NOTICE OF THE SPECIAL VILLAGE BOARD MEETING

The special meeting of the Village Board is scheduled for Tuesday, June 15, 2021 beginning at 7:00 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, Executive Order 2020-33, Executive Order 2020-39, and Executive Order 2020-44, 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, issued on June 26, 2020, the members of the Village Board may be participating in the meeting through teleconference.

A livestream of the electronic meeting will be broadcasted at Village Hall. Pursuant to Governor's Executive Order No. 2020-43 and CDC guidelines, no more than 50 people or 50% of the maximum capacity will be allowed in the Council Chambers at any one time, so long as attendees comply with social distancing guidelines. Anyone in excess of maximum limit will be asked to wait in another room with live feed to the meeting until the agenda item for which the person or persons would like to speak on is being discussed or until the open floor for public comments.

Meetings are open to the public, but members of the public may continue to submit their public comments or requests to speak telephonically in advance of the meeting to clerksoffice@tinleypark.org or place requests in the Drop Box at the Village Hall by noon on June 15, 2021. Please note, written comments will not be read aloud during the meeting. A copy of the Village's Temporary Public Participation Rules & Procedures is attached to this Notice.

Kristin A. Thirion Clerk Village of Tinley Park

VILLAGE OF TINLEY PARK TEMPORARY PUBLIC PARTICIPATION RULES & PROCEDURES

As stated in Gubernatorial Executive Order 2020-07 issued on March 16, 2020 and Gubernatorial Executive Order 2020-10 issued on March 20, 2020, both extended by Gubernatorial Executive Order 2020-18 issued on April 1, 2020, all public gatherings of more than ten people are prohibited. In-person public participation is not defined as an essential activity.

The Mayor of Tinley Park is issuing the following rules for all Village Board and other public meetings in order to promote social distancing as required by the aforementioned Executive Orders and the requirements of the Open Meetings Act:

Written Comments

After publication of the agenda, email comments to clerksoffice@tinleypark.org. When providing written comments to be included as public participation at a public meeting, clearly identify the following in the subject line:

- The date of the meeting;
- The type of meeting for the written comments (e.g. Village Board meeting, Zoning Board of Appeals meeting, Plan Commission meeting, etc.);
- Name and any other identifying information the participant wishes to convey to the public body;
- The category of public participation (e.g., Receive Comments from the Public, Agenda Items, etc.);
- For specific Agenda Items, identify and include the specific agenda item number;
- The entire content of the comments will be subject to public release. The Village of Tinley Park is under no obligation to redact any information.

The contents of all comments will be provided to the relevant public body for their review. Written comments will not be read aloud during the meeting. If you wish to publicly address the public body, you may request to participate via teleconference as described below.

Comments must be submitted by 12:00 pm on the day of the meeting. However, it is strongly recommended that comments be emailed not less than twenty-four (24) hours prior to the meeting so the appropriate Board members, Commissioners, Board members, and Committee members have sufficient time to review the comments prior to the meeting.

Live Public Participation During Meeting

After publication of the agenda, those wishing to participate in a live telephone call option at a public meeting must register by 12:00 pm on the day of the meeting. A Village representative will call the participant at the relevant portion of the meeting and the participant will be allowed to participate telephonically at the meeting. To participate in a live telephone call during the meeting, a request shall be submitted by email to clerksoffice@tinleypark.org. The following information must be included the subject line:

- The date of the meeting;
- The type of meeting for the written comments (e.g. Village Board meeting, Zoning Board of Appeals meeting, Plan Commission meeting, etc.);
- Name and any other identifying information the participant wishes to convey to the public body;
- The category of public participation (e.g., Receive Comments from the Public, Agenda Items, etc.); and
- For specific Agenda Items, identify and include the specific agenda item number.

If the participant provides an email address, they will receive a confirmation email that their request has been logged. If the participant provides an email address and does not receive a confirmation email, they may call (708) 444-5000 during regular business hours to confirm the application was received.

Upon successful registration, the participant's name will be placed on an internal Village list. On the date and during relevant portion of the meeting, the participant will be called by a Village representative. The Village representative will call the provided telephone number and allow the phone to ring not more than four (4) times. If the call is not answered within those four (4) rings, the call will be terminated and the Village representative will call the next participant on the list.

The public comment should be presented in a manner as if the participant is in attendance at the meeting. At the start of the call, the participant should provide their name and any other information the participant wishes to convey. For comments regarding Agenda Items, identify and include the specific agenda item number. The participant should try to address all comments to the public body as a whole and not to any member thereof. Repetitive comments are discouraged. The total comment time for any single participant is three (3) minutes. Further time up to an additional three (3) minutes may be granted by motion. A participant may not give his or her allotted minutes to another participant to increase that person's allotted time.

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, June 15, 2021, beginning at 7:00 PM in the Council Chambers at the Village Hall of Tinley Park, 16250 South Oak Park Avenue, Tinley Park, Illinois.

7:00 PM	CALL TO ORDER
	PLEDGE OF ALLEGIANCE
	ROLL CALL
ITEM #1 SUBJECT:	CONSIDER APPROVAL OF AGENDA
ACTION:	Discussion - Consider approval of agenda as written or amended.
COMMENTS:	
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ITEM #2 SUBJECT:	CONSIDER APPROVAL OF MINUTES OF THE REGULAR VILLAGE BOARD MEETING HELD ON JUNE 1, 2021.
ACTION:	Discussion: Consider approval of minutes as written or amended.
COMMENTS:	
TOTAL 112	
ITEM #3 SUBJECT:	CONSIDER PROCLAIMING SEPTEMBER 6, 2021, THROUGH SEPTEMBER 11, 2021, AS VETERANS OF FOREIGN WARS (VFW) "BUDDY POPPY WEEK" IN THE VILLAGE OF TINLEY PARK - President Glotz
ACTION:	Discussion: The annual distribution of Buddy Poppies by the VFW will take place September 6 through September 11, 2021. <u>Consider Proclaiming</u> <u>September 6 through 11, 2021, as "Buddy Poppy Week" in the Village of Tinley Park.</u>
COMMENTS:	Timey Laire.

ITEM #4 SUBJECT:	RECEIVE PRESENTATION OF THE TINLEY PARK BUSINESS SPOTLIGHT - President Glotz & Clerk Thirion
ACTION:	Discussion: The following Businesses will be presented:
	 Freddie Bear Sports, 17250 Oak Park Avenue Maher Funeral Home, 17101 71st Avenue
	No specific action required.
COMMENTS:	
ITEM #5 SUBJECT:	CONSIDER APPOINTING REGINA EARLEY TO THE POSITION OF HUMAN RESOURCES GENERALIST - President Glotz
ACTION:	Discussion: Human Resources conducted a search and received 23 applications that were shortlisted to five (5) of the most qualified candidates. Regina Earley was identified as the best candidate for the position. She has proven skills in Human Resources Administration and is committed to providing support, guidance, and stability to a dedicated workforce. Over her career of 17 years, she has held various positions and most recently supporting all functional areas of human resources with over seven (7) years of directly related municipal government experience. Consider appointing Regina Earley to the position of Human Resources Generalist, effective June 16, 2021.
COMMENTS:	
ITEM #6 SUBJECT:	CONSIDER APPOINTING MARK ROKICKI TO THE POSITION OF SENIOR CUSTODIAN - President Glotz
ACTION:	Discussion: Human Resources conducted a search and identified Mark Rokicki as the best candidate for the position. Mark has over 25 years of custodial experience demonstrating a strong work ethic, attention to detail, dedication to his work, strong supervisory skills and extensive knowledge of the custodial function. With his work for the Village in the past, he has established himself as very dependable and responsive to the demands of the custodial function. Consider appointing Mark Rokicki to the position of Senior Custodian, effective June 16, 2021.
COMMENTS:	

<u>ITEM #7</u>	
SUBJECT:	CONSIDER APPOINTING DEL GALDO LAW GROUP AS SPECIAL COUNSEL - President Glotz
ACTION:	Discussion: This appointment would allow the Village to utilize Del Galdo Law Group as special counsel representing the Civil Service Commission in employee discipline and termination hearings in which the Village Attorney will function as an advocate representing the Appointing Authority/Village Manager. This appointment will allow the Civil Service Commission to be represented by a neutral advocate to avoid any conflict of interest. Their rate shall be \$195 per hour for work performed by partners and senior counsel, \$175 per hour for work performed by associates, and \$85 per hour for work performed by paralegals/legal assistants. Consider appointing Del Galdo Law Group as Special Counsel for the Village of Tinley Park Civil Service Commission.
COMMENTS:	
ITEM #8 SUBJECT:	CONSIDER APPROVAL OF THE FOLLOWING CONSENT AGENDA ITEMS:
	A. CONSIDER REQUEST FROM SOUTH SUBURBAN SPECIAL RECREATION ASSOCIATION (SSSRA), TO CONDUCT A RAFFLE FROM JULY 12, TO OCTOBER 1, 2021, AT THE SSSRA ADMINISTRATIVE OFFICE, 19110 80TH AVENUE, WITH THE MAXIMUM VALUE OF THE PRIZE NOT TO EXCEED \$12,500. WINNERS WILL BE DRAWN AT SSSRA ADMINISTRATIVE OFFICE.
	B. CONSIDER REQUEST FROM THE KNIGHTS OF COLUMBUS TO CONDUCT A TAG DAY FUNDRAISER ON FRIDAY, SEPTEMBER 17, AND SATURDAY, SEPTEMBER 18, 2021, AT CERTAIN INTERSECTIONS IN THE VILLAGE OF TINLEY PARK.
	C. CONSIDER A REQUEST FOR A BLOCK PARTY PERMIT ON SATURDAY, JULY 24, 2021, ON POPLAR STREET, BETWEEN 8931 AND 9031, FROM 2:00 P.M. TO 10:00 P.M.
	D. CONSIDER A REQUEST FOR A BLOCK PARTY PERMIT ON SUNDAY, JULY 4, 2021, ON 64TH COURT, BETWEEN 177TH STREET AND 179TH STREET, FROM 3:00 P.M. TO 10:00 P.M.
	E. CONSIDER PAYMENTS OF OUTSTANDING BILLS IN THE AMOUNT OF \$2,862,132.79 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED JUNE 4 AND JUNE 11, 2021.
ACTION:	Discussion: Consider approval of consent agenda items.
COMMENTS:	

ITEM #9	
SUBJECT:	CONSIDER RESOLUTION 2021-R-050 AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT FOR PROPERTY LOCATED AT 19501-19701 HARLEM AVENUE-TINLEY PARK BUSINESS CAMPUS SUBDIVISION - Trustee Mueller
ACTION:	Discussion: The Village is considering entering into an Annexation Agreement with the contract purchasers of 110 acres of land located at the northeast corner of Vollmer Road and Harlem Avenue. The agreement acknowledges the purchasers desires to annex, zone and develop the property as a business park with 1.3 million square feet of industrial buildings. The agreement outlines the conveyance of land to the village for a future communications tower, the construction of watermain beyond the purchaser's property and the Village's waiver of building permit fees up to \$1 million dollars to offset those additional costs. This Resolution is eligible for first reading.
COMMENTS:	
TOTAL ULA	
ITEM #10 SUBJECT:	CONSIDER ORDINANCE 2021-O-034 ANNEXING 110 ACRES OF
SCENECT.	PROPERTY LOCATED AT 19501-19701 HARLEM AVENUE TO THE VILLAGE OF TINLEY PARK, IL (TINLEY PARK BUSINESS CAMPUS) - Trustee Mueller
ACTION:	Discussion: This Ordinance includes annexing property generally located at the north east corner of Vollmer Road and Harlem Avenue for the purposes of developing a business park in the Village of Tinley Park. This Ordinance is eligible for first reading.
COMMENTS:	
<u>ITEM #11</u>	
SUBJECT:	CONSIDER ORDINANCE 2021-O-035 GRANTING A MAP AMENDMENT (REZONING) FOR CERTAIN PROPERTIES LOCATED AT 19501-19701 HARLEM AVENUE UPON ANNEXATION TO THE ORI (OFFICE AND RESTRICTED INDUSTRIAL) ZONING DISTRICT Trustee Mueller
ACTION:	Discussion: The Plan Commission held a Public Hearing on June 3, 2021, and voted 5-0 to recommend approval of the Map Amendment (Rezoning) to the ORI, Office and Restricted Industrial Zoning District in accordance with the plans as listed in the "Listed Reviewed Plans" and Findings of Fact in the June 3, 2021 Staff Report. This Ordinance is eligible for first reading.
COMMENTS:	

ITEM #	#12
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SUBJECT: CONSIDER ORDINANCE 2021-O-036 APPROVING A SPECIAL USE FOR

A PLANNED UNIT DEVELOPMENT WITH EXCEPTIONS RELATED TO THE DEVELOPMENT OF THE TINLEY PARK BUSINESS CENTER LOCATED AT 19501-19701 HARLEM AVENUE - Trustee Mueller

ACTION: Discussion: The Plan Commission held a Public Hearing on June 3, 2021,

concerning the Tinley Park Business Center Planned Unit Development and voted 5-0 to recommend approval of the Special Use and adopt the Findings of Fact in accordance with the plans as listed in the list of "Review Plans" as noted in the staff report dated June 3, 2021. **This Ordinance is eligible for first**

reading.

