHEET	4,6,7,8
LP-A	LOCATION PLAN	1,3,4,7
LP-B	LOCATION PLAN	5,6,7
C-1	SITE PLAN	1,4
C-1A	ENLARGED SITE PLAN	1.
C-2	SITE DETAILS	-
A-1	ITEM LIST AND ABBREVIATIONS	-
A-2	EXIST. DEMOLITION PLAN/PROPOSED EQUIPMENT LAYOUT	1.
A-3	FLOOR PLAN AND EQUIPMENT ROOM DIMENSIONS	1.
A-4	LIGHTING PLAN	-
A-5	SITE DETAILS	-
A-6	DOOR LOCKS DETAILS	-
A-7	ROOM FINISH SCHEDULE, SPECIFICATIONS AND DETAILS	-
A-8	EQUIPMENT ROOM INTERIOR ELEVATIONS	-
ANT-1	SITE ELEVATION & ANTENNA LAYOUT	-
ANT-2	ANTENNA INFORMATION	-
ANT-2A	ANTENNA INFORMATION	-
EQ-1	EQUIPMENT DETAILS	-
EQ-2	EQUIPMENT DETAILS	-
E-0	ELECTRICAL NOTES AND LEGEND	-
E-1	POWER AND LIGHTING PLANS	1.
E-2	CABLE TRAY PLAN AND DETAILS	-
E-3	GROUNDING PLAN AND DETAILS	1.
E-3A	SITE GROUNDING PLAN	1,3.
E-4	UTILITY ROUTING PLAN	4,5,7
E-4A	UTILITY ROUTING PLAN	3,4,5,6,7
E-5	PANEL BOARD SCHEDULE AND ONE-LINE DIAGRAM	4
M-0	MECHANICAL NOTES	-
M-1	HVAC NOTES	-
M-2	MECHANICAL FLOOR PLAN	1.
M-3	MECHANICAL SCHEDULE AND DETAILS	-
SP-1	SPECIFICATIONS	-
SP-2	SPECIFICATIONS	-
P-1	EXISTING SITE PHOTOS	-
<div style="border: 1px solid black; padding: 5px; text-align: center;"> 22" x 34" IS FULL SCALE. 11" x 17" IS HALF SCALE. </div>		
	ATTACHMENTS	
L-1	SITE SURVEY	-
L-2	SITE SURVEY	-
L-3	SITE SURVEY	-
L-4	SITE SURVEY	-

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1.	UPDATE PER SITETRACKER COMMENTS	10/26/18	TJS

THESE PLANS HAVE BEEN DESIGNED TO CONFORM WITH THE
FOLLOWING BUILDING CODES :

- 2012 INTERNATIONAL BUILDING CODE
- 2012 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO
FAMILY DWELLINGS
- 2012 INTERNATIONAL MECHANICAL CODE
- 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE
- 2012 INTERNATIONAL FUEL GAS CODE
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- 2011 NATIONAL ELECTRIC CODE
- 2014 ILLINOIS STATE PLUMBING CODE
- 2012 INTERNATIONAL FIRE CODE

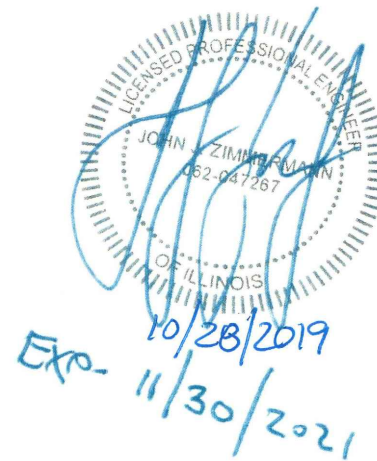
CHICAGO SMSA
limited partnership

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

LOCATION NUMBER: 282573

SITE NAME: 45 & 175th

**9001 W. 171st STREET
TINLEY PARK, IL 60487**



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



REVISIONS			
NO.	DESCRIPTION	DATE	BY
2.	UPDATE WITH POWER DESIGN	10/29/18	JTM
3.	UPDATE PER FIBER COORDINATION	12/11/18	RA
4.	UPDATE PER LATEST COMED WALK	04/08/19	JJR
5.	REVISED FIBER PER RESERVOIR INFO	05/17/19	TH
6.	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS	08/06/19	JJR
7.	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS	09/04/19	JJR
8.	ISSUED FOR PERMIT	10/28/19	AM

LOC. # 282573

45 & 175th

9000 W. 171ST
TINLEY PARK, IL 60487

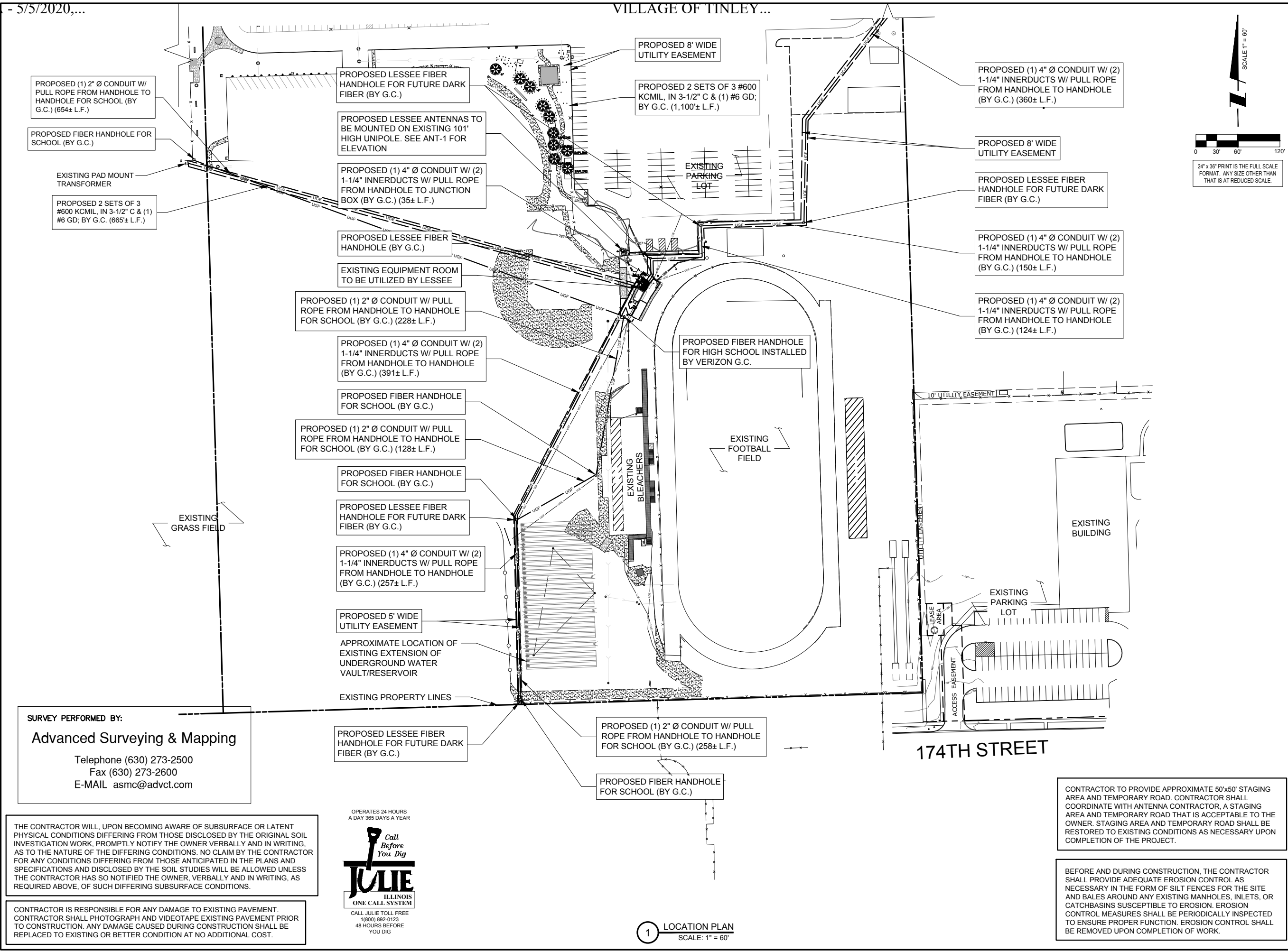
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CHECKED BY:	TAZ
DATE:	07/03/18
PROJECT #:	33-1566

SHEET TITLE
TITLE SHEET

SHEET NUMBER

T-1





SURVEY PERFORMED BY:
Advanced Surveying & Mapping
Telephone (630) 273-2500
Fax (630) 273-2600
E-MAIL asmc@advct.com

THE CONTRACTOR WILL, UPON BECOMING AWARE OF SUBSURFACE OR LATENT PHYSICAL CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL INVESTIGATION WORK, PROMPTLY NOTIFY THE OWNER VERBALLY AND IN WRITING, AS TO THE NATURE OF THE DIFFERING CONDITIONS. NO CLAIM BY THE CONTRACTOR FOR ANY CONDITIONS DIFFERING FROM THOSE ANTICIPATED IN THE PLANS AND SPECIFICATIONS AND DISCLOSED BY THE SOIL STUDIES WILL BE ALLOWED UNLESS THE CONTRACTOR HAS SO NOTIFIED THE OWNER, VERBALLY AND IN WRITING, AS REQUIRED ABOVE, OF SUCH DIFFERING SUBSURFACE CONDITIONS.

CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT. CONTRACTOR SHALL PHOTOGRAPH AND VIDEOTAPE EXISTING PAVEMENT PRIOR TO CONSTRUCTION. ANY DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPLACED TO EXISTING OR BETTER CONDITION AT NO ADDITIONAL COST.



1 LOCATION PLAN
SCALE: 1" = 60'

CONTRACTOR TO PROVIDE APPROXIMATE 50'x50' STAGING AREA AND TEMPORARY ROAD. CONTRACTOR SHALL COORDINATE WITH ANTENNA CONTRACTOR, A STAGING AREA AND TEMPORARY ROAD THAT IS ACCEPTABLE TO THE OWNER. STAGING AREA AND TEMPORARY ROAD SHALL BE RESTORED TO EXISTING CONDITIONS AS NECESSARY UPON COMPLETION OF THE PROJECT.

BEFORE AND DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL AS NECESSARY IN THE FORM OF SILT FENCES FOR THE SITE AND BALES AROUND ANY EXISTING MANHOLES, INLETS, OR CATCHBASINS SUSCEPTIBLE TO EROSION. EROSION CONTROL MEASURES SHALL BE PERIODICALLY INSPECTED TO ENSURE PROPER FUNCTION. EROSION CONTROL SHALL BE REMOVED UPON COMPLETION OF WORK.

CHICAGO SMSA
limited partnership
d/b/a VERIZON WIRELESS

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

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LOC. # 282573

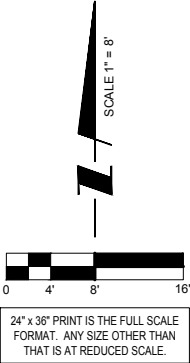
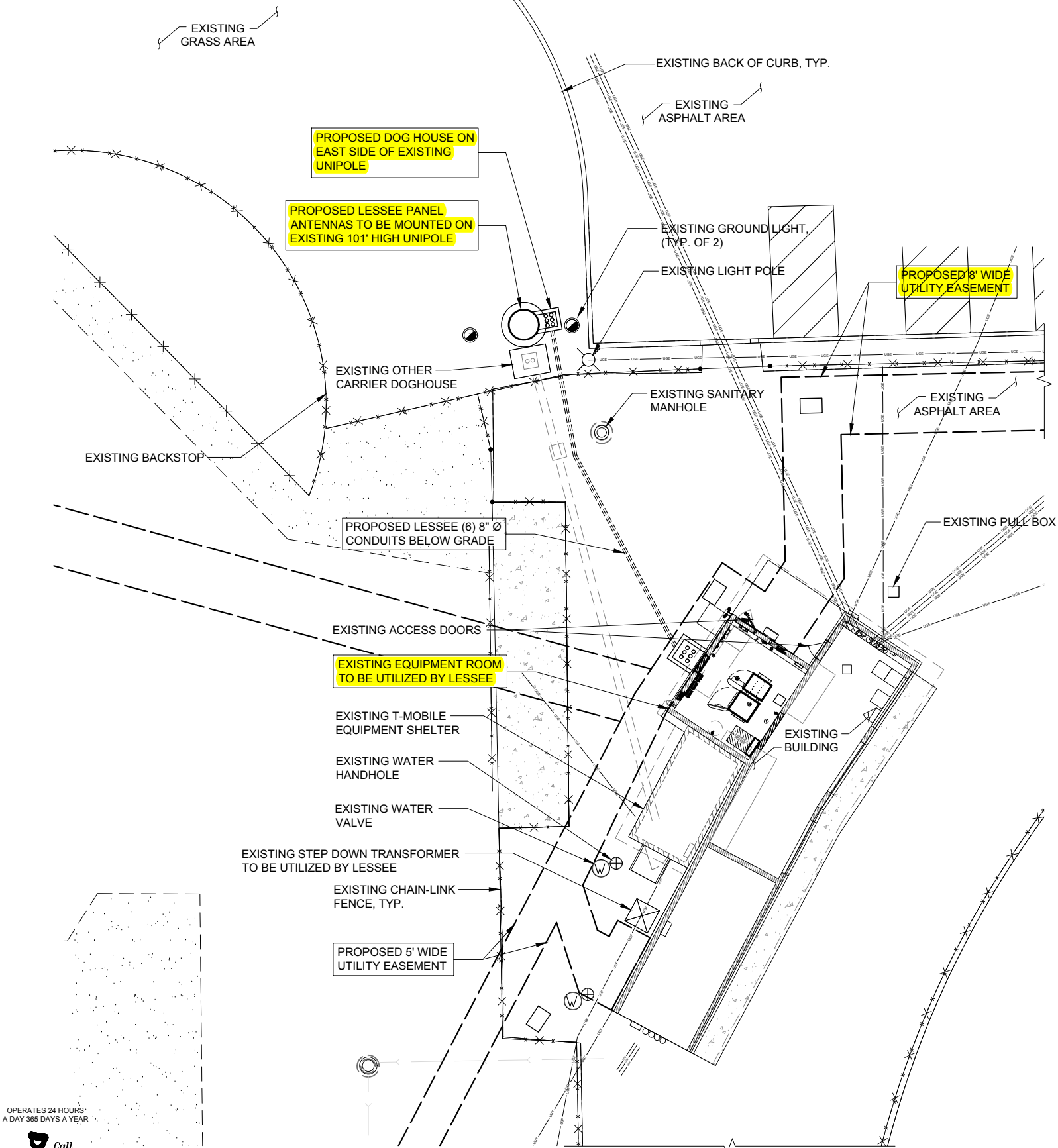
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SHEET TITLE
LOCATION PLAN

SHEET NUMBER
LP-B



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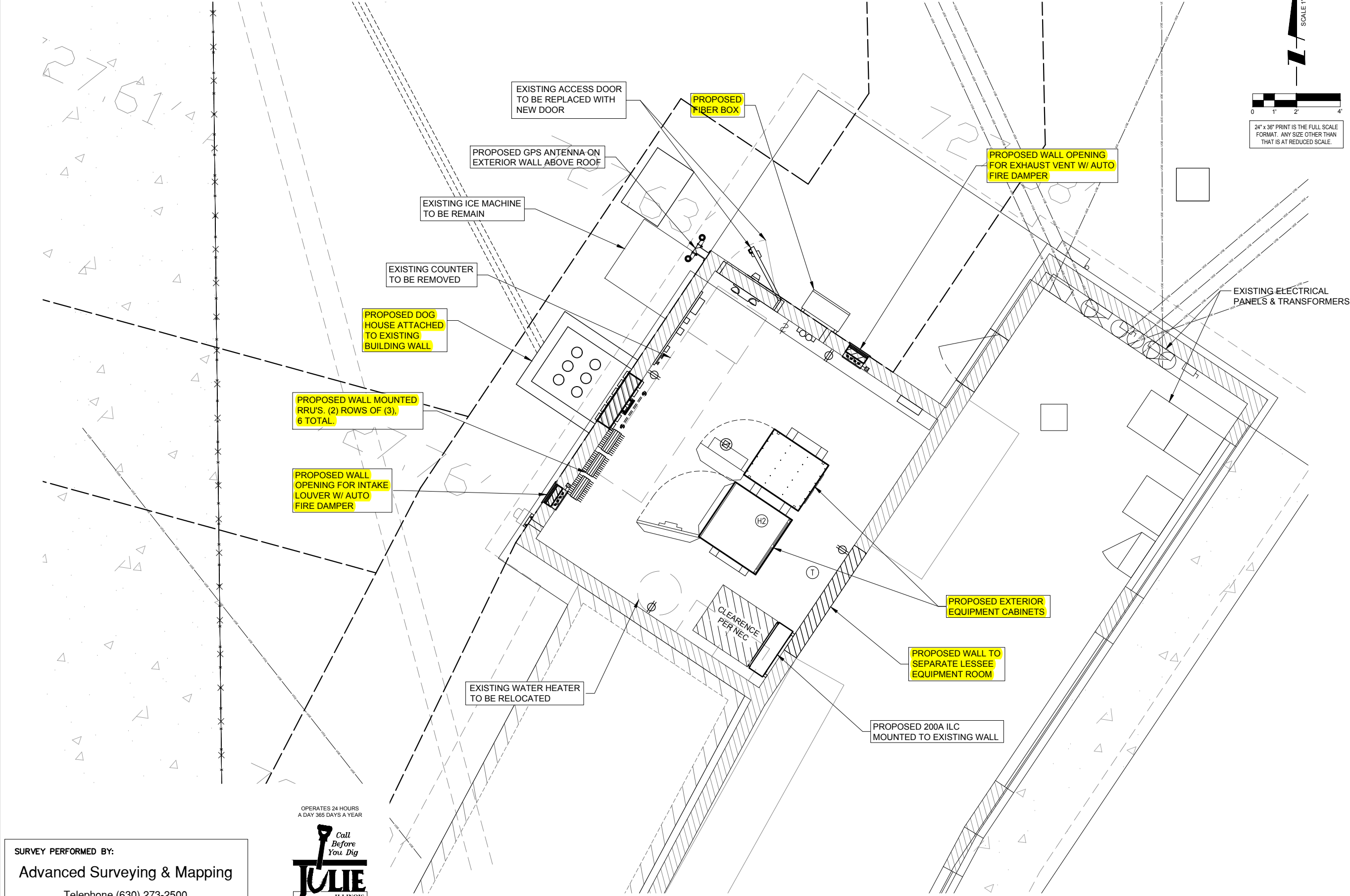
SHEET TITLE
SITE PLAN

SHEET NUMBER

C-1



1 SITE PLAN
SCALE: 1" = 8'



SURVEY PERFORMED BY:
Advanced Surveying & Mapping
Telephone (630) 273-2500
Fax (630) 273-2600
E-MAIL asmc@advct.com



1 ENLARGED SITE PLAN
SCALE: 1" = 2'

CHICAGO SMSA
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TERRA
CONSTRUCTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
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FAX: 847-698-6401

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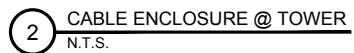
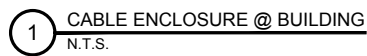
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SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER

C-1A



KEYED NOTES

MISCELLANEOUS NOTES

- 1

1'-0" X 4'-0" GRID / LAY-IN LIGHTS METALUX (OPG - 223 FB 16W) OR EQUAL
- 2

CEILING MOUNTED 24V DC SELF DIAGNOSTIC PHOTOELECTRIC 4 WIRE SMOKE/HEAT DETECTOR WITH DRY CONTACTS FOR HVAC SHUT DOWN RELAY AND SIGNAL WIRE TO 66 PUNCH DOWN BLOCK - GE SECURITY ESL 449 SERIES MODEL NUMBER 449CSRT
- 3

10 LB. FIRE EXTINGUISHER WITH BRACKET - KIDDE MODEL NUMBER PRO 10 TCM.
- 4

TWO-HEAD EMERGENCY LIGHT / EXIT SIGN COMBINATION WITH BATTERY BACK-UP "DUAL LIGHT" TXE3RW5 OR EQUAL. SUPPLIED AND INSTALLED BY CONTRACTOR.
- 5

INTERIOR LIGHT SWITCH (SINGLE POLE - "HUBBLE" #1201-WHITE) SUPPLIED AND INSTALLED BY ELECTRICAL CONTRACTOR.
- 6

120V DUPLEX RECEPTACLE (TOTAL OF EIGHT (10)) "HUBBLE" #5362-WHITE. SUPPLIED AND INSTALLED BY CONTRACTOR. INSTALL @ 18" A.F.F.
- 7

NOT USED
- 8

NOT USED
- 9

NOT USED
- 10

NOT USED
- 11

CEILING MOUNTED PHOTOELECTRIC SMOKE/HEAT DETECTOR
- 12

NOT USED
- 13

DUAL EYEWASH STATION (TWO 32 OZ. BOTTLES) MFR "NORTH" #57997
- 14

25'-0" POWER CORD REEL MCGILL 8800 SERIES WITH TRIPEX RECEPTACLE IN HEAVY DUTY PLASTIC BOX.
- 15

8-PORT T-1 INTERFACE BLOCK 8WBP JACKS RJ 48X W/SHORTING BAR (ORTRONICS #805003202). BY ELEC. CONTRACTOR
- 16

NOT USED
- 17

200 AMP 120/208V GENERAC INTEGRATED LOAD CENTER WITH AUTOMATIC TRANSFER SWITCH
- 18

COMMERCIAL POWER FAIL RELAY
- 19

EXTERIOR LUMAPRO (OR EQUAL) WALL PACK SECURITY LIGHT (LED W/ PHOTOCCELL,) ABOVE ALL DOORS, TYP. OF 2
- 20

RAYCAP JUNCTION BOX
- 21

BOND GPS ANTENNA TO M.G.B.
- 22

4' X 8' X 3/4" THICK FIRE-TREATED PLYWOOD WITH FRP FINISHES CUT TO SIZE AS REQ'D. (COLOR WHITE) SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR.
- 23

NOT USED
- 24

6"x6" ALARM JUNCTION BOX. SUPPLIED AND INSTALLED BY ELECTRICAL CONTRACTOR. ALL ALARM WIRING CONDUITS WILL JOIN HERE AND BE ROUTED TO 66 PUNCH BLOCK.
- 25

DATA PUNCH DOWN BLOCK MOUNTED ON TELCO BOARD
- 26

4" X 24" X 1/4" MASTER GROUND BAR (INSIDE LOCATION)-LIGHTNING PROTECTION
- 27

INTERIOR CABLE TRAY ("NEWTON" 24" WIDE,) OR APPROVED EQUAL. SUPPLIED AND INSTALLED BY CONTRACTOR.

- 28

INTERNAL GROUND RING - PROVIDE #2 AWG, GREEN INSULATED STRANDED COPPER WIRE AROUND THE PERIMETER OF THE ROOM. SUPPORT WITH INSULATED STANDOFFS (T & C #TC5376 OR PANDUIT #PP2S-S10-X). AT 16" O/C HORIZONTALLY AND VERTICALLY. THE #2 GREEN INSULATED STRANDED COPPER WIRE SHALL BE ATTACHED TO THE STANDOFFS WITH PLASTIC CLAMPS (MCMaster CARR #322T63).
- 29

TELCO BOX
- 30

TELCO GROUND BAR 1/4"x3"x8" WITH TINNED COATING-LIGHTNING PROTECTION BY ELEC. CONTRACTOR.
- 31

ANTENNA CABLE SURGE SUPPRESSOR TRAPEZE (BY HARGER, P/N: LABKT18VER)
- 32

NOT USED
- 33

NOT USED
- 34

NOT USED
- 35

NOT USED
- 36

NOTE USED
- 37

MAGNETIC DOOR ALARM ("SENTROL" #1085-N). SUPPLIED AND INSTALLED BY CONTRACTOR. PROVIDE SIGNAL WIRE TO 66 PUNCH DOWN BLOCK IN ALARM JUNCTION BOX.
- 38

NOT USED
- 39

NOTE USED
- 40

BOND DOOR FRAME TO HALO
- 41

BOND HALO TO MAIN GROUND BAR OUTSIDE ROOM

- A.B.

ANCHOR BOLT
- A.F.F.

ABOVE FINISHED FLOOR
- ALT.

ALTERNATE
- ALUM.

ALUMINUM
- ARCH.

ARCHITECTURAL
- BLDG.

BUILDING
- BLK

BLOCK
- BLK'G.

BLOCKING
- BM.

BEAM
- BOT.

BOTTOM
- C.J.

CONTROL JT.
- CLR.

CLEAR CONCRETE MASONRY
- C.M.U.

UNIT
- COL.

COLUMN
- CONC.

CONCRETE
- CONSTR.

CONSTRUCTION
- CONT.

CONTINUOUS
- DEG.

DEGREE
- DET./DTL.

DETAIL
- DIA.

DIAMETER
- DN.

DOWN
- DS.

DOWNSPOUT
- DWG.

DRAWING
- EXIST.

EXISTING
- EA.

EACH
- E.J.

EXPANSION JOINT
- EL.

ELEVATION
- ELEC.

ELECTRICAL
- ENCL.

ENCLOSURE
- EQ.

EQUAL
- EQUIP.

EQUIPMENT
- EXPAN.

EXPANSION
- EXT.

EXTERIOR
- C

CENTERLINE
- P

PLATE
- F.D.

FLOOR DRAIN
- F.D.C.

FIRE DEPARTMENT CONNECT.
- FDN.

FOUNDATION
- F.F.

FINISH FLOOR
- FIN.

FINISH
- FLR.

FLOOR
- FLUOR.

FLUORESCENT
- FND.

FOUNDATION
- F.O.B.

FACE OF BRICK
- F.O.C.

FACE OF CONCRETE
- FT.

FOOT OR FEET
- FTG.

FOOTING
- GA.

GAUGE
- GALV.

GALVANIZED
- G.C.

GENERAL CONTRACTOR
- GR.

GRADE
- GWB

GYPSTUM WALL BOARD
- H.B.

HOSE BIBB
- H/C

HANDICAPPED
- H.M.

HOLLOW METAL
- HT.

HEIGHT
- HVAC

HEATING, VENTILATION AND AIR CONDITIONING
- INSUL.

INSULATION
- INT.

INTERIOR
- JNT.

JOINT
- JST.

JOIST
- LAV.

LAVATORY
- LT.

LIGHT
- MAX.

MAXIMUM
- MECH.

MECHANICAL
- MEMB.

MEMBRANE
- MFR.

MANUFACTURER
- M.H.

MANHOLE
- MIN.

MINIMUM
- MISC.

MISCELLANEOUS
- MIR.

MIRROR IMAGE
- M.O.

MASONRY OPENING
- MTL.

METAL
- N

NORTH
- N.I.C.

NOT IN CONTRACT
- NO.

NUMBER
- NOM.

NOMINAL
- N.T.S.

NOT TO SCALE
- O.C.

ON CENTER
- O.D.

OUTSIDE DIAMETER
- OPP.

OPPOSITE
- P.L.

PROPERTY
- PLAS.

LINE PLASTER
- PLYWD.

PLYWOOD
- PR.

PAIR
- R.

RISER
- R.D.

ROOF DRAIN
- RE.

REFER TO ...
- REINF.

REINFORCED
- REQ'D.

REQUIRED
- RM

ROOM
- R.O.

ROUGH OPENING
- S

SOUTH
- SCHED.

SCHEDULE
- SECT.

SECTION
- S.F.

SQUARE FOOT
- SHT.

SHEET
- SIM.

SIMILAR
- SPEC.

SPECIFICATION
- SQ. OR

SQUARE
- S.S.

STAINLESS STEEL
- STAGG.

STAGGERED
- STD.

STANDARD
- STIFF

STIFFENER
- STL.

STEEL
- STRUC.

STRUCTURAL
- SUSP.

SUSPENDED
- TR

TREAD
- T & B

TOP AND BOTTOM
- T.O.

TOP OF
- TYP.

TYPICAL
- U.O.N.

UNLESS OTHERWISE NOT.
- V.I.F.

VERIFY IN FIELD
- VERT.

VERTICAL
- W

WEST
- W/

WITH
- WD.

WOOD
- W.P.

WORK POINT
- W/O

WITHOUT

1.

STRUCTURAL DRAWINGS ARE INTENDED TO BE USED WITH ARCHITECTURAL MECHANICAL DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REQUIREMENTS OF ALL DRAWINGS INTO THEIR SHOP DRAWINGS AND WORK.
2.

NO OPENINGS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
3.

NO CHANGE IN SIZE OR DIMENSION OF STRUCTURAL MEMBERS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
4.

OPENINGS OF 1'-4" AND LESS ON A SIDE ARE GENERALLY NOT SHOWN ON THE STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR LOCATIONS AND DIMENSIONS OF THOSE OPENINGS. PROVIDE REINFORCING AROUND OPENINGS PER TYPICAL DETAILS SHOWN ON STRUCTURAL DRAWINGS.
5.

THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.
6.

THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR SHALL FURNISH ALL TEMPORARY BRACING AND/OR SUPPORTS REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES.
7.

DO NOT SCALE THESE DRAWINGS, USE DIMENSIONS.
8.

CONTRACTOR'S CONSTRUCTION AND/OR ERECTION SEQUENCES SHALL RECOGNIZE AND CONSIDER THE EFFECTS OF THERMAL MOVEMENTS OF STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PERIOD.
9.

THE CONTRACTOR SHALL INFORM THE DESIGNER IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY FOR SUCH DEVIATION BY THE DESIGNER'S APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, ETC., UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE DESIGNER OF SUCH DEVIATION AT THE TIME OF SUBMISSION, AND THE DESIGNER HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.
10.

ALL THINGS WHICH, IN THE OPINION OF THE CONTRACTOR, APPEAR TO BE DEFICIENCIES, OMISSIONS CONTRADICTIONS AND AMBIGUITIES, IN THE PLANS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER. PLANS AND/OR SPECIFICATIONS WILL BE CORRECTED, OR A WRITTEN INTERPRETATION OF THE ALLEGED DEFICIENCY, OMISSION, CONTRADICTION OR AMBIGUITY WILL BE MADE BY THE DESIGNER BEFORE THE AFFECTED WORK PROCEEDS.

CHICAGO
SMSA

limited partnership
d/b/a VERIZON WIRELESS



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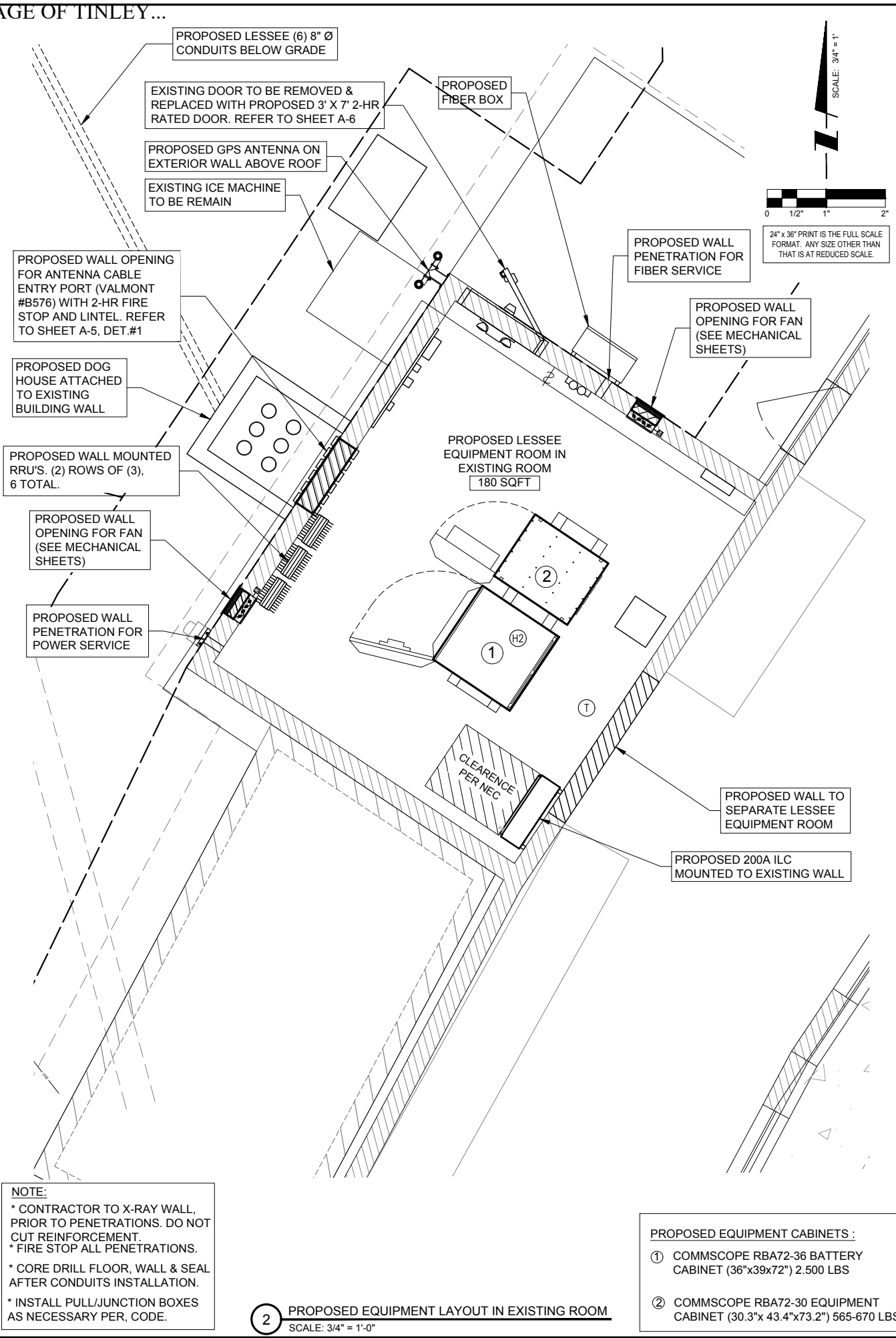
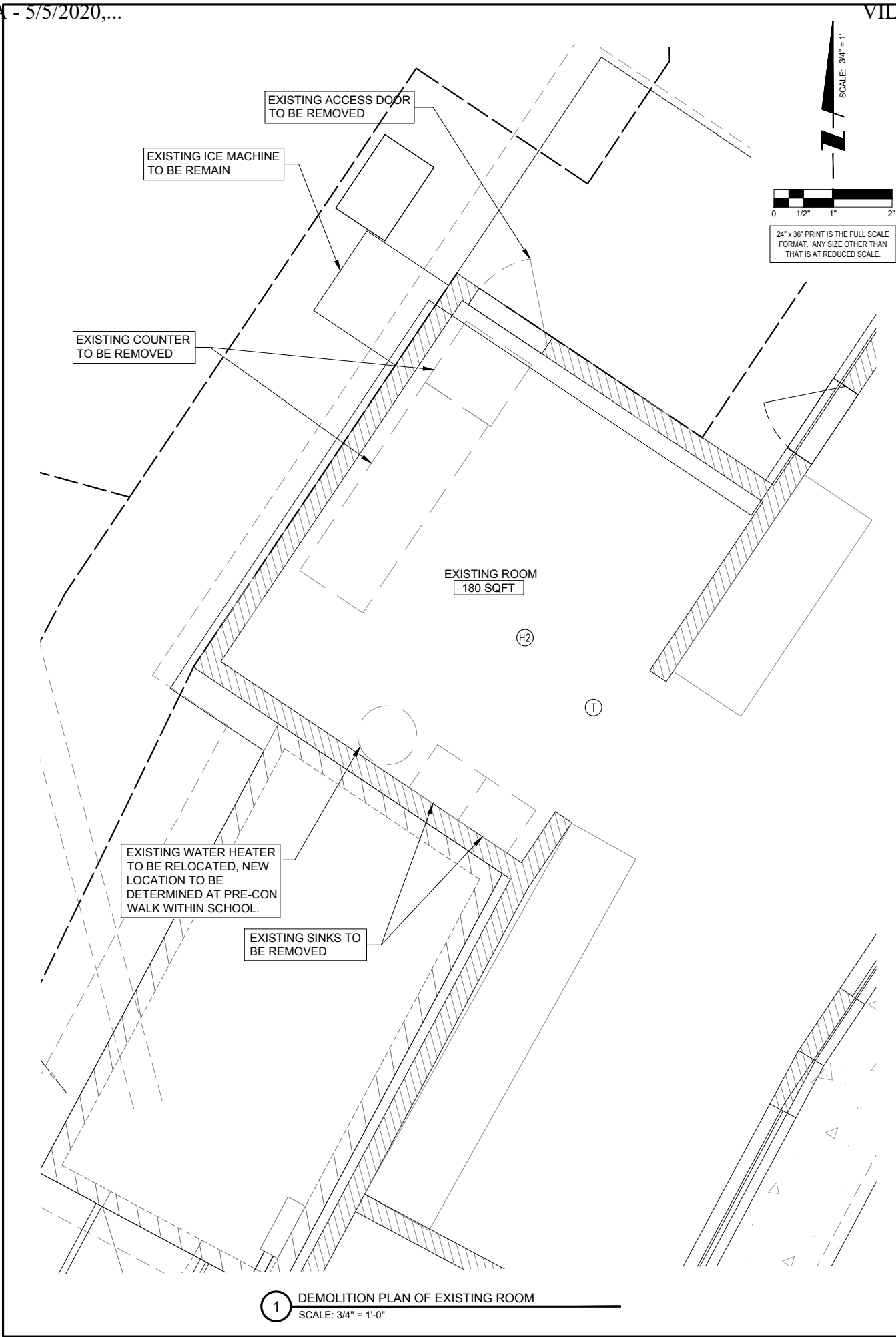
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SHEET TITLE
ITEM LIST
AND ABBREVIATIONS

SHEET NUMBER

A-1



NOTE:

- * CONTRACTOR TO X-RAY WALL, PRIOR TO PENETRATIONS. DO NOT CUT REINFORCEMENT.
- * FIRE STOP ALL PENETRATIONS.
- * CORE DRILL FLOOR, WALL & SEAL AFTER CONDUITS INSTALLATION.
- * INSTALL PULL/JUNCTION BOXES AS NECESSARY PER CODE.

PROPOSED EQUIPMENT CABINETS :

- ① COMMSCOPE RBA72-36 BATTERY CABINET (36"x39"x72") 2.500 LBS
- ② COMMSCOPE RBA72-30 EQUIPMENT CABINET (30.3"x 43.4"x73.2") 565-670 LBS

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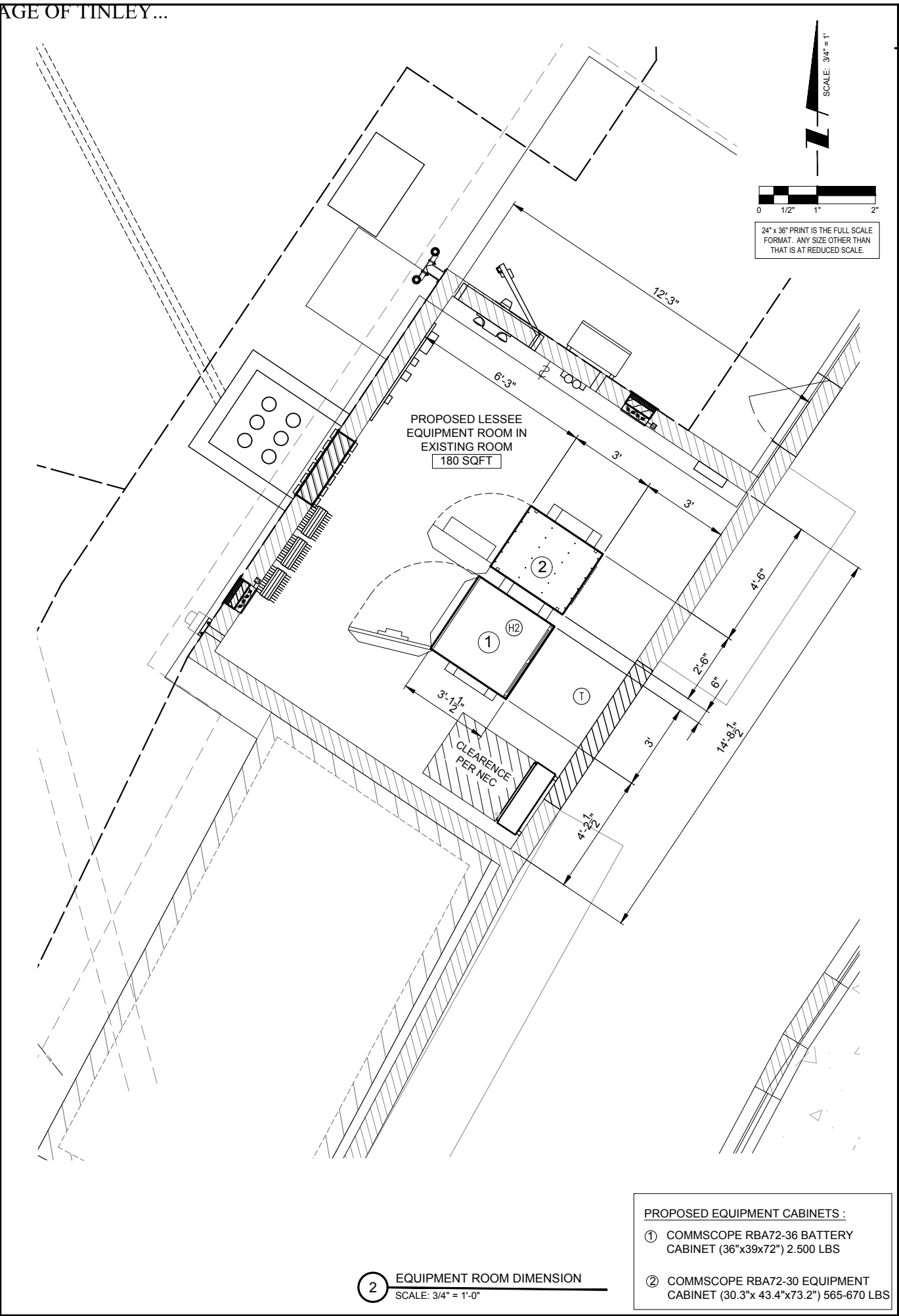
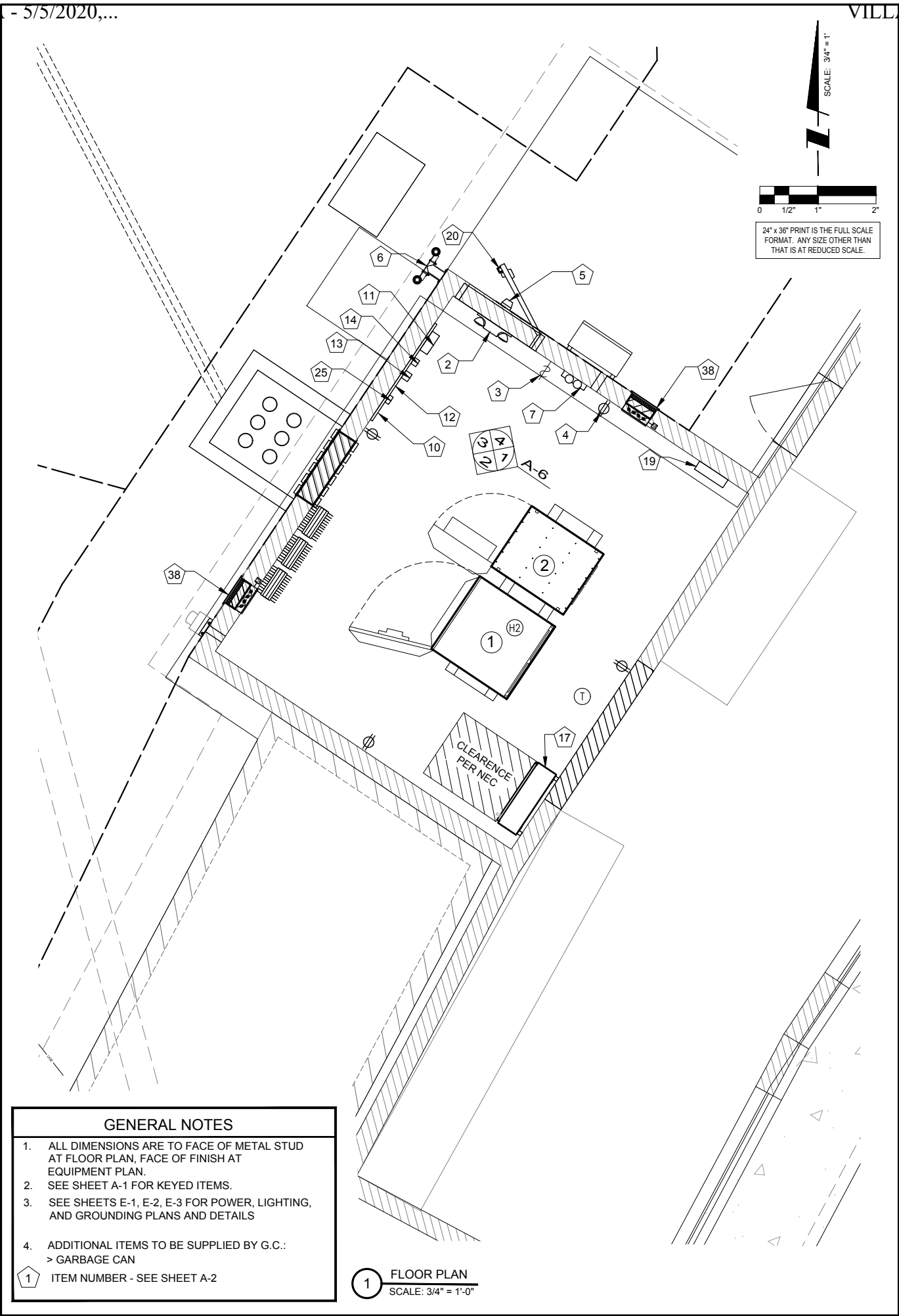
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SHEET TITLE
EXIST.DEMOLITION PLAN /
PROPOSED EQUIPMENT
LAYOUT

SHEET NUMBER

A-2



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d/b/a VERIZON WIRELESS

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SHEET TITLE
FLOOR PLAN AND EQUIPMENT ROOM DIMENSIONS

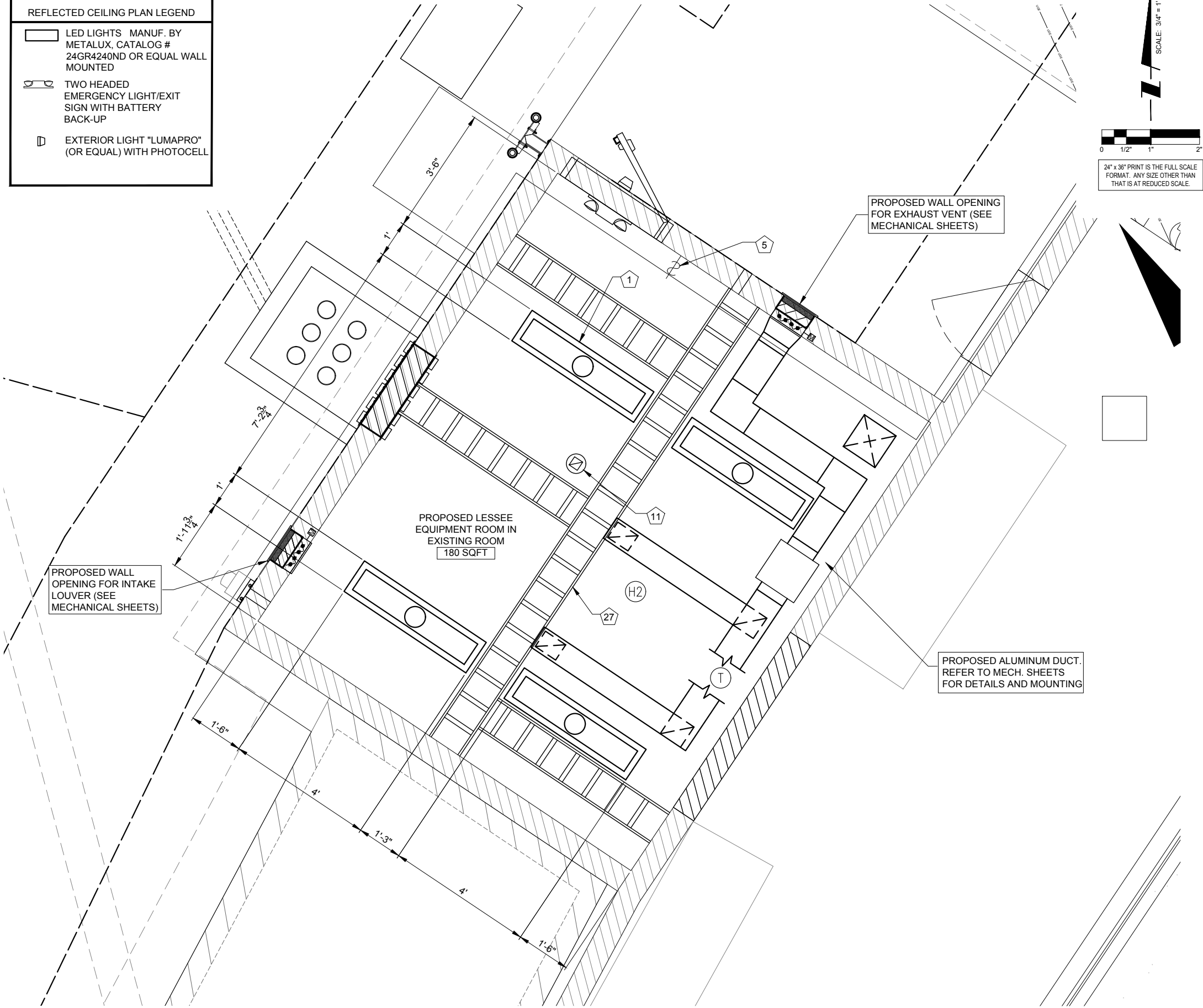
SHEET NUMBER
A-3

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF METAL STUD AT FLOOR PLAN, FACE OF FINISH AT EQUIPMENT PLAN.
 2. SEE SHEET A-1 FOR KEYED ITEMS.
 3. SEE SHEETS E-1, E-2, E-3 FOR POWER, LIGHTING, AND GROUNDING PLANS AND DETAILS
 4. ADDITIONAL ITEMS TO BE SUPPLIED BY G.C.:
> GARBAGE CAN
- 1 ITEM NUMBER - SEE SHEET A-2

REFLECTED CEILING PLAN LEGEND

- LED LIGHTS MANUF. BY METALUX, CATALOG # 24GR4240ND OR EQUAL WALL MOUNTED
- TWO HEADED EMERGENCY LIGHT/EXIT SIGN WITH BATTERY BACK-UP
- EXTERIOR LIGHT "LUMAPRO" (OR EQUAL) WITH PHOTOCELL



1 LIGHTING PLAN
SCALE: 3/4" = 1'-0"

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REVISIONS		DATE	BY
NO	DESCRIPTION	DATE	BY
1	UPDATE WITH POWER DESIGN	10/29/18	JTM
2	UPDATE PER FIBER COORDINATION	12/11/18	RA
3	UPDATE PER LATEST COMED WALK	04/08/19	JJR
4	REVISED FIBER PER RESERVOIR INFO	05/17/19	TH
5	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS	08/06/19	JJR
6	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS	08/04/19	JJR
7	ISSUED FOR PERMIT	10/28/19	AM