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ITEM #13

SUBJECT: CONSIDER ADOPTING ORDINANCE 2021-O-037 PROPOSING THE

ESTABLISHMENT OF A SPECIAL SERVICE AREA #4 TINLEY PARK BUSINESS CENTER SUBDIVISION LOCATED AT 19501 AND 19701 HARLEM AVENUE IN THE VILLAGE OF TINLEY PARK, ILLINOIS -

Trustee Mueller

ACTION: Discussion: This Special Service Area is established to assure that detention

ponds, landscaping, and related improvements for the proposed Tinley Park Business Center subdivision are maintained by the owners in accordance with the annexation agreement and Village Codes. Should this not occur, the Village will be able to step in to provide the necessary maintenance services and levy a tax against the property to cover/recover those costs. **This Ordinance is eligible**

for adoption.

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<u>ITEM #14</u>

SUBJECT: CONSIDER RESOLUTION 2021-R-052 APPROVING AND ACCEPTING A

FINAL PLAT FOR THE TINLEY PARK BUSINESS CENTER

SUBDIVISION LOCATED AT 19501-19701 HARLEM AVENUE - Trustee

Mueller

ACTION: Discussion: The Plan Commission reviewed the Final Plat of Subdivision with a

recommended condition that the approval is subject to Final Engineering Plan approval by the Village Engineer on June 3, 2021, and voted 5-0 to recommend

approval. This Resolution is eligible for first reading.

COMMENTS:	
ITEM #15 SUBJECT:	CONSIDER RESOLUTION 2021-R-051 APPROVING A COOK COUNTY CLASS 8 REQUEST FOR TINLEY PARK BUSINESS CENTER SUBDIVISION LOCATED AT 19501 AND 19701 HARLEM AVENUE - Trustee Mueller
ACTION:	Discussion: This Resolution provides support for the request for a Cook County Class 8 incentive which reduces the tax assessment ratio for the property necessary to support the development of a business park with a total of 1.3 million square feet of building space.
	This request was reviewed at the June 14th, 2021, Economic Commercial Commission and considered at the Committee of the Whole held prior to this meeting. This Resolution is eligible for first reading.
COMMENTS:	
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ITEM #16	
ITEM #16 SUBJECT:	CONSIDER ADOPTING ORDINANCE 2021-O-038 ESTABLISHING PAY SCALES FOR THE FISCAL YEAR ENDING APRIL 30, 2022 Trustee Brady
	SCALES FOR THE FISCAL YEAR ENDING APRIL 30, 2022 Trustee
SUBJECT:	SCALES FOR THE FISCAL YEAR ENDING APRIL 30, 2022 Trustee Brady Discussion: This Ordinance establishes the pay scales for Village positions during the current fiscal year beginning May 1, 2021, and ending April 30, 2022. The recommendation is for a 2.5% market wage adjustment to non-collectively bargained position pay scales effective May 1, 2021. Positions classified in the Step Based Compensation Pay Schedule will receive the market wage adjustment accordingly with the pay scale adjustment. Positions classified in the Merit Based Compensation Pay Schedule will be eligible for a Merit Award ranging from 0% to 4% based on a successful annual performance evaluation and approval of the Village Manager. This Ordinance is eligible for

ITEM #17

SUBJECT: CONSIDER ADOPTING ORDINANCE 2021-O-039 INCREASING THE

NUMBER OF CLASS "P" LIQUOR LICENSES THAT CAN BE ISSUED IN THE VILLAGE - SALINAS PIZZA AND CATERING 7551 175TH ST -

President Glotz

ACTION: Discussion: The petitioner, Salinas Pizza and Catering, is seeking a Class "P"

Liquor License, which allows for BYOB. This Ordinance is eligible for

adoption.

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Discussion: The Plan Commission held a Public Hearing on June 3, 2021, and voted 6-0 to recommend approval of the Special Use in accordance with the plans, Findings of Fact, and conditions indicated in the Staff Report. **This**

GRAPHICS DRIVE - Trustee Mueller

Ordinance is eligible for adoption.

ACTION:

Upon completion of these improvements, WCDOT has requested the Village take ownership of this stretch of 80th Avenue through approval of a Jurisdictional Transfer (JT) as contained in this ordinance.

This item was considered at the Committee of the Whole meeting held prior to

this meeting. This Ordinance is eligible for adoption.

COMMENTS:

<u>ITEM #23</u>	
SUBJECT:	CONSIDER ADOPTING RESOLUTION 2021-R-053 APPROVING A GRANT OF EASEMENT FOR DOG PARK BIKE PATH - 84TH AND NIELSEN - Trustee Mahoney
ACTION:	Discussion: The Village of Tinley Park has requested Robinson Engineering to prepare and submit an application for a CMAP Grant to help fund construction of an extension to the Village's existing bike path located in the Com Ed right of way that extends from just north of 163rd Street south to 179th Street. This will extend the path south in the Com Ed right of way from 179th Street to the north property line of the Tinley Park Park District property and out to the existing path. This application process requires these easements to be established.
	Consider awarding a Grant of Easement for Dog Park Bike Path - 84th Avenue and Nielsen. This item was discussed at the Committee of the Whole meeting held previous to this meeting. This Resolution is eligible for adoption.
COMMENTS:	
ITEM #24 SUBJECT: COMMENTS:	RECEIVE COMMENTS FROM STAFF -
ITEM #25 SUBJECT:	RECEIVE COMMENTS FROM THE BOARD -
COMMENTS:	
ITEM #26 SUBJECT:	RECEIVE COMMENTS FROM THE PUBLIC -
COMMENTS:	

ITEM #27

SUBJECT: ADJOURN TO EXECUTIVE SESSION TO DISCUSS:

- A. THE APPOINTMENT, EMPLOYMENT, COMPENSATION, DISCIPLINE, PERFORMANCE, OR DISMISSAL OF SPECIFIC EMPLOYEES OF THE PUBLIC BODY OR LEGAL COUNSEL FOR THE PUBLIC BODY, INCLUDING HEARING TESTIMONY ON A COMPLAINT LODGED AGAINST AN EMPLOYEE OF THE PUBLIC BODY OR AGAINST LEGAL COUNSEL FOR THE PUBLIC BODY TO DETERMINE ITS VALIDITY.
- B. 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.

ADJOURNMENT

MINUTES OF THE REGULAR BOARD MEETING OF THE TRUSTEES, VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, HELD JUNE 1, 2021

The regular meeting of the Board of Trustees, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on June 1, 2021. President Glotz called this meeting to order at 8:06 p.m.

At this time, President Glotz stated this meeting is being conducted pursuant to Governor Pritzker's disaster proclamation and Public Act 101-0640, which amends requirements of the Open Meetings Act due to the COVID-19 pandemic. Pursuant to the same, the Village Board finds that it would be impractical to conduct an in-person meeting with all members present.

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

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

Village President: Michael W. Glotz Deputy Village Clerk: Laura J. Godette

Trustees: William P. Brady

William A. Brennan Diane M. Galante Dennis P. Mahoney Michael G. Mueller Colleen M. Sullivan

Absent: Kristin A. Thirion, Village Clerk

Also Present:

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

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

Motion was made by Trustee Brennan, seconded by Trustee Mahoney, to approve and place on file the minutes of the regular Village Board meeting held on May 18, 2021. Vote on roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

At this time, Trustee Sullivan recognized Naela Yasin and Mary Kasper for life saving actions. On Saturday, May 22, 2021, at the Victor J. Andrew High School Graduation Ceremony, Naela Yasin and Mary Kasper responded to a woman who became unresponsive and unconscious. Naela and Mary, who are both nurses at Palos Hospital, sprang into action and started CPR immediately. Thankfully, the woman eventually regained consciousness and was taken to Palos Hospital. Later that evening she was listed in stable condition. The Village Board would like to acknowledge Naela and Mary for their decisive action and in their demonstrating excellence and professionalism in a time of need.

At this time President Glotz presented the Tinley Park Business Spotlight.

- Speedy Burrito, 7108 171st Street
- The Odyssey Country Club, 19110 Oak Park Avenue

Motion was made by Trustee Brennan, seconded by Trustee Brady, to appoint THE FOLLOWING COMMISSION APPOINTMENTS FOR FISCAL YEAR 2022.

New members are noted with an asterisk (*)

Economic Commercial	Emergency Telephone	Police Pension Board
Jay Walsh, Chair	System Board (ETSB)	Raymond Violetto, President
Dennis Reidy	Trustee William Brennan	Carl Lindokken – Vice
Dino Sanfilippo	Trustee Colleen Sullivan*	President
Richard Osty	Trustee William Brady	Fred Mondt, Secretary
Christine Obbagy	Pat Carr	Timothy Ehlers – Asst.
Brian Potter	Matthew Walsh	Secretary
Chris Shoemaker	Steve Klotz*	John Chomiak*
Adam Guldan	John Urbanski	Andrew Brown (Ex-officio)
Chris Schiller	Lisa Kortum	~

Senior Services	
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Michael Cutrano, Chair Robert Hayes Vicki Hayes Rosemarie Bauer Marcia A. Hecht Phyllis Groberski Andy Ashmus

Daniel Fitzgerald*

Andy Ashmus Samuel Avalos

Civil Service

Martin Gainer, Chair – 1-year term Andre' Ashmore, Jr. - 2-year term Jim Guth – 3-year term*

Veterans

Doug Rasmussen (William), Chair

Norm Pestlin Jim Hudik Karen Tobola Jimmy Hunter Georges Sanon

Christine Hansley (AVMRA VFW Aux.) Don Tomich (Marine Corp. League Rep.)

Robert Bullard (Submarine Rep.)

Denise Houdek*
John Houdek*

Ken Wrezzes (Associate)

William McNellis (Ex-Officio – Amer.

Legion, Commander) *

Fred Cagle (Ex-Officio – VFW,

Commander) *

President Glotz asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Motion was made by Trustee Brennan, seconded by Trustee Sullivan, to appoint ALLISON TUGEND TO THE POSITION OF SENIOR FINANCE CLERK. Due to a recent retirement, the Finance department has re-evaluated the administrative and customer service facing operations resulting in the development of the position of Senior Finance Clerk. Allison Tugend has been identified as the selected internal staff to fill this position. Allison joined the Village on September 27, 2005, working in the Clerk's Office and Finance

Department. Allison has demonstrated outstanding performance while taking on many new responsibilities. Her knowledge of the Village helps her resolve problems quickly and efficiently.

President Glotz asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Motion was made by Trustee Galante, seconded by Trustee Sullivan, to appoint PAMELA VOLANTI TO THE POSITION OF ADMINISTRATIVE ASSISTANT-PUBLIC WORKS. The Public Works department has re-evaluated the operational administrative support needs resulting in the development of an Administrative Assistant position. Pamela Volanti has been identified as the selected internal staff to fill this position. Pam joined the Public Works department on September 19, 2018, in a part-time clerical position and has demonstrated tremendous character and work ethic. She has shown the ability to effectively execute her assignments and responsibilities. Pam has proven to be a true asset to both Public Works and the Village of Tinley Park. Prior to joining the Village, she has held various administrative assistant roles and a management position in various industries

President Glotz asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

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

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

- A. CONSIDER ADOPTING RESOLUTION 2021-R-048 AUTHORIZING THE RENEWAL OF A PROFESSIONAL SERVICES AGREEMENT WITH ALLIANT FOR HEALTH INSURANCE BROKER SERVICES.
- B. CONSIDER A REQUEST FOR A BLOCK PARTY PERMIT ON SATURDAY, JUNE 19, 2021, ON CREEKSIDE AVENUE, BETWEEN 170TH PLACE AND 17000 CREEKSIDE AVENUE FROM 11:00 A.M. TO 10:00 P.M.
- C. CONSIDER PAYMENTS OF OUTSTANDING BILLS IN THE AMOUNT OF \$1,018,809.75 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED MAY 21, AND MAY 28, 2021.