LOC. # 282573

45 & 175th

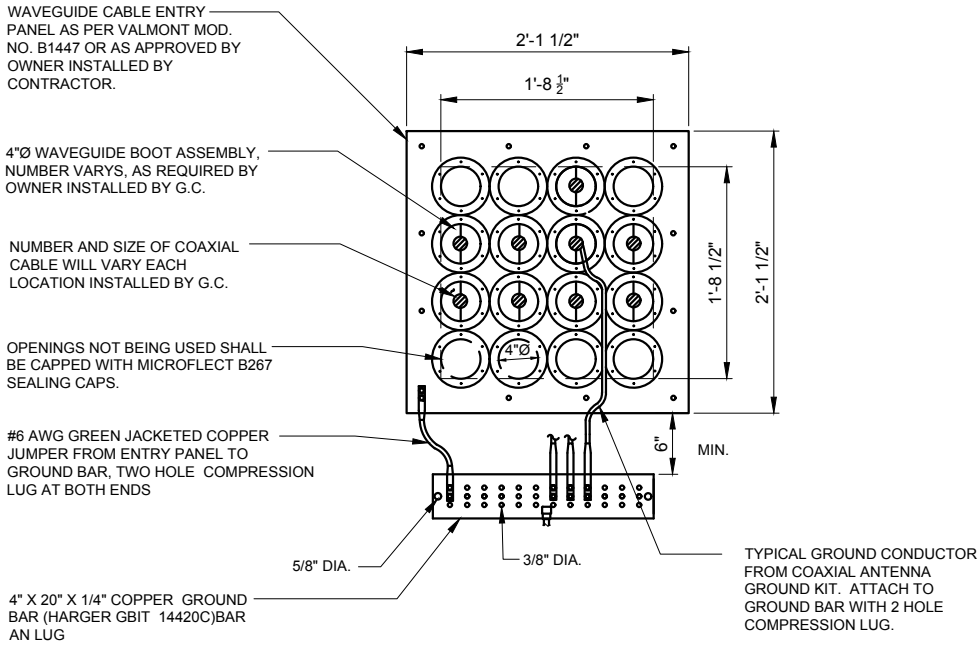
9000 W. 171ST
TINLEY PARK, IL 60487

DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	07/03/18
PROJECT #:	33-1566

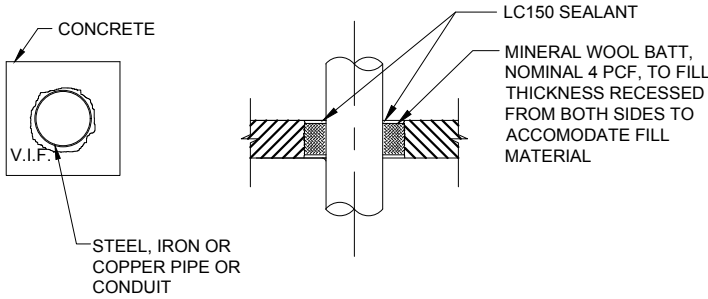
SHEET TITLE
LIGHTING PLAN

SHEET NUMBER

A-4

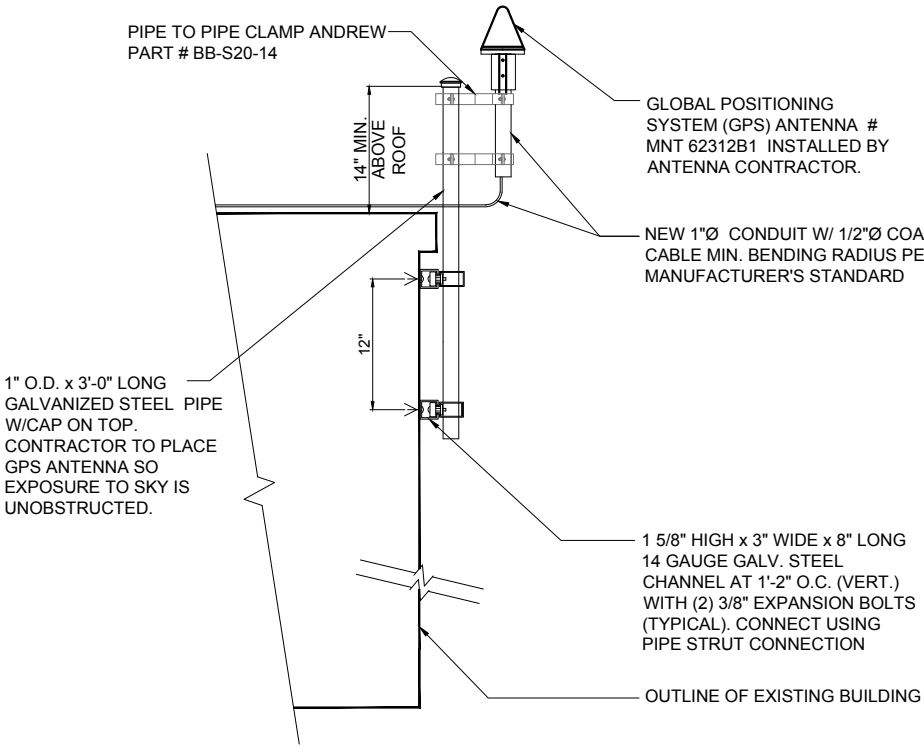


1 CABLE WALL ENTRY PORT
N.T.S.

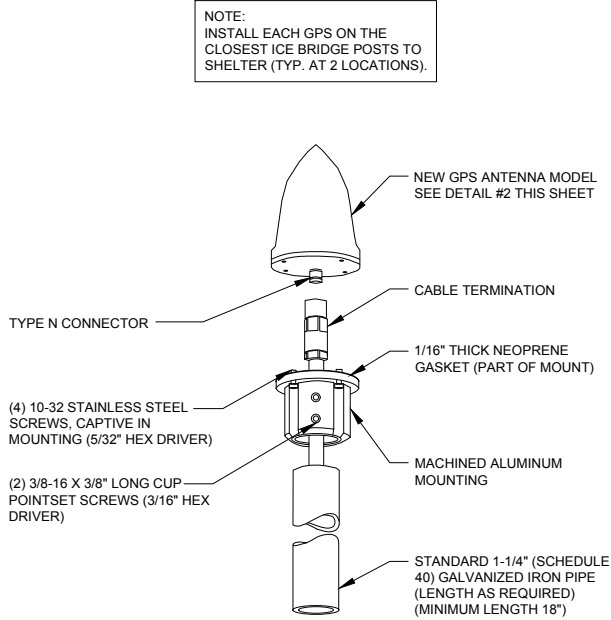


PENETRANT	MAXIMUM TRADE SIZE (IN.)	SEALANT DEPTH (IN.)	MINERAL WOOL (IN.)	ANNULUS (IN.)	
				MINIMUM	MAXIMUM
STEEL OR IRON	24	1/2	3	POINT CONTACT	2
STEEL OR IRON	4	1	NONE REQ'D	POINT CONTACT	1-1/2
COPPER	4	1/2	3	POINT CONTACT	2

2 UL C-AJ-1213 FIRE STOP DETAIL (FOR ALL PENETRATIONS)
(3 HOUR RATED)



3 GPS ANTENNA MOUNTING DETAIL
N.T.S.



4 TYPICAL GPS DETAIL
N.T.S.

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limited partnership
d/b/a VERIZON WIRELESS

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

NO	DESCRIPTION	DATE	BY	DATE	BY
			JTM		AM
1	UPDATE WITH POWER DESIGN	10/29/18	RA		
2	UPDATE PER FIBER COORDINATION	12/11/18	JJR		
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LOC. # 282573

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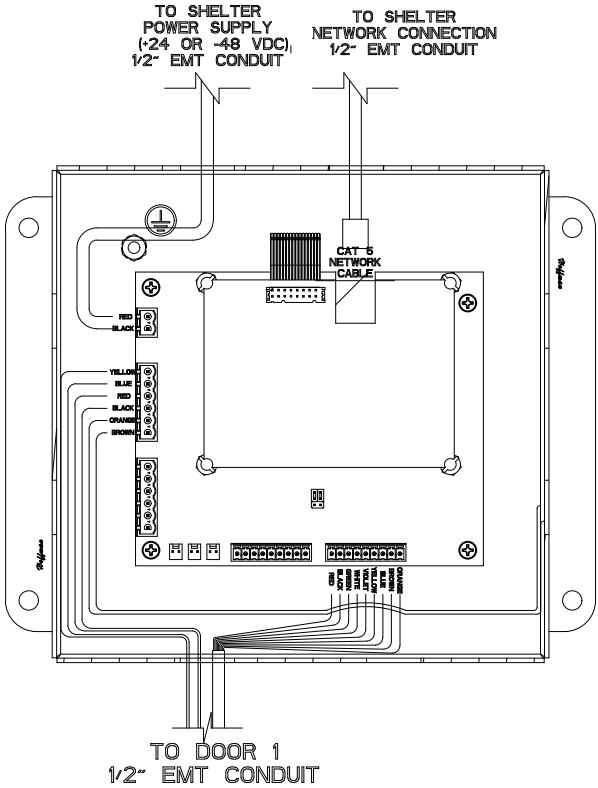
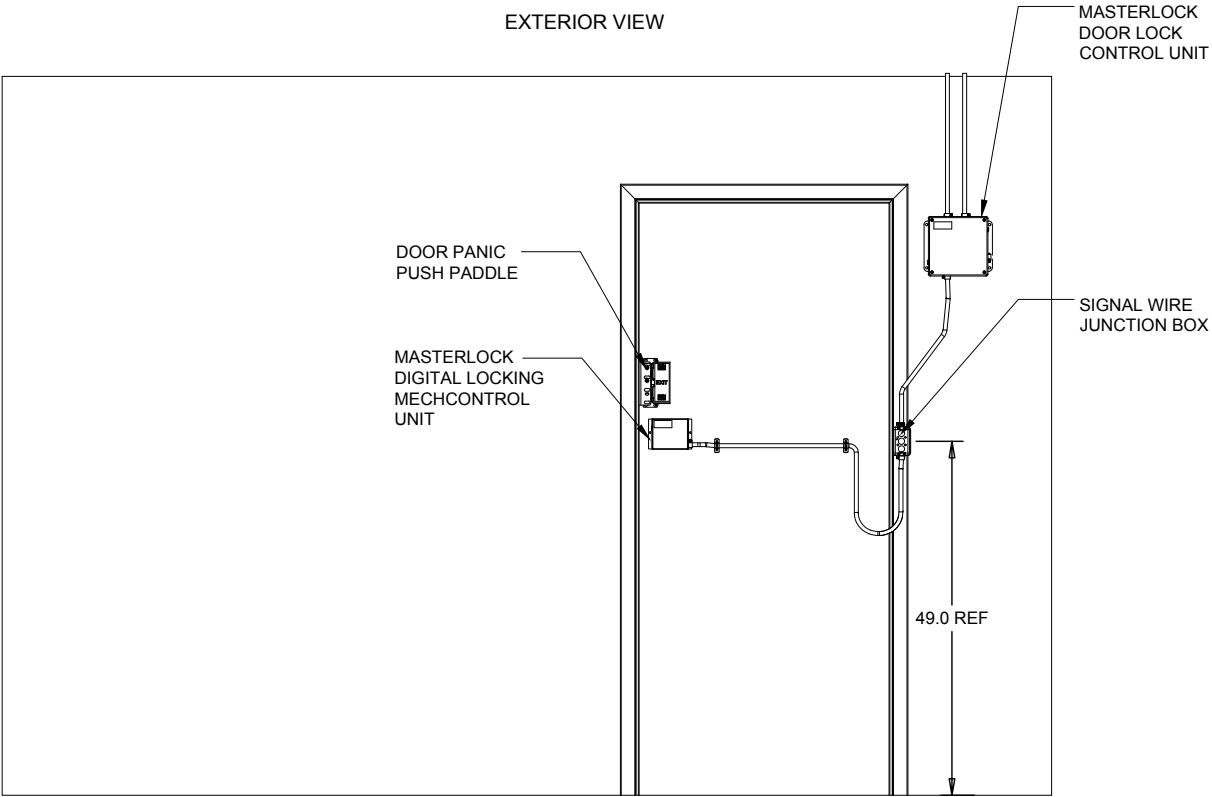
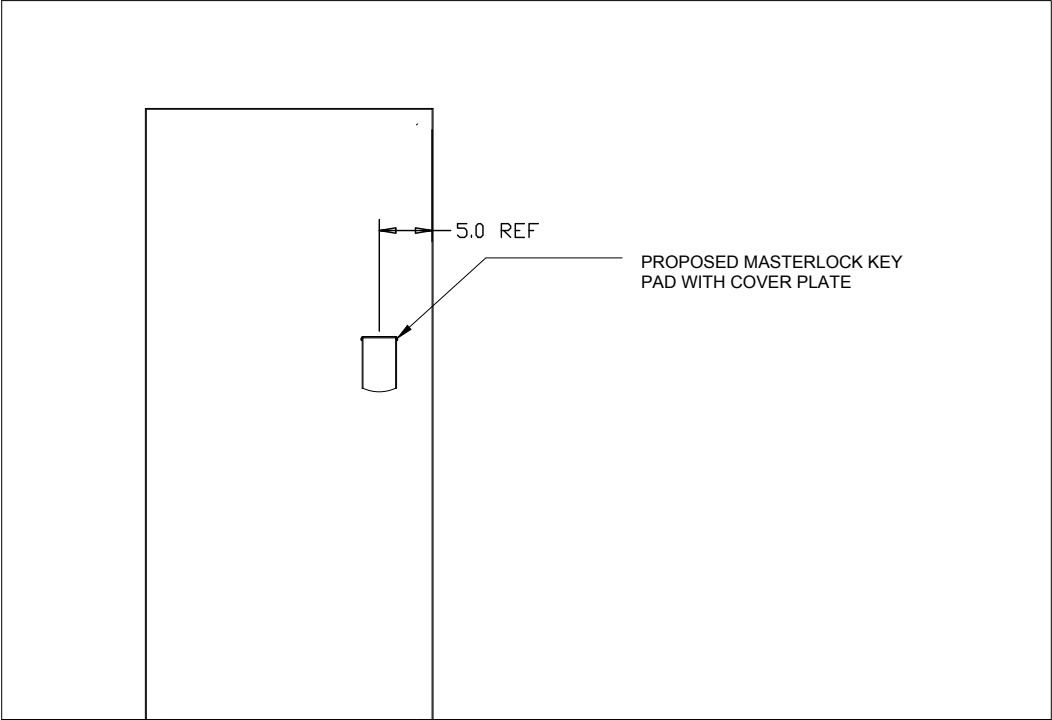
SHEET TITLE
SITE DETAILS

SHEET NUMBER

A-5

Master Lock		WISCONSIN	PROD FAM	-	DRAWING NO.	7201NDVZW	REV.	2
TITLE 7201 NETWORK DUAL OUTWARD SWING DOOR SYSTEM								
MATERIAL -								
PLATING/FINISH -			LIMITS NOT SPECIFIED					
			IN [MM]					
			X.XXX ± 0.005 [-(-.2)]					
			X.XX ± 0.01 [-(-.1)]					
HEAT TREAT -			CORNERS ± R0.010 MAX R[-(-.2)] MAX					
			ANGULAR ± 1° DRAFT 1" MAX					
ECN NUMBER	FILE NAME	SHEET	SCALE	SIZE	THIRD ANGLE PROJECTION			
-	7201NDVZW	2 OF 2		D				

NOTE:
MASTERLOCK SYSTEM TO BE
INSTALLED AND PROVIDED BY OTHERS



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45 & 175th

9000 W. 171ST
TINLEY PARK, IL 60487

DRAWN BY:	TJS
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PROJECT #:	33-1566

SHEET TITLE
DOOR LOCKS
DETAILS

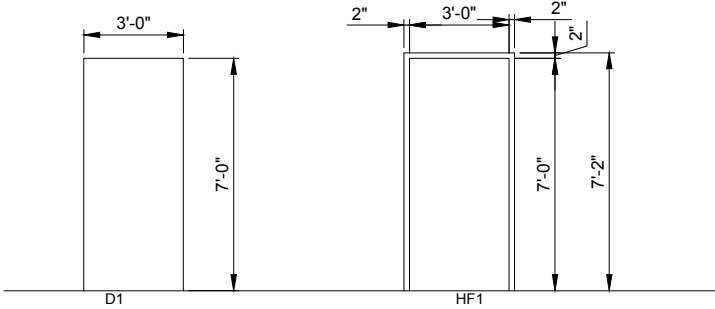
SHEET NUMBER

A-6

DOOR SCHEDULE													
NO.	ROOM NAME	DOOR				FRAME			UL LABEL	DETAILS			REMARKS
		SIZE	MAT	FIN	TYPE	MAT	FIN	TYPE		HEAD	JAMB	SILL	
101	EQUIPMENT ROOM	3'-0" X 7'-0"	HM	PT-2	D1	HM	PT-2	HF1	B	1/A-11	3/A-11	2/A-11	R-1

ROOM FINISH SCHEDULE																	
NO.	ROOM NAME	FLOOR		WALL BASE		WALLS								CEILING			REMARKS
		MAT	FIN	MAT	FIN	NORTH		EAST		SOUTH		WEST		MAT	FIN	HEIGHT	
						MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN				
101	EQUIPMENT ROOM	VCT	--	RB	--	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	-	PT-1	9'	R-2

ABBREVIATIONS										REMARKS	
CONC	CONCRETE	PT	PAINT	R-1	PROVIDE DOOR HARDWARE SET HW1						
GWB	GYPSUM WALL BOARD	RB	RESILIENT WALL BASE	R-2	VCT TO BE 12" X 12" X 3/32"						
HM	HOLLOW METAL	VCT	VINYL COMPOSITION TILE		ARMSTRONG #51836 WHITE						
SW	SOLID WOOD	ST	STAINED								

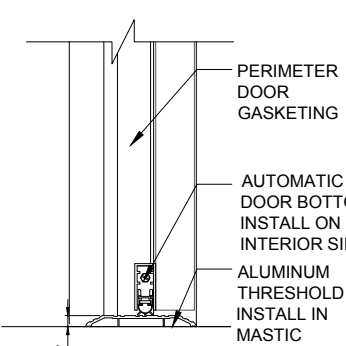


HOLLOW METAL DOOR TYPES

SCALE: 1/32" = 1'-0"

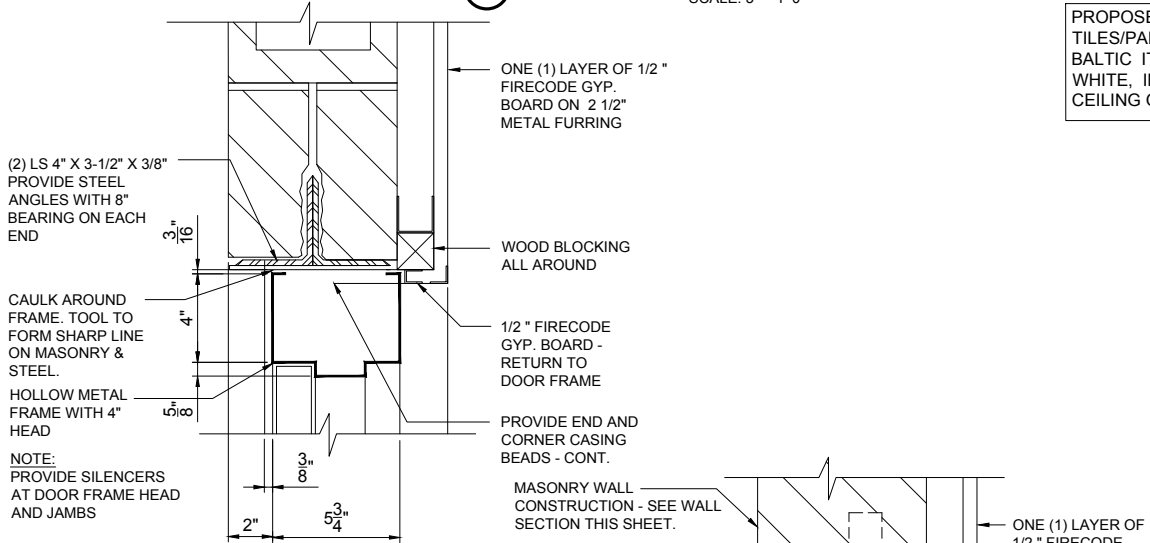
HOLLOW METAL FRAME TYPES

SCALE: 1/32" = 1'-0"



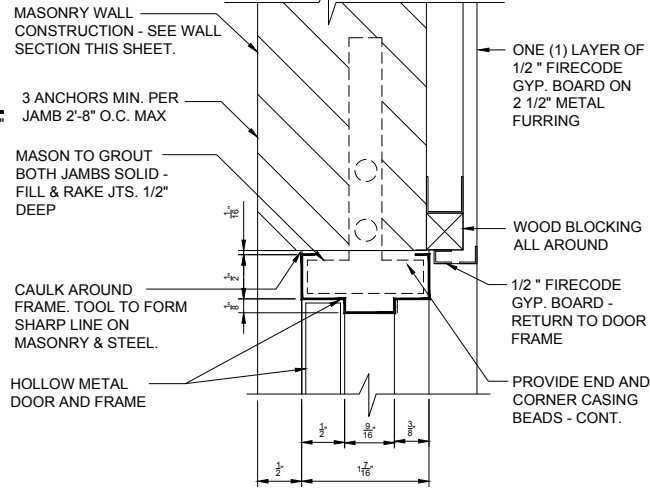
HOLLOW METAL FRAME SILL DETAIL

SCALE: 3" = 1'-0"



HOLLOW METAL FRAME HEAD DETAIL

SCALE: 3" = 1'-0"



HOLLOW METAL FRAME JAMB DETAIL

SCALE: 3" = 1'-0"

VILLAGE OF TINLEY...

KEYED NOTES

- FLOOR AND CEILING RUNNERS - "J" SHAPED RUNNERS, 2 1/2" WIDE WITH UNEQUAL LEGS OF 1" AND 2 1/4", FABRICATED FROM 25 MSG GALV. STEEL. RUNNERS POSITIONED WITH SHORT LEG TOWARD FINISHED SIDE OF WALL. RUNNERS ATTACHED TO STRUCTURAL SUPPORTS WITH STEEL FASTNERS LOCATED NOT MORE THAN 2" FROM ENDS AND NOT MORE THAN 24" O.C.
- STEEL STUDS - "C-T" OR "C-H" SHAPED STUDS 1 5/8" WIDE BY 2 1/2" DEEP. FABRICATED FROM 25 MSG GALV STEEL. CUT TO LENGTHS 3/4" LESS THAN FLOOR TO CEILING HEIGHT AND SPACED 24" O.C.
- GYPSUM BOARD - 1" THICK GYPSUM WALLBOARD LINER PANELS, SUPPLIED IN NOMINAL 24" WIDTHS. PANELS CUT 1" LESS IN LENGTH THAN THE FLOOR TO CEILING HEIGHT. VERTICAL EDGES OF THE PANELS INSERTED INTO "T" SHAPED SECTION OF C-T STUDS OR THE "H" SECTION OF THE C-H STUDS. FREE EDGE OF END PANELS SECURED TO LONG LEG OF J RUNNER WITH TABS IN RUNNER OR 1 5/8" LONG TYPE S SELF TAPPING BUGLE HEAD STEEL SCREWS SPACED NOT MORE THAN 12" O.C. GYPSUM BOARD MUST BE ONE OF THE FOLLOWING:
 - AMERICAN GYPSUM CO - TYPE AG-S
 - BPB AMERICA INC - PROROC SHAFTLINER
 - NATIONAL GYPSUM CO - TYPES FSW, FSW-B
 - PABCO BUILDING PRODUCTS LLC, DBA
 - PABCO GYPSUM - TYPE PG-10
 - TEMPLE-INLAND FOREST PRODUCTS CORP - TYPE TP-6
- GYPSUM BOARD - 1/2" OR 5/8" THICK, 4' WIDE, APPLIED IN TWO LAYERS. BASE LAYER ATTACHED HORIZONTALLY TO STUDS AND SIDE "J" RUNNERS WITH 1" LONG TYPE S SELF TAPPING STEEL SCREWS STARTING AT 2" FROM THE FLOOR AND CEILING RUNNERS AND SPACED A MAXIMUM 24" O.C. ALONG THE VERTICAL EDGES AND IN THE FIELD OF THE BOARDS. FACE LAYER INSTALLED VERTICALLY TO STUDS AND SIDE "J" RUNNERS AND ATTACHED WITH 1 5/8" LONG TYPE S SELF TAPPING STEEL SCREWS, STARTING AT 3" FROM THE FLOOR AND CEILING RUNNERS AND SPACED A MAXIMUM 12" O.C. ALONG THE VERTICAL EDGES AND IN THE FIELD OF THE BOARDS. FACE LAYER JOINTS COVERED WITH PAPER TAPE AND TWO COATS OF JOINT COMPOUND. EXPOSED SCREW HEADS COVERED WITH TWO COATS OF JOINT COMPOUND. GYPSUM BOARD MUST BE ONE OF THE FOLLOWING:
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 - BPB AMERICA INC - PROROC TYPE C
 - LAFARGE NORTH AMERICA INC - TYPE LGFC-C/A
 - NATIONAL GYPSUM CO - TYPE FSW-C, FSW-G
 - PABCO BUILDING PRODUCTS LLC, DBA
 - PABCO GYPSUM - TYPES PG-C, 5/8" TYPE C
 - TEMPLE-INLAND FOREST PRODUCTS CORP - TYPE TG-C

Door Hardware Sets

Note: All cylinders shall have interchangeable cores that will accept "Best" interchangeable cores. Contractor to provide temporary construction cores, all in accordance with the owner's requirements.

Set HW1:

Finish: BHMA 626/US 26D

One (1) Heavy-Duty Access Control Lockset

Heavy duty conforming to ANSI A156.2, Grade 1.

Series/Manufacturer

a. MASTER LOCK, Milwaukee, Wisconsin

7201 Network Dual Outward Swing Door System.

Refer to sheet A-13 for details.

4 1/2" x 4 1/2" Five Knuckle Standard weight, Stainless Steel, ball bearing, ANSI A5112 - with non-removable pins.

a. FBB191/Stanley

b. B81191/Hager

c. TA313/McKinney

One (1) Closer

Fully enclosed with full metal cover; surface mounted - Locate closer inside of room. Provide heavy duty rigid parallel arm installation where required; rack and pinion type; non-handed; fully adjustable with separate adjustments for latch speed, general speed, and back check - Provide barrier free and delayed action features to comply with ANSI A117.1 - ANSI CO 2000.

a. 7500/Norton

b. 4040-4041/LCN

c. 4400/Yale

d. DC2000-Series/Corbin-Russwin

e. 350-351-Series/Sargent

One (1) Mag Security #8849-S latch guard.

One Set (1 Set) Heavy Duty Perimeter Gasketing: Provide continuous weatherstripping at jams and head. Provide noncorrosive fasteners for exterior applications and elsewhere as indicated. Hardware compatible type, installed uncut ahead of closers, holders, etc., sponge neoprene insert, extruded aluminum base, anodized.

e. 290APK and 2891APK/Pemko

One (1) Automatic Door Bottom:

Automatic door bottom; surface mounted; adjustable; nominal size 1" x 2-1/2"; sponge neoprene floor seal with internal pile seal; anodized aluminum finish. Provide end plates.

a. 4301CRL/Pemko

One (1) Aluminium Threshold

Provide extruded aluminum type; extend full width of door, at all exterior doors and as otherwise indicated. Non-interlocking, 1/2" high x 5" wide x 0.200" thick, handiapped accessible, extruded aluminum, flat saddle.

f. 171A/Pemko

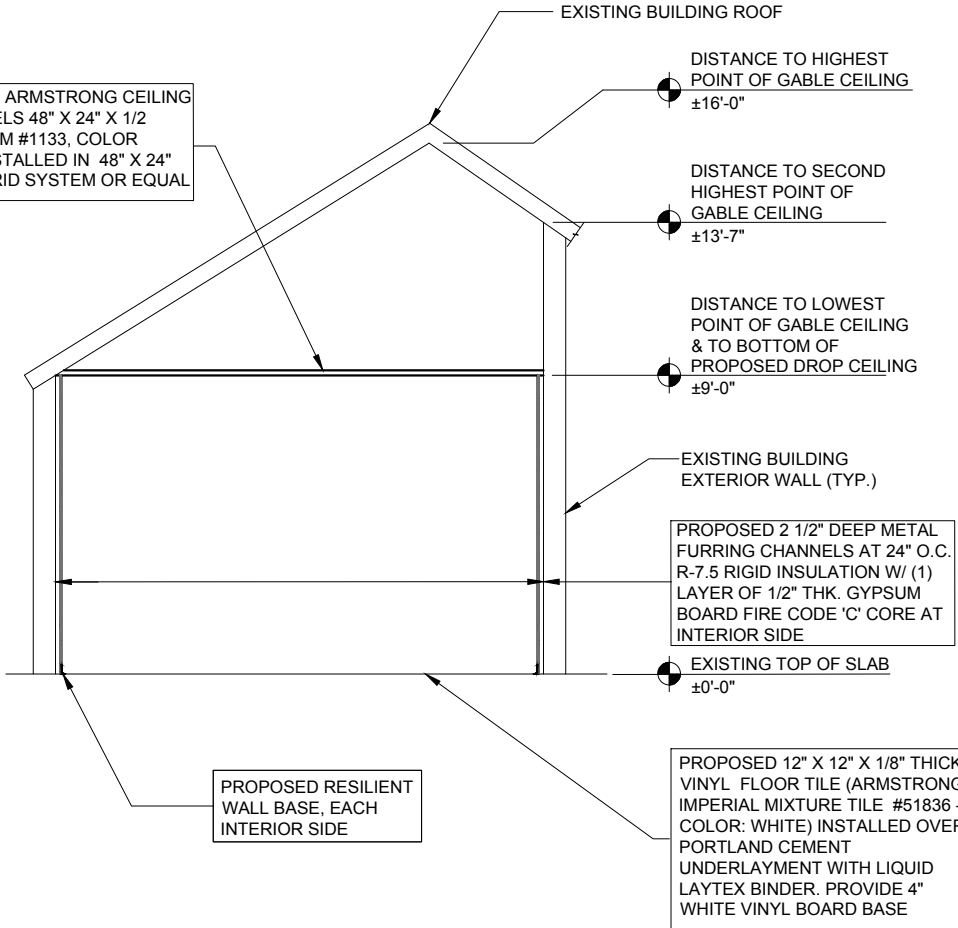
One (1) Heavy Duty Chain Stop:

a. IVES CS115-30 Heavy-Duty Chain Door Stop.

One (1) Door Viewer:

Adjustable door viewer to allow for 160 degree viewing from inside of room to the outside with chrome finish. ANSI A156.16, BHMA L03172

a. 975/Trimco



WALL SECTION THRU PROPOSED EQUIPMENT ROOM

SCALE: 3/8" = 1'-0"

All hollow metal doors to comply with SDI 100/ANSI a250.8-1998. All hollow metal doors to be 1-3/4" and be Level 3 Model 2 per SDI 100/ANSI a250.8 - 1998, A60 galvanized.

FABRICATION

Fabricate frames with mitered corners, welded continuously and completely, and ground smooth. All metal-to-metal joints to be completely welded and ground smooth leaving no open joints at the intersection of the pieces. Door core shall be polystyrene insulation as required to meet door quality standards and fire ratings. Doors and Frames shall be mortised, reinforced, machined and prepared for all hardware per approved door hardware schedule and door shop drawings with templates provided by hardware supplier. Conceal all fasteners and fabricate frames with all reinforcement plates welded in place. Provide 3 approved Metal Stud Anchors, minimum per jamb, minimum 3 resilient rubber door silencers, floor knees and removable angle spreaders by the manufacturer. Finish: A60 Galvanized.

INSTALLATION

Install frames per manufacturer's data and to comply with provisions of SDI 105. Install doors per manufacturer's data and to comply with clearances specified in SDI100/ANSI a250.8-1998 and as follows:
Jams and heads: 1/8"
Bottom: 3/4"

Paint

Walls and ceilings designated on the Room Finish Schedule to be painted and hollow metal doors and frames shall receive the following:

GYPSUM WALLBOARD:

Primer: One coat of an Interior Latex Primer/Sealer from the following manufacturer:

1) Benjamin Moore Super Spec Latex primer sealer 253

Finish: Two coats of an Interior Latex - Eggshell to a 2.5 mils dry film thickness minimum in color PT-1 from the following manufacturer:

1) Benjamin Moore Super Spec Latex eggshell enamel 274

GALVANIZED STEEL:

Primer: One coat of a Galvanized Metal Primer from the following manufacturer:

1) M04 Acrylic Metal Primer/B. Moore

Finish: Two coats of Exterior Alkyd Gloss Enamel in color PT-2 from the following manufacturer:

1) Urethane Alkyd Gloss Enamel M22/B. Moore

EXTERIOR CONCRETE BLOCK:

Primer: One coat Exterior Primer for masonry:

Finish: Two coats Exterior Latex - Gloss in color PT-2 from the following manufacturer:

1) Super Spec Latex House and Trim 170/B. Moore

PAINT COLORS:

PT-1: BENJAMIN MOORE INTERIOR READY MIX 'SUPER WHITE'

PT-2: BENJAMIN MOORE 'ROCKPORT GRAY' HC-105

RESILIENT WALL BASE

PROVIDE BASE COMPLYING WITH ASTM F1861-98, TYPE 1 RUBBER, WITH MATCHING END STOPS AND PREFORMED OR MOLDED CORNER UNITS.

- HEIGHT: 4" HIGH.
- THICKNESS: 1/8".
- STYLES: STANDARD TOP-SET COVE
- FINISH: MATTE.
- COLORS: #29 MOON ROCK.
- MANUFACTURER: JOHNSONITE

INSTALLATION:
INSTALL RESILIENT BASE TO WALLS IN ROOMS WHERE BASE IS REQUIRED IN LENGTHS AS LONG AS PRACTICABLE. TIGHTLY BOND BASE TO SUBSTRATE THROUGHOUT LENGTH OF EACH PIECE, WITH CONTINUOUS CONTACT AT HORIZONTAL AND VERTICAL SURFACE

KEYED NOTES

- FLOOR AND CEILING RUNNERS - "J" SHAPED RUNNERS, 2 1/2" WIDE WITH UNEQUAL LEGS OF 1" AND 2 1/4", FABRICATED FROM 25 MSG GALV. STEEL. RUNNERS POSITIONED WITH SHORT LEG TOWARD FINISHED SIDE OF WALL. RUNNERS ATTACHED TO STRUCTURAL SUPPORTS WITH STEEL FASTNERS LOCATED NOT MORE THAN 2" FROM ENDS AND NOT MORE THAN 24" O.C.
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- GYPSUM BOARD - 5/8" THICK GYPSUM WALLBOARD LINER PANELS, SUPPLIED IN NOMINAL 24" WIDTHS. PANELS CUT 1" LESS IN LENGTH THAN THE FLOOR TO CEILING HEIGHT. VERTICAL EDGES OF THE PANELS INSERTED INTO "T" SHAPED SECTION OF C-T STUDS OR THE "H" SECTION OF THE C-H STUDS. FREE EDGE OF END PANELS SECURED TO LONG LEG OF J RUNNER WITH TABS IN RUNNER OR 1 5/8" LONG TYPE S SELF TAPPING BUGLE HEAD STEEL SCREWS SPACED NOT MORE THAN 12" O.C. GYPSUM BOARD MUST BE ONE OF THE FOLLOWING:
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 - PABCO GYPSUM - TYPES PG-C, 5/8" TYPE C
 - TEMPLE-INLAND FOREST PRODUCTS CORP - TYPE TG-C

NO.	DATE	BY	DESCRIPTION	JTM	RA	JJR	TH	JJR	JRM	AM
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4	04/08/19		UPDATE PER LATEST COMED WALK							
5	05/17/19		REVISED FIBER PER RESERVOR INFO							
6	08/06/19		UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS							
7	08/04/19		UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS							
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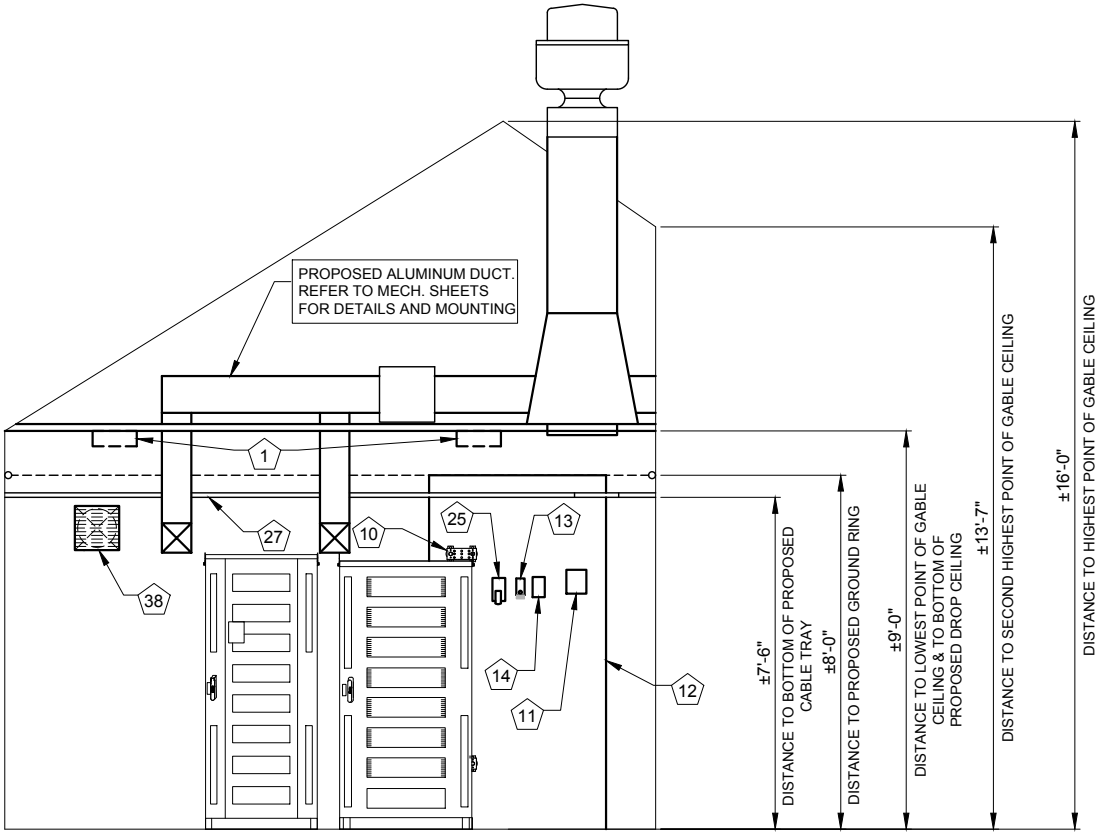
SHEET TITLE
ROOM FINISH SCHEDULE,
SPECIFICATIONS AND
DETAILS

SHEET NUMBER

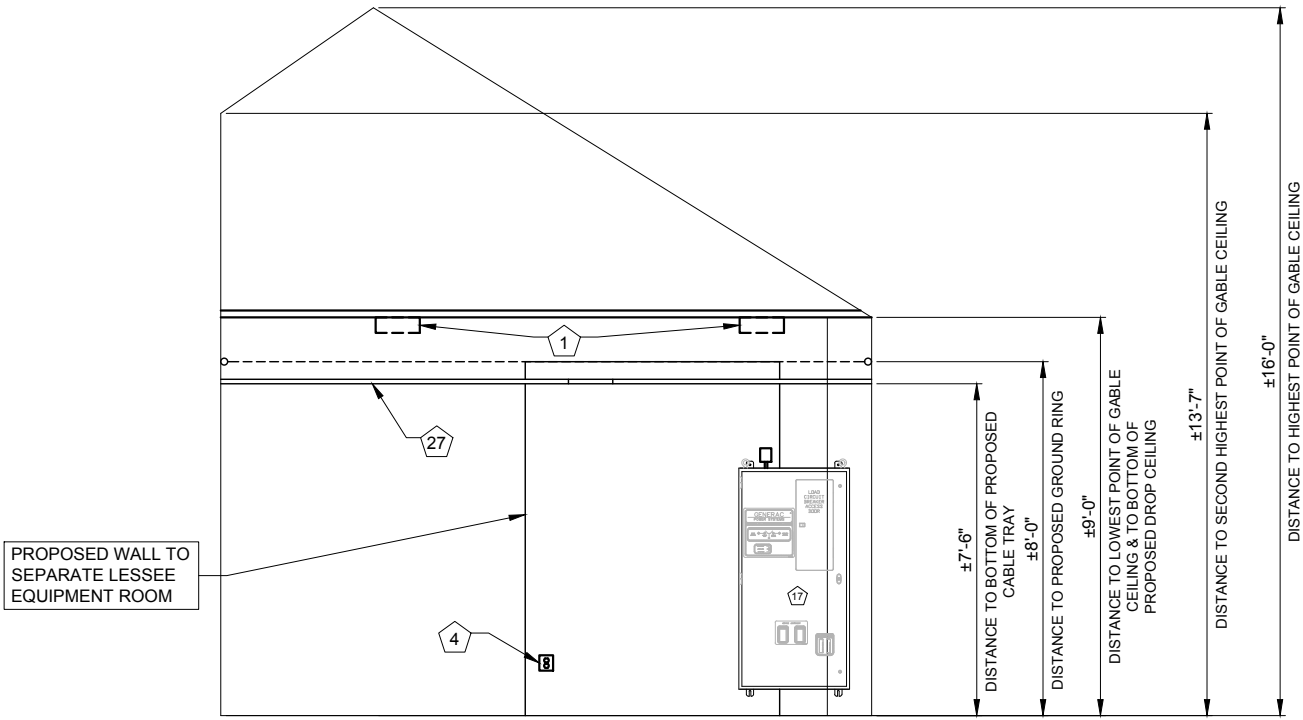
A-7

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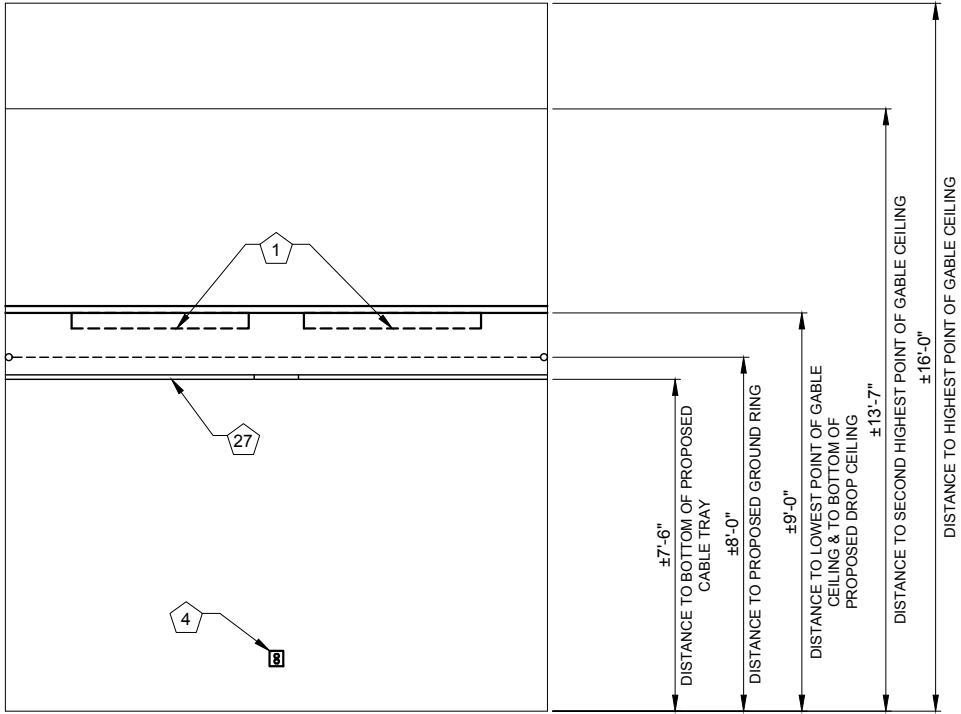
1 INTERIOR ELEVATION - SOUTHEAST
SCALE: 1/2" = 1'-0"



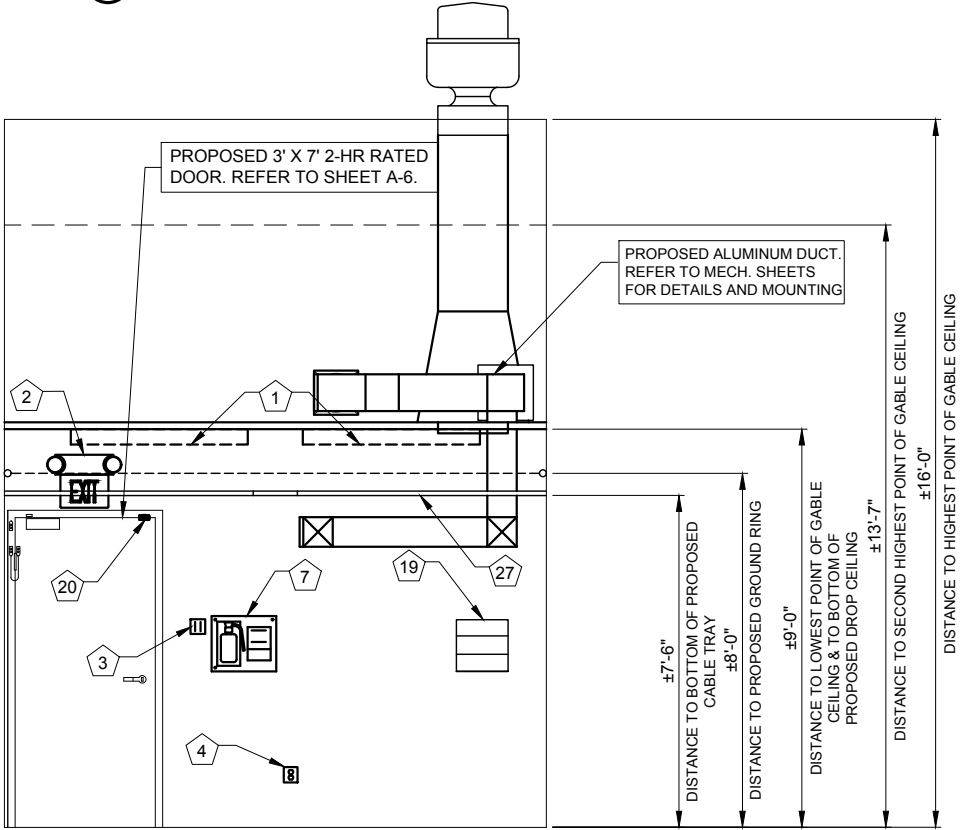
3 INTERIOR ELEVATION - NORTHWEST
SCALE: 1/2" = 1'-0"

GENERAL NOTES

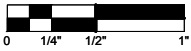
1. ALL DIMENSIONS ARE TO FACE OF FINISH OR CENTERLINE OF OBJECT.
2. SEE SHEET A-2 FOR KEYED ITEMS



2 INTERIOR ELEVATION - SOUTHWEST
SCALE: 1/2" = 1'-0"



4 INTERIOR ELEVATION - NORTHEAST
SCALE: 1/2" = 1'-0"



SCALE IS FOR 11x17 MEDIA
(USE HALF SCALE FOR 24x36 MEDIA)

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45 & 175th

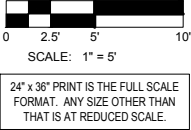
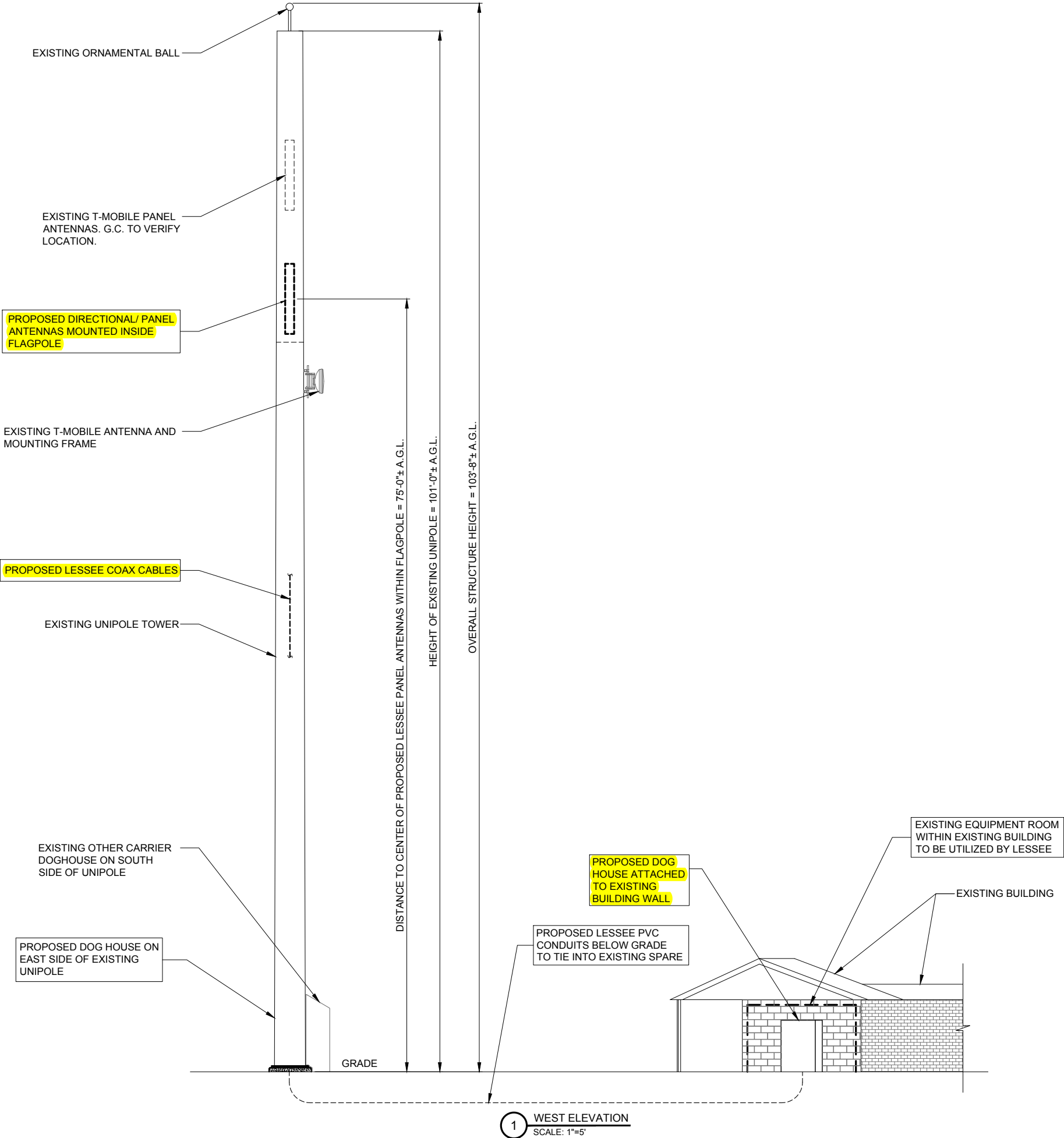
9000 W. 171ST
TINLEY PARK, IL 60487

DRAWN BY: TJS
CHECKED BY: TAZ
DATE: 07/03/18
PROJECT #: 33-1566

SHEET TITLE
EQUIPMENT ROOM
INTERIOR
ELEVATIONS

SHEET NUMBER

A-8



CHICAGO SMSA
limited partnership
d/b/a VERIZON WIRELESS



REVISIONS			NO	DESCRIPTION	DATE	BY
1						JTM
2				UPDATE WITH POWER DESIGN	10/29/18	RA
3				UPDATE PER FIBER COORDINATION	12/11/18	JJR
4				UPDATE PER LATEST COMED WALK	04/08/19	TH
5				REVISED FIBER PER RESERVOIR INFO	05/17/19	JJR
6				UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS	08/06/19	JJR
7				UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS	09/04/19	JJR
8				ISSUED FOR PERMIT	10/28/19	AM

LOC. # 282573

45 & 175th

9000 W. 171ST
TINLEY PARK, IL 60487

DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	07/03/18
PROJECT #:	33-1566

SHEET TITLE
SITE ELEVATION

SHEET NUMBER
ANT-1

RF EMISSIONS REPORT REQUIRED

☐ YES ☒ NO

DATE OF REPORT: _____

EQUIPMENT CHANGE REQUEST FORM- ECR

Cell Name	45 & 175th	RF Engineer	Jeremy Litz	Cell ID	TBD
Location Number	282573	Market	Hickory	Address	9000 West 171th St
Date of Request	7/20/2018			City/State/Zip	Tinley Park, IL 60487