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

Motion was made by Trustee Mueller, seconded by Trustee Mahoney, to adopt and place on file **ORDINANCE 2021-O-017 GRANTING A VARIATION FOR MINIMUM APARTMENT SIZE AT 6732 173RD STREET.** The Petitioner, George Faycurry, is seeking a variation to permit a 557 sq. ft. one-bedroom multi-family dwelling instead of the minimum requirement of 800 sq. ft.

The Plan Commission held a Public Hearing on April 1, 2021, and voted 5-1 to recommend approval of the Variation in accordance with the plans, conditions, and Findings of Fact listed in the Staff Report. The Plan

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Commission included an additional condition that any existing fire code or egress violations be corrected prior to occupancy.

President Glotz asked if there were any comments from members of the Board or public.

Community Development Director Kimberly Clarke presented an overview of this item. Ms. Clarke stated that due to tax issues the owners of this property petitioned to adjust to this property which required a variation. If approved, this variation would be putting the property into a mixed used category which would reduce the taxes. Current tenants of this building notified the Village with concerns about the proposed variation. The Village was able to work with the property owner to come to a conclusion on the tenant's concerns. Issues included:

- Wall pack lights on the back of the building. These lights are now operational;
- Security concerns about a resident living permanently in this building. Security lights have been addressed and the door lock issue has been resolved;
- The owner has agreed to install security cameras in and around the building. These cameras will be a stipulation of the building permit review;
- A court hearing is pending concern issues the Fire Department has with this property. These issues are also conditional prior to building permitting and occupancy.

Trustee Mueller reiterated that allowing this building to be mixed used will provide substantial tax relief for this property. Variations for apartment size have been made in the past. President Glotz asked how recently has variations for 550 feet been made. Ms. Clarke stated it has been quite some time. President Glotz also asked if the reasons have been resolved for this item that was tabled at the May 18, 2021, Village Board meeting, have been cleared up. Ms. Clarke stated this issue will be reviewed at the upcoming court hearing. He then asked if the tenants' concerns have been resolved. Ms. Clarke stated yes cameras have been installed at various points in the building. Trustee Sullivan asked if the property owner would have to abide by the laws regarding landlords in the Village. Ms. Clarke stated yes, the owner will need to go through the Crime Free Housing program and continue to have annual inspections. All issues will need to be resolved prior to the granting of occupancy.

Vote on roll call. Ayes: Galante, Mahoney, Mueller. Nays: : Brady, Brennan, Sullivan, Glotz. Absent: None. President Glotz declared the motion failed.

Motion was made by Trustee Mueller, seconded by Trustee Brennan, to adopt and place on file RESOLUTION 2021-R-034 AUTHORIZING THE EXECUTION OF A TAX INCREMENT FINANCING (TIF) REDEVELOPMENT AGREEMENT WITHIN THE 159TH AND HARLEM TIF DISTRICT BETWEEN THE VILLAGE OF TINLEY PARK AND JMW PROPERTIES, LLC FOR PROPERTY AT 7061- 7063 159th STREET. JMW Properties, LLC, is requesting the Village provide economic assistance to make improvements to their shopping center. The proposed incentive consists of sharing up to \$960,000 of TIF incremental revenue produced by this site alone. The Village proposes to share 75% of the TIF increment produced for a maximum of 10 years to reimburse the eligible costs with conditions outlined in the draft agreement.

President Glotz asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

June 1, 2021

Motion was made by Trustee Mueller, seconded by Trustee Brennan, to adopt and place on file **ORDINANCE 2021-O-033 GRANTING A PARKING VARIATION TO PROPERTY LOCATED AT 17821 80TH AVENUE (THE JUNCTION SHOPPING CENTER).** Joseph Colucci of Union Bar & Grill (Tenant/Petitioner) has requested a parking variation in order to construct an outdoor dining patio at their restaurant. The proposal includes the addition of a 900 sq. ft. patio with a pergola where there is currently parking.

The Plan Commission reviewed the variation at a Special Plan Commission meeting on May 27, 2021, and voted 5-0 to recommend the variation to the Village Board.

President Glotz asked if there were any comments from members of the Board or public.

Trustee Galante asked about the requirements for the parking standards. Ms. Clarke stated that entire shopping center does not meet the parking standards the Village currently has in place. The Village does not foresee a problem with parking at this shopping center. The shortage of parking spaces is common for many shopping centers built in the past.

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

Motion was made by Trustee Mahoney, seconded by Trustee Mueller, to adopt and place on file RESOLUTION 2021-R-043 APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND IROQUOIS PAVING CORPORATION FOR THE FY2022 PAVEMENT MANAGEMENT PROGRAM (PMP) RESURFACING PROGRAM. The project entails approximately 4.8 miles of pavement improvements which include street resurfacing by heater scarification, Hot Mix Asphalt (HMA) surface removal and replacement, pavement patching, miscellaneous concrete repairs, sidewalk repairs, structure adjustments, pavement striping, and other miscellaneous improvements in order to complete the project. Based on the low bid amount and project budget, additional street improvements will be evaluated and potentially added to the project.

Consider awarding a contract to Iroquois Paving Corporation in the amount of \$2,287,256.64. This item was considered at the Committee of the Whole meeting held previous to this meeting.

President Glotz asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Motion was made by Trustee Mahoney, seconded by Trustee Mueller, to adopt and place on file RESOLUTION 2021-R-044 APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND TRAFFIC CONTROL COMPANY FOR THE PAVEMENT STRIPING PROGRAM - FINAL CONTRACT EXTENSION. The Public Works Department, in its role of maintaining our Village-owned streets, utilized the pavement striping services of Traffic Control Company the for last two years to clean and re-stripe a number of selected streets throughout the Village. Their services total approximately 8.5 miles of roadway striping throughout the Village. This will be the final renewal of the 3 (three) year contract.

Consider awarding a contract to Traffic Control Company in the amount of \$90,000. This item was considered at a Committee of the Whole meeting held on May 18, 2021.

President Glotz asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brennan, to adopt and place on file **ORDINANCE 2021-O-030 GRANTING A MAP AMENDMENT (REZONING) FOR PROPERTY LOCATED AT 17120-17126 HARLEM AVENUE TO B-1 NEIGHBORHOOD SHOPPING.** The Petitioner, Christopher Ilekis, is seeking approval to rezone the property in order to construct a 7,422 sq. ft. multi-tenant commercial building with a Starbucks drive-thru. The project requires the rezoning of the property from R-1 Single Family Residential to B-1 Neighborhood Commercial.

The Plan Commission held a public hearing on May 27, 2021, and voted 5-0 to recommend approval of the map amendment in accordance with the plans, conditions, and Findings of Fact listed in the Staff Report.

President Glotz asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Trustee Mueller stated that the Ordinance 2021-O-031 was recently approved by unanimous vote at the Plan Commission meeting and has been thoroughly reviewed by the Community Development Department. He added, with the construction season upon us it is prudent that the Village begins work on this development project.

Motion was made by Trustee Mueller, seconded by Trustee Brennan, to waive first reading adopt and place on file Ordinance 2021-O-031 and Resolution 2021-R-041 for economic development reasons. Vote on roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brennan, to waive first reading, adopt and place on file ORDINANCE 2021-O-031 GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT LESS THAN 5 ACRES FOR PROPERTY LOCATED AT 17100-17126 HARLEM AVENUE ON BEHALF OF 17118 S. HARLEM TINLEY PARK LLC (D/B/A/ VEQUITY). The Petitioner, Christopher Ilekis, is requesting a Special Use Permit for a Planned Unit Development (PUD) with exceptions over both the new development and the 7-Eleven project immediately adjacent to the north which is currently under construction by the same developer. The PUD allows for a drive-thru use to be permitted as well as a cohesive development pattern, shared access, and shared signage between the developments.

The Plan Commission held a Public Hearing on May 27, 2021, and voted 5-0 to recommend approval of the Special Use Permit for a Planned Unit Development in accordance with the plans, conditions, and Findings of Fact listed in the staff report.

President Glotz asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brady, to waive first reading, adopt and place on file RESOLUTION 2021-R-041 APPROVING AND ACCEPTING A FINAL PLAT OF SUBDIVISION FOR SOUTHLANDS SECOND CONSOLIDATION. The proposed Plat of Subdivision

will consolidate two (2) existing lots (1710 and 17126 Harlem Avenue) resulting in a single lot that is .98 acres in size.

The Plan Commission reviewed the final plat at the May 6 and May 27, 2021, meetings with a recommendation of 5-0 to approve subject to final engineering.

President Glotz asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Motion was made by Trustee Mahoney, seconded by Trustee Brennan, to adopt and place on file RESOLUTION 2021-R-045 APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND SEWER ASSESSMENT SERVICES FOR SMOKE/DYE TESTING AND MANHOLE INSPECTIONS. This project consists of smoke testing sanitary sewers in the areas of the Village considered to be high risk for inflow and infiltration of groundwater. Smoke testing helps to identify defects in the sanitary sewers that can allow groundwater to infiltrate the sanitary system. The desired work was spelled out in an RFP to seek qualified contractor proposals to perform the testing and inspection of the sanitary sewer system in the areas labeled as high risk for inflow and infiltration. The RFP proposed that the awarded contract would be written for one (1) year, with an option to extend for two (2) years. This will be the third (3rd) and final year of the contract. The services provided for the last two (2) years has met the Village's expectations.

Consider awarding a contract to Sewer Assessment Services in the amount of \$75,321.56. This item was considered at the Committee of the Whole meeting held previous to this meeting.

President Glotz asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Motion was made by Trustee Mahoney, seconded by Trustee Mueller, to adopt and place on file **RESOLUTION 2021-R-046 APPROVING THE PUBLIC WORKS FLEET VEHICLE PURCHASE LIST.** Approve the Public Works fleet vehicle purchase list that includes various vehicles with a purchase amount exceeding \$20,000 for each vehicle. Funding is budgeted and available in the approved FY2022 Budget; Capital Fund.

Consider approving Public Works fleet vehicle purchase list in the estimated cost of \$1,819,580. This item was considered at the Committee of the Whole meeting held previous to this meeting.

President Glotz asked if there were any comments from members of the Board or public.

Trustee Brady asked about the difference in the cost of two similar dump trucks. Public Works Director John Urbanski stated the quote for one of the dump trucks is from last year. Mr. Urbanski noted that the Village was unable to be purchase this vehicle due to the COVID restrictions last year. The Village Fleet Manager was able to work with the company to hold last year's pricing of one of the dump trucks. Trustee Brady then asked a about the difference in the purchase of police interceptor vehicles. Mr. Urbanski stated these vehicles are outfitted differently. He also stated that one of the police interceptors was purchased through the Enterprise Fleets Management system saving the Village money.

Vote on roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None.

President Glotz declared the motion carried.

Motion was made by Trustee Mahoney, seconded by Trustee Brennan, to adopt and place on file ORDINANCE 2021-O-026 AUTHORIZING THE DISPOSAL OF SURPLUS PERSONAL PROPERTY OWNED BY THE VILLAGE OF TINLEY PARK – (PUBLIC WORKS FLEET VEHICLE/EQUIPMENT). Approve the Public Works fleet vehicle/equipment list for disposal which includes various items valued over \$1,000. The Village uses multiple methods to achieve the highest amount of compensation for its surplus vehicles or equipment. Most items will be sold through Public Auctions or through salvage and recycling companies.

Consider approving the Public Works fleet vehicle/equipment list for disposal. This item was considered at the Committee of the Whole meeting held previous to this meeting.