PROPOSED CONFIGURATION								Configuration		Option-A2		
Antenna				Antenna Manufacturer	Antenna Model	Antenna Serial Number	Centerline	Azimuth	Variable Tilt	Mechanical Tilt	Action	
Sector	Pos	Port	RF Path									
Alpha	A1	L1 (-45)	700/850 - RxTx0	COMMSCOPE	NHH-65B-R2B		75	30	3	0	Add- Install	
		L2 (-45)	700/850 - RxTx1									
		H1 (-45)	AWS/PCS - RxTx0						1			
		H2 (-45)	AWS/PCS - RxTx1									
		H3 (-45)	AWS/PCS - RxTx2						1			
	H4 (-45)	AWS/PCS - RxTx3										
	A2	L1 (-45)	Unused at this time								Unchanged	
		L2 (-45)	Unused at this time									
		H1 (-45)	Unused at this time									
		H2 (-45)	Unused at this time									
		H3 (-45)	Unused at this time									
	A3	H4 (-45)	Unused at this time								Unchanged	
		L1 (-45)	Unused at this time									
		L2 (-45)	Unused at this time									
		H1 (-45)	Unused at this time									
		H2 (-45)	Unused at this time									
	A4	H3 (-45)	Unused at this time								Unchanged	
		H4 (-45)	Unused at this time									
		L1 (-45)	Unused at this time									
		L2 (-45)	Unused at this time									
H1 (-45)		Unused at this time										
Beta	B1	L1 (-45)	700/850 - RxTx0	COMMSCOPE	NHH-65B-R2B		75	150	4	0	Add- Install	
		L2 (-45)	700/850 - RxTx1									
		H1 (-45)	AWS/PCS - RxTx0						2			
		H2 (-45)	AWS/PCS - RxTx1									
		H3 (-45)	AWS/PCS - RxTx2						2			
	H4 (-45)	AWS/PCS - RxTx3										
	B2	L1 (-45)	Unused at this time								Unchanged	
		L2 (-45)	Unused at this time									
		H1 (-45)	Unused at this time									
		H2 (-45)	Unused at this time									
		H3 (-45)	Unused at this time									
	B3	H4 (-45)	Unused at this time								Unchanged	
		L1 (-45)	Unused at this time									
		L2 (-45)	Unused at this time									
		H1 (-45)	Unused at this time									
		H2 (-45)	Unused at this time									
	B4	H3 (-45)	Unused at this time								Unchanged	
		H4 (-45)	Unused at this time									
		L1 (-45)	Unused at this time									
		L2 (-45)	Unused at this time									
H1 (-45)		Unused at this time										
GAMMA	G1	L1 (-45)	700/850 - RxTx0	COMMSCOPE	NHH-65B-R2B		75	270	2	0	Add- Install	
		L2 (-45)	700/850 - RxTx1									
		H1 (-45)	AWS/PCS - RxTx0						1			
		H2 (-45)	AWS/PCS - RxTx1									
		H3 (-45)	AWS/PCS - RxTx2						1			
	H4 (-45)	AWS/PCS - RxTx3										
	G2	L1 (-45)	Unused at this time								Unchanged	
		L2 (-45)	Unused at this time									
		H1 (-45)	Unused at this time									
		H2 (-45)	Unused at this time									
		H3 (-45)	Unused at this time									
	G3	H4 (-45)	Unused at this time								Unchanged	
		L1 (-45)	Unused at this time									
		L2 (-45)	Unused at this time									
		H1 (-45)	Unused at this time									
		H2 (-45)	Unused at this time									
	G4	H3 (-45)	Unused at this time								Unchanged	
		H4 (-45)	Unused at this time									
		L1 (-45)	Unused at this time									
		L2 (-45)	Unused at this time									
H1 (-45)		Unused at this time										
Comments												

SECTOR	COAX LENGTH				
	AT GROUND		AT STRUCTURE		
	HOR (±)	VER (±)	HOR (±)	RAYCAP CL (±)	TOTAL (±)
MAIN	50'	0'	8'	75'	133'

FINAL CONFIGURATION						
Passive Components	Location	Manufacturer	Component Model	Count		
	Top (Platform)	CommScope	CBC426T-DS-43	3		
	Top (Platform)					
	Top (Platform)					
	Top (Platform)					
	Top (Platform)					
	Bottom (Shelter)	Ericsson	4449 B13/B5	3		
	Bottom (Shelter)	Ericsson	8843 B66/B2	3		
	Bottom (Shelter)	CommScope	CBC61923T-DS-43	3	Triplexer	
	Bottom (Shelter)	CommScope	CBC1923T-DS-43	3	Diplexer	
Coax	Sector	Coax Manufacturer	Type	Size	Count	
	Alpha		COAX	1 5/8"	4	
	Beta		COAX	1 5/8"	4	
	Gamma		COAX	1 5/8"	4	
	Raycap					
Comments						

CHICAGO
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limited partnership
d/b/a VERIZON WIRELESS



NO	DESCRIPTION	BY	DATE	JTM	RA	JJR	TH	JJR	JJR	AM
				10/29/18	12/11/18	04/08/19	05/17/19	08/06/19	09/04/19	10/28/19
2	UPDATE WITH POWER DESIGN									
3	UPDATE PER FIBER COORDINATION									
4	UPDATE PER LATEST COMED WALK									
5	REVISED FIBER PER RESERVOIR INFO									
6	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS									
7	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS									
8	ISSUED FOR PERMIT									

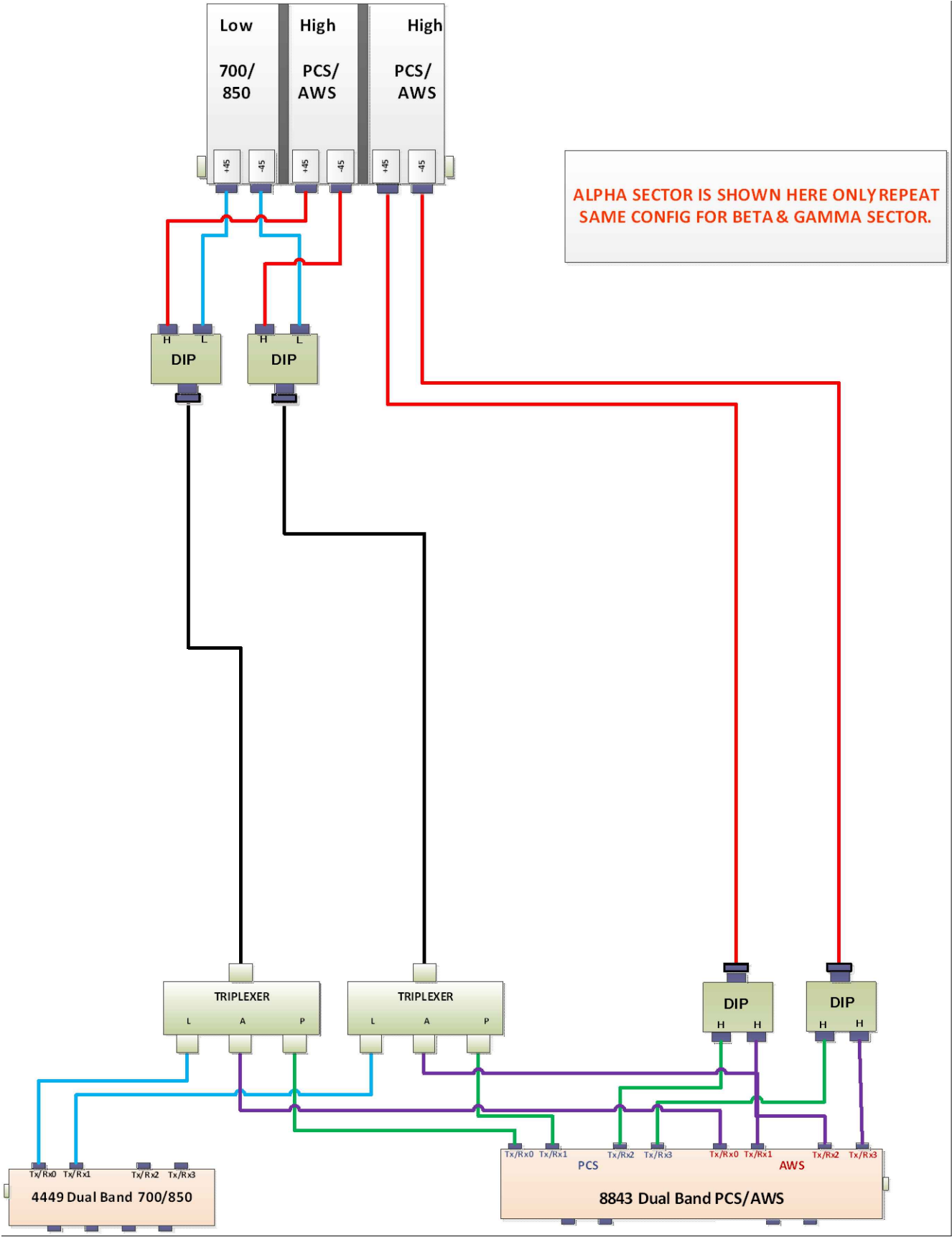
LOC. # 282573
45 & 175th

9000 W. 171ST
TINLEY PARK, IL 60487

DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	07/03/18
PROJECT #:	33-1566

SHEET TITLE
ANTENNA INFORMATION

SHEET NUMBER
ANT-2



1 CABLE DIAGRAM
N.T.S.

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

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

REVISIONS			
NO	DESCRIPTION	DATE	BY
1	UPDATE WITH POWER DESIGN	10/29/18	JTM
2	UPDATE PER FIBER COORDINATION	12/11/18	RA
3	UPDATE PER LATEST COMED WALK	04/08/19	JJR
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7	ISSUED FOR PERMIT	10/28/19	AM
8			

LOC. # 282573

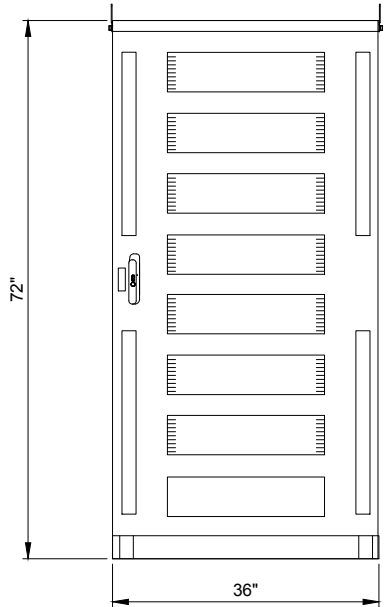
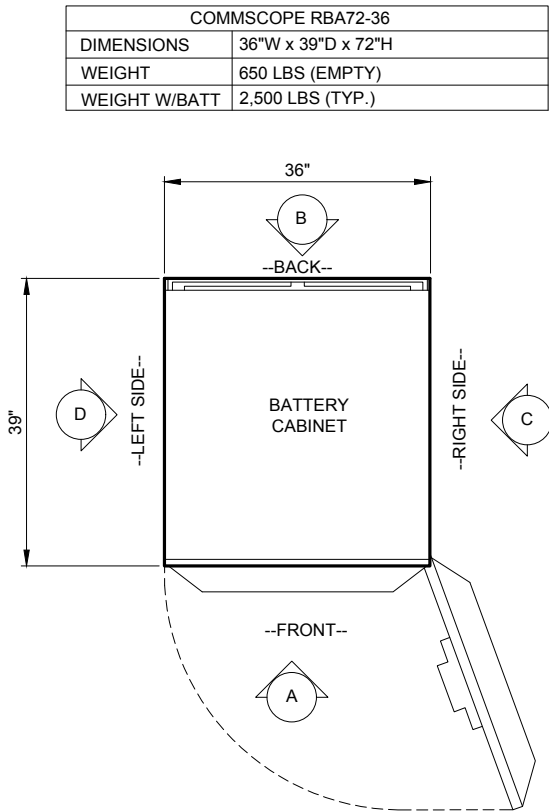
45 & 175th

9000 W. 171ST
TINLEY PARK, IL 60487

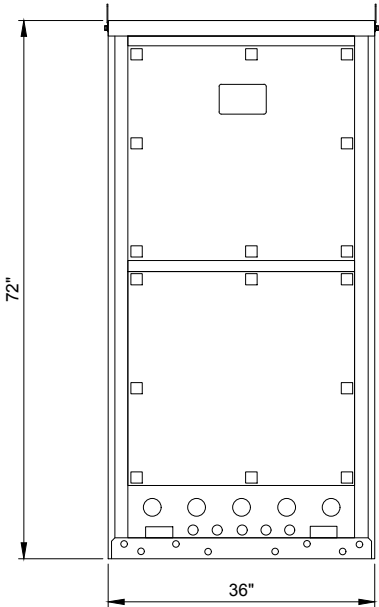
DRAWN BY:	TJS
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DATE:	07/03/18
PROJECT #:	33-1566

SHEET TITLE
ANTENNA INFORMATION

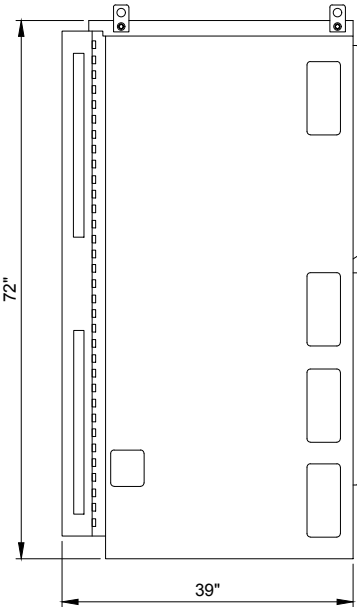
SHEET NUMBER
ANT-2A



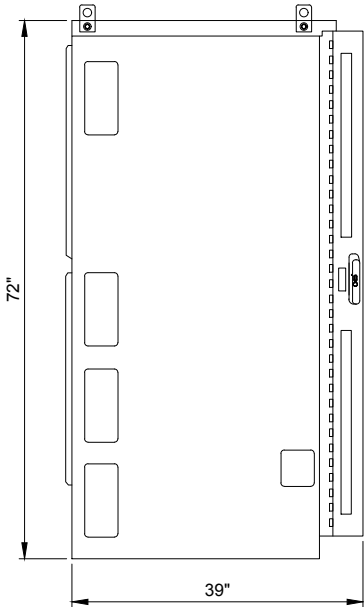
CABINET ELEVATION A



CABINET ELEVATION B

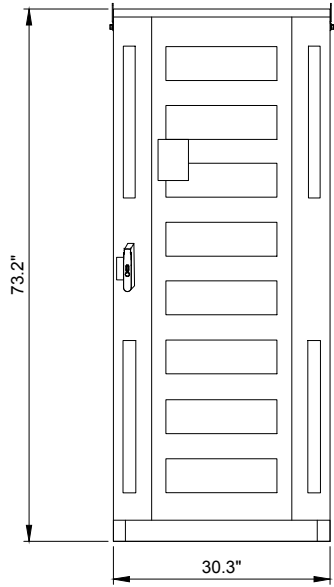
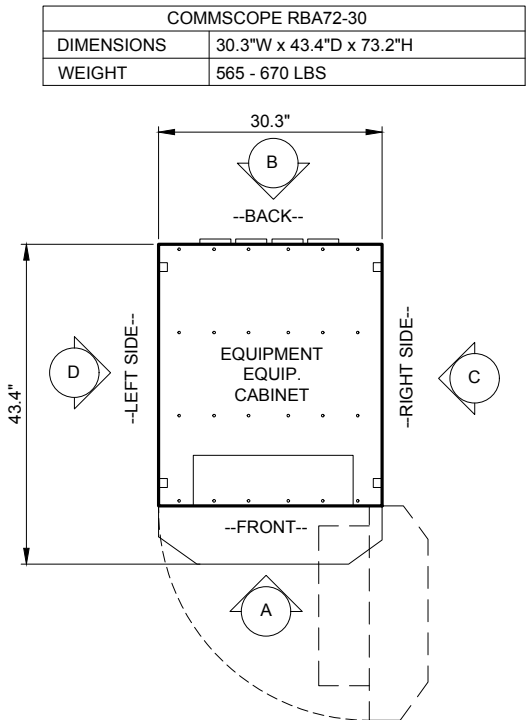


CABINET ELEVATION C

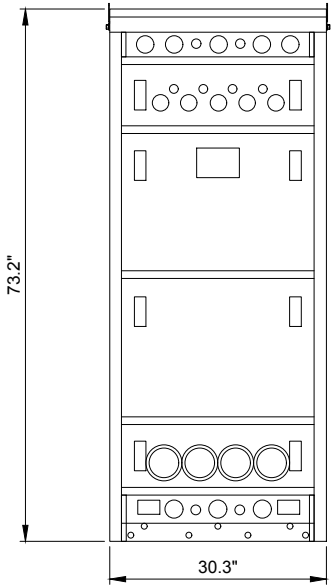


CABINET ELEVATION D

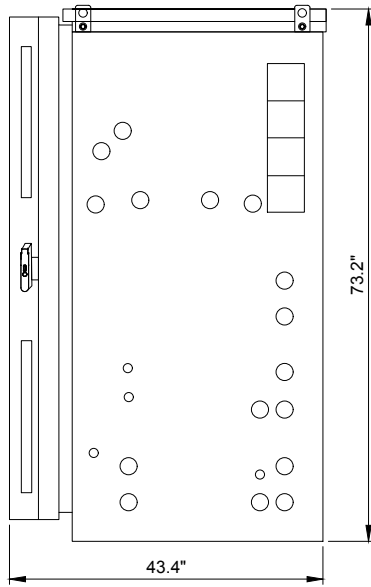
1 COMMSCOPE RBA72-36 CABINET DIMENSIONS
N.T.S.



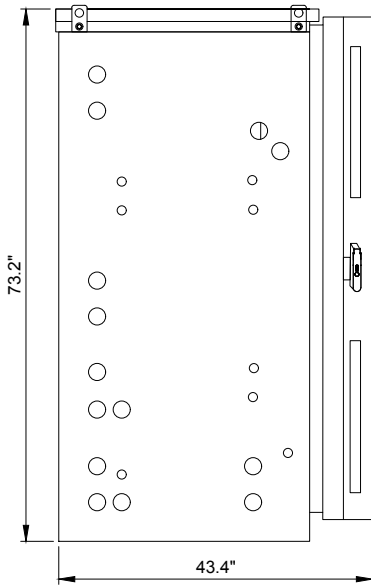
CABINET ELEVATION A



CABINET ELEVATION B



CABINET ELEVATION C



CABINET ELEVATION D

2 COMMSCOPE RBA72-30 EQUIPMENT CABINET DIMENSIONS
N.T.S.

CHICAGO
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limited partnership
d/b/a VERIZON WIRELESS



REVISIONS		DATE	BY
NO	DESCRIPTION	10/29/18	JTM
2	UPDATE WITH POWER DESIGN	12/11/18	RA
3	UPDATE PER FIBER COORDINATION	04/08/19	JJR
4	UPDATE PER LATEST COMED WALK	05/17/19	TH
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8	ISSUED FOR PERMIT		

LOC. # 282573
45 & 175th

9000 W. 171ST
TINLEY PARK, IL 60487

DRAWN BY:	TJS
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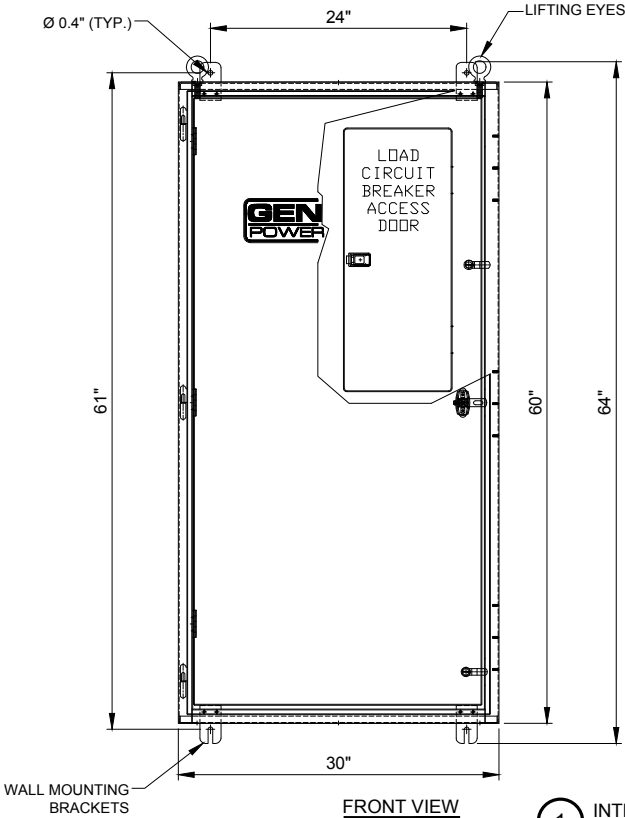
SHEET TITLE
EQUIPMENT
DETAILS

SHEET NUMBER

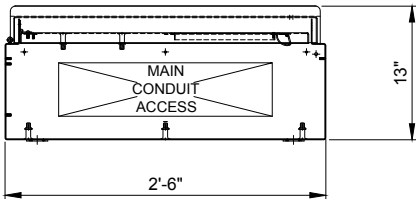
EQ-1

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

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



ILC RATED AMPS	Voltage	Phase	Enclosure Height	Enclosure Width	Enclosure Depth	Weight (lbs.)
200	120/240	1	60"	30"	10"	350
200	120/208	3	60"	30"	10"	350



BOTTOM VIEW

1 INTEGRATED LOAD CENTER
SCALE: N.T.S

REVISONS		DATE	BY
NO	DESCRIPTION	10/29/18	JTM
2	UPDATE WITH POWER DESIGN	12/11/18	RA
3	UPDATE PER FIBER COORDINATION	04/08/19	JJR
4	UPDATE PER LATEST COMED WALK	05/17/19	TH
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8	ISSUED FOR PERMIT		

LOC. # 282573

45 & 175th

9000 W. 171ST
TINLEY PARK, IL 60487

DRAWN BY:	TJS
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DATE:	07/03/18
PROJECT #:	33-1566

SHEET TITLE
EQUIPMENT
DETAILS

SHEET NUMBER

EQ-2



REVISIONS				
NO.	DESCRIPTION	DATE	BY	
2.	UPDATE WITH POWER DESIGN	10/29/18	JTM	
3.	UPDATE PER FIBER COORDINATION	12/11/18	RA	
4.	UPDATE PER LATEST COMED WALK	04/08/19	JJR	
5.	REVISED FIBER PER RESERVOIR INFO	05/17/19	TH	
6.	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS	08/06/19	JJR	
7.	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS	09/04/19	JJR	
8.	ISSUED FOR PERMIT	10/28/19	AM	

45 & 175th



























































DRAWN BY:	TJS
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PROJECT #:	33-1566

SHEET NUMBER

E-0

24. ALL MATERIALS SHALL BE UL LISTED.

29. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COST TO BE PAID BY CONTRACTOR.

ELECTRICAL SYMBOL GENERAL NOTES		ELECTRICAL SYMBOL LEGEND		SYMBOL DESCRIPTION	
<p>1. THESE SYMBOLS COMPRISE A STANDARD LIST. NOT ALL SYMBOLS MAY APPEAR ON THIS PROJECT.</p> <p>2. ALL MOUNTING HEIGHTS ARE TO CENTER OF DEVICE ABOVE FINISHED FLOOR. MOUNTING HEIGHTS INDICATED ON ARCHITECTURAL WALL ELEVATIONS OR AS NOTED SPECIFICALLY ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER MOUNTING HEIGHTS LISTED BELOW.</p> <p>3. DASHED SYMBOL INDICATES EXISTING.</p> <p>4. SLASHED SYMBOL INDICATES TO BE REMOVED.</p> <p>5. SHADED LIGHT FIXTURE INDICATES CONNECTION TO THE EMERGENCY SYSTEM CIRCUITS.</p>		<p>SYMBOL</p> <p>DESCRIPTION</p>			
			ELECTRICAL NOTE (see electrical notes on same sheet) unless otherwise noted.		 CEILING OR COUNTERTOP RECEPTACLE
			fixture type (capital letter-see fixture schedule) circuit number		 1,3 SPLIT WIRED RECEPTACLE (numbers indicate circuits)
			switch identification (lower case letter) Letters indicate double switching. Switch nearest door to control outboard lamp(s), other switch to control inboard lamp(s).		 F FLOOR OUTLET (P=pokethru, F=flush, S=surface pedestal, additional symbol indicates type)
			SURFACE POINT SOURCE LIGHT FIXTURE (stem indicates wall mounted)		 R 250 VOLT RECEPTACLE (R=range, DR=dryer, W=welder)
			RECESSED POINT SOURCE LIGHT FIXTURE		 PARTITION WHIP or EQUIPMENT CONNECTION
			POLE LIGHT, ARM MOUNTED (open circle indicates number & orientation of luminaire)		 CABLE TRAY
			POLE LIGHT, POLE TOP MOUNTED		 HOMERUN TO PANEL #L2,CCT.#1,3,5 (Cross marks indicate number of wires. Number at cross marks indicates wire size if different than specified minimum Mark with dot indicates grounding conductor. Wire counts shown on homerun only. Contractor to provide proper amount of wires for circuiting and control intent.)
			BATTERY EMERGENCY LIGHTING UNIT (triangles indicate lighting heads)		 L2 1,3,5
			REMOTE EMERGENCY LIGHTING UNIT (triangles indicate exposed lighting heads)		 CONDUIT EXPLOSION PROOF SEAL
			RECESSED BATTERY EMERGENCY LIGHTING UNIT (triangles indicate exposed lighting heads)		 CONDUIT CONCEALED IN WALL OR CEILING
			SURFACE OR PENDANT FLUORESCENT FIXTURE (shown to scale, stem indicates wall mounted)		 CONDUIT CONCEALED IN/UNDER FLOOR
			RECESSED FLUORESCENT FIXTURE (shown to scale)		 CONDUIT RUN EXPOSED
			TRACK LIGHTS & TRACK		 CONDUIT TURNED UP
			BARE LAMP FLUORESCENT STRIP (length shown to scale)		 CONDUIT TURNED DOWN
			EXIT SIGN (stem = wall mtd, shaded quadrants = faces, provide arrows where shown)		 CONDUIT STUBBED OUT & BUSHED
			COMBINATION EXIT & EMERGENCY LIGHTING HEADS (stem = wall mtd, shaded quadrants = faces, provide arrows where shown)		 FLEXIBLE CONDUIT
			WALL WASH LIGHT FIXTURE (shaded portion indicates orientation away from wall)		 EXISTING CONDUIT
			RECESSED ACCENT LIGHT FIXTURE (arrow indicates orientation)		 - UE UNDERGROUND ELECTRIC (OE = overhead elec.)
			CEILING JUNCTION BOX (stem = wall mtd.)		 - UT UNDERGROUND TELEPHONE (OT = overhead tel.)
			SINGLE RECEPTACLE		 - LV LOW VOLTAGE RACEWAY AND CABLE
			DUPLEX RECEPTACLE		 MAINTENANCE HOLE
			DUPLEX RECEPTACLE, EMERGENCY POWER		 HAND HOLE
			FOUR-PLEX RECEPTACLE		 TRANSMISSION POLE
			FOUR-PLEX RECEPTACLE, EMERGENCY POWER		 ELECTRIC DUCT HEATER
			GFI DUPLEX RECEPTACLE		 EH ELECTRIC HEATER
			GFI DUPLEX RECEPTACLE, EMERGENCY POWER		 UNDERFLOOR DUCT & JUNCTION BOX (number of lines indicate number of ducts)
					 SURFACE RACEWAY (see spec. for type)
					 TELE/POWER POLE
					 MC CLOCK OUTLET (M=master, D=digital, A=analog)
					 PANELBOARD, SURFACE
					 PANELBOARD, FLUSH
					 SWITCHBOARD (shown to scale)
					TELEPHONE TERMINAL CABINET
					CONTROL/SPECIAL CABINET
					NF DISCONNECT SWITCH (NF=non-fused)
					MAGNETIC STARTER
					COMBINATION STARTER/DISCONNECT
					START/STOP STATION
					EFZ MOTOR CONNECTION (letters indicates motor name, see schedules on me sheet)
					a SWITCH (small letter indicates light fixtures controlled, 2=2-pole, 3=3-way, 4=4-way, K=keyed, MC=momentary contact, L=low voltage, P=pilot lighted toggle, D=door)
					M MANUAL STARTER
					INDICATES ALL DEVICES UNDER ONE COVER PLATE

GENERAL NOTES

1.

ALL DIMENSIONS ARE TO FACE OF METAL STUD AT FLOOR PLAN, FACE OF FINISH AT EQUIPMENT PLAN.

2.

SEE SHEET A-2 FOR KEYED ITEMS.

3.

SEE SHEETS E-1, E-2 AND E-3 FOR POWER, LIGHTING, CABLE TRAY AND GROUNDING PLANS AND DETAILS

4.

ADDITIONAL ITEMS TO BE SUPPLIED BY G.C.:
> GARBAGE CAN, DUST PAN, BROOM

1

ITEM NUMBER - SEE SHEET A-2

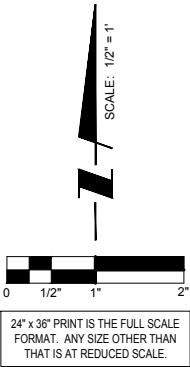
1
A-1

ELEVATION REFERENCE:
DETAIL NUMBER (TOP)
SHEET NUMBER (BOTTOM)

FLOOR PLAN LEGEND

EQUIPMENT ROOM
101

ROOM NAME AND NUMBER
- SEE SHEET A-10 FOR
ROOM FINISH SCHEDULE.



GENERAL NOTES

1.

ALL DIMENSIONS ARE TO FACE OF METAL STUD AT FLOOR PLAN, FACE OF FINISH AT EQUIPMENT PLAN.

2.

SEE SHEET A-2 FOR KEYED ITEMS.

3.

SEE SHEETS E-1, E-2 AND E-3 FOR POWER, LIGHTING, CABLE TRAY AND GROUNDING PLANS AND DETAILS

4.

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1

ITEM NUMBER - SEE SHEET A-2

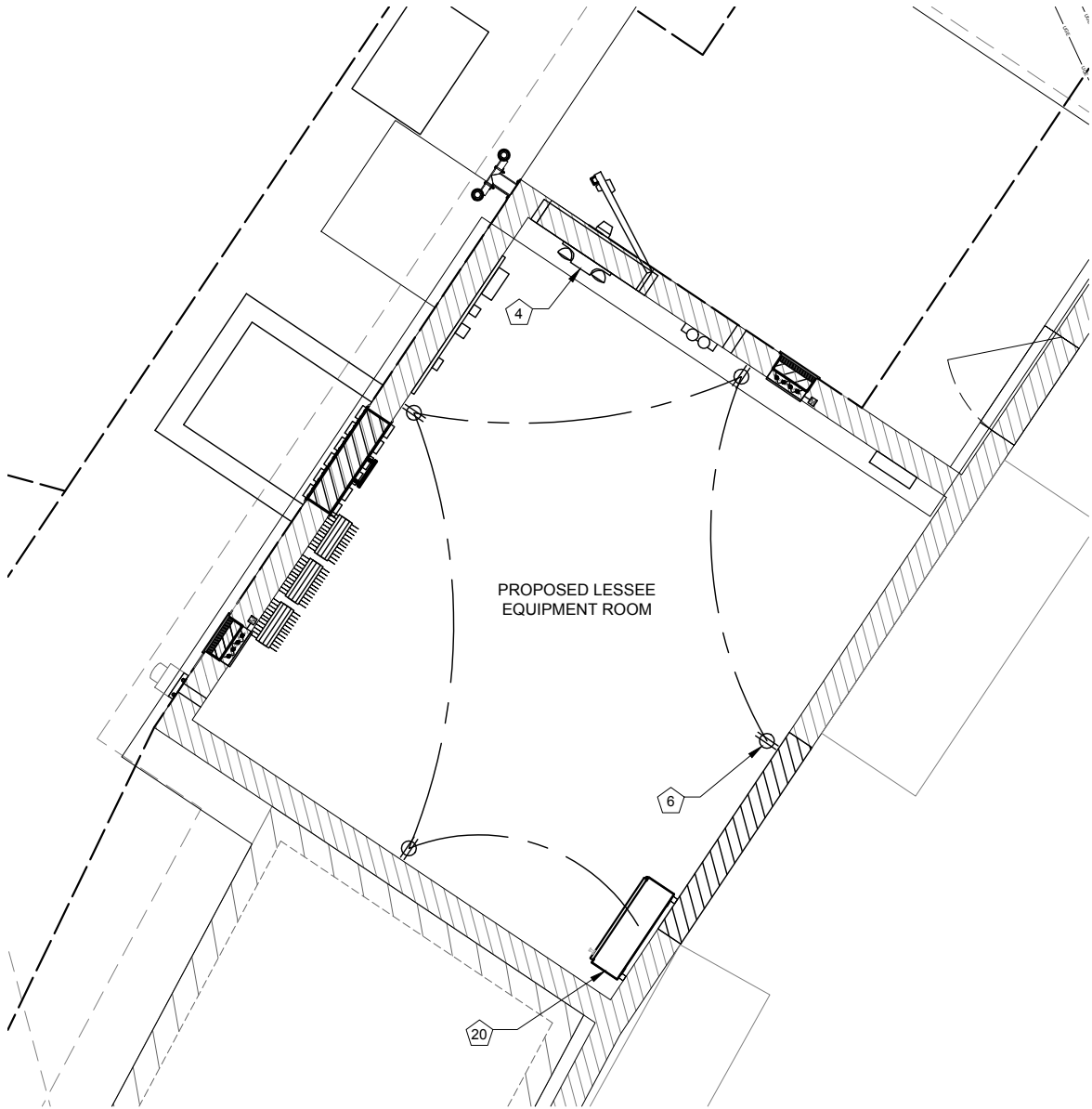
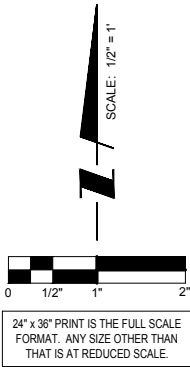
1
A-1

ELEVATION REFERENCE:
DETAIL NUMBER (TOP)
SHEET NUMBER (BOTTOM)

FLOOR PLAN LEGEND

EQUIPMENT ROOM
101

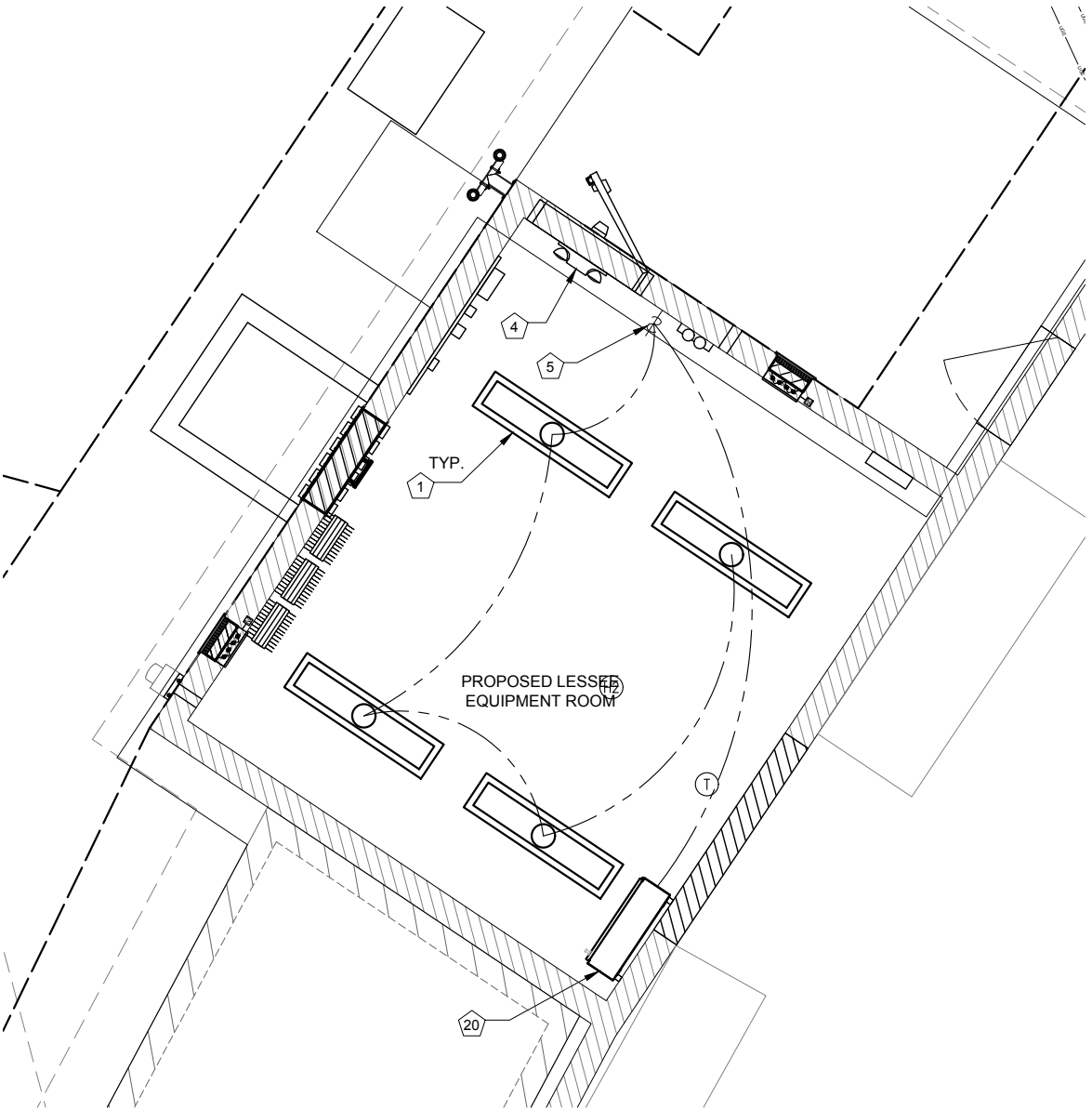
ROOM NAME AND NUMBER
- SEE SHEET A-10 FOR
ROOM FINISH SCHEDULE.



1

POWER PLAN

SCALE: 1/2" = 1'-0"



2

LIGHTING PLAN

SCALE: 1/2" = 1'-0"

CHICAGO SMTA
limited partnership
d/b/a VERIZON WIRELESS

TERRA

CONSTRUCTING GROUP, LTD.

600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS		DATE	BY
NO	DESCRIPTION		
1	UPDATE WITH POWER DESIGN	10/29/18	JTM
2	UPDATE PER FIBER COORDINATION	12/11/18	RA
3	UPDATE PER LATEST COMED WALK	04/08/19	JJR
4	REVISED FIBER PER RESERVOIR INFO	05/17/19	TH
5	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS	08/06/19	JJR
6	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS	09/04/19	JJR
7	ISSUED FOR PERMIT	10/28/19	AM
8			

LOC. # 282573

45 & 175th

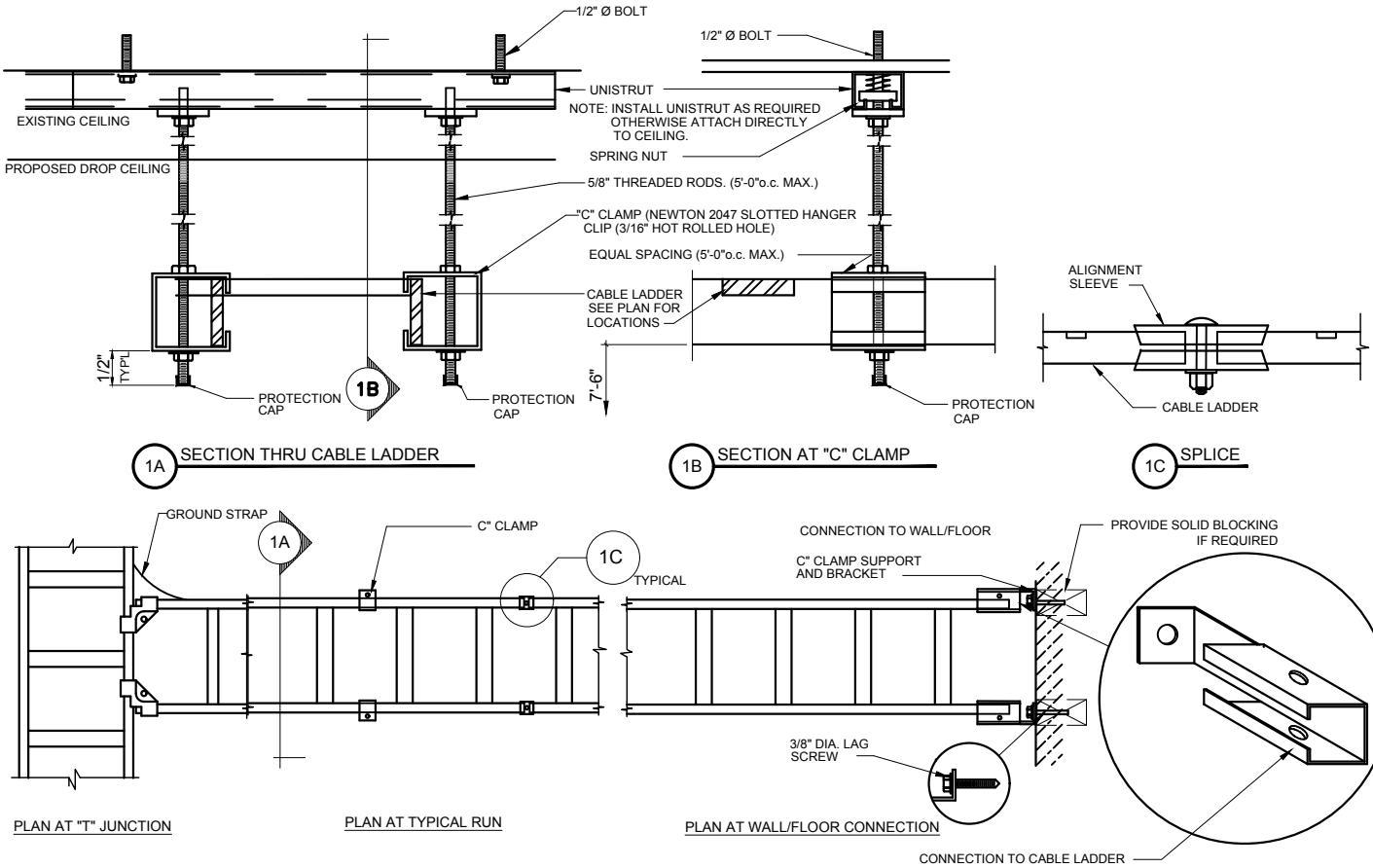
9000 W. 171ST
TINLEY PARK, IL 60487

DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	07/03/18
PROJECT #:	33-1566

SHEET TITLE
POWER AND LIGHTING
PLANS

SHEET NUMBER

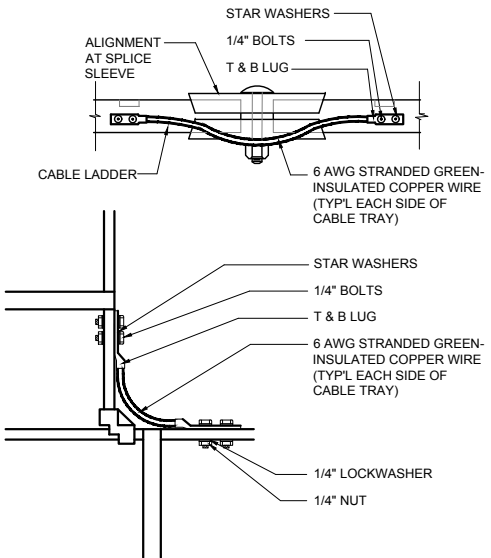
E-1



- ### CABLE LADDER GENERAL NOTES
1. ALL CUT ENDS OF CABLE LADDER TO BE FILED SMOOTH AND PAINTED WITH MATCHING COLOR.
 2. BOTTOM OF CABLE LADDER TO BE 7'-6" ABOVE FINISH FLOOR, UNLESS NOTED OTHERWISE.
 3. CORNER BRACKETS TO BE ON THE INSIDE, UNLESS LADDER RUNGS INTERFERER THEN CORNER BRACKETS MAY BE ON THE OUTSIDE.
 4. CABLE LADDER RUNGS TO BE ON TOP OF HORIZONTAL LADDER AND AWAY FROM WALL ON VERTICAL LADDERS.
 5. NUTS TO BE ON BOTTOM OF ASSEMBLY, OR TOWARDS WALL.
 6. 5/8" THREADED RODS, SUPPORTING CABLE LADDER, SPACED 5'-0" APART.
 7. AFTER FINAL LEVELING OF CABLE LADDER CUT ROD SO THAT 1/2" OF THE THREADS ARE EXPOSED BELOW THE NUT. CAP WITH SAUNDERS BROS. PN SB 300-D.

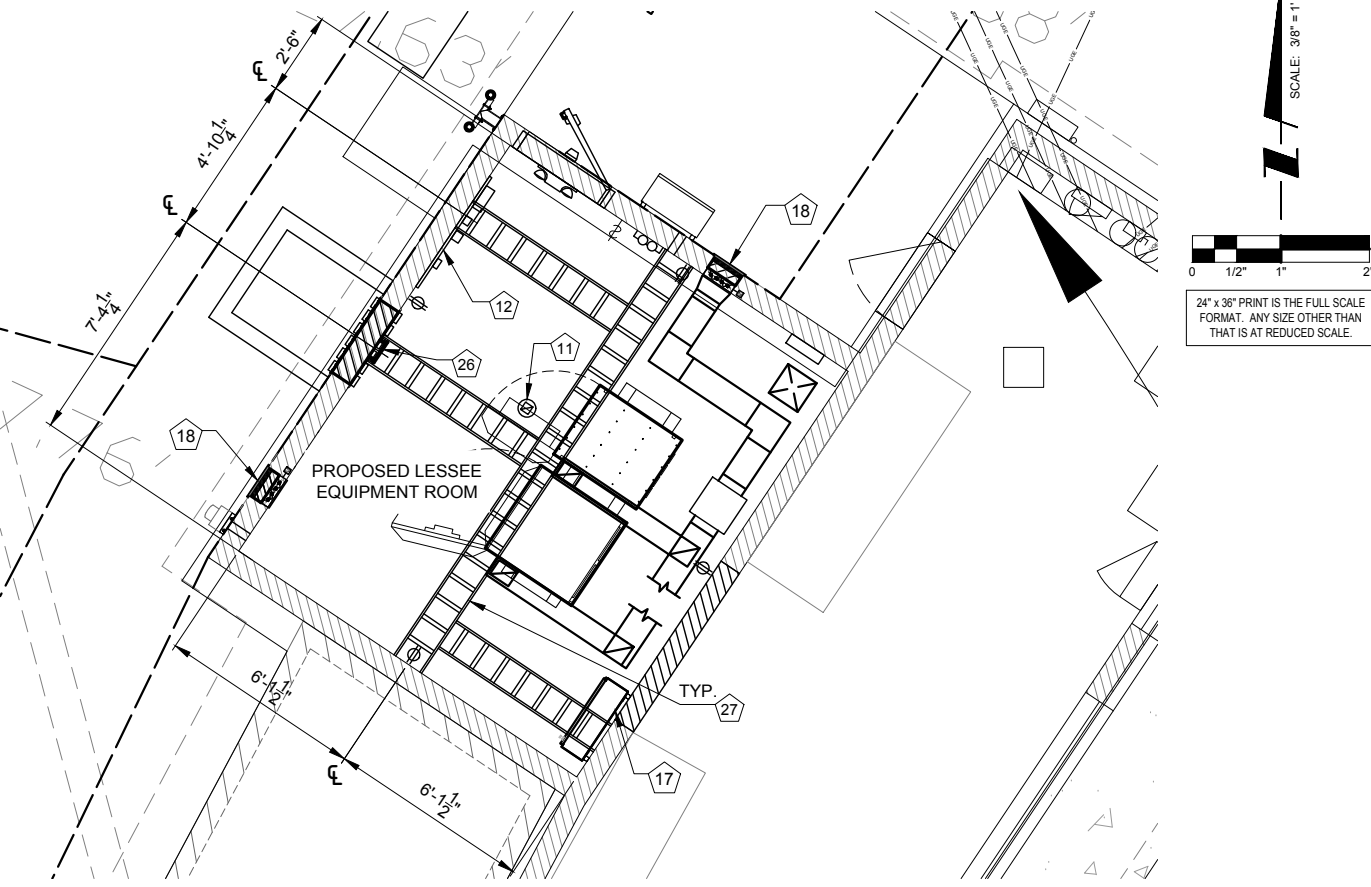
- ### CABLE LADDER MATERIAL LIST
- 12" WIDE CABLE TRAY - NEWTON # 2003-21
WALL BRACKET - NEWTON # 3033-4
CEILING HANGER BRACKET - NEWTON # 1044
SUPPORTING CABLE RACK - NEWTON # 2047
NEWTON 2012 CABLE RACK JUNCTIONS
NEWTON 2014 T-JUNCTIONS

2 INTERIOR CABLE LADDER GENERAL NOTES



3 INTERIOR CABLE TRAY GROUNDING DETAILS

- ### GENERAL NOTES
1. SEE SHEET E-0 FOR GENERAL ELECTRICAL NOTES AND LEGEND
 2. SEE SHEET A-2 FOR KEYED ITEMS



4 CABLE TRAY PLAN

CHICAGO SDSA
limited partnership
d/b/a VERIZON WIRELESS

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

REVISIONS		BY	DATE	DESCRIPTION
1	NO	JTM	10/29/18	UPDATE WITH POWER DESIGN
2	NO	RA	12/11/18	UPDATE PER FIBER COORDINATION
3	NO	JJR	04/08/19	UPDATE PER LATEST COMED WALK
4	NO	TH	05/17/19	REVISED FIBER PER RESERVOIR INFO
5	NO	JJR	08/06/19	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS
6	NO	JJR	09/04/19	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS
7	NO	JJR	10/28/19	ISSUED FOR PERMIT
8	NO	AM		

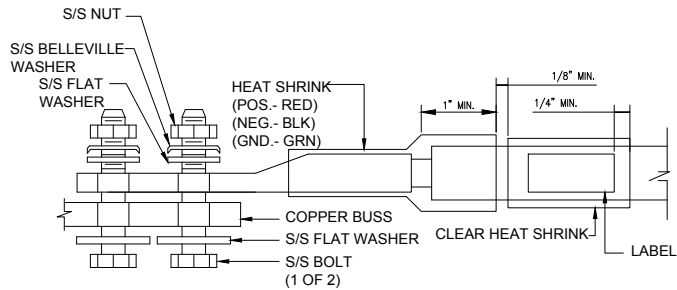
LOC. # 282573
45 & 175th

9000 W. 171ST
TINLEY PARK, IL 60487

DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	07/03/18
PROJECT #:	33-1566

SHEET TITLE
CABLE TRAY PLAN
AND
DETAILS

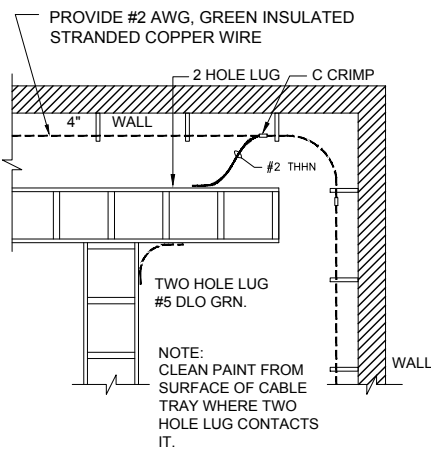
SHEET NUMBER
E-2



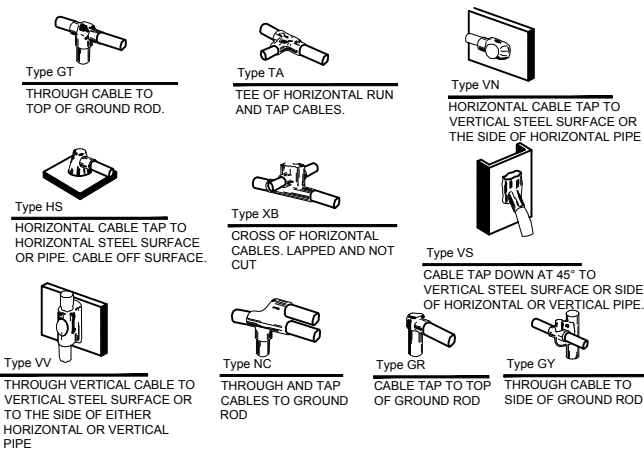
NOTES:

1. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING BELLEVILLES. COAT ALL SURFACES WITH KOPR-SHIELD BEFORE MATING.
2. FOR GROUND BOND TO STEEL ONLY: INSERT A DRAGON TOOTH WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH KOPR-SHIELD.