President Glotz asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Sullivan, to adopt and place on file **ORDINANCE 2021-O-023 APPROVING THE ANNEXATION OF A PARCEL OF PROPERTY COMMONLY LOCATED AT 6864 179TH STREET**. The Petitioner, Maria Poulos, has petitioned the Village of Tinley Park to annex approximately 28,552 sq. ft. of property located at 6864 179th Street in unincorporated Cook County. The annexation will include the adjacent 179th Street right-of-way

President Glotz asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brennan, to adopt and place on file **ORDINANCE 2021-O-024 GRANTING A MAP AMENDMENT (REZONING) FOR PROPERTY LOCATED AT 6864 AND 6900 179TH STREET TO R-6 (MEDIUM DENSITY RESIDENTIAL).** The Petitioner, Maria Poulos, is requesting to rezone two properties (6864 and 6900 179th St.) from R-1 (Single Family Residential) to R-6 (Medium Density Residential), to allow for the construction of two townhome structures with six dwelling units in each building.

The Plan Commission held a Public Hearing on April 15, 2021, and voted 7-0 to recommend approval of the map amendment in accordance with the plans, conditions, and Findings of Fact listed in the Staff Report.

President Glotz asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brennan, to adopt and place on file **ORDINANCE NUMBER 2021-O-025 GRANTING A REAR YARD SETBACK VARIATION AT 17870-17881 ARGOS COURT FOR SUNSET ESTATES SUBDIVISION**. The Petitioner, Maria Poulos, is requesting a variation to permit rear yard setbacks ranging from 13.59 feet to 15.12 feet when a 30-foot rear yard setback is required. This will allow for the construction of two townhome structures in the proposed Sunset Estates Subdivision.

The Plan Commission held a Public Hearing on April 15, 2021, and voted 7-0 to recommend approval of the Variation in accordance with the plans, conditions, and Findings of Fact listed in the Staff Report.

President Glotz asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Sullivan, to adopt and place on file **RESOLUTION 2021-R-040 APPROVING AND ACCEPTING A FINAL PLAT OF SUBDIVISION FOR SUNSET ESTATES AT 6864 AND 6900 179TH STREET**. The Petitioner, Maria Poulos, has requested Final Plat approval for the Sunset Estates subdivision for property totaling approximately 49,362 sq. ft.

The Plan Commission reviewed the Final Plat of Subdivision at the April 15, 2021, meeting with a recommendation of approval conditioned upon final engineering approval with a vote of 7-0.

President Glotz asked if there were any comments from members of the Board or public. President Glotz thanked the Plan Commission and Community Development Department for their hard work on this project. He added that this is a good use of this land near the pond. Vote on roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brennan, to adopt and place on file **RESOLUTION 2021-R-049 AUTHORIZING THE WITHDRAWAL FROM THE AGREEMENT WITH THE CHICAGO SOUTHLAND CONVENTION & VISITORS BUREAU (CSCVB)**. In 1994 the Village entered into an agreement with the Chicago Southland Convention and Visitor's Bureau to promote tourism and conventions in the south and southwest suburbs. In return the Village has been paying the bureau a portion of its hotel accommodations tax equal to 95% of 1% of that tax. The Village has determined the need to redirect those funds to support a Tinley Park-specific tourism marketing plan. This Resolution gives the bureau 90 days' notice per the agreement with the CSCVB.

President Glotz asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Galante, Mueller, Sullivan. Nays: Mahoney. Absent: None. President Glotz declared the motion carried.

Motion was made by Trustee Brady, seconded by Trustee Brennan, to adopt and place on file **RESOLUTION 2021-R-047 AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND RORY GROUP, LLC (LOBBYIST) WITH THE RETAINER OF \$3,000 PER MONTH.** The Village seeks to renew the annual retainer agreement with the Village Lobbyist, the Rory Group. Tom Manion and Lucy Anderson have worked with the Village since June 1, 2019, on state issues including the Tinley Park Mental Health Center and county issues including helping the Village received \$600,000 in grants to help reconstruct county roads. They also have worked with the Village on other development issues and in trying to acquire state capital projects. The fees will remain the same at \$3,000 per month.

President Glotz asked if there were any comments from members of the Board or public.

Trustee Galante stated her concerns with the reporting from the lobbyists in the past. She would like to see them report in a timelier and more detailed manner. President Glotz stated that the lobbyist reports on a quarterly basis and the next report is not due until July 2021, after the second quarter of the year.

Mr. Niemeyer stated that Board members can always have input on lobbyist projects. Any Board members who have input should contact him. He also noted that the work of a lobbyist is very intermittent, due to the legislative calendar and the needs of the Village.

President Glotz noted that some of the work done by the lobbyist in the past has been outside their scope of work and they did not receive extra payment for this work.

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

President Glotz asked if there were any comments from members of the Staff.

Mr. Niemeyer congratulated Fire Administrator Forest Reeder on his retirement and thanked him for his service to the Village.

Mr. Carr presented a summary of Cruise night which began this evening. He noted there was a great crowd. He thanked the Public Safety team for their work in organizing the traffic pattern for the event and looks forward to the summer events.

Mr. Carr also noted that the last day for the mass COVID vaccination center at the Tinley Park Convention Center was on Thursday, May 27, 2021. He added that Tinley Park made history by being the first community to hold a mass vaccination center. Mr. Carr thanked the Village Staff, Village Attorneys, HARP Group, and Dan Fitzgerald for their great work on this site. Over 150,000 people were vaccinated at this site. The Tinley Park area was one of the highest vaccinated areas in Cook County.

Mr. Urbanski thanked Water Superintendent Joe Fitzpatrick and Water Forman Ken Howard for their work this past Friday with the State of Illinois and a leak locating firm to find the water main leak at the Tinley Park Mental Health Center. A crew repaired the leak on Friday morning.

Marketing Director Donna Framke stated there were 226 cars at the Cruise Night today She also stated that the Farmers Market at Zabrocki Plaza begins this Saturday. Ms. Framke noted that with the anticipation of Phase 5 of the pandemic beginning on June 11, 2021, the Village is looking forward to all the summer events.

Ms. Clarke thanked Lenny's Gas and Wash on 183rd Street for offering free car washes to the community. She also stated the 7-11 on 171st and Harlem Avenue is in progress and the Boulevard at Central Station project is close to getting their certificate of occupancy. Those who are interested in leasing at the Boulevard can contact the Village for more information.

President Glotz asked if there were any comments from members of the Board.

President Glotz stated the Veteran's Commission and the Village Marketing Department did a great job on the Memorial Day Ceremony. He thanked Public Works for their hard work on this. He also commented on a successful first night for the Cruise Nights. President Glotz is looking forward to the Block Party later this summer.

Trustee Brady commented on how well tonight's Cruise night is going. He congratulated Fire Administrator Reeder on his retirement and thanked him for all the work he did during his time with the Village.

June 1, 2021

Trustee Brennan wished Fire Administrator Reeder well in his retirement and thanked him for his service.

President Glotz asked if there were any comments from members of the public. There were none.

Motion was made by Trustee Mueller, seconded by Trustee Brennan, at 9:25 p.m. to adjourn to Executive Session to discuss the following:

- A. THE APPOINTMENT, EMPLOYMENT, COMPENSATION, DISCIPLINE, PERFORMANCE, OR DISMISSAL OF SPECIFIC EMPLOYEES OF THE PUBLIC BODY OR LEGAL COUNSEL FOR THE PUBLIC BODY, INCLUDING HEARING TESTIMONY ON A COMPLAINT LODGED AGAINST AN EMPLOYEE OF THE PUBLIC BODY OR AGAINST LEGAL COUNSEL FOR THE PUBLIC BODY TO DETERMINE ITS VALIDITY.
- B. 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.

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

Motion was made by Trustee Mueller, seconded by Trustee Brennan, to adjourn the Village Board meeting at 9:40 p.m. Vote on roll call. Ayes: Brady, Brennan, Galante, Mahoney, Mueller, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

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:	, mage 110statati
	_
Village Clerk	

TINLEY PARK



PROCLAMATION

Recognizing September 6th – September 11th 2021 as "Buddy Poppy Week" in the Village of Tinley Park

WHEREAS, the annual distribution of Buddy Poppies by the Veterans of Foreign Wars of the United States has been officially recognized and endorsed by governmental leaders since 1922, and

WHEREAS, VFW Buddy Poppies are assembled by disabled veterans and the proceeds of this worthy fundraising campaign are used exclusively for the benefit of disabled and needy veterans and the widows and orphans of deceased veterans, and

WHEREAS, the basic purpose of the annual distribution of Buddy Poppies by the Veterans of Foreign Wars is eloquently reflected in the desire to "Honor the Dead by Helping the Living"; and

WHEREAS, the citizens of Tinley Park are urged to recognize the merits of this cause by contributing generously to its support through your donations for Buddy Poppies on the day set aside for the distribution of these symbols of appreciation for the sacrifices of our honored dead; and

WHEREAS, the citizens of Tinley Park are furthered urged to wear a Buddy Poppy as mute evidence of our gratitude to the men and women of this country who have risked their lives in defense of the freedoms which we continue to enjoy as American citizens; 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 September 6th - September 11th 2021, be designated as "*Buddy Poppy Week*" in the Village of Tinley Park.

APPROVED this 15 th Da	ay of June 2021.
MICHAEL W. GLOTZ, VII	LLAGE PRESIDENT
ATTEST: KRISTIN A. T	HIRION, CLERK
TRUSTEE WILLIAM P. BRADY	TRUSTEE WILLIAM A. BRENNAN
TRUSTEE DIANE M. GALANTE	TRUSTEE DENNIS P. MAHONEY
TRUSTEE MICHAEL G. MUELLER	TRUSTEE COLLEEN M. SULLIVAN

ENDA 6	15/2021, VILLAGE OF TRILEY
	TINLEY PARK
	BUSINESS SPOTLIGHT
	President Glotz and
	Clerk Thirion

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CONSIDER APPOINTING REGINA EARLEY TO THE POSITION OF HUMAN RESOURCES GENERALIST

President Glotz

GENDA 6/15/2021	VILLAGE OF TIMESY	
	CONSIDER APPOINTING MARK ROKICKI TO THE POSITION OF	
	SENIOR CUSTODIAN President Glotz	



Date:

June 11, 2021

To:

Village Board

From:

David Niemeyer, Village Manager

CC:

Pat Carr, Assistant Village Manager

Paul O'Grady, Village Attorney
Patrick Connelly, Village Attorney

Subject:

Special Counsel - Del Galdo Law Group

The Village President will be appointing Del Galdo Law Group as Special Counsel representing the Village's Civil Service Commission. Their scope of work will include employee discipline and termination hearings in which the Village Attorney will function as an advocate representing the Appointing Authority/Village Manager. This appointment will allow the Civil Service Commission to be represented by a neutral advocate to avoid any conflict of interest. The rate of pay will be \$195 per hour for partners, \$175 per hour for Associates and \$85 per hour for work perfomed by Paralegals/legal assistants.

The Committee of the Whole should make a motion to appoint Del Galdo Law Group as special Counsel to the Village representing the Village's Civil Service Commission.



RAFFLE LICENSE APPLICATION



e: May 19,	2021			ILLINOIS
Organizatio	on name:	outh Suburban Special rec		
Organizatio	on address:	19910 80th Aveue Tinely	Park illinois 60487	
Mailing ad	dress if diffe	rent from above:		
Check type evidence):	of not-for-	profit organization (must b	pe in existence for a	period of five years and attached documentary
☐ Rel	igious	■ Charitable	☐ Labor	☐ Fraternal
☐ Edu	ucational	☐ Veterans	☐ Business	
How long	has the orga	nization been in existence	48 years	j
Place and	date of inco	Chicago Height	ts Park District, May	27, 1973
		n good standing:		
		Cindy Crannan Drasida	at Oak Farast Bark D	Noteint
	15601 Centr	al Avenue, Oak Forest IL 6		nstrict
Address: _		ra		arks org
Phone:				arks.org
Raffle ma	nager: Lisa	Drzewiecki 		
Address:	19910 80th	Avenue, Tinley Park IL 604	487 	
. Designate	d member(s) responsible for conduct	and operation of raf	fle (attached additional sheets if necessary):
Name:	sa Drzewiecl	ki, Executive Director		
	19910 80th	Avenue Tinely Park IL 604	87	Phone:Phone:
Name	eather Spec	nt, Superintendent		
Address:	19910 80th	Avenue, Tinley Park IL 660	0487	Phone: 815.806.0384 x 21
		n (check all that apply):	×	
		il to the organization mail	ing address	
		_	lica @ccaro era	
	r affle ticke	please provide email add t sales (include days of the	ress:	1 - October 1, 2021 Monday - Friday

VILLAGE OF TINLEY PA

13.	Location of ticket sales: SSSRA Administrative Office 19910 80th Avenue Tinley Park IL 60487
14.	Name and address of location for determining winners: SSSRA Administrative Office 19910 80th Avenue Tinley Park IL 60487
15.	Date(s) for determining winners (include days of the week): Friday, October 1, 2021
16.	Total retail value of all prizes (maximum prize amount \$250,000): \$ 12,500.00
17.	Maximum retail value of each prize: \$2,000.00
	Maximum price charged of each ticket (chance) sold: \$25.00
19.	Is this a queen of hearts raffle? ■ No □ Yes
20.	§ 132.38 Fidelity Bond Required
	All operations of and the conduct of raffles as provided for in this subchapter shall be under the supervision of a single manager designated by the organization. Such manager shall give a Fidelity bond in the sum of \$165,000 or two times the aggregate value of prizes, whichever is less, in favor of the licensee conditioned upon his honesty in the performance of his duties. The bond shall provide that notice shall be given in writing to the Village of Tinley Park not less than thirty (30) days prior to cancellation. Bonds as provided for in this section may be waived provided the license issued for such raffle shall contain a waiver provision and shall be approved only by unanimous vote of the members of the licensed organization.
	■ Fidelity bond □ Waiver of bond statement by organization
	"The undersigned attest that the above-named organization is an organized not-for-profit under the law of the State of Illinois and has been continuously in existence for five (5) years, preceding date of this application, and that during this entire five (5) year period preceding date of application, it has maintained a bona fide membership actively engaged in carrying out its objectives. The undersigned do hereby state under penalties of perjury that all statement in the foregoing application are true and correct; that the officers, operators and workers of the game are bona fide members of the sponsoring organization and are all of good moral character and have not been convicted of a felony that if a license is granted hereunder, the undersigned will be responsible for the conduct of the games in accordance with the provisions of the laws of the State of Illinois and this jurisdiction governing the conduct of such games."
	Name of Organization: South Suburban Special Recreation Association
	Executive Director: Lisa K. Drzewiecki
TC	BE COMPLETED BY VILLAGE STAFF
Da	te Received: Date Approved:
Da	te Expires: Date Denied:
Aŗ	proval: Kristin Thirion, Village Clerk
	Milatin Hillion, Village Cierk

APPROVED APPLICATION SERVES AS LICENSE

SEND



Park District Risk Management Agency

FIDELITY BOND

Know All Men By These Presents:

That we, South Suburban Special Recreation Association, of	the <u>Village of</u>
<u>Tinley Park</u> , State of <u>Illinois</u> , as Principal, and the PARK D	ISTRICT RISK
MANAGEMENT AGENCY, an entity duly organized under the stat	utes of the State
of, as surety, are held and firmly bound unt	o the <u>Village of</u>
Tinley Park, Obligee, in the penal sum of Twelve Thousand Five	e Hundred and
No/100 — DOLLARS (\$12,500.00) lawful money of the United S	States, to be paid
to the said Obligee, for which payment well and truly to be made, we	e bind ourselves
and our legal representatives, jointly and severally by these presents.	

THE CONDITION OF THE ABOVE OBLIGATES the guarantor to pay a third party upon default by the applicant in the performance of any duty the applicant owes to any third party related to the raffle to be held on October 1, 2021.

NOW THEREFORE, if the said Principal shall faithfully perform the duties and in all things comply with the laws and ordinances, including all Amendments thereto, appertaining to the license or permit applied for, then this obligation to be void, otherwise to remain in full force and effect until October 1, 2022 unless renewed by Continuation Certificate.

This bond may be terminated at any time by the Surety upon sending notice in writing; by certified mail, to the clerk of the Political Subdivision with whom this bond is filed and to the Principal, addressed to them at the Political Subdivision named herein, and at the expiration of thirty-five (35) days from the mailing of said notice, this bond shall ipso facto terminate and the surety shall thereupon be relieved from any liability for any acts or omissions of the Principal subsequent to said date.

Dated this 25th day of May, 2021

COPTICIAL SEAL

"ANNAH C SULLIVAN

"BURNISSION E**ISQLORG** 24

PARK DISTRICT RISK MANAGEMENT AGENCY

Brott

1000

CEO



Fr. C.C. Boyle Council 4698

Tinley Park, IL 60477

Serving the parishes of:

- St. George
- St. Julie
- St. Stephen
- St. Emeric
- St. Elizabeth Seton
- St. Gerard Majella
- St. Damian

April 22,2021

Village Clerk Village of Tinley Park 16200 S. Oak Park Ave. Tinley Park, Illinois 60477

Dear Village Clerk

The annual Tootsie Roll Drive for the mentally handicapped will be on Friday and Saturday, September 17th and 18th of 2021. This is a noteworthy cause benefiting the special population in our community. We are therefore, asking for your permission in this endeavor by allowing the Knights of Columbus volunteers to stand on the street corners in your city for the solicitation of funds for these special people. Please acknowledge your agreement by returning a signed copy of this letter. On behalf of the Knights of Columbus and our special needs population we say THANK YOU.

Respectfully

Joseph Siuda 15323 82nd Ave. Orland Park, IL. 60462 siudaj49@gmail.com (708) 620-4089

Approved

<i>By</i>	
Date	



OFFICE OF THE ATTORNEY GENERAL STATE OF ILLINOIS

March 19, 2021

Kwame Raoul

ILLINOIS STATE COUNCIL K. OF C. CHARITIES INC
PO BOX 681
KANKAKEE, IL 60901

RE: RE: Status of ILLINOIS STATE COUNCIL K. OF C. CHARITIES INC under the Illinois Charitable Laws

CO# 01008755

Dear Registrant:

This letter is pursuant to your request that the Attorney General confirm the status of ILLINOIS STATE COUNCIL K. OF C. CHARITIES INC under the Charitable Organization Laws.

This organization is currently registered with the Attorney General's Charitable Trust and Solicitations Bureau as CO# 01008755. It is current in the filing of its financial reports, having filed its report for the period ended June 30, 2020. Please let us know if you require further information.

Sincerely,

Christopher Flint, Compliance Officer II

Charitable Trusts Bureau

100 West Randolph Street, 11th Floor

Chicago, IL 60601-3175

(312) 814-5840

6/15/2021, B -...**CERTIFICA**

DATE (MM/DBAYER) 32 09/30/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the

Certificate florider in fleti of Such a	nuoraement(a).						
PRODUCER		CONTACT NAME: Lockton Affinity, LLC					
Lockton Affinity, LLC P. O. Box 879610		PHONE (A/C, No, Ext): 800-496-0288 FAX (A/C, No): 913-6 E-MAIL ADDRESS:	1-652-7599				
Kansas City, MO 64187-9610		INSURER(S) AFFORDING COVERAGE	NAIC#				
		INSURER A: AIX Spec. Ins. Co.	12833				
INSURED		INSURER B:					
KNIGHTS OF COLUMBUS	4608	INSURER C:					
Fr. C.C. Boyle Council 6707 W 175th street Tinley Park, Illinois	60477	INSURER D:					
Tiniey Park, Illinois	604//	INSURER E:					
		INSURER F:					
COVERAGES	CERTIFICATE NUMBER:	REVISION NUMBER:					

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

NSR TR		ADDL S	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMIT	S
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR	Y	LFZ-GL-29000000-00	07/01/2020	07/01/2021	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence)	\$1,000,000 \$1,000,000
						MED EXP (Any one person)	\$10,000
						PERSONAL & ADV INJURY	\$1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:					GENERAL AGGREGATE	\$3,000,000
	X POLICY PRO- JECT LOC					PRODUCTS - COMP/OP AGG	\$3,000,000
	OTHER:						\$
A.	AUTOMOBILE LIABILITY	X	LFZ-GL-29000000-00	07/01/2020	07/01/2021	COMBINED SINGLE LIMIT (Ea accident)	\$1,000,000
	ANY AUTO					BODILY INJURY (Per person)	\$
	ALL OWNED SCHEDULED AUTOS					BODILY INJURY (Per accident)	\$
	X HIRED AUTOS X NON-OWNED AUTOS					PROPERTY DAMAGE (Per accident)	\$
							\$
	UMBRELLA LIAB OCCUR					EACH OCCURRENCE	\$
	EXCESS LIAB CLAIMS-MADE				2	AGGREGATE	\$
	DED RETENTION\$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY					PER OTH- STATUTE ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)					E.L. EACH ACCIDENT	\$
						E.L. DISEASE - EA EMPLOYEE	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - POLICY LIMIT	\$
A.	Sexual/Physical Abuse or	X	LFZ-GL-29000000-00	07/01/2020	07/01/2021	Occurrence	\$300,000
	Molestation Liability					Aggregate	\$300,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Knights of Columbus FR. C. C. BOYLE COUNCIL4698 to hold various Meetings and Covered Events at the ARCHDIOCESE OF CHICAGO throughout the policy term.

ARCHDIOCESE OF CHICAGO is an Additional Insured, per the terms, conditions and exclusions of the referenced general liability policy.

CERTIFICATE HOLDER		CANCELLATION
ARCHDIOCESE OF CHICAGO 835 NORTH RUSH STREET CHICAGO, IL 60611-2030	2212020	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
		AUTHORIZED REPRESENTATIVE PATI D. OFarree

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM B) (MA) 3.

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

C	ertificate holder in lieu of such endors	eme	nt(s)								J
PRODUCER					CONTACT NAME: Lockton Affinity, LLC						
Lockton Affinity, LLC					PHONE (A/C, No, Ext): 800-496-0288 FAX (A/C, No): 913-652-7599						52-7599
P. O. Box 879610					E-MAIL ADDRESS:						
	nsas City, MO 64187-9610		J						NAIC#		
					INSURE	RA Nova Casu	alty Co				42552
INSU	JRED				INSURE	RB:					
Fa	ther C.C. Boyle 4698				INSURE	RC:					
					INSURE	RD:					
					INSURE	RE:					
					INSURE	RF:					
CO	VERAGES CER	TIFIC	ATE	NUMBER:				REVISION NUM	/IBER:		
II C	HIS IS TO CERTIFY THAT THE POLICIES NDICATED. NOTWITHSTANDING ANY RE ERTIFICATE MAY BE ISSUED OR MAY F XCLUSIONS AND CONDITIONS OF SUCH I	QUIF PERT	REMEI AIN,	NT, TERM OR CONDITION THE INSURANCE AFFORDS	OF AN	Y CONTRACT THE POLICIE	OR OTHER DESCRIBED	DOCUMENT WITH	H RESPEC	OT TO	WHICH THIS
INSR LTR	TYPE OF INSURANCE	ADDL	SUBR WVD	POLICY NUMBER		POLICY EFF	POLICY EXP (MM/DD/YYYY)		LIMITS	 S	
A	X COMMERCIAL GENERAL LIABILITY	#1JD	** **	LFR-GL-29000000-00			07/01/2022	EACH OCCURRENC			00,000
	CLAIMS-MADE X OCCUR							DAMAGE TO RENTI PREMISES (Ea occu	ED		00,000
								MED EXP (Any one		\$ 20,0	
								PERSONAL & ADV	INJURY	\$1,00	00,000
	GEN'L AGGREGATE LIMIT APPLIES PER:							GENERAL AGGREG	SATE	\$3,00	00,000
	X POLICY PRO- JECT LOC							PRODUCTS - COMP	P/OP AGG	\$3,00	00,000
	OTHER:									\$	
A	AUTOMOBILE LIABILITY			LFR-GL-29000000-00		07/01/2021	07/01/2022	COMBINED SINGLE (Ea accident)	LIMIT	\$1,00	00,000
	ANY AUTO							BODILY INJURY (Pe		\$	
	ALL OWNED SCHEDULED AUTOS							BODILY INJURY (Pe		\$	
	X HIRED AUTOS X NON-OWNED AUTOS							PROPERTY DAMAG (Per accident)		\$	
										\$	
	UMBRELLA LIAB OCCUR							EACH OCCURRENC	CE	\$	
	EXCESS LIAB CLAIMS-MADE							AGGREGATE		\$	
	DED RETENTION \$ WORKERS COMPENSATION							PER		\$	
	AND EMPLOYERS' LIABILITY Y/N							STATUTE	OTH- ER		
		N/A						E.L. EACH ACCIDE		\$	
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. DISEASE - EA E			
A	DESCRIPTION OF OPERATIONS below Sexual/Physical Abuse or			LFR-GL-29000000-00		07/01/2021	07/01/2022	E.L. DISEASE - POL Occurrence	ICY LIMIT	\$ \$500	000
A	Molestation Liability			LFR-GL-29000000-00		07/01/2021	07/01/2022	Aggregate		\$500	-
	DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) RE:										
CE	RTIFICATE HOLDER				CANC	ELLATION					
2212020 Village of Tinley Park 16250 S Oak Park Ave.						SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.					
	Tinley Park,IL. 60477				AUTHORIZED REPRESENTATIVE						