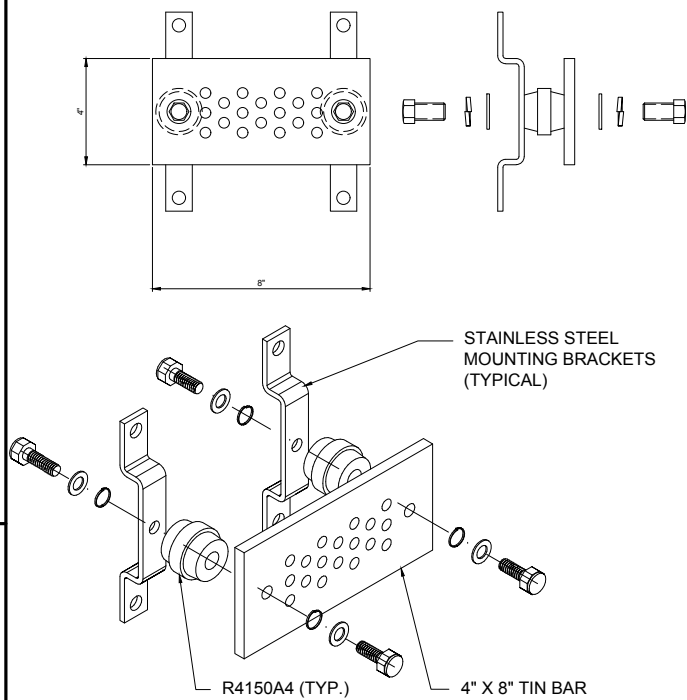
1 LUG DETAIL
N.T.S.



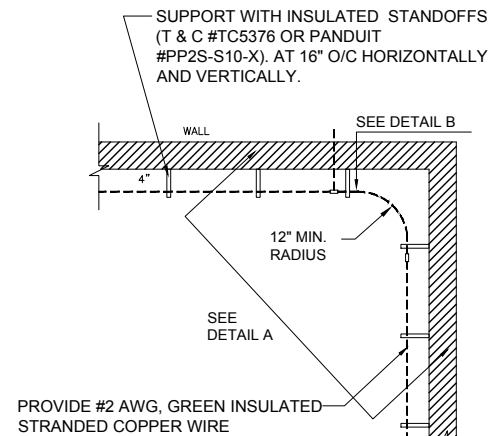
2 CABLE TRAY BONDING DETAIL
N.T.S.



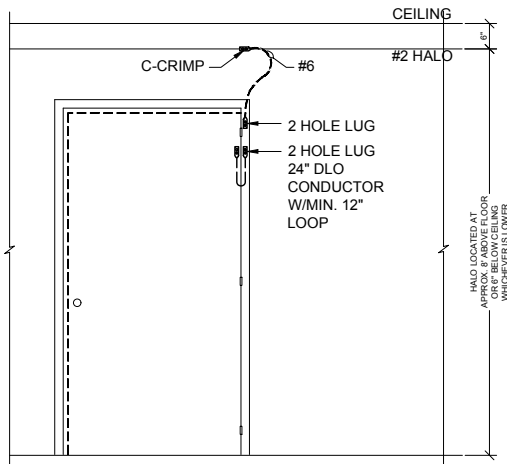
3 EXOTHERMIC WELD DETAILS
EXOTHERMIC AND HARGER ULTRAWELD APPROVED EQUAL



7 SECTOR GROUND BAR DETAIL
N.T.S.

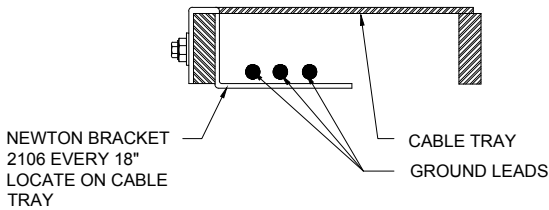


4 HALO DETAIL
N.T.S.

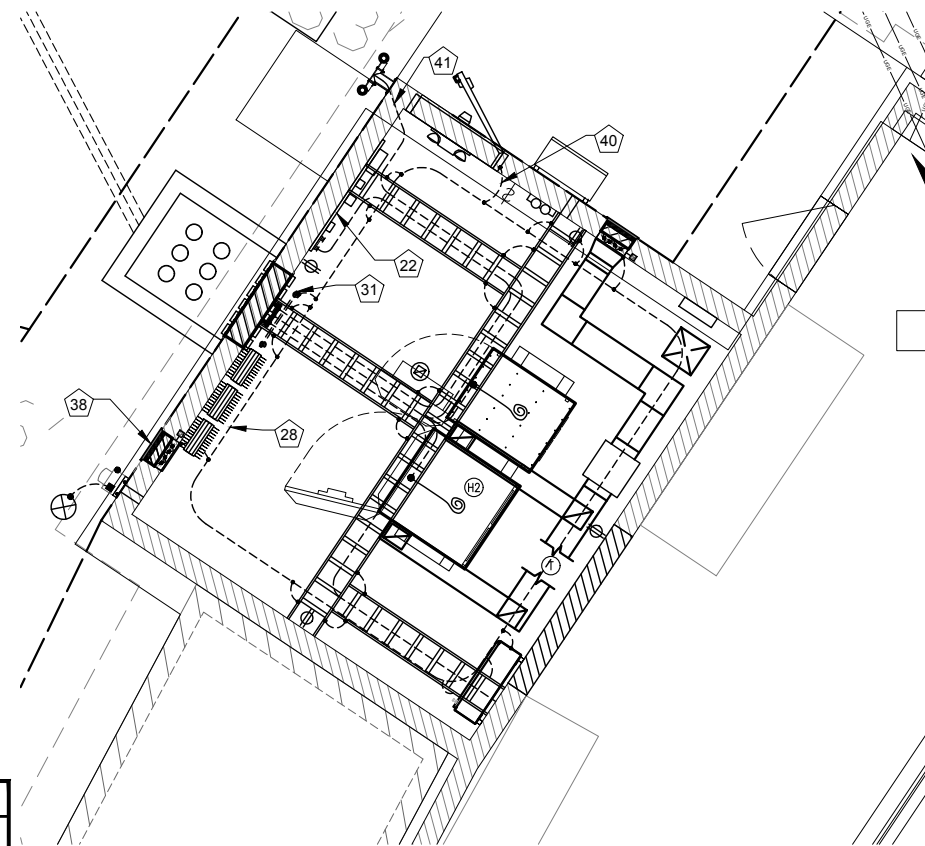


5 DOOR FRAME BONDING DETAIL
N.T.S.

NOTE:
PROVIDE DETAIL OF HANGERS UNDER THE CABLE RACK FOR ALL GROUND FEEDERS. #2AWG GREEN CABLE TO BE PROVIDED BY CONTRACTOR



6 NEWTON BRACKET W/ GROUND INSTALLATION
SCALE: N.T.S.



10 GROUNDING PLAN
SCALE: 3/8" = 1'-0"

GENERAL NOTES

1. SEE SHEET E-0 FOR GENERAL ELECTRICAL NOTES AND LEGEND
2. SEE SHEET A-2 FOR KEYED ITEMS

NOTE:

- * CONTRACTOR TO X-RAY WALL, PRIOR TO PENETRATIONS. DO NOT CUT REINFORCEMENT.
- * FIRE STOP ALL PENETRATIONS.
- * CORE DRILL FLOOR, WALL & SEAL AFTER CONDUITS INSTALLATION.
- * INSTALL PULL/JUNCTION BOXES AS NECESSARY PER, CODE.

CHICAGO SMSA
limited partnership
d/b/a VERIZON WIRELESS



REVISIONS		BY	DATE	DESCRIPTION
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3		JJR	04/08/19	UPDATE PER LATEST COMED WALK
4		TH	05/17/19	REVISED FIBER PER RESERVOIR INFO
5		JJR	08/06/19	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS
6		JJR	09/04/19	ISSUED FOR PERMIT
7		JJR	10/28/19	
8		AM	10/28/19	

LOC. # 282573

45 & 175th

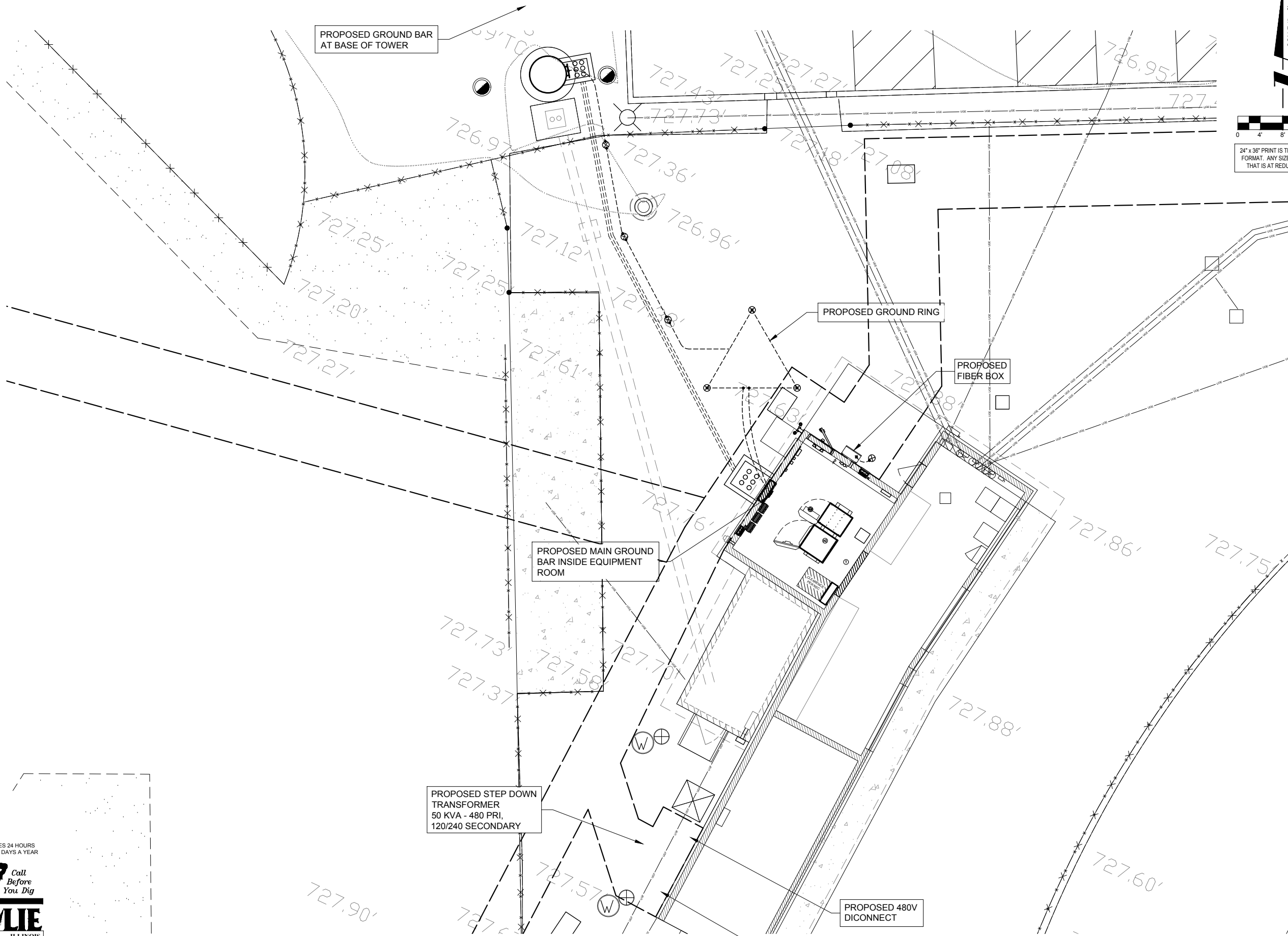
9000 W. 171ST
TINLEY PARK, IL 60487

DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	07/03/18
PROJECT #:	33-1566

SHEET TITLE
**GROUNDING PLAN
AND
DETAILS**

SHEET NUMBER

E-3



CHICAGO SMSA
limited partnership
d/b/a VERIZON WIRELESS



NO.	DESCRIPTION	DATE	BY
1.	UPDATE WITH POWER DESIGN	10/29/18	JTM
2.	UPDATE PER FIBER COORDINATION	12/11/18	RA
3.	UPDATE PER LATEST COMED WALK	04/08/19	JJR
4.	REVISED FIBER PER RESERVOIR INFO	05/17/19	TH
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7.	ISSUED FOR PERMIT	10/28/19	AM

LOC. # 282573

45 & 175th

9000 W. 171ST
TINLEY PARK, IL 60487

DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	07/03/18
PROJECT #:	33-1566

SHEET TITLE
SITE
GROUNDING PLAN

SHEET NUMBER

E-3A

WORK INCLUDES:

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

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

CODES, PERMITS, AND FEES:

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

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

RACEWAYS AND WIRING:

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

GENERAL NOTES:

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

COORDINATION WITH UTILITY COMPANY:

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

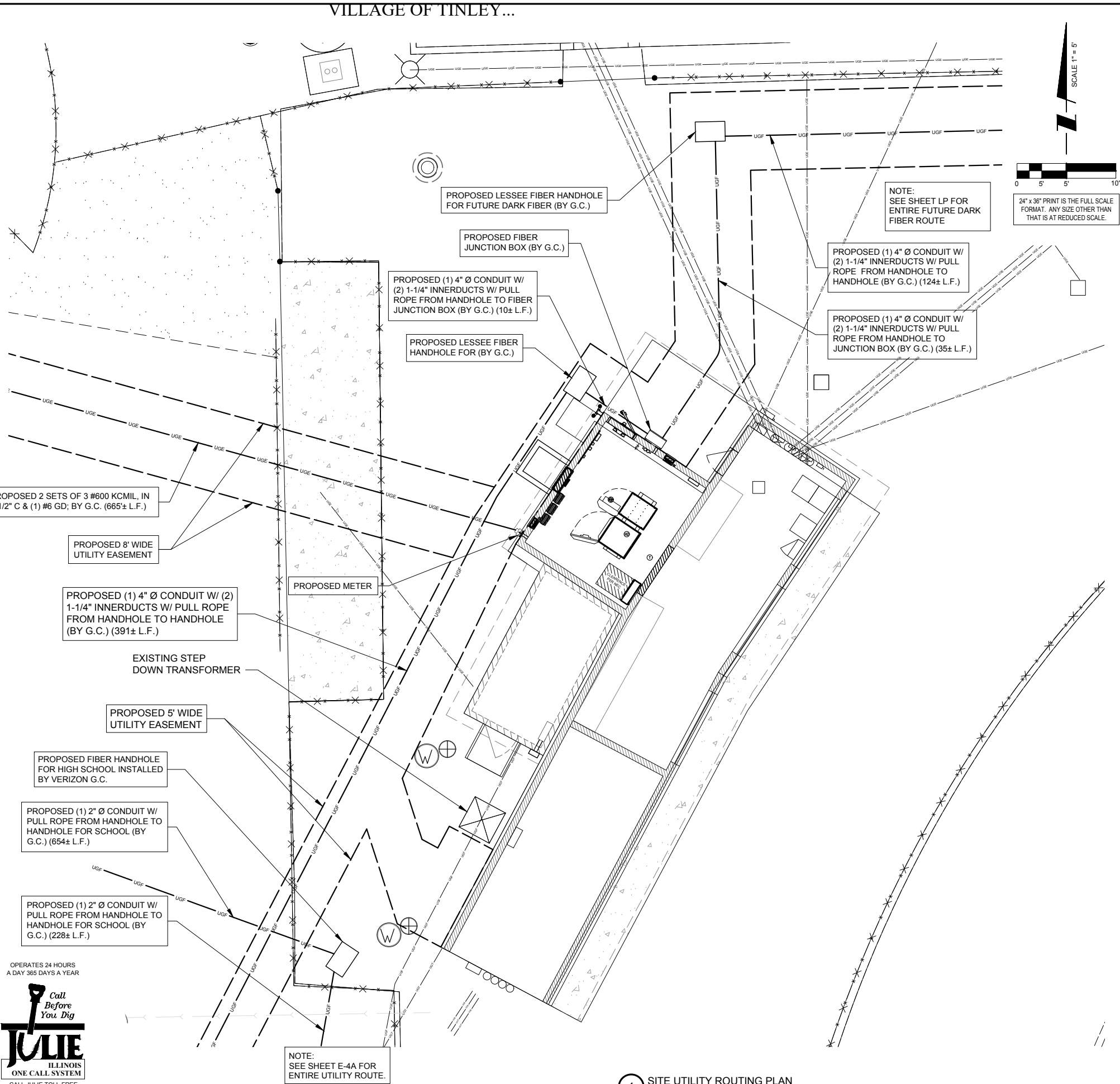
UTILITY CONTACTS:

POWER: COMED
WARREN TAYLOR
(708) 235-2328
ACCT: #3139137066

FIBER: AT&T
TIMOTHY ORES
708-396-8037

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

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



1 SITE UTILITY ROUTING PLAN
SCALE: 1" = 5'

CHICAGO SMSA
limited partnership
d/b/a VERIZON WIRELESS



REVISIONS		BY	DATE	DESCRIPTION
1	NO	JTM	10/29/18	UPDATE WITH POWER DESIGN
2	3	RA	12/11/18	UPDATE PER FIBER COORDINATION
3	4	JJR	04/08/19	UPDATE PER LATEST COMED WALK
4	5	TH	05/17/19	REVISED FIBER PER RESERVOR INFO
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7	8	AM	10/28/19	ISSUED FOR PERMIT

LOC. # 282573

45 & 175th

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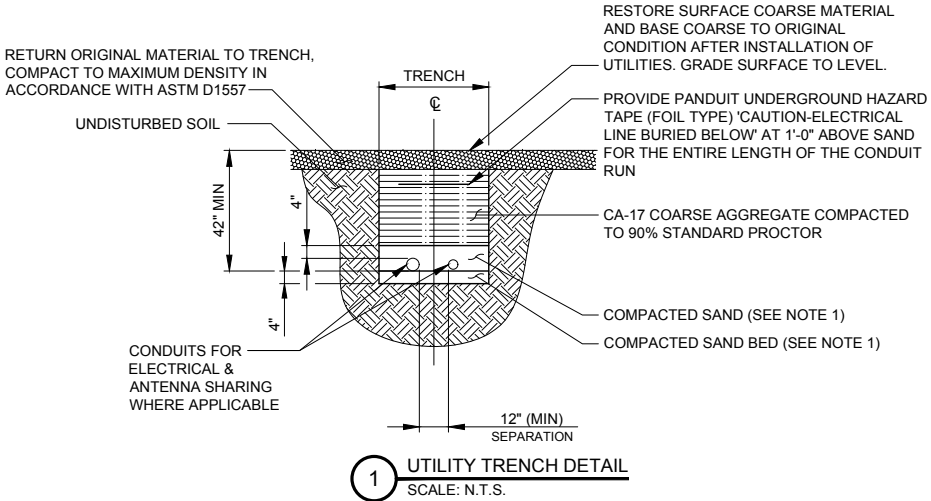
SHEET TITLE
UTILITY ROUTING PLAN

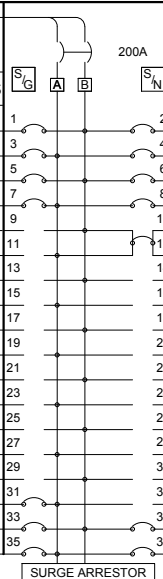
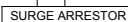
SHEET NUMBER
E-4





- NOTES:
- LEAN CONCRETE, RED-COLORED TOP, MAY BE USED IN PLACE OF COMPACTED SAND.
 - BURY CONDUITS 42" BELOW GRADE OR 6" BELOW FROST LINE, WHICHEVER IS GREATER
 - CONDUIT SIZE, TYPE, QUANTITY AND SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS

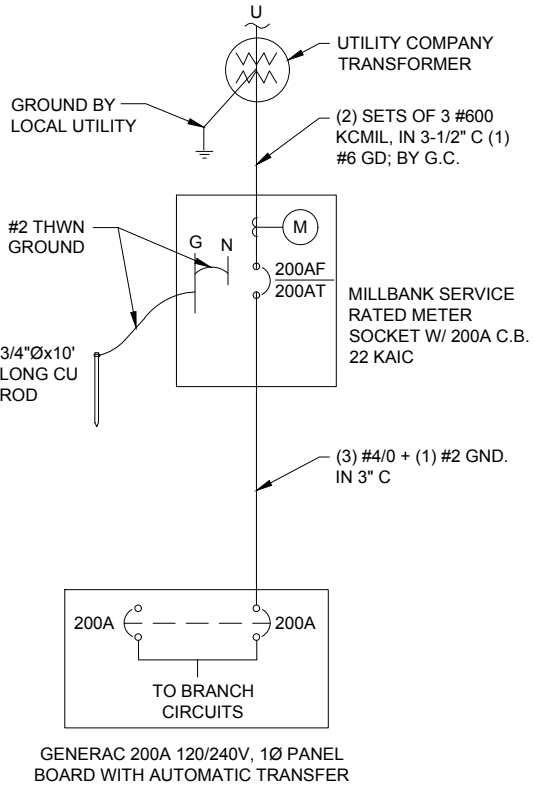


VERIZON WIRELESS PANEL "A" SCHEDULE										
MAIN: 200/2		VOLTAGE: 120/240		PHASE: 1		WIRE: 3				
TO AUTOMATIC TRANSFER SWITCH ←										
DESCRIPTION	BRKR.	WATTS			WATTS	BRKR.	DESCRIPTION			
RECTIFIER 1	20/1	1000	1	2	1000	20/1	RECTIFIER 5			
RECTIFIER 2	20/1	1000	3	4	1000	20/1	RECTIFIER 6			
RECTIFIER 3	20/1	1000	5	6	1000	20/1	RECTIFIER 7			
RECTIFIER 4	20/1	1000	7	8	1000	20/1	RECTIFIER 8			
SPACE			9	10	3000	30/1	HVAC			
SPACE			11	12						
SPACE			13	14					SPACE	
SPACE			15	16			SPACE			
SPACE			17	18			SPACE			
SPACE			19	20			SPACE			
SPACE			21	22			SPACE			
SPACE			23	24			SPACE			
SPACE			25	26			SPACE			
SPACE			27	28			SPACE			
SPACE			29	30			SPACE			
EXTERIOR LIGHTS *	20/1	1800	31	32			SPACE			
GFCI RECEPTACLE *	20/1	1800	33	34	1800	20/1	GFCI RECEPTACLE *			
GEN BATTERY CHARGER *	20/1	1800	35	36	1850	20/1	GEN. BLOCK HEATER & CHARGER *			
										

SURFACE MOUNTED NEMA 3R w/DOOR
22K AIC BREAKERS
(CONTRACTOR SHALL VERIFY AIC RATINGS W/LOCAL POWER CO.)

- NOTE:
- VERIZON WIRELESS EQUIPMENT ENGINEERING TO SUPPLY BREAKER FOR RADIO AND POWER CABINETS
 - GENERAL CONTRACTOR TO SUPPLY BREAKERS NOTED WITH " * "

2 PANEL BOARD SCHEDULE
N.T.S.



3 SINGLE LINE DIAGRAM
N.T.S.

CHICAGO SMSA
limited partnership
d/b/a VERIZON WIRELESS



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LOC. # 282573

45 & 175th

9000 W. 171ST
TINLEY PARK, IL 60487

DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	07/03/18
PROJECT #:	33-1566

SHEET TITLE
PANEL BOARD SCHEDULE
AND ONE-LINE DIAGRAM

SHEET NUMBER

E-5

MECHANICAL SPECIFICATIONS

PART 1 - GENERAL

WORK INCLUDED

FURNISH ALL LABOR, MATERIALS AND INCIDENTALS REQUIRED TO COMPLETE THE MECHANICAL WORK WHICH IS CALLED FOR DIAGRAMMATICALLY IN THE DRAWINGS AND SPECIFIED HEREIN.

INTENT

FURNISH, ERECT, INSTALL, CONNECT, CLEAN, ADJUST, TEST AND PLACE IN SERVICE ALL MATERIALS, EQUIPMENT AND SYSTEMS SHOWN ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS.

APPARATUS, MATERIAL OR WORK NOT SHOWN ON DRAWINGS, OR ANY INCIDENTAL ACCESSORIES SUCH AS DAMPERS, GRILLES, SMOKE AND FIRE DETECTORS, FIRE DAMPERS, ETC. NECESSARY TO MAKE THE WORK COMPLETE SHALL BE FURNISHED AND INSTALLED AT NO ADDITIONAL EXPENSE TO THE OWNER.

THE INSTALLATION SHALL BE COMPLETE IN EVERY DETAIL ESSENTIAL TO PROPER AND SATISFACTORY OPERATION, READY FOR USE AND IN CONDITION FOR SERVICE WHEN DELIVERED TO THE OWNER. THIS INCLUDES THE FURNISHING AND INSTALLING OF ALL EQUIPMENT AND MATERIAL HEREIN DESCRIBED OR SHOWN OR CALLED FOR ON THESE DRAWINGS, OR REASONABLY IMPLIED BY THE DRAWINGS.

STANDARDS

THE FOLLOWING STANDARDS FORM A PART OF THIS SPECIFICATIONS.

- 1. ASHRAE STANDARDS
- 2. UNDERWRITERS LABORATORIES (U.L.)
- 3. SMACNA STANDARDS
- 4. ANSI STANDARD
- 5. ASME STANDARDS
- 6. NFPA STANDARDS
- 7. FEDERAL, STATE AND LOCAL CODES
- 8. IEPA REGULATIONS
- 9. OSHA STANDARD

QUALITY ASSURANCE

MATERIALS AND INSTALLATION SHALL COMPLY WITH LATEST CODES, LAWS AND ORDINANCES OF FEDERAL, STATE AND LOCAL GOVERNING BODIES HAVING JURISDICTION.

WHERE REGULATIONS OF ELECTRIC UTILITY AND TELEPHONE COMPANIES APPLY, CONFORMANCE WITH THEIR REGULATIONS IS MANDATORY AND ANY COSTS INVOLVED SHALL BE INCLUDED IN THE CONTRACT. CONSULT WITH THE POWER, TELEPHONE AND GAS COMPANY PRIOR TO BIDS.

ARRANGE AND PAY FOR ALL APPLICABLE FEES FOR TEST AND INSPECTIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL PAY FOR ALL PERMITS AND INSPECTIONS.

SUBMITTALS

PRIOR TO FABRICATION OF ANY WORK AND ORDERING EQUIPMENT, SUBMIT SHOP DRAWINGS TO ARCH/ENGINEER FOR REVIEW.

CONTRACTOR IS WARNED NOT TO ORDER ANY EQUIPMENT AND/OR MATERIAL PRIOR TO REVIEW BY ARCH/ENGINEER.

SHOP DRAWINGS AND SAMPLES: SUBMIT SIX COPIES OF ALL SHOP DRAWINGS, EQUIPMENT CATALOG NUMBERS AND PARTS SHALL BE UNDERLINED OR IDENTIFIED ON THE SHOP DRAWINGS.

INSTALLATION DRAWINGS: PREPARE INSTALLATION DRAWINGS AND SUBMIT FIVE COPIES TO THE ARCHITECT AND ENGINEER FOR REVIEW. FLOOR PLANS AND MECHANICAL EQUIPMENT ROOMS SHALL BE DRAWN TO 1/4 " SCALE MINIMUM.

OPERATION AND MAINTENANCE MANUALS: SUBMIT SIX COPIES OF OPERATION AND MAINTENANCE MANUALS IN HARD BOUND COVERS.

CERTIFICATIONS: ONE WEEK PRIOR TO THE FINAL INSPECTION, DELIVER TO THE ARCHITECT/ENGINEER FOUR TYPEWRITTEN COPIES OF EACH OF THE FOLLOWING:

- 1. CERTIFICATION FROM THE CONTRACTOR THAT ALL EQUIPMENT AND SYSTEMS HAVE BEEN PROPERLY INSTALLED, ADJUSTED AND TESTED.
- 2. CERTIFICATION FROM THE RESPECTIVE MANUFACTURER'S AUTHORIZED REPRESENTATIVE THAT THE EQUIPMENT AND SYSTEM(S) HAVE BEEN PROPERLY INSTALLED, ADJUSTED AND TESTED.

PROJECT RECORD DRAWINGS: PREPARE AND MAINTAIN IN CURRENT STATUS, A COMPLETE SET OF DETAILED DRAWINGS FOR ALL WORK INCLUDED UNDER THE CONTRACT. THESE DRAWINGS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.

WARRANTY

ALL WORK SHALL BE WARRANTED FOR BOTH MATERIALS AND LABOR FOR ONE YEAR. THE CONTRACTOR SHALL REPLACE AND/OR REPAIR ANY DEFECT WITHIN A TWELVE MONTH PERIOD TO THE SATISFACTION OF THE ARCHITECT AND AT NO ADDITIONAL COST TO THE OWNER.

WARRANTY SHALL INCLUDE AT LEAST ONE COMPLETE HEATING AND COOLING SEASON.

JOB CONDITIONS

THE CONTRACTOR SHALL INSPECT THE SITE AND BE THOROUGHLY FAMILIAR WITH JOB CONDITIONS BEFORE SUBMITTING HIS PROPOSAL.

- 1. NO EXTRA CHARGES SHALL BE ACCEPTED BY THE OWNER FOR WORK THAT HAS TO BE PERFORMED DUE TO THE CONTRACTOR'S NEGLIGENCE IN VERIFYING THE EXISTING JOB CONDITIONS.
- 2. CONTRACTOR TO SCHEDULE ALL HIS WORK WITH THE GENERAL CONTRACTOR.

PART 2 - PRODUCTS

MATERIAL AND EQUIPMENT

MATERIALS AND EQUIPMENT SHALL BE NEW AND UL LABELED. MATERIALS AND EQUIPMENT OF THE SAME GENERAL TYPE SHALL BE OF THE SAME MANUFACTURER THROUGHOUT THE PROJECT TO PROVIDE UNIFORM APPEARANCE, OPERATION AND MAINTENANCE.

ALL TENANT WORK EQUIPMENT SHALL BE AS PER BASE BUILDING STANDARDS. CONSULT BUILDING ENGINEER PRIOR TO BID FOR BASE BUILDING STANDARDS. ALL BASE BUILDING SPECIFICATIONS SHALL APPLY TO THIS PROJECT.

QUIET OPERATION AND VIBRATION

ALL EQUIPMENT AND/OR SYSTEMS SHALL OPERATE UNDER ALL CONDITIONS OF LOAD WITHOUT ANY SOUND OR VIBRATION WHICH IS OBTRUSIVE IN QUALITY. VIBRATION CONTROL SHALL BE BY MEANS OF APPROVED VIBRATION ELIMINATORS IN A MANNER AS RECOMMENDED BY THE MANUFACTURER. HVAC NOISE LEVELS SHALL NOT EXCEED 35 NC.

PART 3 - EXECUTION

DELIVERY STORAGE, HANDLING

DELIVER MATERIALS IN ADEQUATE TIME TO MAINTAIN APPROVED CONSTRUCTION SCHEDULE AND STORE IN A SAFE DRY LOCATION OUT OF THE WAY OF CONSTRUCTION OPERATIONS AS APPROVED BY THE GENERAL CONTRACTOR.

INSTALLATION OF WORK

THE DRAWINGS ARE DIAGRAMATIC AND INDICATE THE GENERAL ARRANGEMENT OF EQUIPMENT, DUCTWORK, PIPING AND OTHER WORK. EXACT LOCATIONS NECESSARY TO SECURE THE BEST CONDITIONS AND RESULTS SHALL BE DETERMINED AT THE SITE AND SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.

CHECK DRAWINGS OF THE OTHER TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED AND FURNISH OTHER TRADES WITH ADVANCE INFORMATION ON LOCATIONS AND SIZES OF FRAMES, CONCRETE PADS, SLEEVES AND OPENINGS NEEDED FOR WORK.

AFTER REVIEWED BY THE ARCHITECT AND WITHOUT ADDITIONAL COST TO THE OWNER, MINOR MODIFICATIONS MAY BE MADE IN THE WORK AS REQUIRED BY THE STRUCTURAL INTERFERENCES AND WORK OF OTHER TRADES.

REFER TO ALL CONTRACT DOCUMENTS FOR DETAILS, INCLUDING REFLECTED CEILING PLANS AND LARGE SCALE DRAWINGS FOR ARCHITECTURAL, STRUCTURAL AND MECHANICAL WORK.

SCAFFOLDING, RIGGING, HOISTING

FURNISH ALL SCAFFOLDING, RIGGING, HOISTING AND SERVICES NECESSARY FOR THE ERECTION AND DELIVERY ONTO THE PROMISES OF ALL EQUIPMENT APPARATUS. FURNISHED AND REMOVE SAME FROM PREMISES WHEN NO LONGER REQUIRED.

CUTTING AND PATCHING

PROVIDE DRILLING, CUTTING, FITTING AND PATCHING NECESSARY FOR THE INSTALLATION OF EQUIPMENT, DUCTWORK, PIPING, CONTROL WIRING AND OTHER WORK AND PROVIDE SUPPORTS FOR BRACING AND ANCHORAGE OF WORK. NO CUTTING OF STRUCTURAL WORK OR OF FIREPROOFING SHALL BE DONE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

HOLES THROUGH CONCRETE AND MASONRY IN EXISTING STRUCTURES SHALL BE CUT WITH A DIAMOND CORE DRILL OR CONCRETE SAW. HOLES SHALL BE LOCATED SO AS NOT TO AFFECT STRUCTURAL RIBS OR BEAMS.

FLASHING

PROVIDE WEATHERPROOF FLASHING FOR VENTS AND PIPES THAT RUN THROUGH THE ROOF OR OTHER EXPOSED AREAS AS SPECIFIED IN THE ROOFING AND WEATHERPROOFING SECTIONS. COORDINATE ROOF PENETRATIONS WITH MECHANICAL PIPE CURBS.

PROTECTION

PROTECT ALL PIPING AGAINST ENTRANCE OF LIQUIDS AND FOREIGN MATTER BY MEANS OF PLUGS OR CAPS. COVER AND PROTECT ALL OTHER MATERIALS AND EQUIPMENT FURNISHED AND/OR INSTALLED UNDER THIS SECTION DURING THE CONSTRUCTION PERIOD. DAMAGED DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR REPLACED.

CLEANING AND PAINTING

ALL FINISHED METAL SURFACES SHALL BE CLEANED. ALL UNFINISHED METAL SURFACES SHALL BE CLEANED AND READIED FOR PAINTING.

ALL PANELBOARDS, SWITCHBOARDS, STARTERS, DISCONNECT SWITCHES AND OTHER ELECTRICAL EQUIPMENT SHALL BE FACTORY FINISHED WITH BAKED ENAMEL OR LACQUER PAINT.

TEMPORARY UTILITIES AND HEAT

PROVIDE, MAINTAIN AND REMOVE TEMPORARY HEAT UNTIL CONSTRUCTION IS COMPLETE AS REQUIRED AND APPROVED BY THE GENERAL CONTRACTOR.

GENERAL REQUIREMENTS

THE CONTRACTOR COVENANTS AND AGREES THAT HE AND HIS SUBCONTRACTORS AND HIS AND THEIR AGENTS, AND EMPLOYEES WILL PROVIDE AND MAINTAIN A SAFE PLACE TO WORK AND THAT HE AND THEY WILL COMPLY WITH ALL LAWS AND REGULATIONS OF ANY GOVERNMENTAL AUTHORITY HAVING JURISDICTION HEREOF, AND THE CONTRACTOR AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE ARCHITECT/ENGINEER(S) AND THE OWNER FROM AND ANY LIABILITY, LOSS, INJURY, DEATH, DAMAGE OR EXPENSE, INCLUDING ATTORNEYS' FEES.

BASIC MATERIALS AND METHODS

PART 1 - GENERAL

GENERAL

PROVIDE EQUIPMENT, MATERIALS, OPERATIONS, AND METHODS REQUIRED BY THE DRAWINGS AND SPECIFICATIONS INCLUDING LABOR, TOOLS, SUPPLIES AND NECESSARY ACCESSORIES.

PART 2 - PRODUCTS

HANGERS, SUPPORTS AND ANCHORS

PROVIDE CORROSION RESISTANT HANGERS, ANGLES, CHANNELS, ANCHORS AND OTHER SUPPORTS REQUIRED BY FIELD CONDITIONS TO INSTALL PIPING, DUCTWORK AND EQUIPMENT. SUPPORTS AND METHODS OF FASTENING TO BUILDING STRUCTURE SHALL BE ACCEPTABLE TO THE ARCHITECT.

HANGERS AND SUPPORTS EXPOSED TO MOISTURE OR OUTDOORS SHALL BE HOT DIPPED GALVANIZED STEEL.

NO MECHANICAL ITEMS SHALL REST ON, OR DEPEND FOR SUPPORT ON SUSPENDED CEILING MEDIA, SUCH AS TILES, LATH PLASTER, SPLINES, ETC.. IN SUSPENDED CEILING, SUPPORT PIPING AND DUCTWORK DIRECTLY FROM STRUCTURAL SLABS, DECKS OR FRAMING MEMBER. ALL FLOOR MOUNTED EQUIPMENT SHALL BE PROVIDED WITH CONCRETE HOUSEKEEPING PADS.

FLOOR AND WALL PENETRATIONS

NO CORING, DRILLING OR OTHER PENETRATIONS IN POST TENSION SLAB IS ALLOWED UNLESS AUTHORIZED BY THE STRUCTURAL ENGINEER. COORDINATE WORK WITH THE GENERAL CONTRACTOR.

WHERE PIPING PASSES THROUGH FIRE-RATED FLOORS OR WALLS, THE OPENINGS AROUND THE PIPES SHALL BE SEALED WITH 3M FIRE SAFING. PIPING FLOOR PENETRATIONS WITHIN FIRE-RATED CHASES SHALL BE SEALED WITH SMOKE BARRIER SEALANTS.

3" HIGH CURBS SHALL BE PROVIDED AROUND ALL OPENINGS THROUGH FLOORS. ALL SLEEVES SHALL BE STUBBED 3" ABOVE THE FLOOR AND FLUSH WITH WELLS.

INSERTS

CONCRETE INSERTS FOR SUSPENDED ITEMS SHALL BE MALLEABLE IRON.

PIPING MATERIALS AND FITTINGS

WELDING, BRAZING AND SOLDERING MATERIALS SHALL BE IN COMPLIANCE WITH "ASME" BOILER AND PRESSURE CODE.

DIELECTRIC FITTINGS SHALL BE PROVIDED WITH APPROPRIATE END CONNECTIONS TO EFFECTIVELY ISOLATE DISSIMILAR METALS, PREVENT GALVANIC ACTIONS AND STOP CORROSION.

SHEET METAL SLEEVES SHALL BE 10 GAUGE, GALVANIZED SHEETMETAL, ROUND TUBE CLOSED WITH WELDED LONGITUDINAL JOINT.

STEEL SLEEVES SHALL BE SCHEDULE 40, GALVANIZED, WELDED STEEL PIPE, ASTM A120/A53.

ALL BASE BUILDING PIPING MATERIALS AND SPECIFICATIONS SHALL APPLY TO THIS PROJECT.

MECHANICAL PIPING AND DUCT INSULATION

HEAT TRACED PIPING SHALL BE INSULATED WITH 1 1/2 " THICK GLASS FIBER INSULATION PROTECTED WITH ALUMINUM WEATHERPROOF JACKET. INSULATION SHALL BE LARGE ENOUGH TO ACCOMMODATE HEAT TRACING.

CONTROL AND INSTRUMENTATION

ALL TEMPERATURE CONTROL WORK SHALL BE INSTALLED BY A TEMPERATURE CONTROL CONTRACTOR WHO IS TOTALLY FAMILIAR WITH THE BASE BUILDING CONTROL SYSTEM AND STANDARDS. PROVIDE ALL NECESSARY COMPONENTS FOR A COMPLETE FULLY OPERATING SYSTEM.

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M-0

TYPICAL REGISTERS, DAMPERS, GRILLES, AND LOUVERS					
TAG	TYPE	MATERIAL	FINISH	MANUFACTURER	MODEL
BD-1	RECTANGULAR BALANCING DAMPER	22 GA GALV STEEL	MILL GALV	RUSKIN	MD25
BD-3	RECTANGULAR CONTROL DAMPER	0.125 IN. THICK 6063T5 AL	MILL GALV	RUSKIN	CD50
BD-4	INDUSTRIAL RECTANGULAR CONTROL DAMPER	14 GA 6063T5 AL	KYNAR	RUSKIN	CD80VG2
BDD-1	AUTOMATIC INTAKE DUAL COMBINATION BACKDRAFT DAMPER	0.080 IN. THICK 6063T5 AL	KYNAR	RUSKIN	ELBD812
BDD-2	AUTOMATIC EXHAUST DUAL COMBINATION BACKDRAFT DAMPER	0.080 IN. THICK 6063T5 AL	KYNAR	RUSKIN	ELBD813
BDD-3	HEAVY DUTY COUNTERBALANCED BACKDRAFT DAMPER	0.125 IN. THICK 6063T5 AL	KYNAR	RUSKIN	CDB6
BDD-4	HEAVY DUTY COUNTERBALANCED FIBERGLASS BACKDRAFT DAMPER	SERIES 625 0.125 IN FRP	MFR STANDARD	SWARTWOUT	426
DG-1	PARTITION DOOR GRILLE	AL FRAME AND BLADES	BAKED ACRYLIC	TITUS	CT-700-LF
FD-1	CURTAIN-TYPE FIRE DAMPER W/DUCT COLLARS	24 GA GALV STEEL	MILL	RUSKIN	DIBD 23 SYLES C, CR, OR CO
FD-2	CEILING FIRE DAMPER	20 GA GALV STEEL	MILL	RUSKIN	CFD2/CFD3, CDF OR CDFR
L-1	STATIONARY WEATHER LOUVERS	0.125 IN THICK 6063-T5 AL	KYNAR	RUSKIN	ELF 6375DXH
L-3	ACCOUSTICAL LOUVERS	6063-T5 AL	KYNAR	RUSKIN	ACL45
L-5	MOTOR OPERATED ADJUSTABLE LOUVERS	0.125 IN THICK 6063-T5 AL	KYNAR	AIROLITE	T645E
L-6	PENTHOUSE LOUVERS	0.063 IN THICK AL	KYNAR	RUSKIN	PH811(S)
RR-1	24 INCH SQ T-BAR CEILING SUSPENDED MOUNT RETURN REGISTER	AL FRAME & ACCESSORIES	MFR STANDARD	TITUS	PAR-AA
RR-2	SURFACE-MOUNTED T-BAR /GYPSUM CEILING SUPPLY REGISTER	AL W/GASKET	MFR STANDARD	TITUS	TDC-AA
RR-3	RECTANGULAR FOR GYPSUM CEILING OR DUCT-MOUNTING RETURN REGISTER	AL FRAME & ACCESSORIES	MFR STANDARD	TITUS	350FL OR 350FF1
SD-1	ULTRA LOW LEAKAGE SMOKE DAMPER	6063T5 AL	MILL	RUSKIN	SD50
SFD-1	SMOKE AND FIRE DAMPER	16 GA GALV STEEL	MILL	RUSKIN	FSD60-3 W/ EFL/SP-100 LINK
SR-1	24 INCH SQ T-BAR CEILING SUSPENDED MOUNT SUPPLY REGISTER	AL FRAME & ACCESSORIES	MFR STANDARD	KRUEGER	6200/6500 SERIES
SR-2	SURFACE-MOUNTED T-BAR CEILING SUPPLY REGISTER	AL WITH GASKET	MFR STANDARD	TITUS	TDCA-AA
SR-3	DUCT-MOUNTED ADJUSTIBLE SUPPLY REGISTER	AL	MFR STANDARD	TITUS	272FL

DAMPER OPERATORS SHALL BE HONEYWELL MODEL M445A, JOHNSON CONTROLS MODEL M100, OR APPROVED EQUAL
PROVIDE 4-INCH FLANGED DROP FRAME FOR ALL DUCT MOUNTED REGISTERS

GENERAL MECHANICAL NOTES:

1. SIZES OF EQUIPMENT PADS INDICATED ON THE DRAWINGS ARE APPROXIMATE. EXACT DIMENSIONS SHALL BE DETERMINED BY THE CONTRACTOR FOR THE EQUIPMENT FURNISHED.
2. ALL FLOOR-MOUNTED EQUIPMENT SHALL BE SET ON CONCRETE PADS CONFORMING TO DETAILS SHOWN ON THE TYPICAL STRUCTURAL DRAWINGS.
3. DIELECTRIC COUPLINGS, FLANGES OR UNIONS SHALL BE INSTALLED AT ALL CONNECTIONS OF COPPER PIPE TO OTHER TYPES OF METALLIC PIPING
4. HVAC PIPING AND DUCTWORK DRAWINGS DO NOT SHOW ALL DRAINS, VENTS, OFFSETS AND FITTINGS ETC. REQUIRED FOR THE COMPLETE SYSTEM. SMALL PIPING IS SHOWN APPROCKIMATELY TO SCALE BUT NOT EVERY FITTING AND OFFSET IS SHOWN. THE CONTRACTOR SHALL FURNISH, INSTALL, AND TEST ALL HVAC SYSTEMS TO PROVIDEE THE COMPLETE SYSTEM
5. UNLESS OTHERWISE SHOWN ON THE DRAWINGS ALL FLOOR SLAB AND WALL PENETRATIONS SHALL BE AS SHOWN ON THE TYPICAL DETAILS.
6. NOT ALL AND ONLY CERTAIN TYPES OF SUPPORTS ARE SHOWN ON THE HVAC DRAWINGS. SUPPORT PER SMACNA OR AS INDICATED ON DRAWINGS, WHICHEVER IS MORE STRINGENT.
7. UNLESS OTHERWISE DETAILED ON THE DRAWINGS ALL PIPE AND DUCT SUPPORTS SHALL BE DESIGNED, FURNISHED AND INSTALLED BY THE CONTRACTOR AS SPECIFIED.

DUCTWORK CONSTRUCTION

MATERIAL	ALUMINUM ALLOY .3003-H14 ASTM B209
DIAMETER OR LARGEST DIMENSION (INCHES)	MINIMUM SHEET THICKNESS, INCHES (B&S GAUGE)
UP TO 12	.025 (22)
13 TO 30	.032 (20)
LARGER THAN 31	0.04 (18)

SUPPORT DUCTWORK PER SMACNA BUT NO LESS THAN THE FOLLOWING

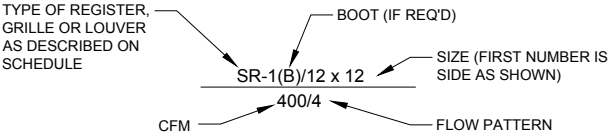
LARGEST DIMENSION	MAX SUPPORT SPACING	HANGER REINFORCEMENT
LESS THAN 18 INCHES	8 FEET ON CENTER	NONE
18 INCHES OR GREATER	4 FEET ON CENTER	1-1/2 INCHES BY 1-1/2 INCHES BY 1/8 INCH ANGLE

USE UNIFORMLY TAPERING SECTIONS; TAPER NOT MORE THAN 1 INCH IN 5 INCHES RUN
INSTALL DUCT SLEEVE WHEN DUCTS PASS THROUGH CONCRETE OR MASONRY WALLS, SLABS, OR CEILINGS.
SLEEVE FLANGES SHALL BE 4 INCHES WIDE, SIZED 2 INCHES LARGER THAN THE DUCT OR DUCT WITH INSULATION.
INSTALL ACCESS OPENINGS IN LOCATIONS THAT ALLOW ACCESS TO DAMPERS, FUSIBLE LINKS, CONTROLLERS, AND SIMILAR DEVICES
PROVIDE FLEXIBLE DUCTWORK CONNECTIONS AT CONNECTIONS TO AIR HANDLING EQUIPMENT AND AS INDICATED ON DRAWINGS
SUPPORT CONNECTIONS TO METAL OR WOOD ROOFS SHALL BE LOCATED AT ROOF FRAMING MEMBERS
WHERE PROVISIONS OF SMACNA, LOCAL CODES, OR THIS DOCUMENT ARE IN CONFLICT THE MORE STRINGENT SHALL PREVAIL

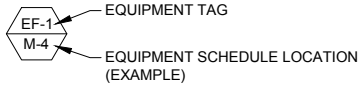
HVAC DUCTWORK SYMBOLS

SYMBOL	FEATURE
	DIRECTION OF FLOW
	DUCT SIZE - FIRST NUMBER IS SIDE SHOWN
	ROUND DUCT
	DUCT SECTION, POSITIVE PRESS. FIRST NUMBER IS TOP
	DUCT SECTION, POSITIVE PRESS. FIRST NUMBER IS TOP
	ELEVATION CHANGE (R) RISE, (D) DROP
	ACCESS DOOR
	BOTTOM MOUNT DEVICE REGISTER, GRILLE, DIFFUSER OR DUCT TAKEOFF
	FLEXIBLE CONNECTION
	FLEXIBLE DUCT
	DUCT LINING
	TURNING VANES
	BACKDRAFT DAMPER (BDD)
	BALANCING DAMPER (BD)
	RECTANGULAR TO REGTANGULAR TRANSITION

LEGEND FOR REGISTERS, GRILLES OR LOUVERS



LEGEND FOR SCHEDULED EQUIPMENT



HVAC DUCTWORKSYMBOLS (CONT'D)

SYMBOL	FEATURE
	RECTANGULAR TO ROUND TRANSITION
	POSITIVE PRESSURE DUCT - ELBOW TURNED UP (USE ONE DIAGONAL FOR NEGATIVE PRESSURE)
	POSITIVE PRESSURE DUCT - ELBOW TURNED DOWN (USE ONE DIAGONAL FOR NEGATIVE PRESSURE)
	SUPPLY DIFFUSER OR GRILLE ARROWS INDICATE FLOW DIRECTION OUT OF DIFFUSER
	RETURN/EXHAUST DIFFUSER OR GRILLE
	FAN
	LOUVER
	FILTERS
	FIRE DAMPER
	ADJUSTABLE DAMPER
	MOTOR OPERATED DAMPER (MOD)
	BACKDRAFT DAMPER
	HUMIDISTAT
	HYDROGEN DETECTOR
	THERMOSTAT 48" ABOVE FINISH
	FROM SPACE
	UNDERCUT DOOR

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M-1

- M1

INSTALL LOUVER AND MOTORIZED BALANCING DAMPER IN COMMON SLEEVE PER MANUFACTURER'S STANDARD DETAILS. INSTALL AT ELEVATION INDICATED IN ELEVATION DRAWINGS ON SHEET A-8.
- M2

SUPPLY FAN, EXHAUST FAN, AND SMOKE AND FIRE DAMPER SHALL INTERLOCK WITH HYDROGEN DETECTOR TO TURN ON FANS AND OPEN SMOKE AND FIRE DAMPER UPON DETECTION OF HYDROGEN. FANS SHALL TURN OFF AND SMOKE AND FIRE DAMPERS SHALL CLOSE WHEN HYDROGEN IS NO LONGER DETECTED. UPON DETECTION OF HYDROGEN ALARM SIGNAL SHALL BE TRANSMITTED TO OWNER.
- M3

HYDROGEN DETECTOR SHALL BE SBS-H2 TYPE AS MANUFACTURED BY STORAGE BATTERY SYSTEMS WITH EXTERNAL RELAY.
- M4

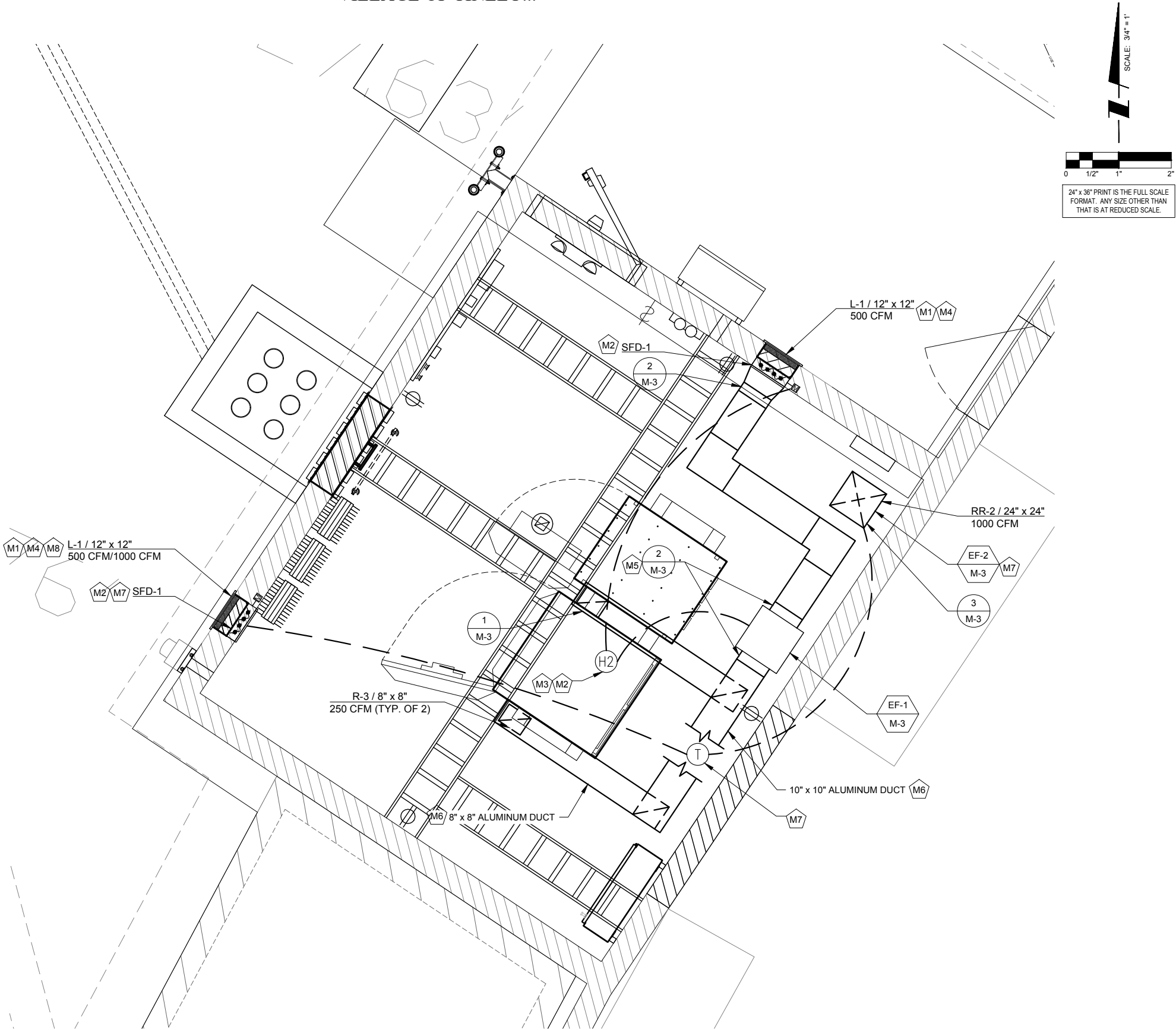
X-RAY ALL WALL PENETRATIONS TO AVOID INTERNAL STRUCTURAL MEMBERS PRIOR TO DRILLING OR CUTTING PENETRATIONS. EXPAND OR FILL EXISTING PENETRATIONS AS NECESSARY TO MATCH EQUIPMENT SIZE AND PENETRATION DIMENSIONS AS INDICATED ON DRAWINGS.
- M5

DUCT DIMENSIONS SHALL BE SIZED TO MATCH MANUFACTURER'S CONNECTION SIZE. PROVIDE FLEXIBLE CONNECTOR AT CONNECTION TO UNIT.
- M6

SUPPORT DUCTWORK FROM CEILING PER SMACNA. MOUNT BOTTOM OF DUCT 6" ABOVE TOP OF CABINET. ADJUST ROUTING AS NECESSARY FROM SHOWN TO AVOID CONFLICTS AND INTERFERENCES. DO NOT INSTALL DUCTWORK WITH LOW POINTS.
- M7

FAN EF-2 SHALL TURN ON AND SMOKE AND FIRE DAMPERS SHALL OPEN WHEN THERMOSTAT EXCEEDS SETPOINT. REGISTER TO CONNECT TO 20"x20" VERTICAL DUCTWORK. VERTICAL DUCTWORK TO TRANSITION AS NECESSARY TO MATCH INLET OF ROOF-MOUNTED EXHAUST FAN. MOUNT FAN PER TYPICAL DETAIL 3 ON DRAWING M-3. DUCTWORK AND FAN ARRANGEMENT SHALL BE AS SHOWN ON ELEVATION 1 ON DRAWING A-8. INSTALL FIRE DAMPER FD-1 IN VERTICAL DUCTWORK AT CEILING.
- M8

PROVIDE INSECT SCREEN.



1 PROPOSED FIRST LEVEL MECHANICAL PLAN
SCALE: 3/4" = 1'-0"

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6	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS	09/04/19	JJR
7	ISSUED FOR PERMIT	10/28/19	AM

LOC. # 282573

45 & 175th

9000 W. 171ST
TINLEY PARK, IL 60487

DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	07/03/18
PROJECT #:	33-1566

SHEET TITLE
MECHANICAL
FLOOR PLAN

SHEET NUMBER

M-2

FAN SCHEDULE													
TAG NO.	LOCATION	DRAWING	MANUFACTURER	MODEL	TYPE ①	DRIVE	FAN			MOTOR			REMARKS
							FAN SPEED (RPM)	CFM	SP	HP	V	PHASE	
EF-1	EQUIPMENT ROOM	M-3	GREENHECK	SQ-99-VG	E	DIRECT	1363	500	0.5"	1/4	115	1	8,9,10,11,12,13
EF-2	EQUIPMENT ROOM	M-3	GREENHECK	CW-099-A	A	DIRECT	1725	1000	0.5"	1/4	115	1	8,9,11,12,13
<div>① TYPE:</div> <div><div>A. CENTRIFUGAL WALL VENTILATORS</div><div>B. CEILING MOUNTED VENTILATORS</div><div>C. CENTRIFUGAL WALL VENTILATORS</div><div>D. UPBLAST PROPELLER ROOF EXHAUST</div><div>E. IN-LINE CENTRIFUGAL FAN</div><div>F. PROPELLER FAN</div><div>G. AXIAL ROOF VENTILATOR</div><div>H. SWSI CENTRIFUGAL:<div>H1. AIRFOIL</div><div>H2. BACKWARD INCLINE</div><div>H3. FORWARD CURVE</div></div></div> <div><div>I. DWDI CENTRIFUGAL<div>I1. AIRFOIL</div><div>I2. BACKWARD INCLINE</div><div>I3. FORWARD CURVE</div></div><div>J. VANEAXIAL FAN</div><div>K. TUBEAXIAL FAN</div><div>L. PLUG FAN</div></div> <div>REMARKS:</div> <div><div>1. PROVIDE MANUFACTURER'S STANDARD MOTORIZED CONTROL DAMPER.</div><div>2. PROVIDE DRAIN AT LOW POINT</div><div>3. HOUSING COATING TO BE GALVANIZED</div><div>4. CITY OF CHICAGO PLENUM APPROVED</div><div>5. PROVIDE GRAVITY SHUTTER</div><div>6. PROVIDE BURGULAR BARS</div><div>7. PROVIDE INLET GUIDE VANES</div><div>8. ALL MATERIAL IN CONTACT WITH AIRSTREAM SHALL BE NON -FERROUS AND SPARK-RESISTANT</div><div>9. PROVIDE FLEXIBLE DUCT CONNECTION ON INLET AND OUTLET OF FAN.</div></div> <div><div>9. PROVIDE NEMA-1 DISCONNECT</div><div>10. PROVIDE VIBRATION ISOLATION</div><div>11. SUPPORT PER MANUFACTURER'S STANDARD DETAILS AS CLOSE AS POSSIBLE TO CEILING.</div><div>12. TRANSMIT ALARM TO OWNER UPON FAN FAILURE.</div><div>13. PROVIDE INLET FILTER, FILTER HOUSING, AND DIFFERENTIAL PRESSURE SWITCH TO TRANSMIT SIGNAL TO OWNER TO CHANGE FILTERS WHEN PRESSURE EXCEEDS SETPOINT.</div><div>14. PROVIDE EXTERIOR WEATHER HOOD.</div><div>15. PROVIDE INSECT SCREEN.</div></div>													

VENTILATION SCHEDULE							
ROOM NUMBER	ROOM NAME	AREA SQ. FT.	CODE REQUIREMENTS		ACTUAL		REMARKS
			SUPPLY CFM	EXHAUST CFM	SUPPLY CFM	EXHAUST CFM	
101	PROPOSED EQUIPMENT ROOM	180	0	0	0	500	1
TOTALS:		180	0	0	0	500	1
REMARKS: <div>1. FAN OPERATES IF SIGNAL RECEIVED FROM HYDROGEN DETECTOR. OTHERWISE FAN IS OFF.</div> <div>2. FAN OPERATES IF SIGNAL RECEIVED FROM THERMOSTAT. OTHERWISE FAN IS OFF.</div>							

CHICAGO
SMSA
limited partnership
d/b/a VERIZON WIRELESS



REVISIONS		DATE	BY
NO	DESCRIPTION		JTM
2	UPDATE WITH POWER DESIGN	10/29/18	RA
3	UPDATE PER FIBER COORDINATION	12/11/18	JJR
4	UPDATE PER LATEST COMED WALK	04/08/19	JJR
5	REVISED FIBER PER RESERVOR INFO	05/17/19	TH
6	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS	08/06/19	JJR
7	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS	09/04/19	JJR
8	ISSUED FOR PERMIT	10/28/19	AM

LOC. # 282573

45 & 175th

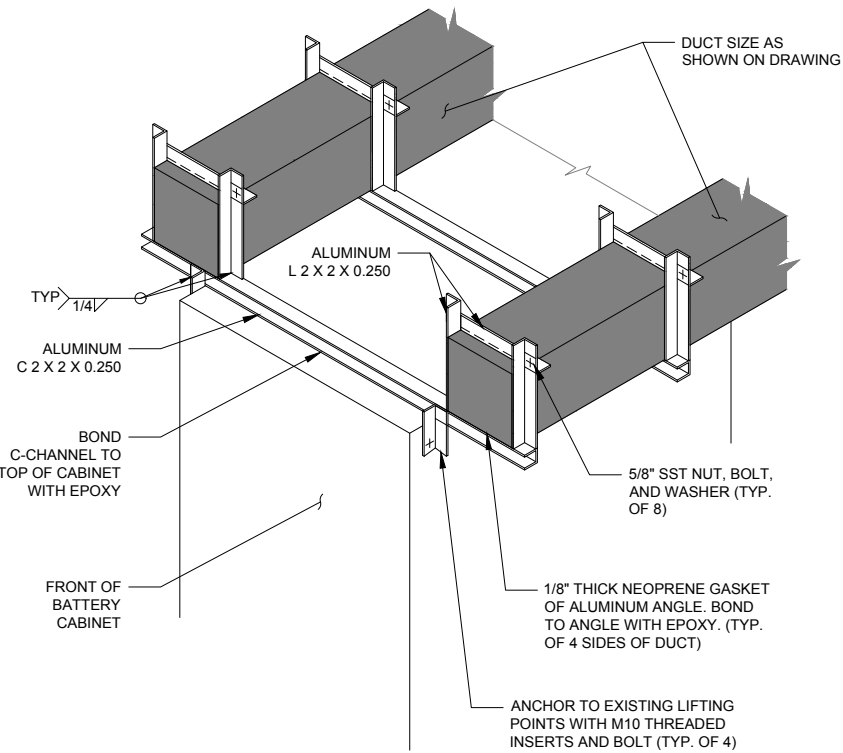
9000 W. 171ST
TINLEY PARK, IL 60487

DRAWN BY:	TJS
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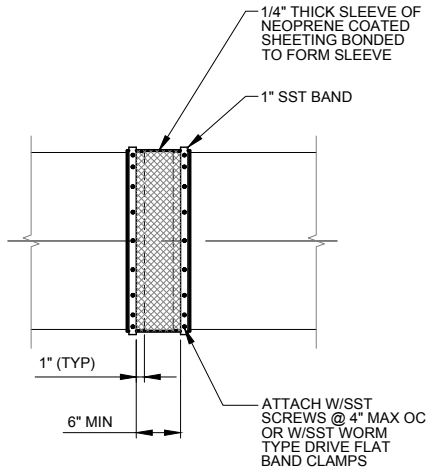
SHEET TITLE
MECHANICAL
SCHEDULE AND
DETAILS

SHEET NUMBER

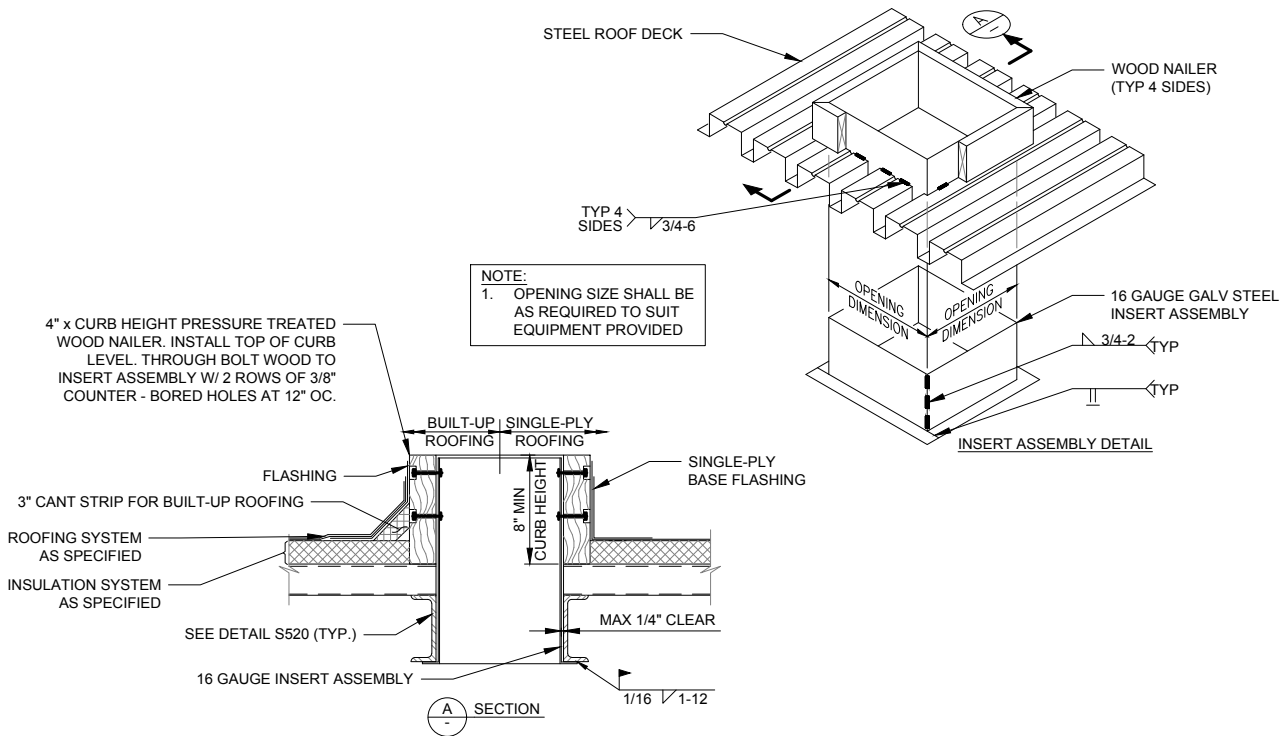
M-3



① DUCTWORK SUPPORT FROM TOP OF BATTERY CABINET
N.T.S. H101



② FLEX CONNECTION FOR METAL DUCT
N.T.S. H230



③ ROOF OPENING ASSEMBLY
N.T.S. H312

THE CONSTRUCTION DOCUMENT DRAWINGS ARE INTERRELATED. WHEN PERFORMING THE WORK, EACH CONTRACTOR MUST REFER TO ALL DRAWINGS. COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

DIVISION 1: GENERAL REQUIREMENTS
SECTION 01700 – PROJECT CLOSEOUT

PART 1 – GENERAL

- A. OBTAIN AND SUBMIT RELEASES ENABLING THE OWNER UNRESTRICTED USE OF THE WORK AND ACCESS TO SERVICES AND UTILITIES; INCLUDE OCCUPANCY PERMITS, OPERATING CERTIFICATES AND SIMILAR RELEASES.
- B. SUBMIT RECORD DRAWINGS, DAMAGE OR SETTLEMENT SURVEY, PROPERTY SURVEY, AND SIMILAR FINAL RECORD INFORMATION.
- C. COMPLETE FINAL CLEAN UP REQUIREMENTS, INCLUDING TOUCH-UP PAINTING. TOUCH UP AND OTHERWISE REPAIR AND RESTORE MARRED EXPOSED FINISHES.

PART 2 – FINAL CLEANING

- 1. COMPLETE THE FOLLOWING CLEANING OPERATIONS BEFORE REQUESTING INSPECTION FOR CERTIFICATION OF COMPLETION.
 - A. CLEAN THE PROJECT SITE, YARD AND GROUNDS, IN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, INCLUDING LANDSCAPE DEVELOPMENT AREAS, OF RUBBISH, WASTE MATERIALS, LITTER AND FOREIGN SUBSTANCES. SWEEP PAVED AREAS BROOM CLEAN. REMOVE PETRO-CHEMICAL SPILLS, STAINS AND OTHER FOREIGN DEPOSITS. RAKE GROUNDS THAT ARE NEITHER PLANTED NOR PAVED, TO A SMOOTH EVEN-TEXTURED SURFACE.
 - B. REMOVE TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIAL FROM THE SITE.
 - C. REMOVE SNOW AND ICE TO PROVIDE SAFE ACCESS TO THE SITE AND EQUIPMENT ENCLOSURE.
 - D. CLEAN EXPOSED EXTERIOR AND INTERIOR HARD-SURFACED FINISHES TO A DIRT-FREE CONDITION, FREE OF STAINS, FILMS AND SIMILAR FOREIGN SUBSTANCES. AVOID DISTURBING NATURAL WEATHERING OF EXTERIOR SURFACES.
 - E. REMOVE DEBRIS FROM LIMITED ACCESS SPACES, INCLUDING ROOFS, EQUIPMENT ENCLOSURE, MANHOLES, AND SIMILAR SPACES.
 - F. REMOVE LABELS THAT ARE NOT PERMANENT LABELS.
 - G. TOUCH-UP AND OTHERWISE REPAIR AND RESTORE MARRED EXPOSED FINISHES AND SURFACES. REPLACE FINISHES AND SURFACES THAT CAN NOT BE SATISFACTORILY REPAIRED OR RESTORED, OR THAT SHOW EVIDENCE OF REPAIR OR RESTORATION. DO NOT PAINT OVER "UL" AND SIMILAR LABELS, INCLUDING ELECTRICAL NAME PLATES.
 - H. LEAVE THE PROJECT CLEAN AND READY FOR OCCUPANCY.
 - I. DUST-OFF ALL EQUIPMENT, INCLUDING BATTERY PACKS, WITHIN EQUIPMENT ENCLOSURE.
 - J. WASH AND WAX FLOOR WITHIN EQUIPMENT ENCLOSURE.
- 2. REMOVAL OF PROTECTION: REMOVE TEMPORARY PROTECTION AND FACILITIES INSTALLED DURING CONSTRUCTION TO PROTECT PREVIOUSLY COMPLETED INSTALLATIONS DURING THE REMAINDER OF THE CONSTRUCTION PERIOD.

DIVISION 2: SITE WORK
SECTION 02200 – EARTHWORK AND DRAINAGE

PART 1 – GENERAL

- 1. WORK INCLUDED: SEE SITE PLAN.
- 2. DESCRIPTIONS
ACCESS DRIVE W/ TURNAROUND AREA, LEASE AREA, AND IF APPLICABLE UNDERGROUND UTILITY EASEMENTS ARE TO BE CONSTRUCTED TO PROVIDE A WELL DRAINED, EASILY MAINTAINED, EVEN SURFACE FOR MATERIAL AND EQUIPMENT DELIVERIES AND MAINTENANCE PERSONNEL ACCESS.
- 3. QUALITY ASSURANCE
 - A. APPLY SOIL STERILIZER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS (AS NEEDED).
 - B. APPLY AND MAINTAIN GRASS SEED AS RECOMMENDED BY THE SEED PRODUCER (IF REQUIRED).
 - C. PLACE AND MAINTAIN VEGETATION LANDSCAPING, IF INCLUDED WITHIN THE CONTRACT, AS RECOMMENDED BY NURSERY INDUSTRY STANDARDS.
- 4. SEQUENCING
 - A. CONFIRM SURVEY STAKES AND SET ELEVATION STAKES PRIOR TO ANY CONSTRUCTION.
 - B. COMPLETELY GRUB THE ACCESS DRIVE W/ TURNAROUND, UNDERGROUND UTILITY EASEMENTS, (IF APPLICABLE) AND LEASE AREA PRIOR TO FOUNDATION CONSTRUCTION, PLACEMENT OF BACKFILL AND SUB-BASE MATERIAL.
 - C. CONSTRUCT TEMPORARY CONSTRUCTION AREA ALONG ACCESS DRIVE.
 - D. BRING THE LEASE AREA AND ACCESS DRIVE W/ TURNAROUND TO BASE COURSE ELEVATION PRIOR TO INSTALLING FOUNDATION.
 - E. APPLY SOIL STERILIZER PRIOR TO PLACING BASE MATERIALS.
 - F. GRADE, SEED, FERTILIZE, AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING UNDERGROUND UTILITY EASEMENTS) IMMEDIATELY AFTER BRINGING LEASE AREA AND ACCESS DRIVE W/ TURNAROUND TO BASE COURSE ELEVATION, WATER TO ENSURE GROWTH.
 - G. REMOVE GRAVEL FROM TEMPORARY CONSTRUCTION ZONE TO AN AUTHORIZED AREA OR AS DIRECTED BY PROJECT MANAGER.
 - H. AFTER APPLICATIONS OF FINAL SURFACES, APPLY SOIL STERILIZER TO STONE SURFACES.
- 5. SUBMITTALS
 - A. BEFORE CONSTRUCTION
IF LANDSCAPING IS APPLICABLE TO THE CONTRACT, SUBMIT TWO COPIES OF THE LANDSCAPE PLAN UNDER NURSERY LETTERHEAD. IF A LANDSCAPE ALLOWANCE WAS INCLUDED IN THE CONTRACT, PROVIDE AN ITEMIZED LISTING OF PROPOSED COSTS ON NURSERY LETTERHEAD (REFER TO PLANS FOR LANDSCAPING REQUIREMENTS).
 - B. AFTER CONSTRUCTION
 - 1. MANUFACTURER'S DESCRIPTION OF PRODUCT AND WARRANTY STATEMENT ON SOIL STERILIZED.
 - 2. MANUFACTURER'S DESCRIPTION OF PRODUCT ON GRASS SEED AND FERTILIZER
 - 3. LANDSCAPING WARRANTY STATEMENT.
- 6. WARRANTY
 - A. IN ADDITION TO THE WARRANTY ON ALL CONSTRUCTION COVERED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPAIR ALL DAMAGE AND RESTORE AREA AS CLOSE TO ORIGINAL CONDITION AS POSSIBLE AT SITE AND SURROUNDINGS.
 - B. SOIL STERILIZATION APPLICATION TO GUARANTEE VEGETATION FREE ROAD AND SITE AREAS FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
 - C. DISTURBED AREAS WILL REFLECT GROWTH OF NEW GRASS COVER PRIOR TO FINAL INSPECTION.
 - D. LANDSCAPING, IF INCLUDED WITHIN THE SCOPE OF THE CONTRACT, WILL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL INSPECTION.

PART 2 – PRODUCTS

- 1. MATERIALS
 - A. SOIL STERILIZER SHALL BE EPA-REGISTERED, PRE-EMERGENCE LIQUID:

- TOTAL KILL
PRODUCT 910
EPA 10292-7

PHASAR CORPORATION
P.O. BOX 5123
DEARBORN, MI 48128
(313) 563-8000
- AMBUSH HERBICIDE
EPA REGISTERED

FRAMAR INDUSTRIAL PRODUCTS
1435 MORRIS AVE.
UNION, NJ 07083
(800) 526-4924
- B. ROAD AND SITE MATERIALS SHALL CONFORM TO IDOT SPECIFICATIONS FILL MATERIAL (UNLESS OTHERWISE NOTED) – ACCEPTABLE SELECT FILL SHALL BE IN ACCORDANCE WITH STATE DEPARTMENT OF HIGHWAY AND TRANSPORTATION STANDARD SPECIFICATIONS..

C. SOIL STABILIZER FABRIC SHALL BE MIRAFI – 500X.

PART 3 – EXECUTION

- 1. INSPECTIONS
LOCAL BUILDING INSPECTORS SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, UNLESS OTHERWISE SPECIFIED BY JURISDICTION.
- 2. PREPARATION
 - A. CLEAR TREES, BRUSH AND DEBRIS FROM LEASE AREA, ACCESS DRIVE W/ TURN-AROUND AND UNDER GROUND UTILITY EASEMENTS AS REQUIRED FOR CONSTRUCTION.
 - B. PRIOR TO OTHER EXCAVATION AND CONSTRUCTION, GRUB ORGANIC MATERIAL TO A MINIMUM OF SIX INCHES (6") BELOW GRADE.
 - C. UNLESS OTHERWISE INSTRUCTED BY LESSEE, TRANSPORT ALL REMOVED TREES, BRUSH AND DEBRIS FROM THE PROPERTY TO AN AUTHORIZED LANDFILL.
 - D. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, ROLL THE SOIL.
 - E. WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, LINE THE AREAS WITH STABILIZER MAT PRIOR TO PLACEMENT OF FILL OR BASE MATERIAL.
- 3. INSTALLATION
 - A. GRADE OR FILL THE LEASE AREA AND ACCESS DRIVE W/ TURNAROUND AS REQUIRED IN ORDER THAT UPON DISTRIBUTION OF SPOILS, RESULTING FROM EXCAVATIONS, THE RESULTING GRADE WILL CORRESPOND WITH SAID SUB-BASE COURSE. ELEVATIONS ARE TO BE CALCULATED FROM BENCHMARK, FINISHED GRADES, OR INDICATED SLOPES.
 - B. CLEAR EXCESS SPOILS, IF ANY, FROM JOB SITE AND DO NOT SPREAD BEYOND THE LIMITS OF PROJECT AREA UNLESS AUTHORIZED BY PROJECT MANAGER AND AGREED TO BY LANDOWNER.
 - C. BRING THE ACCESS DRIVE W/ TURNAROUND TO BASE COURSE ELEVATION TO FACILITATE CONSTRUCTION AND OBSERVATION DURING CONSTRUCTION OF THE SITE.
 - D. AVOID CREATING DEPRESSIONS WHERE WATER MAY POND.
 - E. THE CONTRACT SHALL INCLUDE GRADING, BANKING, AND DITCHING, UNLESS OTHERWISE INDICATED.
 - F. WHEN IMPROVING AN EXISTING ACCESS DRIVE, GRADE THE EXISTING DRIVE TO REMOVE ANY ORGANIC MATTER AND SMOOTH THE SURFACE BEFORE PLACING FILL OR STONE.
 - G. PLACE FILL OR STONE IN SIX INCH (6") MAXIMUM LIFTS, AND COMPACT BEFORE PLACING NEXT LIFT.
 - H. THE TOP SURFACE COURSE, SHALL EXTEND A MINIMUM OF ONE FOOT (1') BEYOND THE SITE FENCE (UNLESS OTHERWISE NOTED) AND SHALL COVER THE AREA AS INDICATED.
 - I. APPLY RIPRAP TO THE SIDE SLOPES OF ALL FENCED SITE AREAS, PARKING AREAS, AND ALL OTHER SLOPES GREATER THAN 2:1.
 - J. APPLY RIPRAP TO THE SIDES OF DITCHES OR DRAINAGE SWALES.
 - K. RIPRAP ENTIRE DITCH FOR SIX FEET (6') IN ALL DIRECTIONS AT CULVERT OPENINGS.
 - L. APPLY SEED, FERTILIZER, AND STRAW COVER TO ALL OTHER DISTURBED AREAS, DITCHES, AND DRAINAGE SWALES, NOT OTHERWISE RIPRAPPED.
 - M. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES, OR CULVERTS BE PLACED SO THAT THEY DIRECT WATER TOWARDS, OR PERMIT STANDING WATER IMMEDIATELY ADJACENT TO SHELTER OR EQUIPMENT. IF DESIGNS OR ELEVATIONS ARE IN CONFLICT WITH THIS, ADVISE CONSTRUCTION MANAGER IMMEDIATELY.
 - N. IN DITCHES WITH SLOPES GREATER THAN 10%, MOUND DIVERSIONARY HEADWALLS IN THE DITCH AT CULVERT ENTRANCES. POSITION THE HEADWALL AT AN ANGLE NO GREATER THAN 60° OFF THE DITCH LINE. RIPRAP THE UPSTREAM SIDE OF THE HEADWALL AS WELL AS THE DITCH FOR SIX FEET (6') ABOVE THE CULVERT ENTRANCE.
 - O. APPLY SEED AND FERTILIZER TO SURFACE CONDITIONS WHICH WILL ENCOURAGE ROOTING. RAKE AREAS TO BE SEED TO EVEN THE SURFACE AND LOOSEN THE SOIL.
 - P. SOW SEED IN TWO DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.
 - Q. ENSURE GROWTH OF SEEDED AND LANDSCAPED AREAS, BY WATERING, UP TO THE POINT OF RELEASE FROM THE CONTRACT. CONTINUE TO REWORK THE BARE AREAS UNTIL COMPLETE COVERAGE IS OBTAINED.
- 4. FIELD QUALITY CONTROL
COMPACT SOILS TO MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557. AREAS OF SETTLEMENT WILL BE EXCAVATED AND REFILLED AT CONTRACTOR'S EXPENSE. INDICATE PERCENTAGE OF COMPACTION ACHIEVED ON AS-BUILT DRAWINGS.
- 5. PROTECTION
 - A. PROTECT SEEDED AREAS FROM EROSION BY SPREADING STRAW TO A UNIFORM LOOSE DEPTH OF 1-2 INCHES, STAKE AND TIE DOWN AS REQUIRED. USE OF EROSION CONTROL MESH OR MULCH NET WILL BE AN ACCEPTABLE ALTERNATE.
 - B. ALL TREES PLACED IN CONJUNCTION WITH A LANDSCAPE CONTRACT WILL BE WRAPPED, TIED WITH HOSE PROTECTED WIRE, AND SECURED TO 2" x 2" x 4'-0" WOODEN STAKES EXTENDING TWO- FEET INTO THE GROUND ON FOUR SIDES OF THE TREE.
 - C. PROTECT ALL EXPOSED AREAS AGAINST WASHOUTS AND SOIL EROSION. PLACE STRAW BALES AT THE INLET APPROACH TO ALL NEW OR EXISTING CULVERTS. WHERE THE SITE OR ROAD AREAS HAVE BEEN ELEVATED IMMEDIATELY ADJACENT TO THE RAIL LINE, STAKE EROSION CONTROL FABRIC FULL LENGTH IN THE SWALE TO PREVENT CONTAMINATION OF THE RAIL BALLAST. ALL EROSION CONTROL METHODS SHALL CONFORM TO APPLICABLE BUILDING CODE REQUIREMENTS.

SECTION 02830 – FENCING AND GATE(S)

PART 1 – GENERAL

- 1. WORK INCLUDED
SEE PLAN FOR SITE AND LOCATION OF FENCE AND GATE(S).
- 2. QUALITY ASSURANCE
ALL STEEL MATERIALS UTILIZED IN CONJUNCTION WITH THIS SPECIFICATION WILL BE GALVANIZED OR STAINLESS STEEL. WEIGHT OF ZINC COATING ON THE FABRIC SHALL NOT BE LESS THAN 12 OUNCES PER SQUARE FOOT OF MATERIAL COVERED. POSTS SHALL BE HOT-DIPPED IN GRADE 'E' ZINC, 18 OUNCES PER SQUARE FOOT.
- 3. SEQUENCING
IF THE SITE AREA HAS BEEN BROUGHT UP TO SURFACE COURSE ELEVATION (PRIOR TO THE FENCE CONSTRUCTION), FENCE POST EXCAVATION SPOILS MUST BE CONTROLLED TO PRECLUDE CONTAMINATION OF SAID SURFACE COURSE.

- 4. SUBMITTALS
 - A. MANUFACTURER'S DESCRIPTIVE LITERATURE.
 - B. CERTIFICATE OR STATEMENT OF COMPLIANCE WITH THE SPECIFICATIONS.

PART 2 – PRODUCTS

- 1. FENCE MATERIAL
 - A. ALL FABRIC WIRE, RAILS, HARDWARE, AND OTHER STEEL MATERIALS SHALL BE HOT-DIPPED GALVANIZED.
 - B. FABRIC SHALL BE SEVEN-FOOT (7') HIGH OR TO MATCH EXISTING FENCE TWO-INCH CHAIN LINK MESH OF NO. 9 GAUGE (0.148") WIRE. THE FABRIC SHALL HAVE A KNUCKLED FINISH FOR THE TOP SELVAGES. FABRIC SHALL CONFORM TO THE SPECIFICATIONS OF ASTM A-392 CLASS 1.
 - C. BARBED WIRE SHALL BE DOUBLE-STRAND, 12-1/2 GAUGE TWISTED WIRE, WITH 14-GAUGE, 4-POINT ROUND BARBS SPACED ON FIVE-INCH CENTERS.
 - D. ALL POSTS SHALL BE SCHEDULE – 40 MECHANICAL SERVICE PIPE AND SHALL BE TYPE 1 ASTM A-128 AND OF THE FOLLOWING DIAMETER

LINE	2" SCHEDULE 40 (2 3/8" O.D.)
CORNER	3" SCHEDULE 40 (3 1/2" O.D.)
GATE	3" SCHEDULE 40 (3 1/2" O.D.)
 - E. GATE POSTS SHALL BE EXTENDED 12 INCHES, INCLUDING DOME CAP, TO PROVIDE FOR ATTACHMENT OF BARBED WIRE.
 - F. ALL TOP AND BRACE RAILS SHALL BE 1| DIAMETER SCHEDULE – 40 MECHANICAL-SERVICE PIPE.
 - G. GATE FRAMES AND BRACES SHALL BE 1.90 INCH DIAMETER SCHEDULE 40 MECHANICAL-SERVICE PIPE. FRAMES SHALL HAVE WELDED CORNERS.
 - H. GATE FRAMES SHALL HAVE A FULL-HEIGHT VERTICAL BRACE, AND A FULL-WIDTH HORIZONTAL BRACE, SECURED IN PLACE BY USE OF GATE BRACE CLAMPS.
 - I. GATE HINGES SHALL BE MERCHANTS METAL MODEL 64386 HINGE ADAPTER WITH MODEL 6409, 188-DEGREE ATTACHMENT.
 - J. THE GUIDE (LATCH ASSEMBLY) SHALL BE HEAVY INDUSTRIAL DOUBLE GATE LATCH. SEE DETAIL.
 - K. LATCHES AND STOPS SHALL BE PROVIDED FOR ALL GATES.
 - L. PLUNGER ROD COMPLETE WITH RECEPTOR TO BE PROVIDED AT THE INACTIVE LEAF OF ALL DOUBLE GATE INSTALLATIONS.
 - M. ALL STOPS SHALL HAVE KEEPERS CAPABLE OF HOLDING THE GATE LEAF IN THE OPEN POSITION
 - N. A NO. 7 GAUGE ZINC COATED TENSION WIRE SHALL BE USED AT THE BOTTOM OF THE FABRIC, TERMINATED WITH BAND CLIPS AT CORNER AND GATE POSTS.
 - O. A SIX-INCH BY 1/2-INCH DIAMETER EYEBOLT TO HOLD TENSION WIRE SHALL BE PLACED AT LINE POSTS.
 - P. STRETCHER BARS SHALL BE 3/16-INCH BY 3/4-INCH OR HAVE EQUIVALENT CROSS-SECTIONAL AREA.
 - Q. ALL CORNER GATE AND PANELS SHALL HAVE A 3/8-INCH TRUSS ROD WITH TURNBUCKLES.
 - R. ALL POSTS EXCEPT GATE POSTS SHALL HAVE A COMBINATION CAP AND BARBED WIRE SUPPORTING ARM. GATE POSTS SHALL HAVE A DOME CAP.
 - S. OTHER HARDWARE INCLUDES BUT MAY NOT BE LIMITED TO TIE CLIPS, BAND CLIPS AND TENSION BAND CLIPS.
 - T. BARBED WIRE GATE GUARDS SHALL BE FITTED WITH DOME CAPS.
 - U. BARBED WIRE SUPPORT ARMS SHALL BE PRESSED STEEL COMPLETE WITH SET BOLT AND LOCK WIRE IN THE ARM.
 - V. ALL CAPS SHALL BE MALLEABLE IRON, DOME OR ACORN SHAPED AS REQUIRED BY PIPE SIZE.
 - W. WHERE THE USE OF CONCERTINA HAS BEEN SPECIFIED, 24-INCH DIAMETERS COIL BARBED TAPE, STAINLESS STEEL, CYCLONE FENCE MODEL 68P TO TYPE III SHALL BE FURNISHED. IT SHALL BE SUPPORTED ABOVE THE TOP RAIL BY USE OF SIX(6) WIRE BARBED WIRE ARMS POSITIONED ATOP EACH LINE/CORNER POST.

PART 3 – EXECUTION

- 1. INSPECTION
TO CONFIRM PROPER DEPTH AND DIAMETER OF POST HOLE EXCAVATIONS. ALL POST HOLES WILL BE EXCAVATED AS PER CONSTRUCTION DOCUMENTS.
- 2. INSTALLATION
 - A. FOUNDATIONS SHALL HAVE A MINIMUM SIX INCH (6") CONCRETE COVER UNDER POST.
 - B. ALL FENCE POSTS SHALL BE VERTICALLY PLUMB ; ONE QUARTER INCH (1/4")
 - C. AT CORNER POSTS, GATE POSTS, AND SIDES OF GATE FRAME, FABRIC SHALL BE ATTACHED WITH STRETCHER AND TENSION BAND-CLIPS AT FIFTEEN(15) INCH INTERVALS.
 - D. AT LINE POSTS, FABRIC SHALL BE ATTACHED WITH BAND-CLIPS AT FIFTEEN INCH (15") INTERVALS.
 - E. FABRIC SHALL BE ATTACHED TO BRACE RAILS, TENSION WIRE AND TRUSS RODS WITH TIE-CLIPS AT TWO FOOT (2') INTERVALS.
 - F. A MAXIMUM GAP OF ONE INCH WILL BE PERMITTED BETWEEN TIE CHAIN LINE FABRIC AND THE FINAL GRADE.
 - G. GATE SHALL BE INSTALLED SO LOOKS ARE ACCESSIBLE FROM BOTH SIDES.
 - H. GATE HINGE BOLTS SHALL HAVE THEIR THREADS PEENED OR WELDED TO PREVENT UNAUTHORIZED REMOVAL.
 - I. CONCRETE TO BE A MINIMUM OF 4,000 PSI AT 7 DAYS. CEMENT SHALL EXCEED ASTM C150, TYPE IIIA.
- 3. PROTECTION
UPON COMPLETION OF ERECTION, INSPECT FENCE MATERIAL AND PAINT FIELD CUTS OR GALVANIZING BREAKS WITH ZINC-BASED PAINT, COLOR TO MATCH THE GALVANIZED METAL.

APPLICABLE STANDARDS

- | | |
|-----------|---|
| ASTM-A120 | SPECIFICATION FOR PIPE, STEEL BLACK AND HOT-DIPPED ZINC COATED (GALVANIZED) WELDED AND SEAMLESS, FOR ORDINARY USES. |
| ASTM-A123 | ZINC (HOT-DIP GALVANIZED) COATING ON IRON AND STEEL PRODUCTS. |
| ASTM-A153 | STANDARD SPECIFICATION FOR ZINC COATING (HOT-DIP) ON IRON AND STEEL HARDWARE. |
| ASTM-A392 | SPECIFICATION FOR ZINC-COATED STEEL CHAIN LINK FENCE FABRIC. |
| ASTM-A491 | SPECIFICATION FOR ALUMINUM-COATED STEEL CHAIN LINK FENCE FABRIC |
| ASTM-A525 | STANDARD SPECIFICATION FOR STEEL SHEET ZINC COATED (GALVANIZED) BY THE HOT-DIPPED PROCESS. |

- | | |
|-----------------------|--|
| ASTM-A570 | SPECIFICATION FOR HOT-ROLLED CARBON STEEL SHEET AND STRIP. STRUCTURAL QUALITY. |
| ASTM-A535 | SPECIFICATION FOR ALUMINUM COATED STEEL BARBED WIRE. |
| FEDERAL SPECIFICATION | RR-F-191- FENCING, WIRE AND POST METAL (AND GATES, CHAIN LINK FENCE FABRIC, AND ACCESSORIES) |

DIVISION 3: CONCRETE

SECTION 03000 – BASIC CONCRETE MATERIALS AND METHODS

PART 1 – GENERAL

- 1. WORK INCLUDED
FORMWORK, REINFORCEMENT, ACCESSORIES, CAST-IN-PLACE CONCRETE, FINISHING, AND CURING.
- 2. INSPECTIONS
 - A. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING BUILDING DEPARTMENT INSPECTIONS REQUIRED FOR HIS SCOPE OF WORK.
 - B. ALL REINFORCING STEEL SHALL BE INSPECTED AND APPROVED BY THE LESSEE'S CONSTRUCTION MANAGER PRIOR TO PLACEMENT OF CONCRETE.
 - C. THE LESSEE'S CONSTRUCTION MANAGER SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS.
- 3. QUALITY ASSURANCE
 - A. CONSTRUCT AND ERECT CONCRETE FORMWORK IN ACCORDANCE WITH ACI 301 AND ACI 318.
 - B. PERFORM CONCRETE REINFORCING WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ASTM A184.
 - C. PERFORM CAST-IN-PLACE CONCRETE WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ACI 117-90.
 - D. OPEN FOUNDATION TRENCHES SHALL BE INSPECTED BY MES PRIOR TO CONCRETE INSTALLATION.
- 4. SUBMITTALS
SUBMIT CONCRETE MIX AND REINFORCING STEEL SHOP DRAWINGS FOR APPROVAL BY LESSEE CONSTRUCTION MANAGER/ENGINEER. THE SHOP DRAWINGS SHALL BE SUBMITTED IN THE FORM OF TWO (2) CONCRETE MIX DESIGN INFORMATION SHEETS AND TWO (2) BLUELINE DRAWINGS FOR REINFORCING STEEL.

PART 2 – PRODUCTS

- 1. REINFORCEMENT MATERIALS
 - A. REINFORCEMENT STEEL, ASTM A615, 60 ksi YIELD GRADE, DEFORMED BILLET STEEL BARS, PLAIN FINISH.
 - B. WELDED STEEL WIRE FABRIC ASTM A185 PLAIN TYPE, IN FLAT SHEETS, PLAIN FINISH.
 - C. CHAIRS, BOLSTERS, BAR SUPPORTS, SPACERS. SIZED AND SHAPED FOR SUPPORTS OF REINFORCING.
 - D. FABRICATE CONCRETE REINFORCING IN ACCORDANCE WITH ACI 315, ACI 318, ASTM A184
- 2. CONCRETE MATERIALS
 - A. CEMENT: ASTM C150, PORTLAND TYPE
 - B. FINE AND COURSE AGGREGATES: ASTM C33 – MAXIMUM SIZE OF CONCRETE AGGREGATE SHALL NOT EXCEED ; ONE INCH (1") SIZE SUITABLE FOR INSTALLATION METHOD UTILIZED OR ONE-THIRD (1/3) CLEAR DISTANCE BEHIND OR BETWEEN REINFORCING.
 - C. WATER: CLEAN AND NOT DETRIMENTAL TO CONCRETE
 - D. AIR ENTRAINING ADMIXTURE: ASTM C260
 - E. BONDING AGENT: LATEX EMULSION FOR BONDING NEW TO OLD CONCRETE AS MANUFACTURED BY DAYTON SUPERIOR.
 - F. NON-SHRINK GROUT: PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE. CEMENT, WATER REDUCING AND PLASTICISING AGENTS.
- 3. CONCRETE MIX
 - A. CONCRETE MATERIALS SHALL CONFORM TO THE APPROPRIATE A.C.I. REQUIREMENTS FOR EXPOSED STRUCTURAL CONCRETE.
 - B. MIX AND DELIVER CONCRETE IN ACCORDANCE WITH ASTM C94, ALT. 3.
 - C. PROPORTIONS OF CONCRETE MATERIALS SHALL BE SUITABLE FOR THE INSTALLATION METHOD UTILIZED AND SHALL RESULT IN DURABLE CONCRETE FOR LOCAL ANTICIPATED AGGRESSIVE ACTIONS. THE DURABILITY REQUIREMENTS OF ACI 318 CHAPTER 4 SHALL BE SATISFIED BASED ON THE CONDITIONS EXPECTED AT THE SITE. PROVIDE CONCRETE AS FOLLOWS:
 - 1. COMPRESSIVE STRENGTH: 4000 psi AT 7 DAYS. SEE SHEET S-1 FOR CAISSON CONCRETE COMPRESSIVE STRENGTH
 - 2. SLUMP: 3 INCHES

PART 3 – EXECUTION

- 1. INSERTS, EMBEDDED COMPONENTS AND OPENINGS
 - A. THE CONTRACTOR SHALL COORDINATE AND CROSS-CHECK ARCHITECTURAL, BUILDING & ELECTRICAL DRAWINGS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, AND OTHER ITEMS RELATED TO CONCRETE WORK AND SHALL ASSUME FULL RESPONSIBILITY FOR THE PROPER LOCATION BEFORE PLACING CONCRETE.
 - B. PROVIDE FORMED OPENINGS WHERE REQUIRED FOR WORK TO BE EMBEDDED IN AND PASSING THROUGH CONCRETE MEMBERS.
 - C. COORDINATE WORK OF OTHER SECTIONS IN FORMING AND SETTING OPENING, SLOTS, RECESSES, CHASES, SLEEVES, BOLTS, ANCHORS, AND OTHER INSERTS.
 - D. INSTALL CONCRETE ACCESSORIES STRAIGHT, LEVEL AND PLUMB.
- 2. REINFORCEMENT PLACEMENT
 - A. PLACE REINFORCEMENT, SUPPORTED AND SECURED AGAINST DISPLACEMENT.
 - B. ENSURE REINFORCING IS CLEAN, FREE OF LOOSE SCALE, DIRT, OR OTHER FOREIGN COATINGS.
 - C. WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENTS.
 - D. MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE THREE INCHES (3") UNLESS OTHERWISE NOTED.
 - E. CONCRETE COVER FROM TOP OF FOUNDATION TO ENDS OF VERTICAL REINFORCEMENT SHALL NOT EXCEED THREE INCHES (3") NOR BE LESS THAN TWO INCHES (2").
- 3. PLACING CONCRETE
 - A. VIBRATE ALL CONCRETE.
 - B. ALL CONCRETE WORK SHALL ADHERE TO THE LATEST A.C.I. STANDARDS FOR WINTER POURING AND CURING PROCEDURES IF SEASONAL CONDITIONS APPLY
- 4. CURING
 - A. AFTER PLACEMENT, PROTECT CONCRETE FROM PREMATURE DRYING.
 - B. MAINTAIN CONCRETE WITH MINIMAL MOISTURE LOSS AT RELATIVELY CONSTANT TEMPERATURE FOR A PERIOD NECESSARY FOR HYDRATION OF CEMENT AND HARDENING OF CONCRETE.
- 5. PROVIDE HAND RUBBED SMOOTH FINISH TO ALL EXPOSED VERTICAL FORMED CONCRETE SURFACES.
- 6. FIELD QUALITY CONTROL
 - A. SUBMIT THREE (3) CONCRETE TEST CYLINDERS – TAKEN FOR EVERY 15 CUBIC YARD OR LESS. SUBMIT CONCRETE TEST TO THE PROJECT MANAGER IN ACCORDANCE WITH ASTM C-31 AND C-39.
 - B. SUBMIT ONE (1) ADDITIONAL TEST CYLINDER – TAKEN DURING COLD WEATHER POURS, AND CURED ON JOB SITE UNDER SAME CONDITIONS AS CONCRETE IT REPRESENTS.
 - C. SUBMIT ONE (1) SLUMP TEST – TAKEN FOR EACH SET OF TEST CYLINDERS TAKEN.
- 7. DEFECTIVE CONCRETE
MODIFY OR REPLACE CONCRETE NOT CONFORMING TO REQUIRED LINES, DETAILS OR ELEVATIONS AT COST OF GC, AS DIRECTED BY ARCHITECT/ENGINEER.

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



REVISIONS		DATE	BY	JTM	RA	JUR	TH	JUR	JUR	AM
NO	DESCRIPTION	UPDATE WITH POWER DESIGN	10/29/18							
2	UPDATE PER FIBER COORDINATION		12/11/18							
3	UPDATE PER LATEST COMED WALK		04/08/19							
4	UPDATE PER RESERVOR INFO		05/17/19							
5	REVISED FIBER PER RESERVOR INFO		08/06/19							
6	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS		08/04/19							
7	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS		10/28/19							
8	ISSUED FOR PERMIT									

LOC. # 282573

45 & 175th

9000 W. 171ST
TINLEY PARK, IL 60487

DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	07/03/18
PROJECT #:	33-1566

SHEET TITLE
SPECIFICATIONS

SHEET NUMBER

SP-1

DIVISION 5: METALS

SECTION 05000 – METALS

PART 1 – GENERAL

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

PART 2 – PRODUCTS

- 1. MATERIALS:
 - A. STRUCTURAL STEEL MEMBERS: ASTM A572, GRADE 50
 - B. STRUCTURAL TUBING: ASTM A500, GRADE B
 - C. PIPE: ASTM A53, TYPE E OR S, GRADE B
 - D. BOLTS, NUTS, AND WASHERS: ASTM A325
 - E. ANCHOR BOLTS: ASTM A307
 - F. WELDING MATERIALS: AWS D1.1, TYPE REQUIRED FOR MATERIALS BEING WELDED
 - G. GROUT: NON-SHRINK TYPE, PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICIZING ADDITIVES, CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 7000 psi AT 28 DAYS.
 - H. SHOP AND TOUCH-UP PRIMER: SSPC 15, TYPE 1, RED OXIDE
 - I. TOUCH-UP PRIMER FOR GALV. SURFACES: ZINC RICH TYPE
- 2. FABRICATION: CONTINUOUSLY SEAL JOINTED MEMBERS BY CONTINUOUS WELDS. GRIND EXPOSED WELDS SMOOTH.
- 3. FINISH:
 - A. PREPARE STRUCTURAL COMPONENT SURFACES IN ACCORDANCE WITH SSPC SP-1 TO SP-10 PROCEDURES.
 - B. STRUCTURAL STEEL MEMBERS SHALL BE HOT DIPPED GALVANIZED.

PART 3 – EXECUTION

- 1. EXAMINATION AND PREPARATION: VERIFY THAT THE FIELD CONDITIONS ARE ACCEPTABLE.
- 2. ERECTION:
 - A. ALLOW FOR ERECTION LOADS. PROVIDE TEMPORARY BRACING TO MAINTAIN FRAMING IN ALIGNMENT UNTIL COMPLETION OF ERECTION AND INSTALLATION OF PERMANENT BRIDGING AND BRACING.
 - B. FIELD WELD COMPONENTS INDICATED ON SHOP DRAWINGS.
 - C. DO NOT FIELD CUT OR ALTER STRUCTURAL MEMBERS WITHOUT APPROVAL OF THE ARCHITECT/ENGINEER.
 - D. AFTER ERECTION, TOUCH-UP WELDS, ABRASIONS, AND SURFACES NOT SHOP PRIMED OR GALVANIZED WITH TOUCH-UP PRIMERS AS SPECIFIED UNDER SECTION 05000–METALS, PART 2 – PRODUCTS, H & I. SURFACES TO BE IN CONTACT WITH CONCRETE NOT INCLUDED.
- 3. FIELD QUALITY CONTROL: FIELD INSPECTION OF MEMBERS, CONNECTIONS, WELDS AND TORQUING.