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DUE TO COVID-19 RESTRICTIONS, THE VILLAGE WILL ONLY APPROVE BLOCK PARTIES OF 50 PEOPLE OR LESS

BLOCK PARTY APPLICATION

Village of Tinley Park

16250 South Oak Park Avenue, Tinley Park, Illinois 60477

Phone: 444-5000

Representative: Kristin Hoogervorst	
Address: Phone:	
Organization:	
Specific Location of Party: Poplar Street Tinley Park 8931 to 90	23
Request Date: July 24th (7/24/2021)	
Time: a.m./p.m. To: \ \ \ \ \ \ \ \ a.m./p.m.	
Purpose: To enhance community	_
Person or Persons In Charge:	
Name: Kristin Hoogervorst Phone:	
Name: Annette St John Phone	
Name: Julie Keane Phone:	
Number of Barricades Needed: DO NOT USE VEHICLES AS BARRICADES.	
PLEASE NOTE The applicants have the responsibility of ascertaining that the street is not blocked in such a manner to cause delay in the performance of emergency duties by the police department, fire department, ambulance or public works department. It is recommended that there be no parking on the hydrant side of the street. (moveable road block, refreshments served from curb, no large vehicles parked on street, no entertainment, music boxes or band blocking street). A person or persons shall be responsible for the removal of any road block in the event of an emergency. The applicants are responsible for any injury, damage to property or illegal actions during the block party. The applicants are responsible for maintaining order and obedience to the village, county, and state laws.	as
In the event that there should be directive, written or oral, from the police department to discontinue the party for proper reasons, then the applicants must comply. Signed:	
VILLAGE USE ONLY	
Fire Chief: Approved □ Not Approved □	
Police Chief: Approved □ Not Approved □	
Village Clerk: Approved □ Not Approved □	
Permits & Licenses Committee:	

DUE TO COVID-19 RESTRICTIONS, THE VILLAGE WILL ONLY APPROVE BLOCK PARTIES OF 50 PEOPLE OR LESS

BLOCK PARTY APPLICATION

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

Representative:	ay hobbers	, K1
Address:		Phone:
Organization:		
Specific Location of	Party: 104th (1047 T.P. 14 100477 . 177th to 179th on 64th court
	4-2021	
Time: <u> </u>	a.m (p.m.) To	o: <u>G-/():(()</u> a.m./p.m.)
Purpose: Gath	cr neighbo	ors outdoors
Person or Persons In		*
Name: Fay	Lobierski	Phone,
Name:		Phone:
Name:		Phone:
Number of Barri cade	es Needed: _	DO NOT USE VEHICLES AS BARRICADES.
to cause delay in the ambulance or public side of the street. (m street, no entertainm	performance of emer works department. I oveable road block, r ent, music boxes or b	ascertaining that the street is not blocked in such a manner as agency duties by the police department, fire department, it is recommended that there be no parking on the hydrant effreshments served from curb, no large vehicles parked on and blocking street). For the removal of any road block in the event of an
The applicants are reparty.	esponsible for any inj	ury, damage to property or illegal actions during the block
The applicants are relaws.	esponsible for mainta	ining order and obedience to the village, county, and state
	re should be directive reasons, then the app	
VILLAGE USE OF	NLY	
Fire Chief:	Approved □	Not Approved □
Police Chief:	Approved □	Not Approved □
Village Clerk:	Approved □	Not Approved □
Permits & Licenses	Committee:	

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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
192443	6/4/2021	002734 AIR ONE EQUIPMENT, INC	169358		METER CALIBRATION 01-19-000-72552 Total :	410.00 410.00
192444	6/4/2021	011466 ALBERTSONS/SAFEWAY	052721		****0415 SODA FOR VENDING 01-14-000-73115 Total :	11.96 11.96
192445	6/4/2021	006514 ALPHAGRAPHICS	14860		WATER METER REPLACEMENT BO 60-00-000-72310 64-00-000-72310 Total :	145.87 62.51 208.38
192446	6/4/2021	002456 AMERICAN PLANNING ASSOCIATION	311535-210602		APA MEMBERSHIP L.KOSMATKA 01-33-310-72720 Total :	355.00 355.00
192447	6/4/2021	002628 AMERICAN WATER	060121		MAY'21 SEWER TREATMENT BROC 64-00-000-73225 Total :	46,526.40 46,526.40
192448	6/4/2021	019050 AN ENGLISH GARDEN LLC	000405		FLORAL ARRANGEMENT 01-17-205-73600 Total :	88.00 88.00
192449	6/4/2021	002665 APPLE CHEVROLET	347841 347857		GASKET 01-21-000-72540 HOSE	6.55
					01-21-000-72540 Total :	74.81 81.36
192450	6/4/2021	010953 BATTERIES PLUS - 277	P40123406 P40159521		SLA12-12F2 BATTERIES 14-00-000-74150 SLA12-8F BATTERIES 14-00-000-74150	147.80 140.00
					Total :	287.80

VILLAGE OF TINLEY...

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Voucher List

Village of Tinley Park

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
192451	6/4/2021	018807 BAXTER & WOODMAN INC	0223538		180829.20 PHASE 1 GIS UPDATE 60-00-000-75813 63-00-000-75813 64-00-000-75813	924.44 924.44 792.37
					Total:	2,641.25
192452	6/4/2021	015212 BETTENHAUSEN AUTOMOTIVE	132600		AB INDICATOR	
					01-26-024-72530	13.76
					Total :	13.76
192453	6/4/2021	002923 BLACK DIRT INC.	387		PULVERIZED DIRT 01-26-023-73680	480.00
					Total :	480.00 480.00
192454	6/4/2021	003708 C.O.P.S.& F.I.R.E. PERSONNEL	106510		LAW ENF WRITTEN ENTRANCE EX	
102404	0/4/2021	OUT OF C.C.I .C.Q I .IIIV.E. I ENGONIVEE	100010		01-41-040-72846	1,560.00
					Total :	1,560.00
192455	6/4/2021	018503 CARDNO INC	310248		NATURALIZED STORMWATER MAIN	
			311973	VTP-017850	65-00-000-72591 NATURALIZED STORMWATER MAIN	6,771.20
			311973	VTP-017850	65-00-000-72591	93,623.81
					Total :	100,395.01
192456	6/4/2021	003500 CAREERTRACK	033951231-2114		YEARLY RENEWAL FOR T. LUSBY	
			034080428-2114		01-26-025-72140 YEARLY RENEWAL FOR D.QUINN	299.00
			034000420-2114		01-26-025-72140	299.00
					Total :	598.00
192457	6/4/2021	003594 CARTEGRAPH SYSTEMS LLC	BD0002472		CARTEGRAPH SUBSCRIPTION 5/31	
				VTP-018446 VTP-018446	01-26-023-72655 01-26-024-72655	15,737.41 3,934.35
				VTP-018446 VTP-018446	01-26-024-72655	3,934.35
				VTP-018446	60-00-000-72655	9,914.57
				VTP-018446 VTP-018446	63-00-000-72655 64-00-000-72655	1,101.62 4,721.23
				VII 010140	0.00000	1,121.20

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Voucher List Village of Tinley Park

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
192457	6/4/2021	003594 CARTEGRAPH SYSTEMS LLC	(Continued)			
			,	VTP-018446	01-26-023-72655	297.29
				VTP-018446	01-26-024-72655	74.32
				VTP-018446	01-26-025-72655	74.32
				VTP-018446	60-00-000-72655	187.29
				VTP-018446	63-00-000-72655	20.81
				VTP-018446	64-00-000-72655	89.19
				VTP-018446	01-26-023-72655	9,600.00
				VTP-018446	01-26-024-72655	2,400.00
				VTP-018446	01-26-025-72655	2,400.00
				VTP-018446	60-00-000-72655	6,048.00
				VTP-018446	63-00-000-72655	672.01
				VTP-018446	64-00-000-72655	2,879.99
				VTP-018446	01-26-024-72655	525.00
				VTP-018446	01-26-025-72655	525.00
				VTP-018446	60-00-000-72655	1,323.00
				VTP-018446	63-00-000-72655	147.00
				VTP-018446	64-00-000-72655	630.00
				VTP-018446	01-26-023-72655	1,037.40
				VTP-018446	01-26-024-72655	259.35
				VTP-018446	01-26-025-72655	259.35
				VTP-018446	60-00-000-72655	653.56
				VTP-018446	63-00-000-72655	72.62
				VTP-018446	64-00-000-72655	311.22
				VTP-018446	01-26-023-72655	2,100.00
					Total :	71,930.25
192458	6/4/2021	015199 CHICAGO PARTS & SOUND LLC	2J0003042		REPLACE VISOR CLIP AND REMOL	
					01-17-205-72540	75.00
			2J0003045		BRASS COAX,FLEXI ANTENNA	
					01-17-205-72550	279.00
					Total:	354.00
192459	6/4/2021	017349 CHICAGO STREET CCDD, LLC	20519		DUMP FEE 5/17/21	
	J. 112021				01-26-023-72890	140.00
					Total :	140.00
					iotai .	140.00

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Voucher List Village of Tinley Park

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92460	6/4/2021	013820 CINTAS CORPORATION	4085845230		MATS-PW	
					01-26-025-72790	185.6
					Total :	185.6
92461	6/4/2021	013878 COMED - COMMONWEALTH EDISON	6771163043		ACCT#6771163043 87TH AV 3PS 17	
					01-26-024-72510	2,973.7
					Total :	2,973.7
92462	6/4/2021	013878 COMED - COMMONWEALTH EDISON	0021100130		ACCT#0021100130 RT/23 17529 66T	
					01-26-024-72510	31.
			0363058226		ACCT#0363058226 9340 W 179TH S	
					01-26-024-72510	62.2
			0369095018		ACCT#0369095018 6761 N ST 4/21-	
					01-26-024-72510	245.
			0522112018		ACCT#0522112018 17048 OPA 4/21-	
					01-26-024-72510	31.
			1222218001		ACCT#1222218001 1 E OAK PK NOI	
					70-00-000-72510	54
			1224165129		ACCT#1224165129 7053 W 183RD §	
					01-26-024-72510	205
			2587063010		ACCT#2587063010 17311 OPA 4/21-	
					12-00-000-72510	20
			2761036017		ACCT#2761036017 8317 AMBERLY	
					01-26-024-72510	47
			2777112019		ACCT#2777112019 175TH & SANDL	
					01-26-023-72510	154
			3214011009		ACCT#3214011009 16853 LAKEWO	
					64-00-000-72510	175
			3784064010		ACCT#3784064010 16301 CENTRAL	440
					60-00-000-72510	112
			1000010007		63-00-000-72510	112
			4329016037		ACCT#4329016037 17238 OPA 4/21-	0.5
			0400050004		12-00-000-72510	25
			6483053261		ACCT#6483053261 17495 S LAGRA	00
			7000404005		01-26-023-72510	36
			7063131025		ACCT#7063131025 7813 174TH ST 4	
					64-00-000-72510	25