DIVISION 16: ELECTRICAL

SECTION 16050 – BASIC ELECTRICAL MATERIALS AND METHODS

- 1. CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS PRIOR TO ORDERING THE ELECTRICAL EQUIPMENT AND STARTING THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ARCHITECT LISTING ANY DISCREPANCIES OR CONFLICTING INFORMATION.
- 2. ELECTRICAL PLANS, DETAILS AND DIAGRAMS ARE DIAGRAMMATIC ONLY. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF ELECTRICAL EQUIPMENT WITH OWNER PRIOR TO INSTALLATION.
- 3. EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANELBOARD, PULLBOX, JUNCTION BOX, SWITCH BOX, ETC. THE TYPE OF TAGGING METHODS SHALL BE IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.).
- 4. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN GOOD WORKING CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED "J" WHERE APPLICABLE. MATERIALS SHALL MEET WITH APPROVAL OF ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, NBFU AND "UL" LISTED.
- 5. ALL CONDUIT SHALL HAVE A PULL CORD.
- 6. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS, AND CIRCUITS.
- 7. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.
- 8. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY UBC, NEC AND ALL APPLICABLE CODES.
- 9. PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
- 10. PLASTIC PLATES FOR ALL SWITCHES, RECEPTACLES, TELEPHONE AND BLANKED OUTLETS SHALL HAVE ENGRAVED LETTERING WHERE INDICATED ON THE DRAWINGS. WEATHERPROOF RECEPTACLES SHALL HAVE SIERRA #WPD-8 LIFT COVERPLATES.

SECTION 16400 – SERVICE AND DISTRIBUTION

- 1. WIRE AND CABLE CONDUCTORS SHALL BE COPPER, 600V, TYPE THHN OR THWN, WITH A MIN. SIZE OF #12 AWG, COLOR CODED. ALL RECTIFIER DROPS SHALL BE STRANDED TO ACCEPT CRIMP CONNECTORS.
- 2. ALL CHEMICAL GROUND RODS SHALL BE "UL" APPROVED.
- 3. METER SOCKET AMPERES, VOLTAGE, NUMBER OF PHASES SHALL BE AS NOTED ON THE DRAWINGS. MANUFACTURED BY MILBANK OR APPROVED EQUAL, AND SHALL BE UTILITY COMPANY APPROVED.
- 4. CONDUIT:
 - A. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH GALVANIZED ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.
 - B. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL, FITTING SHALL BE GLAND RING COMPRESSION TYPE.
 - C. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE. ALL FLEXIBLE CONDUITS SHALL HAVE FULL LENGTH GROUND WIRE.
 - D. ALL UNDERGROUND CONDUIT SHALL BE AS NOTED ON THE DRAWINGS AT A MINIMUM DEPTH OF 42" BELOW GRADE. IT IS REQUIRED AND WILL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO NOTIFY UTILITIES PROTECTION SERVICE AT 1-800-382-5544 OR OTHER SUCH NOTIFYING AGENCY 2 WORKING DAYS PRIOR TO DIGGING.
- 5. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS ARE TO BE PAID BY THE CONTRACTOR.
- 6. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLATE WITH WHITE ON BLUE BACKGROUND LETTERING (MINIMUM LETTER HEIGHT SHALL BE ONE FORTH INCH (1/4"). NAMEPLATES SHALL BE FASTENED WITH STAINLESS STEEL SCREWS, NOT ADHESIVE.
- 7. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS BY AN INDEPENDENT TESTING SERVICE ENGAGED BY THE CONTRACTOR SHALL BE SUBMITTED FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.
- 8. GROUNDING ELECTRODE SYSTEM
 - A. PREPARATION
 - 1. SURFACE PREPARATION: ALL CONNECTIONS SHALL BE MADE TO BARE METAL. ALL PAINTED SURFACES SHALL BE FIELD INSPECTED AND MODIFIED TO ENSURE PROPER CONTACT. NO WASHERS ARE ALLOWED BETWEEN THE ITEMS BEING GROUNDED. ALL CONNECTIONS ARE TO HAVE A NON-OXIDIZING AGENT APPLIED PRIOR TO INSTALLATION.
 - 2. GROUND BAR PREPARATION: ALL COPPER GROUND BARS SHALL BE CLEANED, POLISHED AND A NON-OXIDIZING AGENT APPLIED. NO FINGERPRINTS OR DISCOLORED COPPER WILL BE PERMITTED.
 - 3. SLEEVES: ALL GROUNDING CONDUCTORS SHALL RUN THROUGH PVC SLEEVES WHEREVER CONDUCTORS RUN THROUGH WALLS, FLOORS OR CEILINGS. IF CONDUCTORS MUST RUN THROUGH EMT, BOTH ENDS OF CONDUIT SHALL BE GROUNDED. SEAL BOTH ENDS OF CONDUIT WITH SILICONE CAULK.
 - B. GROUND BARS
 - 1. ALL GROUND BARS SHALL BE ONE FORTH INCH (1/4") THICK TINNED COPPER PLATE AND OF SIZE INDICATED ON DRAWINGS.
 - 2. ALL CONNECTIONS TO THE GROUND BAR SHALL OBSERVE THE FOLLOWING SEQUENCE:
 - A. BOLT-HEAD
 - B. 2-HOLE LUG
 - C. TINNED COPPER BUSS BAR
 - D. STAR WASHER
 - E. NUT
 - C. EXTERNAL CONNECTIONS
 - 1. ALL BURIED GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC WELD PROCESS. CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, TEE'S, CROSSES, ETC. ALL CABLE TO GROUND RODS, GROUND ROD SPLICES AND LIGHTNING PROTECTION SYSTEMS ARE TO BE AS INDICATED. ALL MATERIALS USED (MOLDS, WELDING METAL, TOOLS, ETC.) SHALL BE BY "CADWELD" AND INSTALLED PER MANUFACTURER'S RECOMMENDED PROCEDURES.
 - 2. ALL ABOVE GRADE GROUNDING AND BONDING CONDUCTORS SHALL BE CONNECTED BY TWO HOLE CRIMP TYPE (COMPRESSION) CONNECTIONS (EXCEPT FOR THE ACEG AND GROUND ROD) MECHANICAL CONNECTIONS, FITTINGS OR CONNECTIONS THAT DEPEND SOLELY ON SOLDER SHALL NOT BE USED. ALL CABLE TO CABLE CONNECTIONS SHALL BE HIGH PRESSURE DOUBLE CRIMP TYPE CONNECTIONS. CONNECTIONS TO STRUCTURAL STEEL SHALL BE EXOTHERMIC WELDS.
 - D. GROUND RODS
 - ALL GROUND RODS SHALL BE 5/8-INCH DIAMETER X 10'-0" LONG "COPPERWELD" OR APPROVED EQUAL, OF THE NUMBER AND LOCATIONS INDICATED. GROUND RODS SHALL BE DRIVEN FULL LENGTH VERTICAL IN UNDISTURBED EARTH.
 - E. GROUND CONDUCTORS
 - ALL GROUND CONDUCTORS SHALL BE STANDARD TINNED SOLID BARE COPPER ANNEALED, AND OF SIZE INDICATED ON DRAWINGS UNLESS NOTED OTHERWISE.
 - F. LUGS
 - 1. LUGS SHALL BE 2-HOLE, LONG BARREL, STRAND COPPER UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. LUGS SHALL BE THOMAS AND BETTS SERIES #548 __BE OR EQUIVALENT
 - A. 535 MCM DLO 54880BE
 - B. 262 MCM DLO 54872BE
 - C. #1/0 DLO 54862BE
 - D. #4/0 THWN AND BARE 54866BE
 - E. #2/0 THWN 54862BE
 - F. #2 THHN 54207BE
 - G. #6 DLO 54205BE
 - 2. WHEN THE DIRECTION OF THE CONDUCTOR MUST CHANGE, IT SHALL BE DONE GRADUALLY. THE CURVATURE OF THE TURN SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING CHART:

GROUNDING CONDUCTOR SIZE	MINIMUM BENDING RADIUS TO INSIDE EDGE
NO. 6 AWG TO NO. 4 AWG	6 INCHES
NO. 2 AWG TO NO. 1/0 AWG	8 INCHES
NO. 2/0 AWG TO 4/0 MCM	12 INCHES
250 MCM TO 750 MCM	24 INCHES

G. GROUND RING

- 1. THE EXTERNAL GROUND RING ENCIRCLING THE TOWER (IF APPLICABLE) AND BETWEEN THE EQUIPMENT SHELTER PLATFORM ANCHORS SHALL BE MINIMUM NO. 2 A.W.G. SOLID TINNED BARE COPPER CONDUCTOR IN DIRECT CONTACT WITH THE EARTH AT THE DEPTH INDICATED ON THE DRAWINGS. CONDUCTOR BENDS SHALL HAVE A MINIMUM BENDING RADIUS OF EIGHT INCHES (8").
- 2. ALL EXTERNAL GROUND RINGS ARE TO BE JOINED TOGETHER AND ALL CONNECTIONS MUST BE CADWELDED. NO LUGS OR CLAMPS WILL BE ACCEPTED.

H. FENCE/GATE

- GROUND EACH GATE POST, CORNER POST AND GATE AS INDICATED ON DRAWING GROUND CONNECTIONS TO FENCE POSTS AND ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY EXOTHERMIC WELD PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES, AND SPRAYED WITH COLD-GALVANIZED PAINT.

9. I.E.E.E. FALL POTENTIAL TESTS

A. FOR RAW LAND SITE

- 1. GROUND TESTS SHALL BE PERFORMED AS INDICATED ON DRAWINGS. A BIDDLE GROUND OHMER OR THE METHOD OF USING TWO AUXILIARY GROUND RODS (AS DESCRIBED IN I.E.E.E. STANDARDS NO. 81-1983, PART 1) MAY BE USED. THE I.E.E.E. METHOD REQUIRES THE USE OF AN A.C. TEST CURRENT. THE AUXILIARY TEST RODS MUST BE SUFFICIENTLY FAR AWAY FROM THE ROD UNDER TEST SO THAT THE REGIONS IN WHICH THEIR RESISTANCE IS LOCALIZED DO NOT OVERLAP. THE TEST POINT WILL BE THE GROUND ROD AND WILL CONSIST OF THE THREE POINT FALL OF POTENTIAL MEGGER TEST METHOD, USING THE BIDDLE NULL-BALANCE EARTH TESTER (MEGGER #250220-2 OR EQUIVALENT)
- 2. CONTRACTOR TO CONDUCT GROUND RESISTANCE TEST IN THE FORMAT AS FOLLOWS:
 - 1. FIRST TEST – SHALL BE WITH FOUR GROUND RODS INSTALLED, ONE AT EACH CORNER OF THE PAD BUT NOT CONNECTED TO THE MAIN GROUNDING BUS. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL FOUR GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 25 OHMS OR MORE, THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL FOUR RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.
 - 2. SECOND TEST – SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST TEN (10) DAYS. THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND. IF THE RESISTANCE OF THE ENTIRE SYSTEM EXCEEDS 5 OHMS, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.

C. TOWER

- 1. FIRST TEST – SHALL BE WITH THREE GROUND RODS INSTALLED (MINIMUM), EQUALLY SPACED AROUND THE TOWER FOUNDATION, BUT NOT CONNECTED TO THE SHELTER PAD EXTERNAL GROUND RING. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL THREE GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 25 OHMS OR MORE, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL THREE (3) RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.
- 2. SECOND TEST – SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST TEN (10) DAYS. THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND. IF THE RESISTANCE OF THE ENTIRE SYSTEM EXCEEDS 5 OHMS THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT EITHER ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.

D. EQUIPMENT PAD AND TOWER

- 1. AFTER THE EQUIPMENT PAD AND TOWER GROUND RESISTANCE TEST IS COMPLETED, CONTRACTOR SHALL TIE EQUIPMENT PAD EXTERNAL GROUND RING AND TOWER EXTERNAL GROUND RING TOGETHER. AFTER FIRST AND SECOND TEST ALL CONNECTIONS MUST BE MADE USING EXOTHERMIC WELD. NO LUGS OR CLAMPS WILL BE ACCEPTED.
- 2. AFTER ALL THE EXTERNAL GROUND RINGS ARE TIED TOGETHER, COMPLETE A MEGGER CHECK OF THE GROUND SYSTEM SHOULD BE DONE. THE MAXIMUM ALLOWABLE LEADING IS 5 OHMS TO GROUND.

10. GROUNDING RESISTANCE TEST REPORT

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

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

1. GENERAL

- A. LIGHTNING ROD AND EXTENSION PIPE INCLUDING ALL APPURTENANCES, TO BE FURNISHED BY OWNER, IF REQUIRED.
- B. PROVIDE TEMPORARY LIGHTING FOR TOWER AS PER FAA REGULATIONS DURING CONSTRUCTION, IF REQUIRED.
- C. GROUNDING:
 - GROUND TOWER WITH A MINIMUM OF #2 AWG TINNED SOLID BARE COPPER CONDUCTOR CADWELDED TO TOWER BASE PLATE. TWO (2) GROUNDING LEADS PER TOWER BASE PLATE.
 - NO EXOTHERMIC WELDS SHALL BE ATTACHED DIRECTLY TO THE MONOPOLE TOWER SHAFT.

SECTION 16745 – TELECOMMUNICATIONS WIRING COMPONENTS (COAXIAL ANTENNA CABLE)

1. GENERAL

- A. ALL MATERIALS, PRODUCTS OR PROCEDURES INCORPORATED INTO WORK SHALL BE NEW AND OF STANDARD COMMERCIAL QUALITY.
- B. CERTAIN MATERIALS AND PRODUCTS WILL BE SUPPLIED BY THE OWNER (REFER TO GENERAL CONDITIONS FOR THE LIST OF OWNER FURNISHED EQUIPMENT, MATERIALS AND SUPPLIES FOR THESE ITEMS). THE CONTRACTOR IS RESPONSIBLE FOR PICKUP AND DELIVERY OF ALL SUCH MATERIALS
- C. ALL OTHER MATERIALS AND PRODUCTS SPECIFIED IN THE CONTRACT DOCUMENTS SHALL BE SUPPLIED BY THE CONTRACTOR.

2. MATERIALS:

A. COAXIAL CABLE:

- 1. INSTALL COAXIAL CABLE AND TERMINATIONS BETWEEN ANTENNAS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS WITH COAXIAL CABLES SUPPORTED AT NO MORE THAN 3'-0" O.C. WEATHERPROOF ALL CONNECTORS BETWEEN THE ANTENNA AND EQUIPMENT PER MANUFACTURERS' REQUIREMENTS. TERMINATE ALL COAXIAL CABLE THREE FEET (3') IN EXCESS OF EQUIPMENT LOCATION UNLESS OTHERWISE STATED.
- 2. ALL COAX RUN LENGTHS GREATER THAN 175 FEET SHALL BE 1-5/8". ALL COAX. RUN LENGTH BETWEEN 101 FEET AND 174 FEET SHALL BE 1-1/4", AND IN LENGTH LESS THAN OR EQUAL TO 100 FEET SHALL BE 7/8".

3. ANTENNA AND COAXIAL CABLE GROUNDING

- A. ALL COAXIAL CABLE GROUNDING KITS ARE TO BE INSTALLED ON STRAIGHT RUNS OF COAXIAL CABLE (NOT WITHIN BENDS)

4. COAXIAL CABLE IDENTIFICATION

- A. TO PROVIDE EASY IDENTIFICATION AND UNIFORM MARKING OF ANTENNA CABLING, PLASTIC TAGS SHALL BE USED AT THE FOLLOWING LOCATIONS:

- 1. FIRST LOCATION IS AT THE END OF THE COAX NEAREST THE ANTENNA (WHERE THE COAXIAL CABLE AND JUMPER ARE CONNECTED)
- 2. SECOND LOCATION IS INSIDE THE EQUIPMENT SHELTER NEAR THE WAVEGUIDE ENTRY PORT.

- B. USE ANDREW CABLE TIES (PT.# 27290) TO SECURE IDENTIFICATION TAGS.

5. TESTING

LESSEE SHALL PROVIDE AN INDEPENDENT TESTING AGENCY TO PERFORM THE COAXIAL SWEEP TEST & REPORT. THE CONTRACTOR IS TO PROVIDE ONE CLIMBER / QUALIFIED PERSONNEL TO ASSIST IN ANY REPAIRS AND WEATHERPROOFING ONCE THE TEST IS COMPLETE. THE CONTRACTOR IS TO PROVIDE LESSEE WITH A MINIMUM OF 48 HOURS NOTICE PRIOR TO THE TIME OF THE SWEEP TEST.

CHICAGO
SMSA
limited partnership
d/b/a VERIZON WIRELESS



REVISIONS									
NO	DESCRIPTION	DATE	BY	JTM	RA	JJR	TH	JJR	AM
2	UPDATE WITH POWER DESIGN	10/29/18							
3	UPDATE PER FIBER COORDINATION	12/11/18							
4	UPDATE PER LATEST COMED WALK	04/08/19							
5	REVISED FIBER PER RESERVOR INFO	05/17/19							
6	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS	08/06/19							
7	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS	08/04/19							
8	ISSUED FOR PERMIT	10/28/19							

LOC. # 282573

45 & 175th

9000 W. 171ST
TINLEY PARK, IL 60487

DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	07/03/18
PROJECT #:	33-1566

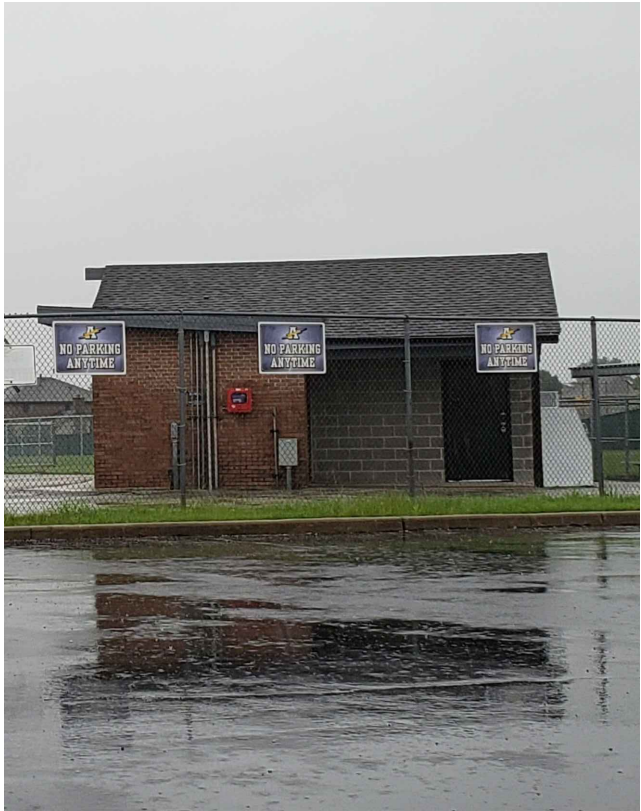
SHEET TITLE
SPECIFICATIONS

SHEET NUMBER

SP-2



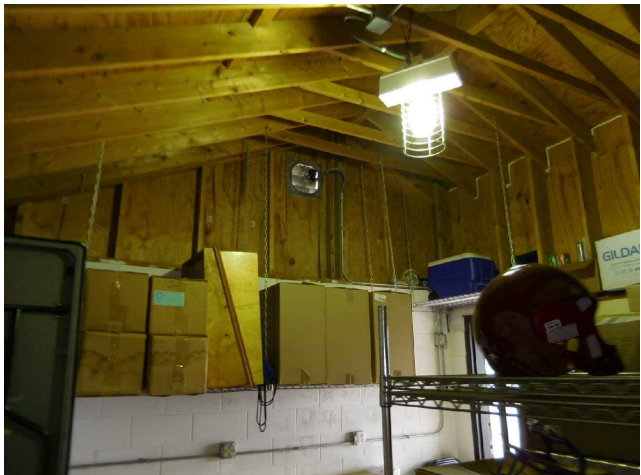
1 EXISTING OVERALL SITE
SCALE: N.T.S.



2 NORTHEAST OUTSIDE VIEW OF ROOM
SCALE: N.T.S.



3 NORTHWEST OUTSIDE VIEW OF ROOM
SCALE: N.T.S.



4 NORTHWEST INSIDE VIEW OF ROOM
SCALE: N.T.S.



5 EXISTING STEP DOWN TRANSFORMER
SCALE: N.T.S.

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

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

REVISIONS		DESCRIPTION	DATE	BY
NO	2	UPDATE WITH POWER DESIGN	10/29/18	JTM
NO	3	UPDATE PER FIBER COORDINATION	12/11/18	RA
NO	4	UPDATE PER LATEST COMED WALK	04/08/19	JJR
NO	5	REVISED FIBER PER RESERVOIR INFO	05/17/19	TH
NO	6	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS	08/06/19	JJR
NO	7	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS	09/04/19	JJR
NO	8	ISSUED FOR PERMIT	10/28/19	AM

LOC. # 282573

45 & 175th



























9000 W. 171ST
TINLEY PARK, IL 60487

DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	07/03/18
PROJECT #:	33-1566

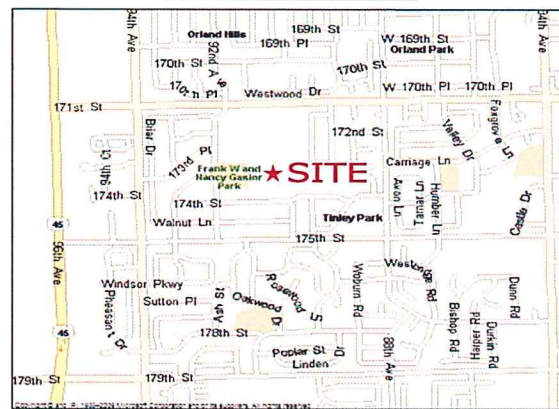
SHEET TITLE
EXISTING SITE PHOTOS

SHEET NUMBER

P-1

- | | | | |
|---|--------------------------------|---|-------------------------------|
|  | Light Post |  | Found Section Corner Monument |
|  | Power Pole |  | Found or Set Monument |
|  | Telephone Pedestal |  | Found or Set Cut Cross |
|  | Manhole | 59.75' | Measured |
|  | Water Valve Vault | (60.00') | Record |
|  | Water Service Valve | DOC. NO. | Document Number |
|  | Fire Hydrant |  | Building |
|  | Electric Meter |  | Asphalt |
|  | Gas Meter |  | Concrete |
|  | Fence | <u>PROPOSED</u> | |
|  | Centerline |  | Utility Easement |
|  | Section Line | P.O.B. | Point of Beginning |
|  | Underground Sanitary Line | P.O.C. | Point of Commencement |
|  | Underground Electric Line | COMM. | Communications |
|  | Underground Gas Line | AGL | Above Ground Level |
|  | Underground Storm Line | | |
|  | Underground Water Line | | |
|  | Underground Fiber Optic Line | | |
|  | Underground Communication Line | | |

LOCATION MAP



SURVEY NOTES

EASEMENTS AND SETBACKS SHOWN HEREON ARE BASED UPON
THE RECORDED SUBDIVISION PLAT UNLESS NOTED
OTHERWISE.

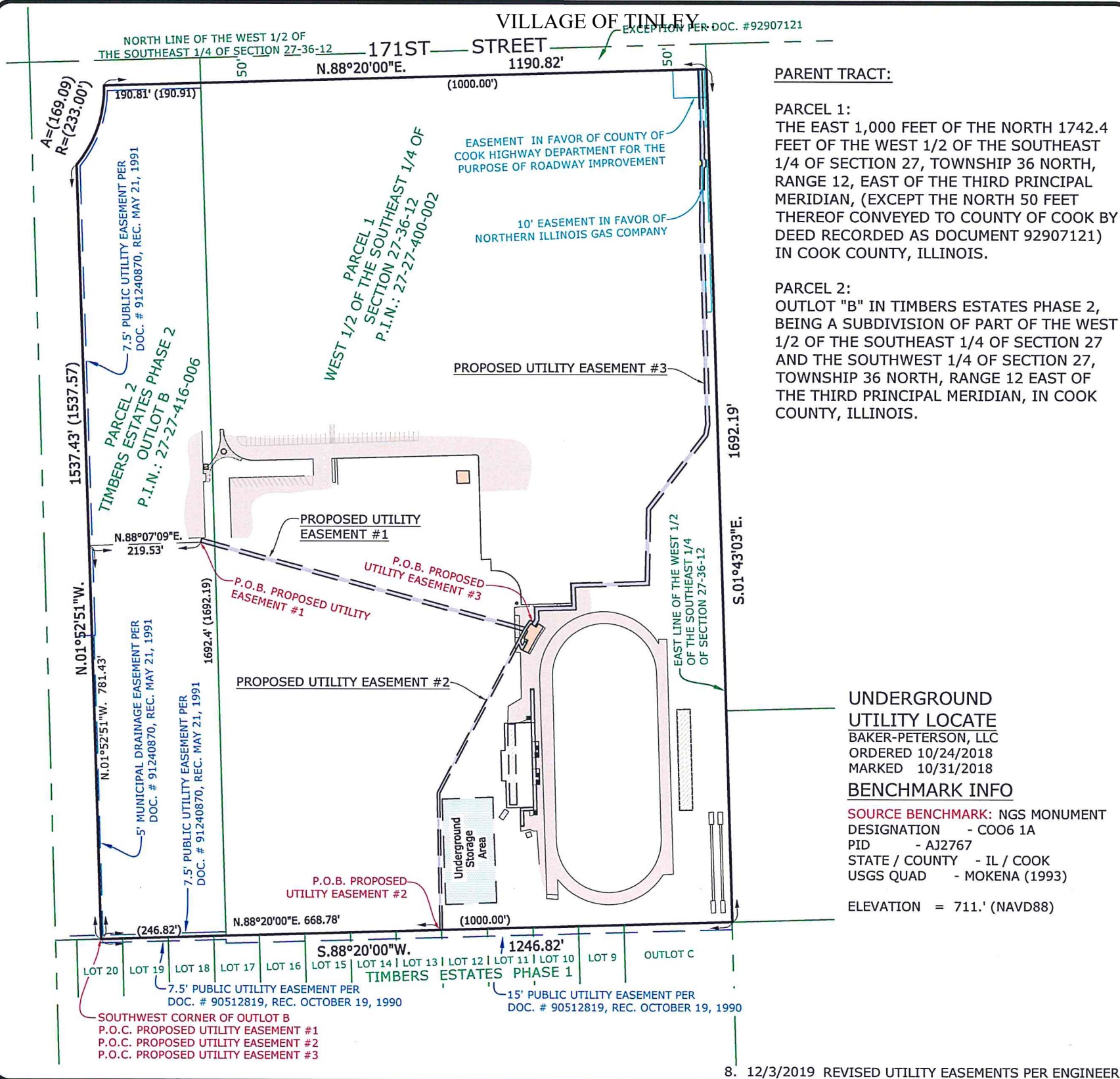
THE SURVEYOR EXPRESSES NO OPINION AS TO THE ACCURACY OF ANY UNDERGROUND UTILITIES WHEN NOT READILY VISIBLE FROM THE SURFACE. IT IS RECOMMENDED THAT THE APPROPRIATE GOVERNMENTAL AGENCY, MUNICIPALITY AND/OR UTILITY COMPANY BE CONTACTED FOR VERIFICATION.

THE PERMANENT PARCEL INDEX NUMBERS FOR THE PROPERTY
ENCUMBERED BY THE LEASE SITE AND EASEMENT HEREON ARE
27-27-400-002 AND 27-27-416-006.

THE FLOOD INSURANCE RATE MAP SHOWS THAT THE PROPERTY DESCRIBED HEREON IS FALLING WITHIN ZONE "X", ACCORDING TO THE COMMUNITY PANEL NUMBER 1701690704J, VILLAGE OF TINLEY PARK, MAP NUMBER 17031C0704J, COOK COUNTY, ILLINOIS AND INCORPORATED AREAS, MAP REVISED AUGUST 19, 2008.

ZONE "X" IS AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

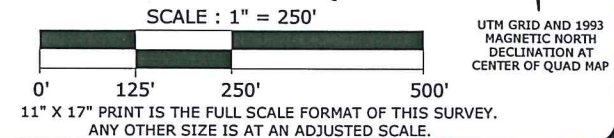
EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, AND IDENTIFIED AS FILE NO. 1401008963493D1, WITH AN EFFECTIVE DATE OF MARCH 4, 2019.



BASIS OF BEARING

Page | 470

BEARINGS SHOWN HEREON ARE BASED ON
ILLINOIS STATE PLANE, EAST ZONE, NAD83 (2011)
MEAN MAGNETIC DECLINATION
OBTAINED FROM U.S.G.S.
7 1/2 MINUTE SERIES MAP
TINLEY PARK QUADRANGLE
STATE OF ILLINOIS
LATITUDE: N 41° 34' 36.13"
LONGITUDE: W087° 50' 19.45"
AT CENTER OF EXISTING STEALTH FLAG POLE
WITH F.A.A. 1/A ACCURACY REQUIREMENTS



**SHEET L-2 - TOPOGRAPHIC AND PROPOSED UTILITY
EASEMENT #1 DETAIL**

**SHEET L-3 - TOPOGRAPHIC AND PROPOSED UTILITY
EASEMENT #2 DETAIL**

SHEET L-4 - PROPOSED UTILITY EASEMENT #2 DETAIL

SHEET L-5 - LEGAL DESCRIPTIONS FOR PROPOSED EASEMENTS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

I, CAROL A. SWEET-JOHNSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON, BEING COMPLETED IN THE FIELD ON 10/31/2018 IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR
LAND BOUNDARY AND TOPOGRAPHICAL SURVEYS SET FORTH BY
ILLINOIS STATE LAW.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS
3RD DAY OF DECEMBER, A.D. 2019.



CAROL A. SWEET-JOHNSON
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3342
LICENSE EXPIRES 11/30/2020

NO.	DATE	REVISION
1.	10/31/2018	FIELD SURVEY COMPLETED
2.	11/12/2018	ISSUED PRELIMINARY SURVEY
3.	3/18/2019	ADDED TOPO & REISSUED PRELIMINARY SURVEY
4.	4/4/2019	ADDED EASEMENTS & REISSUED PRELIMINARY SURVEY
5.	4/30/2019	FINAL SURVEY COMPLETED
6.	5/23/2019	REVISED UTILITY EASEMENT PER ENGINEER
7.	9/23/2019	REVISED UTILITY EASEMENTS PER ENGINEER

SITE DESIGNATION INFORMATION:

45 & 175TH
LOCATION: 282573
PROJECT: 20130994344
9001 W. 171ST STREET
TINLEY PARK, IL 60487

DRAWN BY: EM
CHECKED BY: CSM

**PROJECT NO.
720300E**

L-1

SHEET 1 OF 5



PREPARED BY:



ASM Consultants, Inc.
16 E Wilson St, Batavia IL 60510
Tel (630) 879-0200 Fax (630) 454-3774
advanced@advct.com
Professional Design Firm #184-006014 expires 4/30/2021

PLAT OF SURVEY OF EASEMENTS

PREPARED FOR:

Chicago SMSA

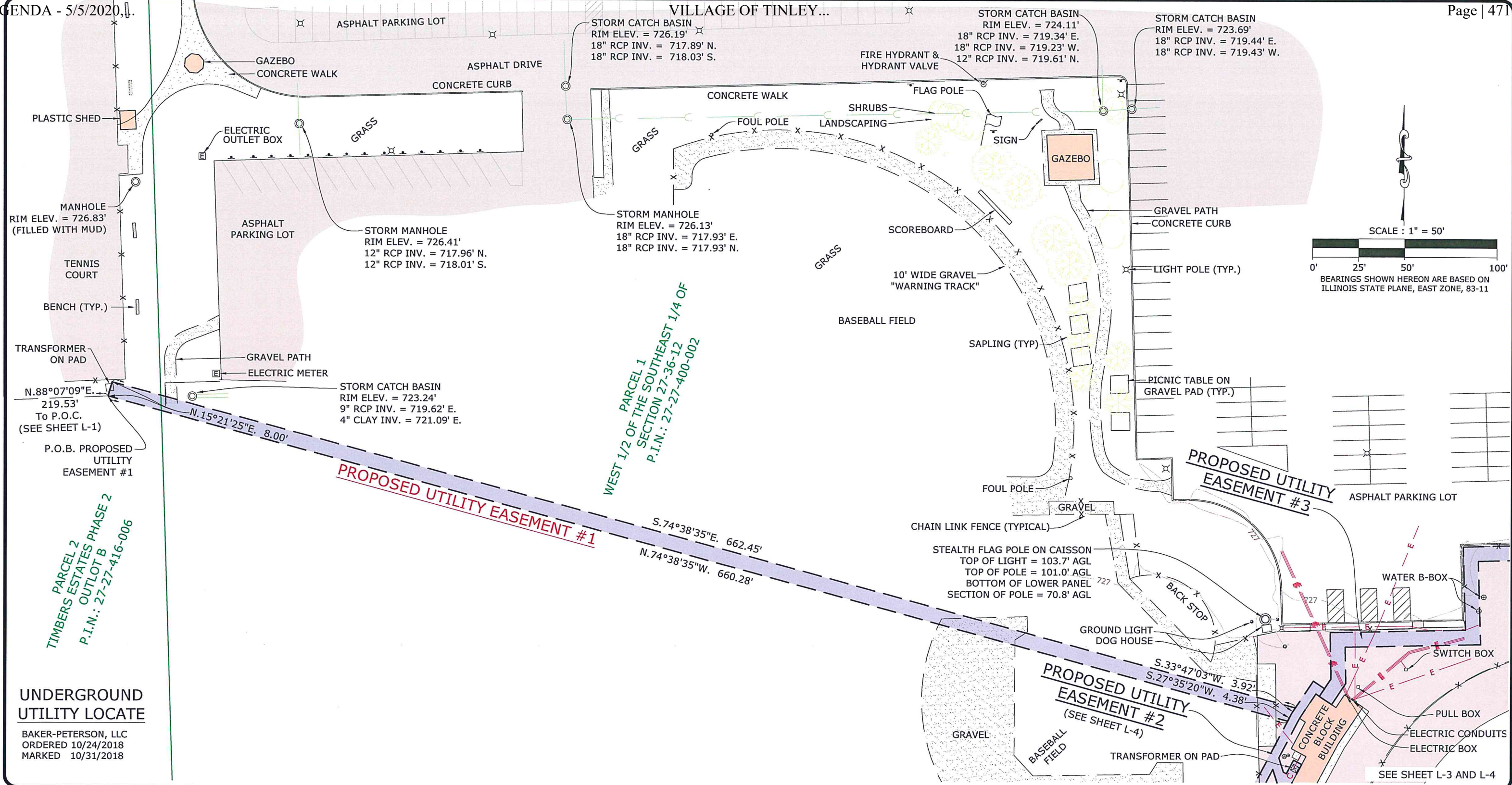
CHICAGO SMSA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS
1515 WOODFIELD ROAD, SUITE 1400
SCHAUMBURG, ILLINOIS 60173
PHONE: 847-619-5397 FAX: 847-706-7415



TERRA
Consulting Group, LTD.
 600 Busse Highway
 Park Ridge, IL 60068
 (847) 698-6400

Job No.: 13-1566

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PREPARED FOR:

Chicago SMSA

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d/b/a VERIZON WIRELESS
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SCHLAUMBURG, ILLINOIS 60173
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TERRA
Consulting Group, LTD.
600 Busse Highway
Park Ridge, IL 60068
(847) 698-6400
Job No.: 13-1566

NO.	DATE	REVISION
4.	4/30/2019	FINAL SURVEY COMPLETED
6.	5/23/2019	REVISED UTILITY EASEMENT PER ENGINEER
7.	9/23/2019	REVISED UTILITY EASEMENTS #1 & #2 PER ENGINEER
8.	12/3/2019	REVISED UTILITY EASEMENTS PER ENGINEER

SITE DESIGNATION INFORMATION:

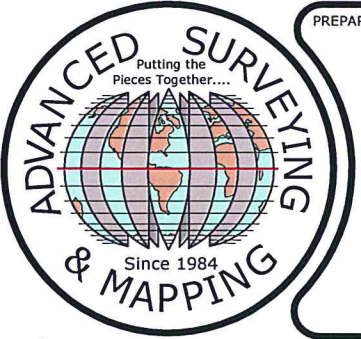
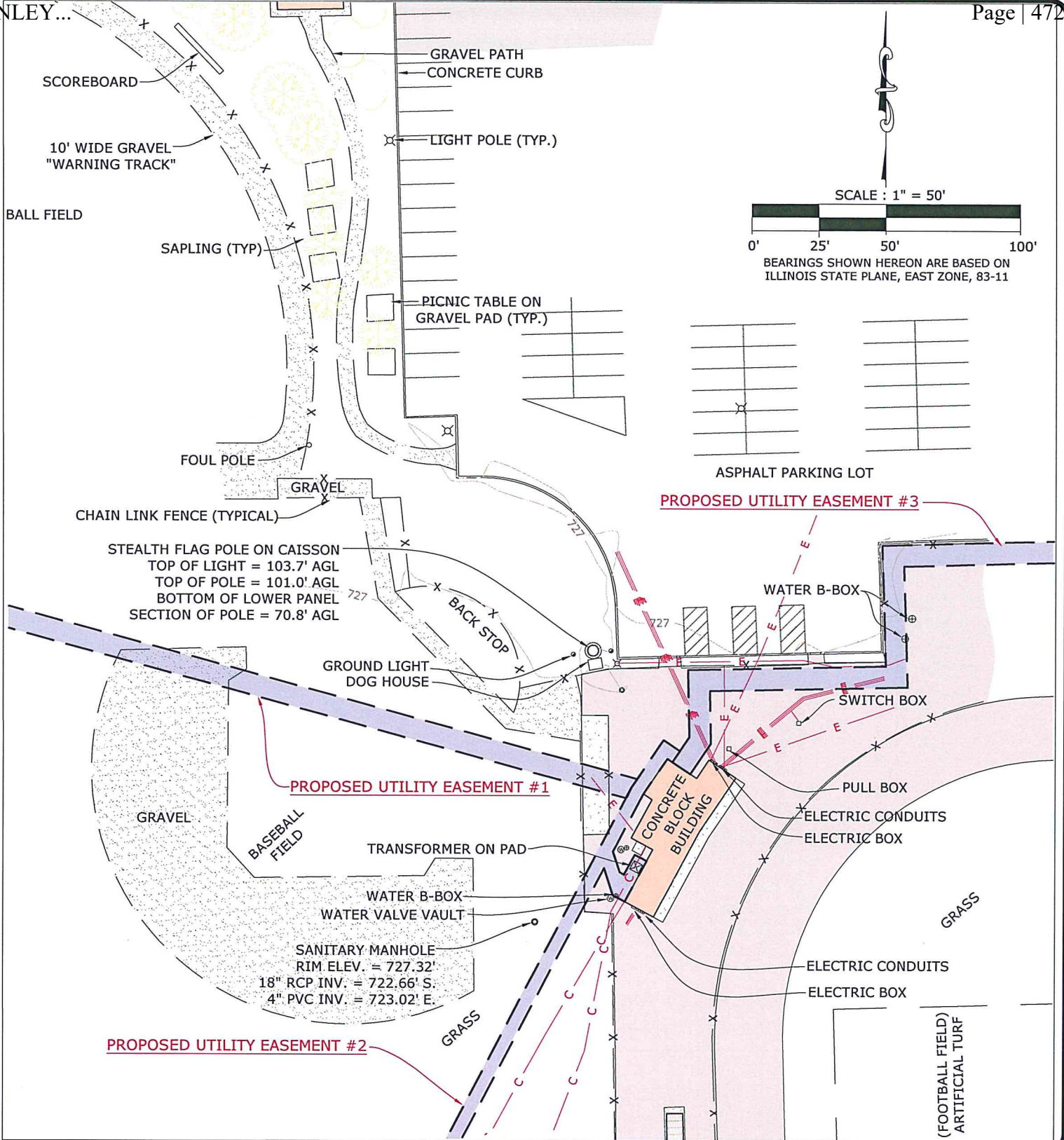
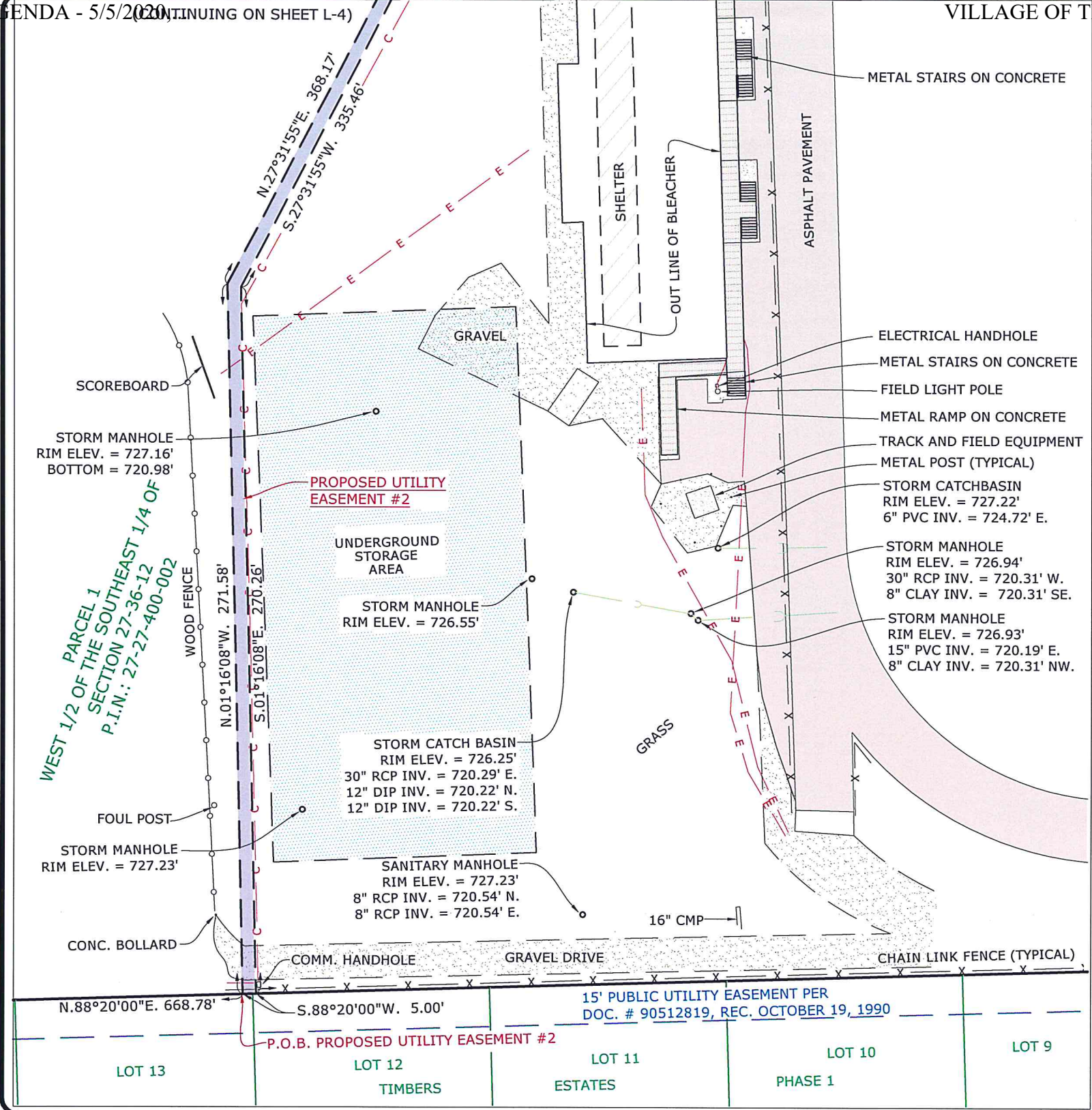
45 & 175TH
LOCATION: 282573
PROJECT: 20130994344
9001 W. 171ST STREET
TINLEY PARK, IL 60487

DRAWN BY: EM
CHECKED BY: CSM

PROJECT NO.
720300E

L-2

SHEET 2 OF 5



PREPARED BY:

ASM

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advanced@advct.com
Professional Design Firm #184-006014 expires 4/30/2021

PLAT OF SURVEY OF EASEMENTS

PREPARED FOR:

Chicago SMSA

CHICAGO SMSA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS
1515 WOODFIELD ROAD, SUITE 1400
SCHAUMBURG, ILLINOIS 60173
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600 Busse Highway
Park Ridge, IL 60068
(847) 698-6400

Job No.: 13-1566

NO.	DATE	REVISION
4.	4/30/2019	FINAL SURVEY COMPLETED
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7.	9/23/2019	REVISED UTILITY EASEMENTS #1 & #2 PER ENGINEER
8.	12/3/2019	REVISED UTILITY EASEMENTS PER ENGINEER

SITE DESIGNATION INFORMATION:

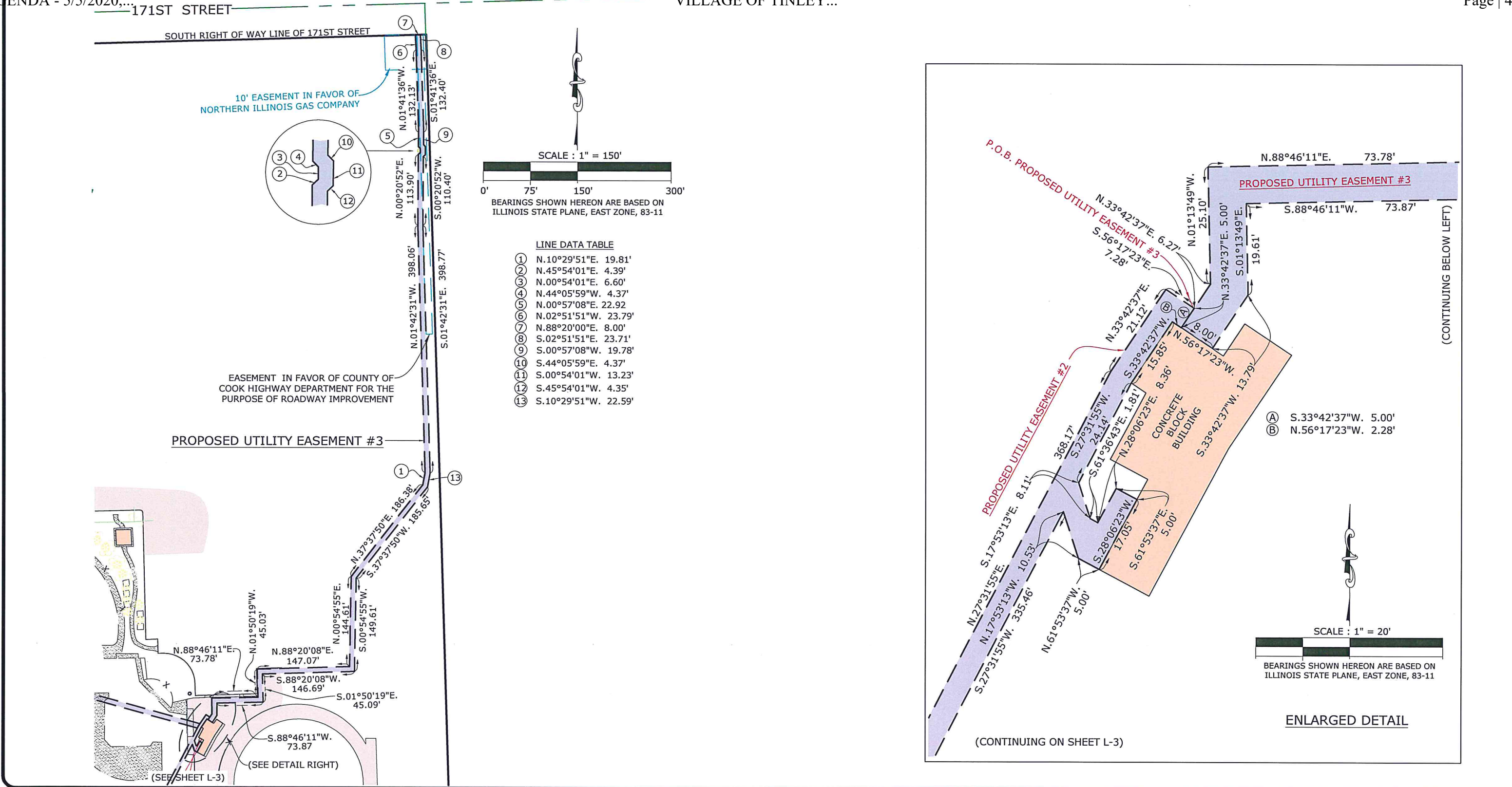
45 & 175TH
LOCATION: 282573
PROJECT: 20130994344
9001 W. 171ST STREET
TINLEY PARK, IL 60487

DRAWN BY: EM
CHECKED BY: CSM

PROJECT NO.
720300E

L-3

SHEET 3 OF 5



ADVANCED SURVEYING & MAPPING

Putting the Pieces Together....

Since 1984

PREPARED BY:

ASV

ASM Consultants, Inc.
16 E Wilson St, Batavia IL 60510
Tel (630) 879-0200 Fax (630) 454-3774
advanced@advct.com
Professional Design Firm #184-006014 expires 4/30/2021

PREPARED FOR:

Chicago SMSA

CHICAGO SMSA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS
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SCHAUMBURG, ILLINOIS 60173
PHONE: 847-619-5397 FAX: 847-706-7415

TERRA

Consulting Group, LTD.

600 Busse Highway
Park Ridge, IL 60068
(847) 698-6400

Job No.: 13-1566

NO.	DATE	REVISION
4.	4/30/2019	FINAL SURVEY COMPLETED
6.	5/23/2019	REVISED UTILITY EASEMENT PER ENGINEER
7.	9/23/2019	REVISED UTILITY EASEMENTS #1 & #2 PER ENGINEER
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SITE DESIGNATION INFORMATION:

45 & 175TH
LOCATION: 282573
PROJECT: 20130994344
9001 W. 171ST STREET
TINLEY PARK, IL 60487

DRAWN BY: EM

CHECKED BY: CSM

PROJECT NO. 720300E

L-4

SHEET 4 OF 5

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PROPOSED UTILITY EASEMENT #1:

A PARCEL OF LAND FOR UTILITY EASEMENT PURPOSES, BEING A PART OF THE EAST 1000.00 FEET OF THE NORTH 1742.4 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27 AND OUTLOT "B" IN TIMBER ESTATES PHASE 2, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 21, 1991 AS DOCUMENT NO. 91240870, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF OUTLOT B; THENCE NORTH 01 DEGREES 52 MINUTES 51 SECONDS WEST, ALONG THE WEST LINE OF OUTLOT B, 781.43 FEET; THENCE NORTH 88 DEGREES 07 MINUTES 09 SECONDS EAST, ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, 219.53 FEET FOR A POINT OF BEGINNING; THENCE NORTH 15 DEGREES 21 MINUTES 25 SECONDS EAST, 8.00 FEET; THENCE SOUTH 74 DEGREES 38 MINUTES 35 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 662.45 FEET; THENCE SOUTH 33 DEGREES 47 MINUTES 03 SECONDS WEST, 3.92 FEET; THENCE SOUTH 27 DEGREES 35 MINUTES 20 SECONDS WEST, 4.38 FEET; THENCE NORTH 74 DEGREES 38 MINUTES 35 SECONDS WEST, 660.28 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SAID PARCEL CONTAINS 5,290.0 SQUARE FEET OR 0.121 ACRES, MORE OR LESS.

PROPOSED UTILITY EASEMENT #2:

A PARCEL OF LAND FOR UTILITY EASEMENT PURPOSES, BEING A PART OF THE EAST 1000.00 FEET OF THE NORTH 1742.4 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE NORTHERLY 50 FEET THEREOF) OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF OUTLOT B IN TIMBERS ESTATES PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 21, 1991 AS DOCUMENT NO. 91240870; THENCE NORTH 88 DEGREES 20 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID OUTLOT "B" AND THE SOUTH LINE OF SAID NORTH 1742.4 FEET, 668.78 FEET FOR A POINT OF BEGINNING; THENCE NORTH 01 DEGREES 16 MINUTES 08 SECONDS WEST, 271.58 FEET; THENCE NORTH 27 DEGREES 31 MINUTES 55 SECONDS EAST, 368.17 FEET; THENCE NORTH 33 DEGREES 42 MINUTES 37 SECONDS EAST, 21.12 FEET; THENCE SOUTH 56 DEGREES 17 MINUTES 23 SECONDS EAST, ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, 7.28 FEET; THENCE SOUTH 33 DEGREES 42 MINUTES 37 SECONDS WEST, 5.00 FEET TO THE NORTHEASTERLY FACE OF A CONCRETE BLOCK BUILDING; THENCE NORTH 56 DEGREES 17 MINUTES 23 SECONDS WEST, ALONG SAID NORTHEASTERLY FACE, 2.28 FEET TO THE NORTHERLY CORNER OF SAID BUILDING; THENCE SOUTH 33 DEGREES 42 MINUTES 37 SECONDS WEST, ALONG THE MOST NORTHWESTERLY FACE OF SAID BUILDING, 15.85 FEET; THENCE SOUTH 27 DEGREES 31 MINUTES 55 SECONDS WEST, 24.14 FEET; THENCE SOUTH 17 DEGREES 53 MINUTES 13 SECONDS EAST, 8.11 FEET; THENCE SOUTH 61 DEGREES 36 MINUTES 43 SECONDS EAST, 1.81 FEET; THENCE NORTH 28 DEGREES 06 MINUTES 23 SECONDS EAST, 8.36 FEET; THENCE SOUTH 61 DEGREES 53 MINUTES 37 SECONDS EAST, 5.00 FEET TO THE WESTERLY FACE OF SAID CONCRETE BLOCK BUILDING; THENCE SOUTH 28 DEGREES 06 MINUTES 23 SECONDS WEST, ALONG SAID WESTERLY FACE, 17.05 FEET TO THE MOST WESTERLY CORNER OF SAID BUILDING; THENCE NORTH 61 DEGREES 53 MINUTES 37 SECONDS WEST, 5.00 FEET; THENCE NORTH 17 DEGREES 53 MINUTES 13 SECONDS WEST, 10.53 FEET; THENCE SOUTH 27 DEGREES 31 MINUTES 55 SECONDS WEST, 335.46 FEET; THENCE SOUTH 01 DEGREES 16 MINUTES 08 SECONDS EAST, 270.26 FEET TO SAID SOUTH LINE OF OUTLOT "B"; THENCE SOUTH 88 DEGREES 20 MINUTES 00 SECONDS WEST, ALONG SAID SOUTH LINE, 5.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

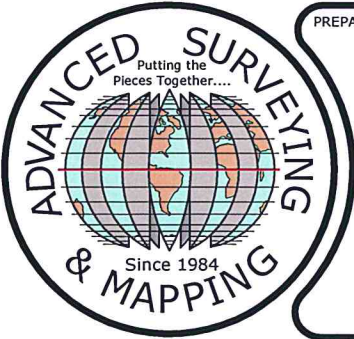
SAID PARCEL CONTAINS 3,447.6 SQUARE FEET OR 0.079 ACRES, MORE OR LESS.

PROPOSED UTILITY EASEMENT #3:

A PARCEL OF LAND FOR UTILITY EASEMENT PURPOSES, BEING A PART OF THE EAST 1000.00 FEET OF THE NORTH 1742.4 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE NORTHERLY 50 FEET THEREOF) OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF OUTLOT B IN TIMBERS ESTATES PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 21, 1991 AS DOCUMENT NO. 91240870; THENCE NORTH 88 DEGREES 20 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID OUTLOT "B" AND THE SOUTH LINE OF SAID NORTH 1742.4 FEET, 668.78 FEET; THENCE NORTH 01 DEGREES 16 MINUTES 08 SECONDS WEST, 271.58 FEET; THENCE NORTH 27 DEGREES 31 MINUTES 55 SECONDS EAST, 368.17 FEET; THENCE NORTH 33 DEGREES 42 MINUTES 37 SECONDS EAST, 21.12 FEET; THENCE SOUTH 56 DEGREES 17 MINUTES 23 SECONDS EAST, ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, 7.28 FEET FOR A POINT OF BEGINNING; THENCE NORTH 33 DEGREES 42 MINUTES 37 SECONDS EAST, 6.27 FEET; THENCE NORTH 01 DEGREES 13 MINUTES 49 SECONDS WEST, 25.10 FEET; THENCE NORTH 88 DEGREES 46 MINUTES 11 SECONDS EAST, 73.78 FEET; THENCE NORTH 01 DEGREES 50 MINUTES 19 SECONDS WEST, 45.03 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 08 SECONDS EAST, 147.07 FEET; THENCE NORTH 00 DEGREES 54 MINUTES 55 SECONDS EAST, 144.61 FEET; THENCE NORTH 37 DEGREES 37 MINUTES 50 SECONDS EAST, 186.38 FEET; THENCE NORTH 10 DEGREES 29 MINUTES 51 SECONDS EAST, 19.81 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 31 SECONDS WEST, 398.06 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 52 SECONDS EAST, 113.90 FEET; THENCE NORTH 45 DEGREES 54 MINUTES 01 SECONDS EAST, 4.39 FEET; THENCE NORTH 00 DEGREES 54 MINUTES 01 SECONDS EAST, 6.60 FEET; THENCE NORTH 44 DEGREES 05 MINUTES 59 SECONDS WEST, 4.37 FEET; THENCE NORTH 00 DEGREES 57 MINUTES 08 SECONDS EAST, 22.92 FEET; THENCE NORTH 01 DEGREES 41 MINUTES 36 SECONDS WEST, 132.13 FEET; THENCE NORTH 02 DEGREES 51 MINUTES 51 SECONDS WEST, 23.79 FEET TO THE SOUTH RIGHT OF WAY LINE OF 171ST STREET; THENCE NORTH 88 DEGREES 20 MINUTES 00 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, 8.00 FEET; THENCE SOUTH 02 DEGREES 51 MINUTES 51 SECONDS EAST, 23.71 FEET; THENCE SOUTH 01 DEGREES 41 MINUTES 36 SECONDS EAST, 132.40 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 08 SECONDS WEST, 19.78 FEET; THENCE SOUTH 44 DEGREES 05 MINUTES 59 SECONDS EAST, 4.37 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 01 SECONDS WEST, 13.23 FEET; THENCE SOUTH 45 DEGREES 54 MINUTES 01 SECONDS WEST, 4.35 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 52 SECONDS WEST, 110.40 FEET; THENCE SOUTH 01 DEGREES 42 MINUTES 31 SECONDS EAST, 398.77 FEET; THENCE SOUTH 10 DEGREES 29 MINUTES 51 SECONDS WEST, 22.59 FEET; THENCE SOUTH 37 DEGREES 37 MINUTES 50 SECONDS WEST, 185.65 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 55 SECONDS WEST, 149.61 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 08 SECONDS WEST, 146.69 FEET; THENCE SOUTH 01 DEGREES 50 MINUTES 19 SECONDS EAST, 45.09 FEET; THENCE SOUTH 88 DEGREES 46 MINUTES 11 SECONDS WEST, 73.87 FEET; THENCE SOUTH 01 DEGREES 13 MINUTES 49 SECONDS EAST, 19.61 FEET; THENCE SOUTH 33 DEGREES 42 MINUTES 37 SECONDS WEST, 13.79 FEET TO THE NORTHEASTERLY FACE OF A CONCRETE BLOCK BUILDING; THENCE NORTH 56 DEGREES 17 MINUTES 23 SECONDS WEST, ALONG SAID NORTHEASTERLY FACE, 8.00 FEET; THENCE NORTH 33 DEGREES 42 MINUTES 37 SECONDS EAST, 5.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 10,892.5 SQUARE FEET OR 0.250 ACRES, MORE OR LESS.



PREPARED BY:



ASM Consultants, Inc.
16 E Wilson St, Batavia IL 60510
Tel (630) 879-0200 Fax (630) 454-3774
advanced@advct.com

Professional Design Firm #184-006014 expires 4/30/2021

PLAT OF SURVEY OF EASEMENTS

PREPARED FOR:

Chicago SMSA

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

TERRA
Consulting Group, LTD.
600 Busse Highway
Park Ridge, IL 60068
(847) 698-6400

Job No.: 13-1566

NO.	DATE	REVISION
4.	4/30/2019	FINAL SURVEY COMPLETED
6.	5/23/2019	REVISED UTILITY EASEMENT PER ENGINEER
7.	9/23/2019	REVISED UTILITY EASEMENTS #1 & #2 PER ENGINEER
8.	12/3/2019	REVISED UTILITY EASEMENTS PER ENGINEER

SITE DESIGNATION INFORMATION:

45 & 175TH
LOCATION: 282573
PROJECT: 20130994344
9001 W. 171ST STREET
TINLEY PARK, IL 60487

DRAWN BY: EM
CHECKED BY: CSM

PROJECT NO.
720300E

L-5

SHEET 5 OF 5



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:** Verizon to Collocate on existing Crown flagpole
- ☐ **Planned Unit Development (PUD)** ☐ **Concept** ☐ **Preliminary** ☐ **Final** ☐ **Deviation**
- ☐ **Variation** ☐ **Residential** ☐ **Commercial** for _____
- ☐ **Annexation**
- ☐ **Rezoning (Map Amendment) From** _____ **to** _____
- ☐ **Plat (Subdivision, Consolidation, Public Easement)** ☐ **Preliminary** ☐ **Final**
- ☐ **Site Plan**
- ☐ **Landscape Change Approval**
- ☐ **Other:** _____

PROJECT & PROPERTY INFORMATION

Project Name: Verizon Andrew High School (Verizon Hwy 45 & 175th)

Project Description: Verizon proposes to collocate on flagpole with equipment house in concession stand

Project Address: 9001 W. 171st Street **Property Index No. (PIN):** 27-27-400-002-0000

Zoning District: R-3 **Lot Dimensions & Area:** Concession Building

Estimated Project Cost: \$ _____

OWNER OF RECORD INFORMATION

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

Name of Owner: Board of Education of Consolidated **Company:** Board of Education of Consolidated Hi

Street Address: 15100 S. 94th Avenue **City, State & Zip:** Orland Park, IL 60462

E-Mail Address: kpipal@hlerk.com (K. Pipal, Attorne **Phone Number:** 847-670-9000

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: Margie Oliver **Company:** Verizon Wireless

Relation To Project: Authorized Agent

Street Address: 343 S. Kirkwood Road #5, #220 **City, State & Zip:** Kirkwood, MO 63122

E-Mail Address: moliver@dolanrealtyadvisors.cor **Phone Number:** 314-963-7706



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 Margie Oliver (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, impact, engineering, contracted review or other required fees and donations shall be paid prior to issuance of any building permits, occupancy permits, or business licenses.
- The Owner and Applicant by signing this application certify that the above information and all supporting addendums and documentation is true and correct to the best of their knowledge.

Property Owner Signature: _____

Property Owner Name (Print): _____

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): _____

Date: _____

Margie Oliver

1/9/2020



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

VILLAGE OF TINLEY PARK, ILLINOIS SPECIAL USE ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they may not be accepted and may delay the review 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 **Special Use** permit from the terms of the Zoning Ordinance (Section 5-B). This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements, and receive some preliminary feedback on any concept plans 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 general nature and specific aspects of the proposal being requested. Details on any employee numbers, parking requirements, property changes, existing uses/tenants, hours of operation or any other business operations should be indicated. Any additional requests such as Site Plan approval or a Variation 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.

☐ Site Plan and/or Interior layout plans that indicate how the property and site will be utilized.

☐ Responses to all Standards for a Special Use on the following page (can be submitted separately along with the narrative, but all standards must be addressed).

☐ \$400 Special Use hearing fee.

STANDARDS AND CRITERIA FOR A SPECIAL USE

Section X.J. of the Village of Tinley Park Zoning Ordinance requires that no Special Use be recommended by the Plan Commission unless the Commission finds that all of the following statements, A-G listed below, are true and supported by facts. Petitioners must respond to and confirm each and every one of the following findings by providing the facts supporting such findings. The statements made on this sheet will be made part of the official public record, will be discussed in detail during the public meetings and will be provided to any interested party requesting a copy. Please provide factual evidence that the proposed Special Use meets the statements below. If additional space is required, you may provide the responses on a separate document or page.

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

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

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

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

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

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

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

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE APRIL 16, 2020 REGULAR MEETING

ITEM #3 WORKSHOP/PUBLIC HEARING: ANDREW HIGH SCHOOL – ANTENNA - 9001 171st Street

Consider recommending that the Village Board grant Margie Oliver (Dolan Realty Advisors) on behalf of Verizon Wireless a Special Use Permit to amend Ordinance #2010-O-044 to permit three additional antennas, for a total of 12 antennas, within the existing stealth flag pole cellular tower, located at 9001 171st Street (Andrew High School) in the R-3 (Single Family Residential) zoning district. All three new antennas will be located within the existing stealth flag pole and all ground equipment will be located within an existing nearby building (previously a concession stand).

Plan Commissioners present:

Chairman Garrett Gray (Participated electronically)
Mary Aitchison (Participated electronically)
Eduardo Mani (Participated electronically)
James Gaskill (Participated electronically)
Angela Gatto (Participated electronically)
Tim Stanton (Participated electronically)
Lucas Engel (Participated electronically)

Plan Commissioners absent:

Steven Vick

Guests:

Margie Oliver, Dolan Realty Advisors, on behalf of Verizon
(Participated electronically)

Paula Wallrich, Planning Manager, presented the Staff Report for the Verizon Antenna Collocation. In 2010 approval permitted the installation of a cellular tower with a maximum of nine antennas and a requirement that the tower be constructed as a stealth flag pole. All antennas and equipment are proposed to be located within the pole and adjacent ground shelter. All three of the newly proposed antennas will be located within that existing stealth flag pole, and the new ground equipment will be located within an existing unused building. (previously a concession stand).

The original cellular tower installation was proposed in 2009. The site was chosen based on the Village's site selection hierarchy at the time. When this site was originally selected, there were a lot of discussion that meant to ensure it did not negatively affect the surrounding areas. There was an express need for telecommunication antennas by that wireless carrier in this area. Since that time, Verizon has also indicated a deficiency of coverage in that area and it is evident that they need additional antennas. They have proposed to add three more antennas inside the flag pole with no negative impact in terms of the aesthetics of the flag pole as it exists now. There is a vacant concession stand on the property where they have proposed to put their ancillary ground equipment. With respect to running the cable from the antenna to the concession stand there is a dog house at the base of the flag pole to house that equipment.

This pole is located adjacent to the athletic field at Andrew High School. The existing flag that is on the pole is torn and weathered and Andrew High School has requested a replacement. The applicant has noted they would replace the flag.

CHAIRMAN GRAY asked the Commissioners if they had comments or questions.

CHAIRMAN GRAY noted he agrees with staff and it is a good idea to replace the flag. All other Commissioners had no comment.

A Motion was made by COMMISSIONER AITCHISON, seconded by COMMISSIONER STANTON to open the public hearing of

ANDREW HIGH SCHOOL – ANTENNA - 9001 171st Street

All Commissioners participated electronically

AYE:

COMMISSIONERS AITCHISON, MANI, GASKILL, GATTO, STANTON, ENGEL, WEST and CHAIRMAN GRAY.

NAY:

None

CHAIRMAN GRAY declared the motion approved.

CHAIRMAN GRAY noted anyone wishing to speak on this matter will be sworn in before they speak after staff's presentation.

The 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 asked if staff had anything to add. Ms. Wallrich replied not at this time.

CHAIRMAN GRAY asked the Commissioners if they had additional comments. There were none.

CHAIRMAN GRAY asked the Petitioner if they had any comments. Margie Oliver replied none at this time.

CHAIRMAN GRAY asked if there were any comments from the public. Laura Godette, Deputy Clerk replied there were no emails or written comments received.

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER WEST to close the public hearing of

ANDREW HIGH SCHOOL – ANTENNA - 9001 171st Street

All Commissioners participated electronically.

AYE:

COMMISSIONERS AITCHISON, MANI, GASKILL, GATTO, STANTON, ENGEL, WEST and CHAIRMAN GRAY.

NAY:

None

CHAIRMAN GRAY declared the motion approved.

Ms. Wallrich noted the Standards for Special Use as follows:

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - ***The proposed wireless facility equipment will be collocated on an existing cellular tower site and will operate similarly to the existing equipment on the site. All new antennas will be placed inside of the tower and no changes to the disguised flag pole are proposed. The additional cell antenna on the electrical transmission tower will improve the coverage for that carrier in the area.***

- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
 - ***The proposed wireless facility equipment is proposing to use the existing tower to collocate and to incorporate their equipment on. Utilizing an existing nearby structure that is currently unused to house their ground equipment.***
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - ***The proposed tower and structures are already existing. The location is nearby high school sports fields that are not intended to be developed in the future, and the addition of three antennas to the existing tower will not impede the normal and orderly development of the surrounding property.***
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - ***The subject property is currently operating as a cell tower site on a developed site that has a satisfactorily existing road system and utilities.***
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
 - ***Access to the site is from 171st Street and the adjacent parking lot. The access will only be from the wireless carrier companies and their contractors needing to do work on the housed equipment. There will be very little traffic to and from this site upon completion of the work.***
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
 - ***The existing pole complies with all other zoning requirements. This approval only amends the existing Special Use Ordinance 2010-O-044 to permit three additional antennas for a total of 12 in the pole.***
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - ***Additional cell antennas on the tower will improve the coverage for that carrier in the area. Wireless communication continues to become more and more vital to our lives as well as emergency responses. The increase in cellular coverage may translate into a higher quality of life for residents and visitors to the area.***

Ms. Wallrich noted the Standards for Site Plan as follows:

Site Design

- a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.
- b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.

- c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and are not permitted to occupy areas designated for parking, driveways or walkways.
- d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible visitor/employee traffic shall be separate from truck or equipment traffic.
- e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color.

Motion 1 (Site Plan Approval):

A motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER AITCHISON to grant the Petitioner, Margie Oliver (of Dolan Realty Advisors) on behalf of Verizon Wireless, Site Plan Approval for the addition of three antennas on the existing disguised cellular tower site at 7001 171st St (Victor J. Andrew High School) in the R-3 (Single-Family Residential) Zoning District, in accordance with the plans submitted and listed herein.”

All Commissioners participated electronically.

AYE:

COMMISSIONERS AITCHISON, MANI, GASKILL, GATTO, STANTON, ENGEL, WEST and CHAIRMAN GRAY.

NAY:

None

CHAIRMAN GRAY declared the motion approved.

Motion 2 (Special Use Permit):

A motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER MANI to recommend that the Village Board grant a Special Use Permit to the Petitioner, Margie Oliver (of Dolan Realty Advisors) on behalf of Verizon Wireless, to amend Ordinance 2010-O-044 and permit an additional three antennas, for a total of 12, on the existing disguised flag pole cell tower located at 7001 171st Street (Victor J. Andrew High School) in the R-3 (Single-Family Residential) 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. On condition that the Petitioner add a new flag to the existing flag pole.

All Commissioners participated electronically.

AYE:

COMMISSIONERS AITCHISON, MANI, GASKILL, GATTO, STANTON, ENGEL, WEST and CHAIRMAN GRAY.

NAY:

None

CHAIRMAN GRAY declared the motion approved.

This item will go to the Village Board for approval on Tuesday, May 5, 2020.



Interoffice Memo

Date: February 6, 2020
To: Committee of the Whole
From: Colby Zemaitis, PE, CFM – Village Engineer
Subject: Concrete Flatwork and Curb Repair Program – Contract Extension

Prepared for May 5, 2020 Committee of the Whole and Village Board Meetings for consideration and possible action:

Description: The Village utilized the sidewalk and curb repair services of J&J Newell Concrete Contractors last year for maintaining and constructing sidewalks and curb repairs on our Village-owned properties. Their services totaled approximately 9,500 square feet of new sidewalk throughout the Village.

Background: Last year's service contract was advertised and bid in accordance with State bidding laws and provided the Village the potential of extending the contract for two (2) additional years at an overall percent increase identified by the Contractor should their services be found acceptable by the Village. Last year's services by J&J Newell were found to be acceptable and their previous services for the Village find them to be a credible, trustworthy Contractor.

Bids were opened for the 2019 Concrete Flatwork and Curb Repair Program on June 4, 2019. J&J Newell was the low bidder in the amount of \$197,647.50 with a 2.5% annual increase. This would make their contract total \$202,588.69.

Budget/Finance: Funding requested to be budgeted for FY21 is currently \$202,589.00.

Staff Direction Request:

1. Approve Contract Extension with J&J Newell Concrete Contractors, Inc. for the Concrete Flatwork and Curb Repair in the amount of \$202,588.69 or in amount approved in FY21 Budget and direct to Village Board for approval.
2. Direct Staff as necessary.

Attachments:

1. 2019 Bid Tab



EOPCC for Concrete Flatwork and Curb Program

Item No.	Item Description	Unit
1	Sidewalk Removal - Special	Sq Ft
2	Driveway Pavement Removal	Sq Yd
3	Portland Cement Concrete Sidewalk, 5" - Special	Sq Ft
4	Portland Cement Concrete Sidewalk, 7" - Special	Sq Ft
5	Aggregate Base Course, Type B, 4"	Sq Yd
6	Detectable Warning Plate - Special	Sq Ft
7	Earth Excavation - Special	Cu Yd
8	Combination Curb and Gutter Removal and Replacement - Special	Lin Ft
9	Portland Cement Concrete Driveway Pavement, 7" - Special	Sq Yd
10	PCC Patching, 10"	Sq Yd
11	Hot-Mix Asphalt Driveway Pavement, 6" - Special	Sq Yd
12	Manholes to be Adjusted	Each
13	Valve Boxes to be Adjusted	Each
14	Topsoil Furnish and Place, 4" - Special	Sq Yd
15	Sodding, Special	Sq Yd
16	Perimeter Erosion Barrier	Lin Ft

Calcium Chloride Tank

Item No.	Item Description	Unit
1	Concrete Wall w/ #4 rebar as specified (114' x 3'11" x 8")	Lin Ft
2	Concrete Foundation Footing w/ #4 rebar as specified (114'x2'6"x10)	Lin Ft
3	Concrete Slab, 5" (124' x 1'9"x 5")	Sq Ft
4	Concrete In-Fill, Variable Depth (107' x 1'1")	Sq Ft
5	Earth Excavation (Saw Cut Hma & Remove HMA, Stone and Soil)	Cu Yd
6	Aggregate Base Course, 6"	Sq Yd

HMA	2000
PCC Patching, 10"	2000
Curb and Gutter	200

Account # 73770 (Concrete): \$50,000

Account # 73780 (Asphalt): \$40,000

Fund Sources: Water Retail 60, Water Wholesale 63 and Sewer 64)

<i>Quantity</i>	<i>Unit Price</i>	<i>Total Price</i>
4,500	\$2.00	\$9,000.00
350	\$20.00	\$7,000.00
4,000	\$7.50	\$30,000.00
500	\$8.00	\$4,000.00
500	\$9.00	\$4,500.00
500	\$25.00	\$12,500.00
500	\$45.00	\$22,500.00
900	\$20.00	\$18,000.00
200	\$40.00	\$8,000.00
222		
230	\$70.00	\$16,100.00
25	\$350.00	\$8,750.00
25	\$250.00	\$6,250.00
500	\$7.50	\$3,750.00
500	\$15.00	\$7,500.00
200	\$3.50	\$700.00
Total		\$158,550.00

Budget: \$150,000

<i>Quantity</i>	<i>Unit Price</i>	<i>Total Price</i>
114	\$110.00	\$12,540.00
114	\$95.00	\$10,830.00
217	\$50.00	\$10,850.00
114	\$45.00	\$5,117.00
22	\$75.00	\$1,650.00
32	\$65.00	\$2,080.00
Total		\$43,067.00

Budget: \$43,344

sq ft	80
sq ft	
lf	

\$283,344



Revised Date: 5/14/2019

SCHEDULE OF PRICES

Project: Concrete Flatwork and Curb Program

Item No.	Item Description	Unit	Quantity	Unit Price	Total Price
1	Sidewalk Removal - Special	Sq Ft	4,500		\$
2	Driveway Pavement Removal	Sq Yd	350		\$
3	Portland Cement Concrete Sidewalk, 5" - Special	Sq Ft	4,000		\$
4	Portland Cement Concrete Sidewalk, 7" - Special	Sq Ft	500		\$
5	Aggregate Base Course, Type B, 4"	Sq Yd	500		\$
6	Detectable Warning Plate - Special	Sq Ft	500		\$
7	Earth Excavation - Special	Cu Yd	500		\$
8	Combination Curb and Gutter Removal and Replacement - Special	Lin Ft	700		\$
9	Portland Cement Concrete Driveway Pavement, 7" - Special	Sq Yd	200		\$
10	PCC Patching, 10"	Sq Yd	200		\$
11	Hot-Mix Asphalt Driveway Pavement, 6" - Special	Sq Yd	150		\$
12	Manholes to be Adjusted	Each	25		\$
13	Valve Boxes to be Adjusted	Each	25		\$
14	Topsoil Furnish and Place, 4" - Special	Sq Yd	500		\$
15	Sodding, Special	Sq Yd	500		\$
16	Perimeter Erosion Barrier	Lin Ft	200		\$
				Subtotal	\$

Project: Calcium Chloride Tank

Item No.	Item Description	Unit	Quantity	Unit Price	Total Price
1	Concrete Wall w/ #4 rebar as specified	Lin Ft	114		\$
2	Concrete Foundation Footing w/ #4 rebar as specified	Lin Ft	114		\$
3	Concrete Slab, 5" (124' x 1'9"x 5")	Sq Ft	217		\$
4	Concrete In-Fill, Variable Depth (107' x 1'1")	Sq Ft	114		\$
5	Earth Excavation (Saw Cut HMA & Remove HMA, Stone and Soil)	Cu Yd	22		\$
6	Aggregate Base Course, 6"	Sq Yd	32		\$
				Subtotal	\$
				Bid Total:	\$

The following Addendums have been acknowledged:

Percent Increase each of the next 2 years: %

* The quantities specified above are estimates. The final payouts will be based on final quantities submitted by the Contractor and confirmed by the Village.



2019 Concrete Flatwork and Curb Program
Bid Tab

Date: 6/4/19

J&J Newell Concrete Contractors, Inc. 14500 Alice Ave Burnham, IL 60633	Davis Concrete Construction Company 11244 W. Manhattan Monee Rd Monee, IL
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Item No.	Item Description	Unit	Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Sidewalk Removal - Special	Sq Ft	4,500	\$2.00	\$9,000.00	\$1.45	\$6,525.00	\$1.50	\$6,750.00
2	Driveway Pavement Removal	Sq Yd	350	\$20.00	\$7,000.00	\$12.75	\$4,462.50	\$20.00	\$7,000.00
3	Portland Cement Concrete Sidewalk, 5" - Special	Sq Ft	4,000	\$7.50	\$30,000.00	\$8.25	\$33,000.00	\$12.40	\$49,600.00
4	Portland Cement Concrete Sidewalk, 7" - Special	Sq Ft	500	\$8.00	\$4,000.00	\$8.75	\$4,375.00	\$12.95	\$6,475.00
5	Aggregate Base Course, Type B, 4"	Sq Yd	500	\$9.00	\$4,500.00	\$3.60	\$1,800.00	\$3.00	\$1,500.00
6	Detectable Warning Plate - Special	Sq Ft	500	\$25.00	\$12,500.00	\$20.00	\$10,000.00	\$25.00	\$12,500.00
7	Earth Excavation - Special	Cu Yd	500	\$45.00	\$22,500.00	\$50.00	\$25,000.00	\$25.00	\$12,500.00
8	Combination Curb and Gutter Removal and Replacement - Special	Lin Ft	700	\$20.00	\$14,000.00	\$37.90	\$26,530.00	\$45.00	\$31,500.00
9	Portland Cement Concrete Driveway Pavement, 7" - Special	Sq Yd	200	\$40.00	\$8,000.00	\$61.65	\$12,330.00	\$67.00	\$13,400.00
10	PCC Patching, 10"	Sq Yd	200	\$200.00	\$40,000.00	\$200.00	\$40,000.00	\$170.00	\$34,000.00
11	Hot-Mix Asphalt Driveway Pavement, 6" - Special	Sq Yd	150	\$70.00	\$10,500.00	\$85.00	\$12,750.00	\$80.00	\$12,000.00
12	Manholes to be Adjusted	Each	25	\$350.00	\$8,750.00	\$385.00	\$9,625.00	\$250.00	\$6,250.00
13	Valve Boxes to be Adjusted	Each	25	\$250.00	\$6,250.00	\$50.00	\$1,250.00	\$150.00	\$3,750.00
14	Topsoil Furnish and Place, 4" - Special	Sq Yd	500	\$7.50	\$3,750.00	\$8.00	\$4,000.00	\$8.00	\$4,000.00
15	Sodding, Special	Sq Yd	500	\$15.00	\$7,500.00	\$10.00	\$5,000.00	\$12.00	\$6,000.00
16	Perimeter Erosion Barrier	Lin Ft	200	\$3.50	\$700.00	\$5.00	\$1,000.00	\$4.00	\$800.00
Total					\$188,950.00	Total	\$197,647.50	Total	\$208,025.00
						As-Read Total	\$197,647.50	As-Read Total	

Average Costs
\$1.48
\$16.38
\$10.33
\$10.85
\$3.30
\$22.50
\$37.50
\$41.45
\$64.33
\$185.00
\$82.50
\$317.50
\$100.00
\$8.00
\$11.00
\$4.50
\$202,836.25

Annual Increase %	2.5%	Annual Increase %	4%
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Calcium Chloride Tank

Item No.	Item Description	Unit	Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Concrete Wall w/ #4 rebar as specified (114' x 3'11" x 8")	Lin Ft	114	\$110.00	\$12,540.00	\$80.00	\$9,120.00	\$90.00	\$10,260.00
2	Concrete Foundation Footing w/ #4 rebar as specified (114'x2'6"x10)	Lin Ft	114	\$95.00	\$10,830.00	\$80.00	\$9,120.00	\$90.00	\$10,260.00
3	Concrete Slab, 5" (124' x 1'9"x 5")	Sq Ft	217	\$50.00	\$10,850.00	\$15.00	\$3,255.00	\$15.00	\$3,255.00
4	Concrete In-Fill, Variable Depth (107' x 1'11")	Sq Ft	114	\$45.00	\$5,130.00	\$20.00	\$2,280.00	\$11.50	\$1,311.00
5	Earth Excavation (Saw Cut Hma & Remove HMA, Stone and Soil)	Cu Yd	22	\$75.00	\$1,650.00	\$145.00	\$3,190.00	\$90.00	\$1,980.00
6	Aggregate Base Course, 6"	Sq Yd	32	\$65.00	\$2,080.00	\$6.00	\$192.00	\$10.00	\$320.00
Total					\$43,080.00	Total	\$27,157.00	Total	\$27,386.00
						As-Read Total	\$27,157.00	As-Read Total	\$27,386.00
Overall Total					\$232,030.00				
						Overall Total	\$224,804.50	Overall Total	\$235,411.00

Average Costs
\$85.00
\$85.00
\$15.00
\$15.75
\$117.50
\$8.00
\$27,271.50
\$230,107.75

**2019 Concrete Flatwork and Curb Program****2020 Prices****Bid Tab****Date: 6/4/19**

<i>Item No.</i>	<i>Item Description</i>	<i>Unit</i>
1	Sidewalk Removal - Special	Sq Ft
2	Driveway Pavement Removal	Sq Yd
3	Portland Cement Concrete Sidewalk, 5" - Special	Sq Ft
4	Portland Cement Concrete Sidewalk, 7" - Special	Sq Ft
5	Aggregate Base Course, Type B, 4"	Sq Yd
6	Detectable Warning Plate - Special	Sq Ft
7	Earth Excavation - Special	Cu Yd
8	Combination Curb and Gutter Removal and Replacement - Special	Lin Ft
9	Portland Cement Concrete Driveway Pavement, 7" - Special	Sq Yd
10	PCC Patching, 10"	Sq Yd
11	Hot-Mix Asphalt Driveway Pavement, 6" - Special	Sq Yd
12	Manholes to be Adjusted	Each
13	Valve Boxes to be Adjusted	Each
14	Topsoil Furnish and Place, 4" - Special	Sq Yd
15	Sodding, Special	Sq Yd
16	Perimeter Erosion Barrier	Lin Ft

			J&J Newell Concrete Contractors, Inc. 14500 Alice Ave Burnham, IL 60633	
<i>Quantity</i>	<i>Unit Price</i>	<i>Total Price</i>	<i>Unit Price</i>	<i>Total Price</i>
4,500	\$2.05	\$9,225.00	\$1.45	\$6,525.00
350	\$20.50	\$7,175.00	\$12.75	\$4,462.50
4,000	\$7.69	\$30,750.00	\$8.25	\$33,000.00
500	\$8.20	\$4,100.00	\$8.75	\$4,375.00
500	\$9.23	\$4,612.50	\$3.60	\$1,800.00
500	\$25.63	\$12,812.50	\$20.00	\$10,000.00
500	\$46.13	\$23,062.50	\$50.00	\$25,000.00
700	\$20.50	\$14,350.00	\$37.90	\$26,530.00
200	\$41.00	\$8,200.00	\$61.65	\$12,330.00
200	\$205.00	\$41,000.00	\$200.00	\$40,000.00
150	\$71.75	\$10,762.50	\$85.00	\$12,750.00
25	\$358.75	\$8,968.75	\$385.00	\$9,625.00
25	\$256.25	\$6,406.25	\$50.00	\$1,250.00
500	\$7.69	\$3,843.75	\$8.00	\$4,000.00
500	\$15.38	\$7,687.50	\$10.00	\$5,000.00
200	\$3.59	\$717.50	\$5.00	\$1,000.00
Total		\$193,673.75	Total	\$197,647.50
			As-Read Total	\$197,647.50



2019 Concrete Flatwork and Curb Program

Bid Tab

Date: 6/4/19

<i>Item No.</i>	<i>Item Description</i>	<i>Unit</i>
1	Sidewalk Removal - Special	Sq Ft
2	Driveway Pavement Removal	Sq Yd
3	Portland Cement Concrete Sidewalk, 5" - Special	Sq Ft
4	Portland Cement Concrete Sidewalk, 7" - Special	Sq Ft
5	Aggregate Base Course, Type B, 4"	Sq Yd
6	Detectable Warning Plate - Special	Sq Ft
7	Earth Excavation - Special	Cu Yd
8	Combination Curb and Gutter Removal and Replacement - Special	Lin Ft
9	Portland Cement Concrete Driveway Pavement, 7" - Special	Sq Yd
10	PCC Patching, 10"	Sq Yd
11	Hot-Mix Asphalt Driveway Pavement, 6" - Special	Sq Yd
12	Manholes to be Adjusted	Each
13	Valve Boxes to be Adjusted	Each
14	Topsoil Furnish and Place, 4" - Special	Sq Yd
15	Sodding, Special	Sq Yd
16	Perimeter Erosion Barrier	Lin Ft

J&J Newell Concrete Contractors, Inc. 14500 Alice Ave Burnham, IL 60633		
Quantity	Unit Price	Total Price
4,500	\$1.49	\$6,688.13
350	\$13.07	\$4,574.06
4,000	\$8.46	\$33,825.00
500	\$8.97	\$4,484.38
500	\$3.69	\$1,845.00
500	\$20.50	\$10,250.00
500	\$51.25	\$25,625.00
700	\$38.85	\$27,193.25
200	\$63.19	\$12,638.25
200	\$205.00	\$41,000.00
150	\$87.13	\$13,068.75
25	\$394.63	\$9,865.63
25	\$51.25	\$1,281.25
500	\$8.20	\$4,100.00
500	\$10.25	\$5,125.00
200	\$5.13	\$1,025.00
Total		\$202,588.69
Increase Total		\$4,941.19
Annual Increase %		2.5%

Moose Park

In front of Parking Stalls: 209'

Item No.	Item Description	Unit
1	Sidewalk Removal - Special	Sq Ft
2	Driveway Pavement Removal	Sq Yd
3	Portland Cement Concrete Sidewalk, 5" - Special	Sq Ft
4	Portland Cement Concrete Sidewalk, 7" - Special	Sq Ft
5	Aggregate Base Course, Type B, 4"	Sq Yd
6	Detectable Warning Plate - Special	Sq Ft
7	Earth Excavation - Special	Cu Yd
8	Combination Curb and Gutter Removal and Replacement - Special	Lin Ft
9	Portland Cement Concrete Driveway Pavement, 7" - Special	Sq Yd
10	PCC Patching, 10"	Sq Yd
11	Hot-Mix Asphalt Driveway Pavement, 6" - Special	Sq Yd
12	Manholes to be Adjusted	Each
13	Valve Boxes to be Adjusted	Each
14	Topsoil Furnish and Place, 4" - Special	Sq Yd
15	Sodding, Special	Sq Yd
16	Perimeter Erosion Barrier	Lin Ft

Parking Stalls to 175th Street ROW : 173'

Item No.	Item Description	Unit
1	Sidewalk Removal - Special	Sq Ft
2	Driveway Pavement Removal	Sq Yd
3	Portland Cement Concrete Sidewalk, 5" - Special	Sq Ft
4	Portland Cement Concrete Sidewalk, 7" - Special	Sq Ft
5	Aggregate Base Course, Type B, 4"	Sq Yd
6	Detectable Warning Plate - Special	Sq Ft
7	Earth Excavation - Special	Cu Yd
8	Combination Curb and Gutter Removal and Replacement - Special	Lin Ft
9	Portland Cement Concrete Driveway Pavement, 7" - Special	Sq Yd
10	PCC Patching, 10"	Sq Yd
11	Hot-Mix Asphalt Driveway Pavement, 6" - Special	Sq Yd
12	Manholes to be Adjusted	Each
13	Valve Boxes to be Adjusted	Each
14	Topsoil Furnish and Place, 4" - Special	Sq Yd
15	Sodding, Special	Sq Yd

16	Perimeter Erosion Barrier	Lin Ft
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Parking Stalls to 174th Street: 251'

7' Offset to

Item No.	Item Description	Unit
1	Sidewalk Removal - Special	Sq Ft
2	Driveway Pavement Removal	Sq Yd
3	Portland Cement Concrete Sidewalk, 5" - Special	Sq Ft
4	Portland Cement Concrete Sidewalk, 7" - Special	Sq Ft
5	Aggregate Base Course, Type B, 4"	Sq Yd
6	Detectable Warning Plate - Special	Sq Ft
7	Earth Excavation - Special	Cu Yd
8	Combination Curb and Gutter Removal and Replacement - Special	Lin Ft
9	Portland Cement Concrete Driveway Pavement, 7" - Special	Sq Yd
10	PCC Patching, 10"	Sq Yd
11	Hot-Mix Asphalt Driveway Pavement, 6" - Special	Sq Yd
12	Manholes to be Adjusted	Each
13	Valve Boxes to be Adjusted	Each
14	Topsoil Furnish and Place, 4" - Special	Sq Yd
15	Sodding, Special	Sq Yd
16	Perimeter Erosion Barrier	Lin Ft

South Side of 174th Street: 272' & 46'

9' Offset to

Item No.	Item Description	Unit
1	Sidewalk Removal - Special	Sq Ft
2	Driveway Pavement Removal	Sq Yd
3	Portland Cement Concrete Sidewalk, 5" - Special	Sq Ft
4	Portland Cement Concrete Sidewalk, 7" - Special	Sq Ft
5	Aggregate Base Course, Type B, 4"	Sq Yd
6	Detectable Warning Plate - Special	Sq Ft
7	Earth Excavation - Special	Cu Yd
8	Combination Curb and Gutter Removal and Replacement - Special	Lin Ft
9	Portland Cement Concrete Driveway Pavement, 7" - Special	Sq Yd
10	PCC Patching, 10"	Sq Yd
11	Hot-Mix Asphalt Driveway Pavement, 6" - Special	Sq Yd
12	Manholes to be Adjusted	Each
13	Valve Boxes to be Adjusted	Each
14	Topsoil Furnish and Place, 4" - Special	Sq Yd
15	Sodding, Special	Sq Yd

16	Perimeter Erosion Barrier	Lin Ft
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<i>Quantity</i>	<i>Unit Price</i>	<i>Total Price</i>
0	\$1.49	\$0.00
0	\$13.07	\$0.00
1,045	\$8.46	\$8,836.78
0	\$8.97	\$0.00
116	\$3.69	\$428.45
0	\$20.50	\$0.00
39	\$51.25	\$1,983.56
0	\$38.85	\$0.00
0	\$63.19	\$0.00
0	\$205.00	\$0.00
0	\$87.13	\$0.00
0	\$394.63	\$0.00
0	\$51.25	\$0.00
46	\$8.20	\$380.84
0	\$10.25	\$0.00
0	\$5.13	\$0.00
Total		\$11,629.64

<i>Quantity</i>	<i>Unit Price</i>	<i>Total Price</i>
0	\$1.49	\$0.00
0	\$13.07	\$0.00
865	\$8.46	\$7,314.66
0	\$8.97	\$0.00
96	\$3.69	\$354.65
15	\$20.50	\$307.50
16	\$51.25	\$820.95
0	\$38.85	\$0.00
0	\$63.19	\$0.00
0	\$205.00	\$0.00
0	\$87.13	\$0.00
0	\$394.63	\$0.00
0	\$51.25	\$0.00
38	\$8.20	\$315.24
0	\$10.25	\$0.00

0	\$5.13	\$0.00
Total		\$9,113.00

o BOC

Quantity	Unit Price	Total Price
0	\$1.49	\$0.00
0	\$13.07	\$0.00
1,355	\$8.46	\$11,458.22
0	\$8.97	\$0.00
151	\$3.69	\$555.55
30	\$20.50	\$615.00
50	\$51.25	\$2,571.99
28	\$38.85	\$1,087.73
0	\$63.19	\$0.00
0	\$205.00	\$0.00
0	\$87.13	\$0.00
0	\$394.63	\$0.00
0	\$51.25	\$0.00
60	\$8.20	\$493.82
0	\$10.25	\$0.00
0	\$5.13	\$0.00
Total		\$16,782.31

o BOC

Quantity	Unit Price	Total Price
0	\$1.49	\$0.00
0	\$13.07	\$0.00
1,590	\$8.46	\$13,445.44
0	\$8.97	\$0.00
177	\$3.69	\$651.90
30	\$20.50	\$615.00
59	\$51.25	\$3,018.06
0	\$38.85	\$0.00
0	\$63.19	\$0.00
0	\$205.00	\$0.00
0	\$87.13	\$0.00
0	\$394.63	\$0.00
0	\$51.25	\$0.00
71	\$8.20	\$579.47
0	\$10.25	\$0.00

0	\$5.13	\$0.00
	<i>Total</i>	\$18,309.86

Overall Total: \$55,834.81
10% Conting. \$5,583.48

\$61,418.29

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

RESOLUTION NO. 2020-R-044

**A RESOLUTION APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK
AND J&J NEWELL CONCRETE CONTRACTORS FOR CONCRETE FLATWORK AND CURB
REPAIR PROGRAM – CONTRACT EXTENSION**

**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**

RESOLUTION NO. 2020-R-044**A RESOLUTION APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND J&J NEWELL CONCRETE CONTRACTORS FOR CONCRETE FLATWORK AND CURB REPAIR PROGRAM – CONTRACT EXTENSION**

WHEREAS, the Village of Tinley Park, Cook and Will Counties, Illinois, is a Home Rule Unit pursuant to the Illinois Constitution of 1970; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have considered entering into an Agreement with J&J Newell Concrete Contractors, a true and correct copy of such Agreement being attached hereto and made a part hereof as **EXHIBIT 1**; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interests of said Village of Tinley Park that said Agreement be entered into by the Village of Tinley Park;

NOW, THEREFORE, Be It Resolved by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

Section 1: The Preambles hereto are hereby made a part of, and operative provisions of, this Resolution as fully as if completely repeated at length herein.

Section 2: That this President and Board of Trustees of the Village of Tinley Park hereby find that it is in the best interests of the Village of Tinley Park and its residents that the aforesaid "Agreement" be entered into and executed by said Village of Tinley Park, with said Agreement to be substantially in the form attached hereto and made a part hereof as **EXHIBIT 1**, subject to review and revision as to form by the Village Attorney.

Section 3: That the President and Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois are hereby authorized to execute for and on behalf of said Village of Tinley Park the aforesaid Agreement.

Section 4: That this Resolution shall take effect from and after its adoption and approval.

ADOPTED this 5th day of May, 2020, 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 May, 2020, by the President of the Village of Tinley Park.

Village President

ATTEST:

Village Clerk

EXHIBIT 1

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. 2020-R-040, **“A RESOLUTION APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND J&J NEWELL CONCRETE CONTRACTORS FOR CONCRETE FLATWORK AND CURB REPAIR PROGRAM – CONTRACT EXTENSION,”** which was adopted by the President and Board of Trustees of the Village of Tinley Park on May 5, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 5th day of May, 2020.

KRISTIN A. THIRION, VILLAGE CLERK



Interoffice Memo

Date: April 29, 2020
To: Committee of the Whole
From: Colby Zemaitis, PE, CFM – Village Engineer
Subject: Pavement Striping Program – Contract Extension

Prepared for May 5, 2020 Committee of the Whole and Village Board Meeting for consideration and possible action:

Description: The Public Works Department, in its role of maintaining our Village-owned streets utilized the pavement striping services of Traffic Control Company last year to clean and re-stripe a number of selected streets throughout the Village. Their services totaled approximately 8.5 miles of roadway striping throughout the Village.

Background: Last year's service contract was advertised and bid in accordance with State bidding laws and provided the Village the potential of extending the contract for two (2) additional years at an overall percent increase identified by the Contractor should their services be found acceptable by the Village. Last year's services by Traffic Control Company were found to be acceptable and their previous services for the Village find them to be a credible, trustworthy Contractor.

Bids were opened for the 2019 Pavement Striping Program on June 4, 2019. Traffic Control Company was the low bidder in the amount of \$58,483.50 with a 1.25% annual increase. The contract total is \$59,214.54 in 2020. Village staff has worked with this contractor before and found them to be a credible, trustworthy contractor and they are also IDOT prequalified. Due to the low bids, we would like to increase the quantity and overall cost of the project to \$85,000 to match the total approved last year which is still \$5,000 under the FY21 Budget.

Budget/Finance: Funding requested to be budgeted for FY21 is currently \$90,000.

Staff Direction Request:

Approve Contract Extension with Traffic Control Company for the Pavement Striping Program in the amount of \$85,000 or in amount approved in FY21 Budget.

- 1.
2. Direct Staff as necessary.

Attachments:

1. 2019 Bid Tab



Engineer's Opinion of Probable Construction Cost
2019 Pavement Striping Plan
Bid Tab
Date: 4/17/19

<i>Item No.</i>	<i>Item Description</i>	<i>Unit</i>
1	Paint Pavement Marking - Line 4"	Lin Ft
2	Paint Pavement Marking - Line 6"	Lin Ft
3	Paint Pavement Marking - Line 12"	Lin Ft
4	Paint Pavement Marking - Line 24"	Lin Ft
5	Paint Pavement Marking - Letters and Symbols	Lin Ft

<i>Quantity</i>	<i>Unit Price</i>	<i>Total Price</i>
116,000	\$0.75	\$87,000.00
12,750	\$0.90	\$11,475.00
7,300	\$2.25	\$16,425.00
2,750	\$5.00	\$13,750.00
4,000	\$5.25	\$21,000.00
<i>Total</i>		\$149,650.00



2019 Pavement Striping Plan
Bid Tab
Date: 6/4/19

					Traffic Control Company 16961 S. State Street South Holland, IL		Precision Pavement Markings, Inc. P.O. Box 705 Elgin, IL 60121		Marking Specialists Corporation 214 Crystal Street, Suite C Cary, IL 60013		RoadSafe Traffic Systems, Inc. 1225 Disk Drive Romeoville, IL 60446			
Item No.	Item Description	Unit	Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Average Costs
1	Paint Pavement Marking - Line 4"	Lin Ft	113,750	\$0.60	\$68,250.00	\$0.23	\$26,162.50	\$0.20	\$22,750.00	\$0.64	\$72,800.00	\$0.85	\$96,687.50	\$0.48
2	Paint Pavement Marking - Line 6"	Lin Ft	12,575	\$0.90	\$11,317.50	\$0.53	\$6,664.75	\$0.65	\$8,173.75	\$1.30	\$16,347.50	\$1.25	\$15,718.75	\$0.93
3	Paint Pavement Marking - Line 12"	Lin Ft	7,275	\$2.00	\$14,550.00	\$1.25	\$9,093.75	\$1.35	\$9,821.25	\$2.60	\$18,915.00	\$2.50	\$18,187.50	\$1.93
4	Paint Pavement Marking - Line 24"	Lin Ft	2,700	\$3.00	\$8,100.00	\$2.50	\$6,750.00	\$3.00	\$8,100.00	\$5.20	\$14,040.00	\$5.00	\$13,500.00	\$3.93
5	Paint Pavement Marking - Letters and Symbols	Lin Ft	3,925	\$3.50	\$13,737.50	\$2.50	\$9,812.50	\$2.75	\$10,793.75	\$3.25	\$12,756.25	\$5.00	\$19,625.00	\$3.38
					Total	\$115,955.00	Total	\$58,483.50	Total	\$59,638.75	Total	\$134,858.75	Total	\$163,718.75
					As-Read Total	\$58,483.50	As-Read Total	\$59,638.75	As-Read Total	\$134,858.75	As-Read Total	\$169,843.75	As-Read Total	\$104,174.94
					Annual Increase %	1.25%	Annual Increase %	2.0%	Annual Increase %	3.0%	Annual Increase %	10.0%		

**2019 Pavement Striping Plan****Bid Tab****Date: 6/4/19****2019**

<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>
Paint Pavement Marking - Line 4"	Lin Ft	113,750	\$0.60
Paint Pavement Marking - Line 6"	Lin Ft	12,575	\$0.90
Paint Pavement Marking - Line 12"	Lin Ft	7,275	\$2.00
Paint Pavement Marking - Line 24"	Lin Ft	2,700	\$3.00
Paint Pavement Marking - Letters and Symbols	Lin Ft	3,925	\$3.50
			<i>Total</i>

Date: 4/29/20**2020**

<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>
Paint Pavement Marking - Line 4"	Lin Ft	113,750	\$0.23
Paint Pavement Marking - Line 6"	Lin Ft	12,575	\$0.53
Paint Pavement Marking - Line 12"	Lin Ft	7,275	\$1.25
Paint Pavement Marking - Line 24"	Lin Ft	2,700	\$2.50
Paint Pavement Marking - Letters and Symbols	Lin Ft	3,925	\$2.50
			<i>Total</i>

Date: 4/29/20**2021**

<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>
Paint Pavement Marking - Line 4"	Lin Ft	113,750	\$0.23
Paint Pavement Marking - Line 6"	Lin Ft	12,575	\$0.54
Paint Pavement Marking - Line 12"	Lin Ft	7,275	\$1.27
Paint Pavement Marking - Line 24"	Lin Ft	2,700	\$2.53
Paint Pavement Marking - Letters and Symbols	Lin Ft	3,925	\$2.53

	<i>Total</i>
--	---------------------

Traffic Control Company 16961 S. State Street South Holland, IL		
Total Price	Unit Price	Total Price
\$68,250.00	\$0.23	\$26,162.50
\$11,317.50	\$0.53	\$6,664.75
\$14,550.00	\$1.25	\$9,093.75
\$8,100.00	\$2.50	\$6,750.00
\$13,737.50	\$2.50	\$9,812.50
\$115,955.00	Total	\$58,483.50
	As-Read Total	\$58,483.50

Annual Increase % 1.25%

Traffic Control Company 16961 S. State Street South Holland, IL		
Total Price	Unit Price	Total Price
\$26,162.50	\$0.23	\$26,489.53
\$6,664.75	\$0.54	\$6,748.06
\$9,093.75	\$1.27	\$9,207.42
\$6,750.00	\$2.53	\$6,834.38
\$9,812.50	\$2.53	\$9,935.16
\$58,483.50	Total	\$59,214.54
	Increase Total	\$731.04

1.0125

Annual Increase % 1.25%

Traffic Control Company 16961 S. State Street South Holland, IL		
Total Price	Unit Price	Total Price
\$26,489.53	\$0.24	\$26,820.65
\$6,748.06	\$0.54	\$6,832.41
\$9,207.42	\$1.28	\$9,322.51
\$6,834.38	\$2.56	\$6,919.80
\$9,935.16	\$2.56	\$10,059.35

\$59,214.54	<i>Total</i>	\$59,954.73
	Increase Total	\$740.18
<u>Annual Increase %</u>		<u>1.25%</u>

4" White	4" Yellow	6" white	12" white	12" Yellow	24" White	L&S
34	1270	308	70	13	40	83.2
1000	500	120	70	56	30	132.8
1790	390	68	84	368	58	152.8
945	700	59	258	66	58	172.8
1030	352	58	70	93	58	132.8
2126	4770	60	77	58	58	36.4
103	2550	80	80	96	94	36.4
3600	4050	82	395	172	29	72.8
264	1930	527	210	83	59	36.4
210	3490	413	174	194	44	72.8
135	2144	404	136	74	43	72.8
990	1974	264	108	60	16	36.4
1180	2610	310	91	82	16	36.4
1204	1910	218	126	21	20	62.4
1190	1532	440	63	138	34	36.4
500	1800	218	63	18	25	72.8
580	660	436	1304	55	24	36.4
200	1260	336	107	40	14	36.4
202	1500	180	107	96	40	75.9
375	660	62	191	50	15	72.8
	730	211	127	57	14	36.4
	1580	57	252	67	218	166.4
	816	63	91	42	361	72.8
	1230	232	105	49	15	36.4
	820	90	98	96	37	36.4
	950	92	125	89	28	72.8
	2090	56	142	45	28	161.2
	2070	142		247	72	104
	2200	231			60	62.4
	1560	349			44	62.4
	3480	475			14	93.6
	1060	374			30	31.2
	1220	237			47	62.4
	3140	285			15	36.4
	1026	70			38	158.8
	190	190			25	153.6
	70	57			64	153.6
	320	200			47	153.6
	377	228			37	76.4
	520	638			15	112.8
	330	68			15	36.4
	790	68			24	134
	764	162			21	36.4
	840	92			42	72.8
	80	62			14	167.5
	5730	113			58	93.6

	100	286			62	62.4
	1210	141			15	
	2930	83			15	
	630	88			15	
	1626	327			15	
	502	448			15	
	660	189			33	
	1370	424			14	
	156	228			31	
	510	176			11	
	646	272			34	
	1504	300			22	
	1490	79			13	
	1582				72	
	630				52	
	295				14	
	96				26	
	630				52	
	988				13	
	1970					
	1504					
	1416					
	1290					
	2160					
17658	95930	12526	4724	2525	2682	3914.6
	113588			7249		
4" White	4" Yellow	6" white	12" white	12" Yellow	24" White	L&S

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

**RESOLUTION
NO. 2020-R-045**

**A RESOLUTION APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK
AND TRAFFIC CONTROL COMPANY FOR THE 2020 PAVEMENT STRIPING PLAN –
CONTRACT RENEWAL**

**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**

RESOLUTION NO. 2020-R-045**A RESOLUTION APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK
AND TRAFFIC CONTROL COMPANY FOR THE 2020 PAVEMENT STRIPING PLAN –
CONTRACT RENEWAL**

WHEREAS, the Village of Tinley Park, Cook and Will Counties, Illinois, is a Home Rule Unit pursuant to the Illinois Constitution of 1970; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have considered entering into an Agreement with Traffic Control Company, a true and correct copy of such Agreement being attached hereto and made a part hereof as **EXHIBIT 1**; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interests of said Village of Tinley Park that said Agreement be entered into by the Village of Tinley Park;

NOW, THEREFORE, Be It Resolved by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

Section 1: The Preambles hereto are hereby made a part of, and operative provisions of, this Resolution as fully as if completely repeated at length herein.