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
192462	6/4/2021	013878 COMED - COMMONWEALTH EDISON	(Continued)			
			7090006006		ACCT#7090006006 17231 OPA 4/21-	
			7398024011		12-00-000-72510 ACCT#7398024011 7000 W 183RD S	20.49
			7390024011		01-26-024-72510	53.54
			8363023007		ACCT#8363023007 179TH & 82ND A	00.01
					60-00-000-72510	115.39
					63-00-000-72510	115.39
					Total :	1,646.69
192463	6/4/2021	016970 CONSOLIDATED FLEET SRVCS INC	2021MY0095		UNIT TOWER47 & 48, TRUCK 46 W	
					01-19-000-72530	3,070.00
					Total :	3,070.00
192464	6/4/2021	003635 CROSSMARK PRINTING, INC	82693		TP RESTAURANT GUIDE MAP	
					01-35-000-72310	368.38
					Total :	368.38
192465	6/4/2021	020112 CRUM, JIM	052821		RESIDENTS MOVING TO INDIANA -	
		,			06-00-000-79005	50.00
					Total :	50.00
192466	6/4/2021	017603 DANDAN, RICK TARIQ	043021		APRIL'21 SERVICES INVOICE - PLA	
		· · · · · · · · · · · · · · · · · · ·			01-33-300-72790	26,663.95
					Total :	26,663.95
192467	6/4/2021	019658 DISCOVERY BENEFITS LLC	0001341965-IN		FSA MONTHLY APRIL'21	
					01-12-000-72449	100.00
					Total :	100.00
192468	6/4/2021	004152 ECOLAB PEST ELIMINATION INC.	4382607		ONE-SHOT SERVICE VH	
					01-26-025-72790	450.00
			4541227		COCKROACH/RODENT PROGRAM	
			4544000		01-26-025-72790	573.44
			4541228		COCKROACH/RODENT PROGRAM 01-26-025-72790	86.48
					01-26-025-72790 Total:	1,109.92
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Voucher List Village of Tinley Park

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
192469	6/4/2021	004033 EFFECTIVE SIGNS	21-04-045		SISTER CITIES SIGN	
					01-26-023-73830	195.00
					Total :	195.00
192470	6/4/2021	004094 EJ EQUIPMENT INC.	P29744		GRABBER ARM RET AND GRABBEF	
					60-00-000-72540	33.63
					63-00-000-72540	11.21
					64-00-000-72540	19.21
					Total :	64.05
192471	6/4/2021	011176 ELEMENT GRAPHICS & DESIGN, INC	17610		2017 FORD INTERCEPTOR KIT-SUF	
					01-17-205-72540	451.91
					Total :	451.91
192472	6/4/2021	017807 EMERGENCY VEHICLE SERVICE INC.	12406		TRUCK-46 SERVICE AND REPAIRS	
					01-19-000-72540	3,629.09
			12408		SERVICE AND REPAIRS FOR ENGIR	
					01-19-000-72540	4,809.58
					Total :	8,438.67
192473	6/4/2021	018480 FARNSWORTH GROUP	224985		0170121.26 VTP 17609 OPA MULTI F	
					01-33-310-72847	495.00
					Total :	495.00
192474	6/4/2021	013370 FLOWERS, CLAUDETTE	060221		REIMB EX FOR CHIEF REEDER WA	
					01-19-000-72974	168.71
					Total :	168.71
192475	6/4/2021	012941 FMP	52-485880		RETURN UPPER INTAKE ,TIRE PRE	
					01-17-205-72540	-77.30
			52-486212		FORD EXPLORER COMPRESSOR	
					01-17-205-72540	272.48
			52-486253		ALTERNATOR	
					01-21-000-72540	204.65
					Total :	399.83
192476	6/4/2021	011611 FOX VALLEY FIRE & SAFETY CO.	CR00281285		CREDIT FROM IN00412494	
					14-00-000-72800	-210.00

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192476	6/4/2021	011611 FOX VALLEY FIRE & SAFETY CO.	(Continued)			_
			IN00432221		RADIO INSTALLATION	
					14-00-000-72800	210.00
			IN00439200		RADIO INSTALLATION	
					14-00-000-72550	225.00
			IN00439505		RADIO MAINTENANCE	
					14-00-000-72550	110.00
			IN00439506		RADIO MAINTENANCE	
					14-00-000-72550	110.00
			IN00439507		MUNICIPAL RADIO MAINT	
					14-00-000-72550	63.00
			IN00439508		RADIO MAINTENANCE	
					14-00-000-72550	220.50
					Total :	728.50
192477	6/4/2021	004346 FRAME TECH, INC.	37081		ALIGNMENT	
					01-26-024-72530	65.00
			37084		FRONT WHEEL ALIGNMENT	
					01-26-024-72540	85.00
					Total :	150.00
192478	6/4/2021	004298 FUN FUN FUN DJ'S	051121		CRUISE NIGHT DJ SERVICES FOR	
					01-35-000-72923	175.00
					Total :	175.00
192479	6/4/2021	002877 G. W. BERKHEIMER CO., INC.	871565		FILTERS	
102470	0/4/2021	002077 G. W. BERKKI EINIER GO., INC.	07 1303		01-26-025-72530	55.68
					Total :	55.68
					iotai .	55.00
192480	6/4/2021	018387 GBJ SALES, LLC	3748		TIGER GRIP GLOVES	
					01-26-024-73845	58.99
					01-26-023-73845	117.98
					60-00-000-73845	74.33
					63-00-000-73845	8.26
					64-00-000-73845	35.39
					Total :	294.95

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192481	6/4/2021	020115 HICKS, STEVEN	Ref001406090		UB Refund Cst #00509597 60-00-000-20599 Total :	17.27 17.27
192482	0/4/2024	004407 LIOMEWOOD DISDOCAL SERVICE	7405921			
192482	0/4/2021	001487 HOMEWOOD DISPOSAL SERVICE	7405921		30YD EXCHANGE HAUL,HWD TSF ⁻ 01-26-023-72890	601.50
					Total :	601.50
192483	6/4/2021	005152 ILLINOIS CPA SOCIETY	17081		MEMBERSHIP EILEEN SCHOLZ	
					01-15-000-72720	345.00
					Total :	345.00
192484	6/4/2021	020116 KELAI, KARIMA	Ref001406091		UB Refund Cst #00509454	
					60-00-000-20599	17.75
					Total :	17.75
192485	6/4/2021	018527 LISTRO, SAMMY J.	052521		PERF FARMERS MARKET 6/19/21	
					01-35-000-72923	75.00
					Total :	75.00
192486	6/4/2021	013969 MAP AUTOMOTIVE OF CHICAGO	40-610400		CORE AMOUNT CREDIT	
					01-17-205-72540	-16.00
			40-613563		BATTERY	000.40
			40-614936		01-17-205-72540 BRAKE SHOE SET,BRAKE ROTOR,I	230.16
			40-014930		01-26-024-72540	176.58
					Total :	390.74
192487	6/4/2021	012631 MASTER AUTO SUPPLY, LTD.	15030-103144		OIL AND AIR FILTER	
					01-17-205-72540	19.02
			15030-103177		CABIN AIR FILTER	
					01-17-205-72540	11.89
			15030-103189		AIR AND CABIN AIR FILTER 01-17-205-72540	37.46
			15030-103249		HUB BEARING	37.40
			10000 1002 10		01-17-205-72540	157.51
			15030-103317		ENGINE TRANS DYE 10Z	

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192487	6/4/2021	012631 MASTER AUTO SUPPLY, LTD.	(Continued)			
					01-21-000-72540	15.18
			15030-103504		STARTER RMFD	
					01-26-024-72540	135.78
			15030-103537		TIE ROD, SUSPENSION TRACK BAF	
					01-26-024-72540	767.72
			15030-103539		RETURN STARTER -RMFD	
					01-26-024-72540	-10.00
			15030-103667		RETURN PARK KIT AXLE AND BRAK	===
					01-26-024-72540	-113.79
			15030-103680		OXYGEN SENSOR	
					01-26-024-72540	51.20
					Total :	1,071.97
192488	6/4/2021	005645 MEADE ELECTRIC COMPANY INC.	696340		TRAFFIC SIGNAL MAINTENANCE	
					01-26-024-72775	495.00
					Total :	495.00
192489	6/4/2021	006074 MENARDS	06002		ALL WEATHER EXTENSION CORD	
					01-19-000-73410	18.22
			5417		OUTSIDE SNAP COUPLER,FLEX CO	
					01-26-023-72526	25.92
			5475		BLACK NIPPLE AND COUPLING	
					60-00-000-73630	13.58
					63-00-000-73630	1.51
					64-00-000-73630	6.47
			5585		PURDY PAINT BRUSHES AND ROLL	
					01-26-023-73620	100.74
			5589		ELITE POST MOUNT, RECIPBLADES	
					01-26-023-73840	333.32
					Total :	499.76
192490	6/4/2021	017764 MONTANA & WELCH, LLC.	13652		LICENSE HEARINGS APRIL'21	
		,			01-14-000-72876	1,365.00
					Total:	1,365.00
192491	6/4/2021	014443 MURPHY & MILLER, INC	SVC00032140		BOILER SERVICES AND REPAIR	
.02.01	0, 1,2021	33 3. 3	2.00002.10		23.22. (32.(1.023) 1.12 / 1.17	

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192491	6/4/2021	014443 MURPHY & MILLER, INC	(Continued)			
			,		01-26-025-72520	617.00
					Total :	617.00
192492	6/4/2021	015723 NICOR	01981510009		ACCT#01981510009 METER 396896	
					01-26-025-72511	50.83
			53463710003		ACCT#53463710003 METER 291221	
					01-26-025-72511	54.52
			54072310003		ACCT#54072310003 METER 435331	
					01-26-025-72511	907.40
			73675410002		ACCT#73675410002 METER 356130	
					01-26-025-72511	1,365.76
			74433410003		ACCT#74433410003 METER 357540	
					01-26-025-72511	39.73
			83523710008		ACCT#83523710008 METER 302620	
					01-26-025-72511	302.84
			96019958527		ACCT#96019958527 METER 458266	
					01-26-025-72511	190.58
					Total :	2,911.66
192493	6/4/2021	006221 NORTHERN SAFETY CO. INC.	904420935		DRIVER GLOVES	
					01-26-024-73845	55.20
					01-26-023-73845	110.40
					60-00-000-73845	69.55
					63-00-000-73845	7.73
					64-00-000-73845	33.12
					Total :	276.00
192494	6/4/2021	006475 PARK ACE HARDWARE	065766/1		ACCT#891432 INV#065766/1 STRAF	
					63-00-000-72528	6.56
			065770/1		SPRYPNT 2X GLS ORANGE	
					01-26-025-73620	7.34
			065778/1		ACCT#891432 INV 065778/1 FILTER	
					60-00-000-72520	5.01
					63-00-000-72520	5.01
					64-00-000-72520	4.29

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Voucher	Date	Vendor	•	Invoice	PO #	Description/Account	Amount
192494	6/4/2021	006475	006475 PARK ACE HARDWARE	(Continued)		Total :	28.21
192495	6/4/2021	006735	PHOTOS BY RICK	5718		BENCHES ON THE AVE PHOTOS 20	
						01-35-000-72923	315.00
						Total :	315.00
192496	6/4/2021	006780	POMP'S TIRE SERVICE, INC	410866784		(6) 225/70R19.5 TIRES UNIT 673	
					VTP-018434	01-21-000-72540	1,544.00
						Total :	1,544.00
192497	6/4/2021	006507	POSTMASTER, U. S. POST OFFICE	052721		WATER QUALITY REPORT POSTAG	
						60-00-000-72110	3,084.68
						64-00-000-72110	1,322.00
						Total :	4,406.68
192498	6/4/2021	006507	POSTMASTER, U. S. POST OFFICE	060121		JUNE'21 WATER BILLS	
						60-00-000-72110	1,780.27
						64-00-000-72110	762.97
						Total :	2,543.24
192499	6/4/2021	017705	QUALITY ALARM SYSTEM, INC.	134188		SERVICE CALL FOR ROOF HATCH	
						60-00-000-72520	299.95
						Total :	299.95
192500	6/4/2021	006361	RAY O' HERRON CO INC	2117419-IN		PD UNIFORM - D.BENES	
						01-17-220-73610	1,340.35
				2117420-IN		PD UNIFORM M.LOVE	
						01-17-220-73610	999.90
						Total :	2,340.25
192501	6/4/2021	012268	REGIONAL TRUCK EQUIPMENT CO	209962		FLUID FILM SPRAY CAN	
						01-26-024-72540	31.21
						01-26-023-72540	62.42
						60-00-000-72540	32.78
						63-00-000-72540	10.91
						64-00-000-72540 Total :	18.74 156.06
						iotai :	150.06