Section 2: That this President and Board of Trustees of the Village of Tinley Park hereby find that it is in the best interests of the Village of Tinley Park and its residents that the aforesaid "Agreement" be entered into and executed by said Village of Tinley Park, with said Agreement to be substantially in the form attached hereto and made a part hereof as **EXHIBIT 1**, subject to review and revision as to form by the Village Attorney.

Section 3: That the President and Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois are hereby authorized to execute for and on behalf of said Village of Tinley Park the aforesaid Agreement.

Section 4: That this Resolution shall take effect from and after its adoption and approval.

ADOPTED this 5th day of May, 2020, 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 May, 2020, by the President of the Village of Tinley Park.

Village President

ATTEST:

Village Clerk

EXHIBIT 1

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. 2020-R-045, **“A RESOLUTION APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND TRAFFIC CONTROL COMPANY FOR THE 2020 PAVEMENT STRIPING PLAN – CONTRACT RENEWAL,”** which was adopted by the President and Board of Trustees of the Village of Tinley Park on May 5, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 5th day of May, 2020.

KRISTIN A. THIRION, VILLAGE CLERK



Interoffice

Memo

Date: April 27, 2020

To: David Niemeyer – Village Manager
Brad Bettenhausen – Village Treasurer
John Urbanski, Interim Public Works Director

From: Colby Zemaitis, PE, CFM – Village Engineer

Subject: Contract Award Fiber Optic Extension Project

Prepared for May 5th, 2020 Committee of the Whole and Village Board Meetings for consideration and possible action:

Description: This project consists of the underground horizontal drilling of cable duct, communication cables (fiber optic and copper phone lines) from the existing utility vault at the 80th Avenue Metra Train Station to the Post 11 Water Tower. It requires permitting and coordination with the Cook County Highway Department to cross 80th Avenue as well as the Buckeye Pipeline which is located in the west right of way along 80th Avenue.

Three (3) bids were received and publicly read on April 27, 2020. The bid results are below and the bid tab is attached. The lowest, responsible bidder was IHC Construction Company, LLC in the amount of \$124,700.00.

<u>Contractor</u>	<u>Location</u>	<u>Base Bid Total</u>	<u>Alternate Bid Total</u>
IHC Construction Company, LLC	Elgin, IL	\$127,940.00	\$124,700.00
Utility Dynamics Corporation	Oswego, IL	\$170,735.00	\$159,935.00
Jules Madison, Inc.	New Lenox, IL	\$325,686.00	\$320,706.00
Engineer's Estimates		\$175,910.00	\$174,110.00

Budget / Finance: Funding is budgeted for in the FY21 Capital Improvement Budget.

Budget Available:	\$399,000.00
Lowest Responsible Bidder:	\$124,700.00
Contingency Amount	\$ 15,000.00
Difference (under budget)	\$ 259,300.00

Staff Direction Request:

1. Approve low bid along with a \$15,000 contingency due to the fact that the project entails underground horizontal drilling, tying to existing fiber components inside the Metra Station and crossing a County Highway (80th Avenue) and underground Buckeye pipeline in the amount of \$139,700.00 to IHC Construction Company, LLC.
2. Direct Staff as necessary.

Attachment:

1. Bid Tab dated 4/27/20



**Fiber Optic Extension Project - 80th Avenue Train Station to Post 11 Water Tower
Engineer's Opinion of Probable Construction Project**

<i>Item No.</i>	<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Price</i>
1	3" Cable Duct	Foot	3,190	\$6.00	\$19,140.00
2	1-1/2" Stainless Steel Duct	Foot	180	\$5.00	\$900.00
3	Utility Vaults	Each	6	\$3,500.00	\$21,000.00
4	Junction Box	Each	4	\$1,000.00	\$4,000.00
5	Connect to Existing Junction Vault	Each	1	\$800.00	\$800.00
6	Building Penetration	Each	1	\$2,200.00	\$2,200.00
7	Wall Mounted Panel	Each	1	\$4,500.00	\$4,500.00
8	Support Hardware	L Sum	1	\$2,500.00	\$2,500.00
9	Fiber Optic Cable	Foot	3,280	\$75.00	\$246,000.00
10	Termination Device (Fiber Optic)	Each	1	\$4,000.00	\$4,000.00
11	Termination Device (Copper)	Each	1	\$3,500.00	\$3,500.00
12	Lawn Restoration	Sq Yd	60	\$22.00	\$1,320.00
13	PCC Sidewalk Removal & Replacement	Sq Ft	200	\$20.00	\$4,000.00
14	Pre-Construction Video Taping	L Sum	1	\$300.00	\$300.00
15	Traffic Control & Protection	L Sum	1	\$1,500.00	\$1,500.00
16	Buckeye Pipeline Crossing Requirements	L Sum	1	\$750.00	\$750.00
				Total	\$316,410.00
				15% Contingency	\$47,461.50
				Total	\$363,871.50

Budget: \$399k



Fiber Optic Extension Project - 80th Avenue Train Station to Post 11 Water Tower

Bid Tab

Bid Opening: April 27, 2020 @ 10:00 am

Bid Tab						IHC Construction Companies, LLC		Utility Dynamics Corporation		Jules Madison, Inc.		Average	
Bid Opening: April 27, 2020 @ 10:00 am						1500 Executive Drive, Elgin, IL 60123		23 Commerce Dr., Oswego, IL 60543		1227 N. Cedar Road, New Lenox, IL 60451			
Item No.	Item Description	Unit	Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price		
1	3" Cable Duct	Foot	3,190	\$22.00	\$70,180.00	\$13.50	\$43,065.00	\$19.00	\$60,610.00	\$67.00	\$213,730.00	\$33.17	
2	1-1/2" Stainless Steel Duct	Foot	180	\$85.00	\$15,300.00	\$39.00	\$7,020.00	\$145.00	\$26,100.00	\$70.00	\$12,600.00	\$84.67	
3	Utility Vaults	Each	6	\$3,500.00	\$21,000.00	\$3,505.00	\$21,030.00	\$3,000.00	\$18,000.00	\$3,150.00	\$18,900.00	\$3,218.33	
4	Junction Box	Each	4	\$1,200.00	\$4,800.00	\$1,235.00	\$4,940.00	\$800.00	\$3,200.00	\$3,150.00	\$12,600.00	\$1,728.33	
5	Connect to Existing Junction Vault	Each	1	\$800.00	\$800.00	\$240.00	\$240.00	\$1,400.00	\$1,400.00	\$800.00	\$800.00	\$813.33	
6	Building Penetration	Each	1	\$2,200.00	\$2,200.00	\$1,150.00	\$1,150.00	\$6,500.00	\$6,500.00	\$1,600.00	\$1,600.00	\$3,083.33	
7	Wall Mounted Panel	Each	1	\$4,500.00	\$4,500.00	\$3,280.00	\$3,280.00	\$5,500.00	\$5,500.00	\$500.00	\$500.00	\$3,093.33	
8	Support Hardware	L Sum	1	\$750.00	\$750.00	\$475.00	\$475.00	\$685.00	\$685.00	\$250.00	\$250.00	\$470.00	
9	Fiber Optic Cable	Foot	3,280	\$8.50	\$27,880.00	\$7.75	\$25,420.00	\$6.00	\$19,680.00	\$6.50	\$21,320.00	\$6.75	
10	Termination Device (Fiber Optic)	Each	1	\$8,500.00	\$8,500.00	\$4,990.00	\$4,990.00	\$9,920.00	\$9,920.00	\$8,558.50	\$8,558.50	\$7,822.83	
11	Termination Device (Copper)	Each	1	\$3,500.00	\$3,500.00	\$1,435.00	\$1,435.00	\$2,850.00	\$2,850.00	\$8,558.50	\$8,558.50	\$4,281.17	
12	Lawn Restoration	Sq Yd	60	\$25.00	\$1,500.00	\$19.00	\$1,140.00	\$30.00	\$1,800.00	\$141.00	\$8,460.00	\$63.33	
13	PCC Sidewalk Removal & Replacement	Sq Ft	200	\$30.00	\$6,000.00	\$23.50	\$4,700.00	\$25.00	\$5,000.00	\$18.00	\$3,600.00	\$22.17	
14	Pre-Construction Video Taping	L Sum	1	\$1,500.00	\$1,500.00	\$2,000.00	\$2,000.00	\$2,200.00	\$2,200.00	\$1,800.00	\$1,800.00	\$2,000.00	
15	Traffic Control & Protection	L Sum	1	\$2,500.00	\$2,500.00	\$3,830.00	\$3,830.00	\$2,700.00	\$2,700.00	\$2,500.00	\$2,500.00	\$3,010.00	
16	Buckeye Pipeline Crossing Requirements	L Sum	1	\$5,000.00	\$5,000.00	\$3,225.00	\$3,225.00	\$4,590.00	\$4,590.00	\$9,909.00	\$9,909.00	\$5,908.00	
					Total	\$175,910.00	Total	\$127,940.00	Total	\$170,735.00	Total	\$325,686.00	\$208,120.33
							As-Read	\$127,940.00	As-Read	\$170,635.00	As-Read	\$325,686.00	

Budget: \$399k

Alternate Bid

Item No.	Item Description	Unit	Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	
1	1-1/2" Galvanized Rigid Conduit	Foot	180	\$75.00	\$13,500.00	\$21.00	\$3,780.00	\$85.00	\$15,300.00	\$39.00	\$7,020.00	\$48.33
				Total	\$174,110.00	Total	\$124,700.00	Total	\$159,935.00	Total	\$320,106.00	\$201,580.33
						As-Read	\$124,700.00	As-Read	\$159,935.00	As-Read	\$332,706.00	



Fiber Optic Extension Project - 80th Avenue Train Station to Post 11 Water Tower

Schedule of Prices

*** Updated per Addendum #1 ***

<i>Item No.</i>	<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Price</i>
1	3" Cable Duct	Foot	3,190	\$	\$
2	1-1/2" Stainless Steel Conduit	Foot	180	\$	\$
3	Utility Vaults	Each	6	\$	\$
4	Junction Box	Each	4	\$	\$
5	Connect to Existing Junction Vault	Each	1	\$	\$
6	Building Penetration	Each	1	\$	\$
7	Wall Mounted Panel	Each	1	\$	\$
8	Support Hardware	L Sum	1	\$	\$
9	Fiber Optic Cable	Foot	3,280	\$	\$
10	Termination Device (Fiber Optic)	Each	1	\$	\$
11	Termination Device (Copper)	Each	1	\$	\$
12	Lawn Restoration	Sq Yd	60	\$	\$
13	PCC Sidewalk Removal & Replacement	Sq Ft	200	\$	\$
14	Pre-Construction Video Taping	L Sum	1	\$	\$
15	Traffic Control & Protection	L Sum	1	\$	\$
16	Buckeye Pipeline Crossing Requirements	L Sum	1	\$	\$
				Total	\$

Alternate Bid

<i>Item No.</i>	<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Price</i>
1	1-1/2" Galvanized Rigid Conduit	Foot	180	\$	\$
				Total (Items No. 2-16 above + Alt. Bid Item) \$	

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

RESOLUTION NO. 2020-R-046

**A RESOLUTION APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK
AND IHC CONSTRUCTION COMPANY, LLC - FIBER OPTIC EXTENSION PROJECT**

**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**

RESOLUTION NO. 2020-R-045**A RESOLUTION APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND IHC CONSTRUCTION COMPANY, LLC - FIBER OPTIC EXTENSION PROJECT**

WHEREAS, the Village of Tinley Park, Cook and Will Counties, Illinois, is a Home Rule Unit pursuant to the Illinois Constitution of 1970; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have considered entering into a contract with IHC Construction Company, LLC, a true and correct copy of such Contract being attached hereto and made a part hereof as **EXHIBIT 1**; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interests of said Village of Tinley Park that said Contract be entered into by the Village of Tinley Park;

NOW, THEREFORE, Be It Resolved by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

Section 1: The Preambles hereto are hereby made a part of, and operative provisions of, this Resolution as fully as if completely repeated at length herein.

Section 2: That this President and Board of Trustees of the Village of Tinley Park hereby find that it is in the best interests of the Village of Tinley Park and its residents that the aforesaid "Contract" be entered into and executed by said Village of Tinley Park, with said Contract to be substantially in the form attached hereto and made a part hereof as **EXHIBIT 1**, subject to review and revision as to form by the Village Attorney.

Section 3: That the President and Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois are hereby authorized to execute for and on behalf of said Village of Tinley Park the aforesaid Contract.

Section 4: That this Resolution shall take effect from and after its adoption and approval.

ADOPTED this 5th day of May, 2020, 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 May, 2020, by the President of the Village of Tinley Park.

Village President

ATTEST:

Village Clerk

EXHIBIT 1

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. 2020-R-046, “**A RESOLUTION APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND IHC CONSTRUCTION COMPANY, LLC - FIBER OPTIC EXTENSION PROJECT**,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on May 5, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 5th day of May, 2020.

KRISTIN A. THIRION, VILLAGE CLERK



Interoffice Memo

Date: May 1, 2020

To: John Urbanski, Interim Public Works Director

From: Joe Fitzpatrick, Water Superintendent

Subject: Post 7 (164th Street and Harlem Avenue) Forced Main Improvements Alternate #5

Presented for May 5, 2020 Committee of the Whole and Board discussion and action.

Description: Alternate #5 of this project consists of cured-in-place pipe (CIPP) lining of the 14" forced main beginning east of Jean Lane on 167th Street and ending at Normandy Drive and 167th Street.

Background: The Village awarded the contract to perform improvements of the force main from Post 7 Lift station (164th Street and Harlem Avenue) to 167th Street and Normandy Drive in July 2019. The contract awarded the base bid plus alternates one (1) through four (4). Base bid plus alternates one (1) through three (3) were completed in January 2020. Alternate four (4) required excavating in multiple locations on 167th Street. The decision was made not to excavate the county road during the winter/plowing season. Visu-Sewer will be returning in early May to complete alternate four (4), encompassing the cleaning and televising of the existing force main to determine the condition of the pipe. Alternate five (5) is the final phase of the project, which is lining the existing force main under 167th Street to prolong the life of the pipe and prevent emergency costly repairs, as they have done for the other sections of the force main. When this alternate is complete, the entire force sanitary sewer main, from the lift station to the point it becomes a gravity sewer, will have been cleaned, televised, and lined. The gravity sewer from this point, to where it empties into the MWRD transmission sewer, was also cleaned, televised, and lined during a separate project in FY2020.

<u>Contractor:</u>	<u>Location</u>	<u>Proposal</u>
Visu-Sewer	Bridgeview, IL	\$677,350.00

Budget/ Finance: Funding in the amount of \$900,000.00 is available from the approved FY2021 Budget.

Staff Direction Request: Approve awarding alternate #5 from the original bid to Visu-Sewer to perform improvements of the forced sanitary sewer main under 167th Street from east of Jean Lane to Normandy Drive in the amount not to exceed \$677,350.00.

Attachments:

- 1) Engineer's Letter or Recommendation
- 2) Service Contract
- 3) Map of Project Area

**CHRISTOPHER B. BURKE ENGINEERING, LTD.**

9575 West Higgins Road Suite 600 Rosemont, Illinois 60018 TEL (847) 823-0500 FAX (847) 823-0520

April 20, 2020

Village of Tinley Park
Public Works Department
7980 W. 183rd Street
Tinley Park, IL 60477

Attention: Joe Fitzpatrick, Water Superintendent

Subject: Post #7 Sanitary Sewer Force Main Lining
Change Order # 2

Dear Mr. Fitzpatrick,

The Village is currently under contract with Visu-Sewer, Inc. to complete a portion of the sanitary sewer force main lining for Post 7. In fall 2019, Visu-Sewer was able to complete work for the Base Bid and Alternates 1, 2 and 3 before the work was suspended for the winter. The remaining work that was awarded under the original contract (Alternate 4) is to clean and televise the force main for the portion of pipe beneath 167th Street (from Sayre Avenue to Normandy Drive).

Attached for your consideration please find Change Order #2 to the contract to increase the scope of work to include installation of cured-in-place pipe (CIPP) in the force main beneath 167th Street after the pipe is cleaned and televised. This work is a continuation of the current scope and identified as Alternate #5 that was part of the competitively bid contract. Visu-Sewer's price to install the CIPP for this section of pipe is \$677,350.00 which is significantly lower than the other bid proposals received for this work.

There are some cost saving opportunities for the Village if Alternate #5 is added to the current contract. The location of the force main is beneath the pavement of 167th Street. If approved, the contractor will hopefully be able to use the same access pits and traffic control to complete work for both Alternate 4 and Alternate 5. Thereby avoiding duplicate efforts to replace the concrete pavement, permit the project through Cook County, and set up the traffic control operations. Completing the additional CIPP lining work now will also reduce the duration for construction and traffic impacts.

It shall be noted that the condition of the force main beneath 167th Street is unknown. Following televised inspection, it will be determined if the entire length can be rehabilitated with CIPP or whether spot repairs are required.

Pending budget approval, we recommend Change Order #2 be accepted by the Village in the amount of the competitively bid price of \$677,350.00. Including Alternate #5 work in this contract will provide the Village a complete and reliable force main system from the Post 7 Lift Station to the gravity sewer discharge point near 167th Street and Normandy Drive.

Please feel free to contact me if you have any questions.

Sincerely,



Andrew Pufundt, PE
Project Manager

Enclosure as Noted

cc: John Urbanski – Tinley Park (w/encl.)
Dave McGuire – CBBEL (w/encl.)

VILLAGE OF TINLEY PARK**SERVICE CONTRACT**

This contract is by and between the **Village of Tinley Park**, an Illinois home-rule municipal corporation (the "Village"), and **Visu-Sewer Inc.** (the "Contractor"), for the project or work described in Exhibit A, attached hereto and made a part hereof.

1. In consideration of the compensation stated in paragraph 2, the Contractor shall provide all the services described in the Scope of Services attached hereto as Exhibit "A" and incorporated herein by reference. The express terms of this Contract shall take precedence and control over any term or provision of the Scope of Services (Exhibit A) that in any way conflicts with, differs from, or attempts to alter the terms of this Contract.
2. Except in the event of a duly authorized change order approved by the Village as provided in this Contract, and in consideration of the Contractor's final completion of all work in conformity with this Contract, the Village shall pay the Contractor an amount not to exceed **Six Hundred Thousand Seventy Seven and 00/100 Dollars (\$677,350.00)**. Within thirty (30) calendar days of completion of the work, the Contractor shall submit his application for payment to the Village, and the Village shall pay Contractor for the work performed no later than **thirty (30)** calendar days from the date of the Village's receipt and the Village's approval of the work and the application for payment. No payment shall be made by the Village until the Contractor has submitted to the Village (i) a Contractor's Affidavit listing all subcontractors and material suppliers utilized on the project and (ii) final waivers of lien from the Contractor, all subcontractors and all material suppliers.
3. No changes shall be made, nor will invoices for changes, alterations, modifications, deviations, or extra work or services be recognized or paid except upon the prior written order from authorized personnel of the Village. The Contractor shall not execute change orders on behalf of the Village or otherwise alter the financial scope of the Project.
4. Written change orders may be approved by the Village Manager or his designee provided that the change order does not increase the amount set forth in paragraph 2 of this Contract to more than \$10,000.00. Changes in excess of this amount must be approved by the Village Board prior to commencement of the services or work. **If a requested change causes an increase or decrease in the cost of or time required for the performance of the contract, Contractor will agree to an equitable adjustment in the contract price or performance schedule, or both. Neither party is obligated to comply with requested changes unless and until both parties execute a written change order.**
5. **Time is of the essence on this Contract.** The Contractor shall complete all work under this Contract by the dates set forth below:
6. No "Notice to Proceed" may be given nor any work commenced until this Contract is fully executed and all exhibits and other attachments are completely filled out and attached hereto.
7. It is understood and agreed by the parties that the Contractor is an independent contractor retained for the above-mentioned purpose. The Village shall not control the manner nor the means of the Contractor's performance, but shall be entitled to a work product as described herein. The term "subcontractor" shall mean and include only those hired by and having a direct contract with Contractor for performance of work on the Project. The

Village shall have no responsibility to any subcontractor employed by a Contractor for performance of work on the Project, and all subcontractors and material suppliers shall look exclusively to the Contractor for any payments due. The Village will **not** be responsible for reporting or paying employment taxes or other similar levies that may be required by the United States Internal Revenue Service or other State or Federal agencies. Every subcontractor shall be bound by the terms and provisions of this Contract as far as applicable to their work. The Contractor shall be fully responsible to the Village for the acts and omissions of its subcontractors, and shall ensure that any subcontractors perform in accordance with the requirements of this Contract. Nothing contained herein shall create any contractual or employment relations between any subcontractor and the Village. The Contractor is solely responsible for the safety procedures, programs and methods of its employees and agents and shall hold the Village harmless for any and all damages resulting from violations thereof. The Contractor shall comply with all applicable federal, State and local safety laws and regulations.

8. **It is further agreed that the Contractor shall indemnify, hold harmless, and defend the Village, its officers, agents, and employees from and against any and all claims, losses, damages, causes of action, suits, and liability of every kind, including all expenses of litigation, court costs, and attorneys' fees, for injury to or death of any person or for damage to any property arising out of or in connection with the Contractor's negligence under this Contract.**
9. **The Contractor assumes full responsibility for the work to be performed hereunder and hereby releases, relinquishes, and discharges the Village, its officers, agents, and employees from all claims, demands, and causes of action of every kind and character, including the cost of defense thereof, for any injury to or death of any person and any loss of or damage to any property that is caused by, alleged to be caused by, arising out of, or in connection with the Contractor's negligence in its work to be performed hereunder. The Contractor shall maintain insurance coverage in an amount and from a carrier suitable to the Village, and the Village shall be named as an additional insured where required. Certificates of Insurance are attached hereto as Exhibit B.**
10. The Village is exempt from payment of state and local sales and use of taxes on labor and materials incorporated into the project. If necessary, it is the Contractor's responsibility to obtain a sales tax permit, resale certificate, and exemption certificate that shall enable the Contractor to buy any materials to be incorporated into the project and then resale the aforementioned materials to the Village without paying the tax on the materials at the time of purchase. In no event will the Village be liable for or pay any sales or use taxes incurred by the Contractor in performing the services under this contract.
11. The Contractor shall comply with all applicable federal, state, and local statutes, regulations, ordinances, and other laws, including but not limited to the Immigration Reform and Control Act (IRCA). The Contractor may not knowingly obtain the labor or services of an unauthorized alien. The Contractor, not the Village, must verify eligibility for employment as required by IRCA.
12. At any time, the Village may terminate this Contract for convenience, upon written notice to the Contractor. The Contractor shall cease work immediately upon receipt of such notice. The Contractor shall be compensated for services performed and accepted by the Village up to the date of termination.

13. No waiver or deferral by either party of any term or condition of this Contract shall be deemed or construed to be a waiver or deferral of any other term or condition or subsequent wavier or deferral of the same term or condition.
14. This Contract may only be amended by written instrument approved and executed by the parties.
15. This Contract and the rights and obligations contained herein may not be assigned by the Contractor without the prior written approval of Village.
16. The parties hereby state that they have read and understand the terms of this Contract and hereby agree to the conditions contained herein.
17. This Contract has been made under and shall be governed by the laws of the State of Illinois. The parties agree that performance and all matters related thereto shall be in Cook County, Illinois.
18. Contractor, its employees, associates or subcontractors shall perform all the work hereunder. Contractor agrees that all of its associates, employees, or subcontractors who work on this Project shall be fully qualified and competent to do the work described hereunder. Contractor shall undertake the work and complete it in a timely manner.
19. If any provision of this Contract shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court of competent jurisdiction finds that any provision of this Contract is invalid or unenforceable, but that by limiting such provision it may become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.
20. This Contract represents the entire and integrated agreement between the Village and Contractor and supersedes all prior negotiations, representations, or agreements, either written or oral.
21. This Contract will be effective when signed by the last party whose signing makes the Contract fully executed.
22. The Contractor agrees to comply with the Illinois Prevailing Wage Act, if the work to be performed under this Contract is covered by said Act.
23. The Contractor agrees to comply with the Illinois Substance Abuse Prevention on Public Works Projects Act.

CERTIFICATIONS BY CONTRACTOR**Affidavit of Compliance**

Contractor and all subcontractors shall complete this Affidavit of Compliance ("Affidavit") and submit supporting documentation as required pursuant to *Responsible Bidder Requirements on Public Work Projects*. Contractor must submit this Affidavit and all related evidence with its bid. Contractor shall be responsible for providing this Affidavit to all subcontractors who will perform work on the project. All subcontractors' Affidavits and supporting documentation must be submitted no later than the date and time of the contract award. Failure to comply with all submission requirements may result in a determination that the Contractor is not a responsible bidder.

For the remainder of this Affidavit, "Contractor" refers to the general contractor and all subcontractors. Each item must be answered. If the question is not applicable, answer "NA." If the answer is none, answer "none."

The certifications set forth in this Affidavit and all documents attached hereto shall become a part of any contract awarded to the Contractor. Furthermore, Contractor shall comply with these certifications during the term and/or performance of the contract.

The undersigned _____, as _____ and on behalf
(Name) (Title)
of _____ having been duly sworn under oath certifies that:
(Contractor)

Business Organization

The form of business organization of the Contractor is (check one):

☐ Sole Proprietor or Partnership ☐ LLC
☐ Corporation ☐ Independent Contractor (Individual)

If contractor/subcontractor is a corporation, indicate the state and the date of incorporation:

Authorized to do business in the State of Illinois: Yes [] No []

Describe supporting documentation attached: _____

Federal Employer I.D. #: _____

Social Security # (if an individual or sole proprietor): _____

Registered with Illinois Department of Revenue:

Yes ☐ No ☐

Describe supporting documentation attached (if “No,” explain):

Registered with Illinois Department of Employment Security:

Yes ☐ No ☐

Describe supporting documentation attached (if “No,” explain):

Tax liens or tax delinquencies

Disclosure of any federal, state or local tax liens or tax delinquencies against the contractor of any officers of the contractor in the last five (5) years

Yes ☐ No ☐

“No” means “not applicable.” If “yes,” describe lien/delinquencies and resolution:

EOE Compliance

Contractor is in compliance with provisions of Section 2000e of Chapter 21, Title 42 of the United States Code and Federal Executive Order No. 11246 as amended by Executive Order No. 11375 (known as the Equal Opportunity Employer provisions).

Yes ☐ No ☐

Employee Classification

Contractor’s employees who will perform work on the project are properly classified as an employee or independent contractor under all applicable state and federal laws and local ordinances (Form B).

N/A ☐ Yes ☐ No ☐

Professional or Trade Licenses

Contractor will possess all applicable professional and trade licenses required for performing the Contract work:

Yes ☐ No ☐

License	Number	Date Issued	Current Expiration	Holder of License

If any of the above license(s) have been revoked or suspended, state the date and reason for suspension/revocation:

Documentation Attached (Contractor must initial next to each item):

_____ Form A: Name and address of subcontractors from whom Contractor has accepted a bid or intends to hire to perform work on any part of the project.

NOTE: All subcontractors shall complete and submit an Affidavit of Compliance no later than the date the subcontractor commences work on the project.

_____ Form B: List of individuals who will perform work on the project on behalf of the Contractor, verifying that each individual is properly classified as an employee or independent contractor. Contractor also verifies that all Contractor's employees are covered under a current workers' compensation policy, properly classified under the workers' compensation policy, and covered by a health and welfare and retirement plan.

_____ Form C Additional Information (if required)

_____ Certificate of Good Standing
(or other evidence of compliance with laws pre-requisite to doing business in the state)

_____ Illinois Department of Revenue registration

_____ Illinois Department of Employment Security registration

_____ Standards of Apprenticeship/Apprentice Agreements

_____ Substance Abuse Prevention program (or applicable provision from CBA in effect)

_____ Written Safety Policy Statement signed by company representative

_____ OSHA cards evidencing 10-hour or greater safety program completed, if requested

_____ Workers' Compensation Coverage

_____ Professional or Trade Licenses

Eligibility to Contract

The undersigned hereby certifies that the Contractor is not barred from bidding on or entering into this contractor as a result of a violation of either the bid-rigging or bid-rotating provisions of Article 33E of the Criminal Code of 1961, as amended.

Name of Contractor (please print)

Submitted by (signature)

Title**Certificate of Compliance with Illinois Human Rights Act**

The undersigned hereby certifies that the Contractor is in compliance with Title 7 of the 1964 Civil Rights Act as amended and the Illinois Human Rights Act as amended.

Name of Contractor (please print)

Submitted by (signature)

Title**Certificate of Compliance with Illinois Drug-Free Workplace Act**

The undersigned, **having 25 or more employees**, does hereby certify pursuant to section 3 of the Illinois Drug Free Workplace Act (30 ILCS 580/3) that it shall provide a drug-free workplace for all employees engaged in the performance of the work under the contract by complying with the requirements of the Illinois Drug-Free Workplace Act and, further certifies, that it is not ineligible for award of this contract by reason of debarment for a violation of the Illinois Drug-Free Workplace Act.

Name of Contractor (please print)

Submitted by (signature)

Title

Certificate Regarding Sexual Harassment Policy

The undersigned does hereby certify pursuant to section 2-105 of the Illinois Human Rights Act (775 ILCS 5/2-105) that it has a written sexual harassment policy that includes, at a minimum, the following information: (i) the illegality of sexual harassment; (ii) the definition of sexual harassment under State law; (iii) a description of sexual harassment, utilizing examples; (iv) an internal complaint process including penalties; (v) the legal recourse, investigative and complaint process available through the Department of Human Rights and Human Rights Commission; (vi) direction on how to contact the Department of Human Rights and Human Rights Commission; and (vii) protection against retaliation.

Name of Contractor (please print)

Submitted by (signature)

Title**Certificate of Compliance with Substance Abuse Prevention on Public Works Projects Act**

The undersigned hereby certifies that:

- A. There is in place a written program which meets or exceeds the program requirements of the Substance Abuse Prevention on Public Works Projects Act (P.A. 95-0635), and has provided a written copy thereof to the Village of Tinley Park.
- B. There is in place a collective bargaining agreement which deals with the subject matter of the Substance Abuse Prevention on Public Works Projects Act (P.A. 95-0635)

(Cross out either A or B depending upon which certification is correct)

Name of Contractor (please print)

Submitted by (signature)

Title**Certificate of Compliance with Prevailing Wage Requirements**

The undersigned hereby certifies that:

This contract calls for the construction of a “public work,” within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130/.01 et seq. (“the Act”). The Act requires contractors and subcontractors to pay laborers, workers and mechanics performing services on public works projects no less than the current “prevailing rate of wages” (hourly cash wages plus amount for fringe benefits) in the county where the work is performed. The Department publishes the prevailing wage rates on its website at <http://www.state.il.us/agency/idol/rates/rates.HTM>. The Department revises the prevailing wage rates and the contractor/subcontractor has an obligation to check the Department’s web site for revisions to prevailing wage rates. For information regarding

current prevailing wage rates, please refer to the Illinois Department of Labor's website. All contractors and subcontractors rendering services under this contract must comply with all requirements of the Act, including but not limited to, all wage requirements and notice and record keeping duties.

Name of Contractor (please print)

Submitted by (signature)

Title

Certificate of Compliance with the Village of Tinley Park Responsible Bidder Ordinance

The undersigned or the entity making the proposal or bid has reviewed and is in compliance with the Village of Tinley Park Responsible Bidder Ordinance **No. 2019-O-079**

Name of Contractor (please print)

Submitted by (signature)

Title

[Signature Page to Follow]

CONTRACTOR NAME

BY: _____ Date _____

Printed Name: _____

Title: _____

VILLAGE OF TINLEY PARK

BY: _____ Date _____
Jacob C. Vandenberg, Village President
(required if Contract is \$20,000 or more)

ATTEST:

Village Clerk Date _____
(required if Contract is \$20,000 or more)

VILLAGE OF TINLEY PARK

BY: _____ Date _____
Village Manager

SCOPE OF SERVICES**Scope of work for Alternate #5 Force Main Improvements as detailed below:**

The work consists of cured-in-place sewer lining of an existing 14-inch diameter force main including access pits, site restoration and all collateral work necessary to complete the work as specified. Work shall be completed along 167th Street from east of Jean Lane to Normandy Drive. The entire limits of work are located within the Village of Tinley Park, Illinois.

Exhibit B

INSURANCE REQUIREMENTS

(See Risk Manager for Insurance Requirements)

Form A

Subcontractors who will Perform Work on the Project

[illegible]

[illegible]

[illegible]

List any determinations by a court or governmental agency for violations of federal, state or local laws, including but not limited to violations of contracting or antitrust laws, tax or licensing laws, environmental laws, the Occupational Safety and Health Act (OSHA), the National Labor Relations Act (NLRA), or federal Davis-Bacon and related Acts.

Date	Law	Determination	Penalty

POST 7 FORCE MAIN LINING - SHEET 1

APPROVED

4/19/19

True copy of plans file with
1 inch = 200 feet

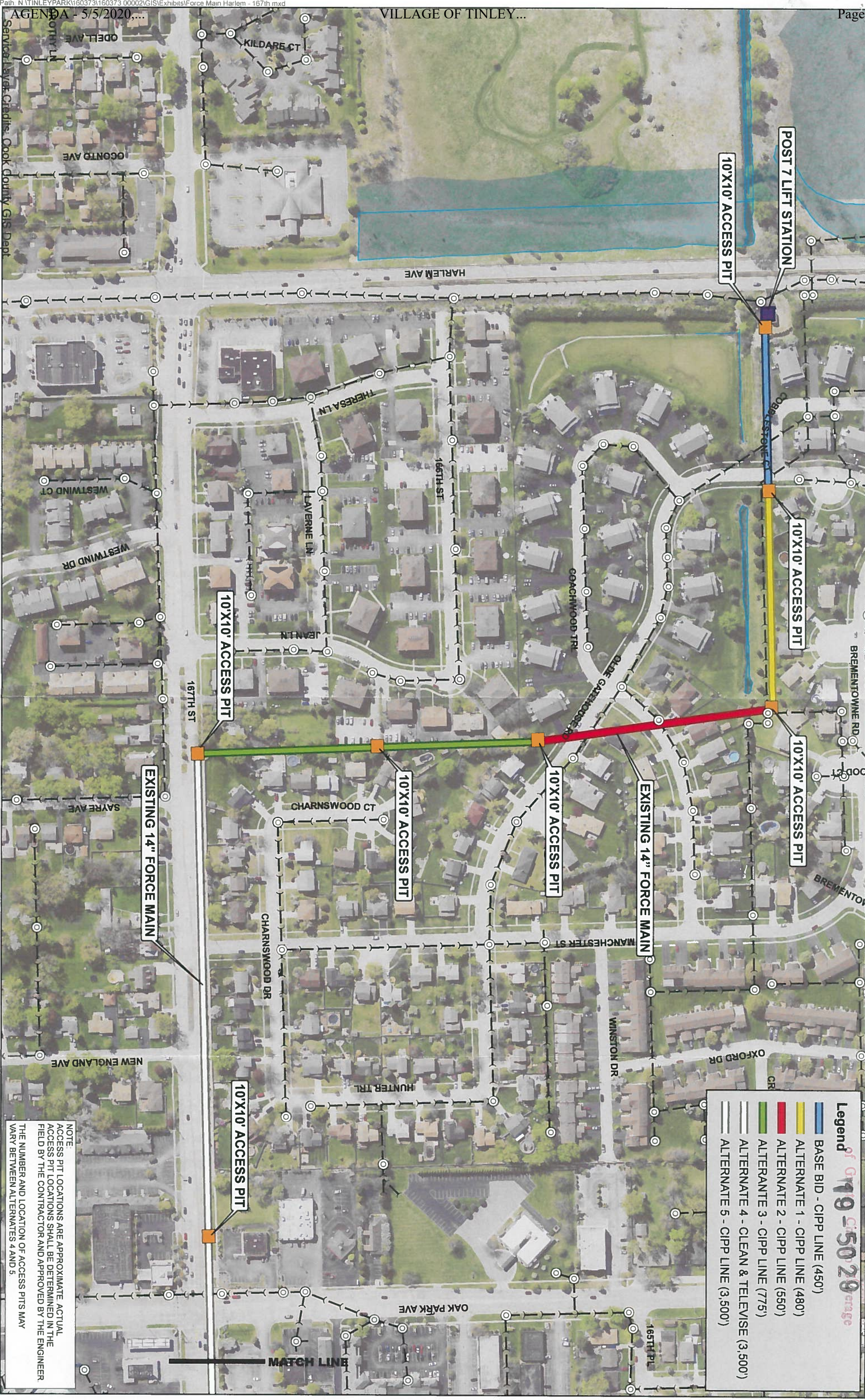


Legend

- BASE BID - CIPP LINE (450')
- ALTERNATE 1 - CIPP LINE (480')
- ALTERNATE 2 - CIPP LINE (550')
- ALTERNATE 3 - CIPP LINE (775')
- ALTERNATE 4 - CLEAN & TELEWISE (3,500')
- ALTERNATE 5 - CIPP LINE (3,500')

19-50-20

Orange



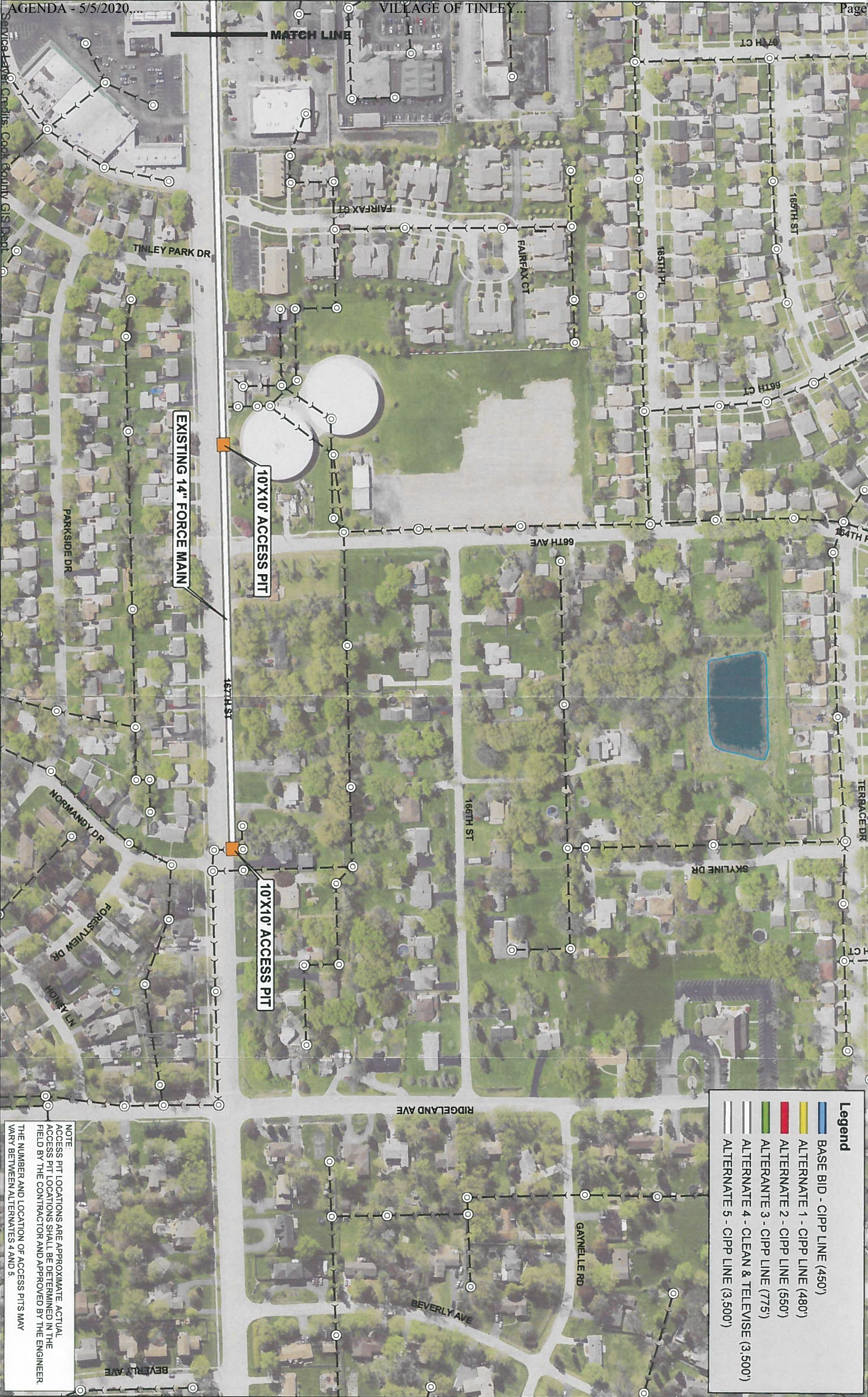
AGENDA - 5/5/2020,...

Path: N:\TINLEYPARK\160373\160373 00002\GIS\Exhibits\Force Main Harlem - 167th.mxd

Service Layer Credits: Cook County GIS Dept

NOTE:
ACCESS PIT LOCATIONS ARE APPROXIMATE. ACTUAL ACCESS PIT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.
THE NUMBER AND LOCATION OF ACCESS PITS MAY VARY BETWEEN ALTERNATES 4 AND 5.

POST 7 FORCE MAIN LINING - SHEET 2



NOTE:
ACCESS PIT LOCATIONS ARE APPROXIMATE. ACTUAL
ACCESS PIT LOCATIONS SHALL BE DETERMINED IN THE
FIELD BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.
THE NUMBER AND LOCATION OF ACCESS PITS MAY
VARY BETWEEN ALTERNATES 4 AND 5.

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

RESOLUTION NO. 2020-R-048

**A RESOLUTION APPROVING A CONTRACT FOR POST 7 FORCED MAIN IMPROVEMENTS
ALTERNATE #5 WITH VISU-SEWER**

**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**

RESOLUTION NO. 2020-R-048**A RESOLUTION APPROVING A CONTRACT FOR POST 7 FORCED MAIN IMPROVEMENTS
ALTERNATE #5 WITH VISU-SEWER**

WHEREAS, the Village of Tinley Park, Cook and Will Counties, Illinois, is a Home Rule Unit pursuant to the Illinois Constitution of 1970; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have considered entering into a Contract with Visu-Sewer, a true and correct copy of such Contract being attached hereto and made a part hereof as **EXHIBIT 1**; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interests of said Village of Tinley Park that said Contract be entered into by the Village of Tinley Park;

NOW, THEREFORE, Be It Resolved by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

Section 1: The Preambles hereto are hereby made a part of, and operative provisions of, this Resolution as fully as if completely repeated at length herein.

Section 2: That this President and Board of Trustees of the Village of Tinley Park hereby find that it is in the best interests of the Village of Tinley Park and its residents that the aforesaid "Contract" be entered into and executed by said Village of Tinley Park, with said Contract to be substantially in the form attached hereto and made a part hereof as **EXHIBIT 1**, subject to review and revision as to form by the Village Attorney.

Section 3: That the President and Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois are hereby authorized to execute for and on behalf of said Village of Tinley Park the aforesaid Contract.

Section 4: That this Resolution shall take effect from and after its adoption and approval.

ADOPTED this 5TH day of May, 2020, 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 May, 2020, by the President of the Village of Tinley Park.

Village President

ATTEST:

Village Clerk

EXHIBIT 1

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. 2020-R- 048 “**A RESOLUTION APPROVING A CONTRACT FOR POST 7 FORCED MAIN IMPROVEMENTS ALTERNATE #5 WITH VISU-SEWER**” which was adopted by the President and Board of Trustees of the Village of Tinley Park on May 5, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 5th day of May, 2020

KRISTIN A. THIRION, VILLAGE CLERK



Interoffice Memo

Date: April 27, 2020
To: Committee of the Whole
Cc: Dave Niemeyer, Village Manager
From: Hannah Lipman, Management Analyst
Subject: NIMEC Electric Aggregation Supply – Street Lighting Accounts

As you are aware, the Village participates in a consortium with 140 other municipalities known as the Northern Illinois Municipal Electric Collaborative (NIMEC) to drive down pricing for residential and municipal electricity.

In addition to the Village's residential and small business electric aggregation program, NIMEC also goes out to bid for electricity pricing relating to municipal uses (pumping stations and street lighting accounts) on behalf of the entire consortium. With 140 communities that participate in NIMEC's consortium, aggregating the collective volume and bidding together achieves savings that would otherwise not be available if the accounts were bid individually.

The Village has three (3) Street Lighting accounts that benefit from the collective bid. These accounts are not included in our electric aggregation program and instead bid separately because of the high level of electric consumption used to operate.

NIMEC will be holding a group bid for Street Lighting accounts on June 4th, 2020. As with our previous electrical agreements, the window of opportunity for the Village to sign agreements and take advantage of the lowest bidder is typically limited to less than 48 hours. As such, the Village will need to authorize the Village Manager, to sign a third-party agreement upon completion of the competitive bidding process. This will aid in assuring that the Village will continue to be afforded the best possible electrical rates.

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

RESOLUTION NO. 2020-R-048

**A RESOLUTION AUTHORIZING THE VILLAGE MANAGER'S
AUTHORITY TO CONTRACT FOR THE PURCHASE OF
ELECTRICITY – STREET LIGHTING ACCOUNTS**

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

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

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

VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

RESOLUTION NO. 2020-R-048**A RESOLUTION AUTHORIZING THE VILLAGE MANAGER'S
AUTHORITY TO CONTRACT FOR THE PURCHASE OF
ELECTRICITY – STREET LIGHTING ACCOUNTS**

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 Illinois legislature has encouraged intergovernmental cooperation through the Intergovernmental Cooperation Act (5 ILCS 220); and

WHEREAS, the electrical service industry ended a ten-year period of deregulation on January 1, 2007; and

WHEREAS, Commonwealth Edison has provided electrical service to the Village of Tinley Park for its utilities and facilities over the course of many years; and

WHEREAS, effective January 1, 2007, following deregulation, Commonwealth Edison no longer provides the energy for electricity but began to act merely as the delivery agent for this service to the Village of Tinley Park; and

WHEREAS, various energy purchasing cooperatives have been formed to contract for the best rate per kilowatt on behalf of the collective membership; and

WHEREAS, the Village of Tinley Park chose to join the Northern Illinois Municipal Electrical Cooperative (NIMEC) in 2006 to participate in collective bidding for energy purchases; and

WHEREAS, since 2007, the Village of Tinley Park had regularly contracted with a supplier of electricity for its ongoing needs through the periodic NIMEC bidding opportunities and has continued to find savings through the cooperative purchase of energy; and

WHEREAS, the Village's current municipal aggregation contract for Street Lighting utilities will expire in 2020; and

WHEREAS, the bidding process offers a limited window in which the individual cooperative members must accept or reject the price and rate quotations; and

WHEREAS, the window for accepting an energy bid may be as short as twenty-four (24) hours; and

WHEREAS, time sensitive decisions will need to be made to secure the best kilowatt hour purchase rate(s) for the Village of Tinley Park; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of said Village of Tinley Park and its residents to grant the Village Manager authority to enter into such contract(s) for the purchase of electrical energy service for the Village of Tinley Park.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, THAT THE VILLAGE MANAGER BE AUTHORIZED TO CONTRACT FOR ELETRICAL ENERGY SERVICE.

BE IT FURTHER RESOLVED ANY CONTRACT ENTERED INTO BY THE VILLAGE MANAGER PURSUANT TO THE AUTHORITY GRANTED BY THIS RESOLUTION SHALL NOT EXCEED THIRTY-SIX (36) MONTHS (THREE YEARS) IN DURATION.

APPROVED THIS 5th day of May, 2020.

AYES:

NAYS:

ABSENT:

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK

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

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 2020-R-048, “A RESOLUTION AUTHORIZING THE VILLAGE MANAGER’S AUTHORITY TO CONTRACT FOR THE PURCHASE OF ELECTRICITY – STREET LIGHTING ACCOUNTS,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on May 5, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 5th day of May, 2020.

VILLAGE CLERK

STAFF COMMENT

BOARD COMMENT

PUBLIC COMMENT

EXECUTIVE SESSION

ADJOURN TO EXECUTIVE SESSION TO DISCUSS:

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