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Am	Description/Account	PO #	Invoice	Vendor	Date	/oucher
٧ -	RECERTIFY EXTINGUISHERS -PW		43827	006870 RELIABLE FIRE EQUIPMENT	6/4/2021	192502
70	01-26-025-72535					
	RECERTIFY 10#PRES-ABC - PW AN		43840			
(01-26-025-72535					
T/	RECERTIFY 10#PRES-ABC FIREST/		43841			
(01-26-025-72535					
.S	RECERTIFY FIRE EXTINGUISHERS		43842			
8	01-26-025-72535					
)T	RECERTIFY EXTINGUISHERS - 80T		43843			
24	01-26-025-72535					
N	RECERTIFY EXTINGUISHER TRAIN		43844			
(01-26-025-72535					
. F	RECERTIFY FIRE EXTINGUISHER F		43845			
4	01-26-025-72535					
.S	RECERTIFY FIRE EXTINGUISHERS		43846			
1;	01-26-025-72535					
. F	RECERTIFY FIRE EXTINGUISHER F		43847			
1;	01-26-025-72535					
.S	RECERTIFY FIRE EXTINGUISHERS		43848			
9	01-26-025-72535					
.S	RECERTIFY FIRE EXTINGUISHERS		43849			
79	01-26-025-72535					
.S	RECERTIFY FIRE EXTINGUISHERS		43850			
1;	01-26-025-72535					
.S	RECERTIFY FIRE EXTINGUISHERS		43851			
3	01-26-025-72535					
.S	RECERTIFY FIRE EXTINGUISHERS		43852			
(01-26-025-72535					
.S	RECERTIFY FIRE EXTINGUISHERS		43853			
48	01-26-025-72535					
MI	RECERTIFY EXTINGUISHERS PUMI		43854			
(01-26-025-72535					
l: 4,90	Total :					
	MOWING - MAY'21		7700	015230 RIDGE LANDSCAPE SERVICES LLC	6/4/2021	192503
32,1	01-26-023-72881	VTP-018307				
	LAWN RESTORATIONS - SOD REPA		7710			

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192503	6/4/2021	015230 RIDGE LANDSCAPE SERVICES LLC	(Continued)			
			,	VTP-018457	60-00-000-72881	1,132.25
				VTP-018457	63-00-000-72881	1,132.25
				VTP-018457	64-00-000-72881	970.50
					Total :	35,350.12
192504	6/4/2021	013442 ROADSAFE-TRAFFIC SYSTEMS,INC	132570		TYPE 1 BARRICADES	
				VTP-018414	01-26-023-73845	1,100.00
				VTP-018414	01-26-024-73845	550.00
				VTP-018414	60-00-000-73845	693.00
				VTP-018414	63-00-000-73845	77.00
				VTP-018414	64-00-000-73845	330.00
				VTP-018414	01-26-023-73845	50.00
				VTP-018414	01-26-024-73845	25.00
				VTP-018414	60-00-000-73845	31.50
				VTP-018414	63-00-000-73845	3.50
				VTP-018414	64-00-000-73845	15.00
					Total :	2,875.00
192505	6/4/2021	006874 ROBINSON ENGINEERING CO. LTD.	21030394		21-R0055 TP 2021 MISC ENGINEER	
					01-33-310-72840	213.50
					01-26-023-72840	188.00
			21050459		21-R0055 TP 2021 MISC ENGINEER	
					65-00-000-72840	294.00
					01-26-023-72840	213.50
					01-33-310-72840	745.00
					Total :	1,654.00
192506	6/4/2021	007091 SAFETY KLEEN SYSTEMS, INC.	86001734		PARTS WASHER SOLVENT	
		•			01-26-023-72750	64.73
					01-26-024-72750	64.73
					01-33-300-72750	32.37
					01-17-205-72750	97.10
					60-00-000-72750	22.66
					63-00-000-72750	22.66
					64-00-000-72750	19.40

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Voucher	Date	Vendor	Invoice	PO #	# Description/Account		Amount
192506	6/4/2021	007091 007091 SAFETY KLEEN SYSTEMS	, INC.	(Continued)	To	tal :	323.65
192507	6/4/2021	007629 SAM'S CLUB DIRECT	052821		SPLENDA AND BEEF JERKY		
.0200.	0, 1,202				01-26-024-73115		4.00
					01-26-024-73110		3.50
					01-26-023-73115		7.99
					01-26-023-73110		6.99
					60-00-000-73115		5.59
					64-00-000-73115		2.40
					60-00-73110		4.40
					63-00-000-73110		0.49
					64-00-000-73110		2.10
			060121		VINEGAR AND PAPER		
					01-26-025-73580		19.12
					01-14-000-73110		148.15
						tal:	204.73
192508	6/4/2021	007092 SAUNORIS	659913		SOD AND PALLET		
					60-00-000-73680		172.62
					63-00-000-73680		19.18
					64-00-000-73680		82.20
			661082		SOD AND PALLET		
					60-00-000-73680		269.01
					63-00-000-73680		29.89
					64-00-000-73680		128.10
						tal :	701.00
192509	6/4/2021	017378 SIKICH LLP	512998		PROF SVC THRU 5/28/21 FOR A	UDI	
					01-14-000-72845		1,622.00
					12-00-000-72845		1,061.00
					60-00-000-72845		1,658.00
					63-00-000-72845		553.00
					64-00-000-72845		947.00
					70-00-000-72845		159.00
						tal :	6,000.00
192510	6/4/2021	012238 STAPLES BUSINESS ADVANTAGE	347729	0889	STAPLES, CORRECTION TAPE, I	HIGH	

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192510	6/4/2021	012238 STAPLES BUSINESS ADVANTAGE	(Continued)			
			3477290890		01-14-000-73110 ELECTRONIC WIPES,STAPLES,LAE	176.37
			3477290090		01-17-205-73110	85.36
			3477290891		ELECTRONICS DSTR,MENS,ORGAI	
					01-17-205-73110 Total :	72.05 333.78
	2442224					000.10
192511	6/4/2021	015452 STEINER ELECTRIC COMPANY	S006907181.001		NO-THRD COND CONN 01-26-025-72520	4.70
			S006907986.001		NO-THRD COND CONN AND FORK	4.70
			0000007000 004		01-26-025-72520	50.30
			S006907990.001		RATCHETING 01-26-025-73410	18.02
					Total:	73.02
192512	6/4/2021	007297 SUTTON FORD INC./FLEET SALES	528542		CABLE	
					01-17-205-72540	108.05
					Total :	108.05
192513	6/4/2021	018724 THE LOCKER SHOP	82645		JOB SHIRT	
			85925		01-19-000-73610 JOB SHIRT	84.00
			00920		01-19-000-73610	74.00
			86576		TSHIRTS,CARGO PANTS, POLO	
					01-19-000-73610 Total :	208.00 366.00
						300.00
192514	6/4/2021	020113 THOMAS & MONICA MEYERS, ZACK	Ref001406088		UB Refund Cst #00493641 60-00-000-20599	156.93
					Total :	156.93
192515	6/4/2021	019712 TM TIRE CO INC	132106		(4) P225/65R17 FIRESTONE TIRES	
102010	0/1/2021	010712 11071112 00 1110	102 100	VTP-018445	01-17-205-73560	401.36
			132425		STARFIRE SOLARUS TIRES	070.00
						273.00 674.36
					01-26-024-72540 Total :	

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92516	6/4/2021	014510 TRUGREEN	138848015		LAWN TREATMENT 5/19/21 175TH 5	
				VTP-018310	01-26-023-72881	79.00
			138936665		LAWN TREATMENT 5/20/21 FAIRFIE	
				VTP-018310	01-26-023-72881	40.00
			139109649		LAWN TREATMENT 5/22/21 TP DOV	
				VTP-018310	01-26-023-72881	125.00
					Total :	244.00
92517	6/4/2021	011416 VERIZON WIRELESS	9880350294		ACCT#442345192-00001 WATER RE	
					60-00-000-72127	31.94
					63-00-000-72127	31.94
					64-00-000-72127	27.37
					Total :	91.25
92518	6/4/2021	004192 VILLAGE OF FRANKFORT	40010000001		ACCT#400-1000-00-01 BROOKSIDE	
					64-00-000-73227	135,114.87
					Total :	135,114.87
92519	6/4/2021	010165 WAREHOUSE DIRECT WORKPL SO	I TNS 4966589-0		BINDER,LEGAL PADS	
02010	0/1/2021	TOTO WALLING GE BILLEOT WORKIN E GO	21140 1000000 0		01-26-023-73110	31.41
					01-26-024-73110	15.70
					60-00-000-73110	21.99
					64-00-000-73110	9.42
					Total :	78.52
92520	6/4/2021	018766 WEST CENTRAL MUNICIPAL	0007083-IN		SPRING/FALL PLANTING FY2022	
02020	0/ 1/2021	OTOTOO WEST SERVINGE MONION AE	0007 000 114	VTP-018362	01-26-023-75630	56,889.00
			0007089-IN	V11 010002	SPRING/FALL PLANTING FY2022	00,000.00
			000,000	VTP-018362	01-26-023-75630	520.00
					Total :	57,409.00
92521	6/4/2021	013263 WEST SIDE TRACTOR SALES	S96421		FUEL LINE INBOUND/NDA	
02021	0/1/2021	TOZGO WEST SIDE TIVISTOR SALES	300121		01-26-023-72540	83.93
					Total :	83.93
92522	6/4/2021	012144 WILL COUNTY CED	23907		ANNUAL CED INVESTMENT 5/1/21-4	
02022	31712021	OLE THE WILL GOOD TO THE	20001		01-33-320-72720	2,500.00
					0. 00 020 12120	2,000.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account		Amount
192522	6/4/2021	012144 WILL COUNTY CED	(Continued)			Total :	2,500.00
192523	6/4/2021	008221 WILLE BROTHERS COMPANY	372662		READY MIX CONCRETE 60-00-000-73770 63-00-000-73770 64-00-000-73770		280.98 31.22 133.80
						Total:	446.00
192524	6/4/2021	020114 WOOD, ED	Ref001406089		UB Refund Cst #00497293 60-00-000-20599	Total :	8.00 8.00
192525	6/4/2021	008226 WYMAN & COMPANY	46086		FRAMING 01-19-000-72974	Total :	210.00 210.00
;	83 Vouchers	for bank code: apbank			Ва	nk total :	544,097.44

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Bank code :	ipmg					
Voucher	Date	Vendor	Invoice	PO#	Description/Account	Amount
3210	6/1/2021	018837	INSURANCE PROGRAM MANAGERS GRI 201130W025		PAYEE-ADVANCED MIDWEST RADI 01-14-000-72542 Total :	32.34 32.34
3211	6/1/2021	018837	INSURANCE PROGRAM MANAGERS GR 210421W008		PAYEE-ADVANET 01-14-000-72542 Total :	232.50 232.50
3212	6/1/2021	018837	INSURANCE PROGRAM MANAGERS GR 210421W008-2		PAYEE-ADVANET 01-14-000-72542 Total :	232.50 232.50
3213	6/1/2021	018837	INSURANCE PROGRAM MANAGERS GR 210421W008-3		PAYEE-ADVANET 01-14-000-72542 Total :	232.50 232.50
3214	6/1/2021	018837	INSURANCE PROGRAM MANAGERS GR 200803W006		PAYEE-ELECTROSTIM MEDCL SVC 01-14-000-72542 Total :	270.96 270.96
3215	6/1/2021	018837	INSURANCE PROGRAM MANAGERS GR 201130W025-2		PAYEE-ILLINOIS BONE AND JOINT 01-14-000-72542 Total :	184.15 184.15
3216	6/1/2021	018837	INSURANCE PROGRAM MANAGERS GR 201019W041		PAYEE-ILLINOIS BONE AND JOINT 01-14-000-72542 Total :	88.09 88.09
3217	6/1/2021	018837	INSURANCE PROGRAM MANAGERS GR 201130W025-3		PAYEE-ILLINOIS BONE AND JOINT 01-14-000-72542 Total :	184.15 184.15
3218	6/1/2021	018837	INSURANCE PROGRAM MANAGERS GR 201019W041-2		PAYEE-ILLINOIS BONE AND JOINT 01-14-000-72542 Total :	148.41 148.41
3219	6/1/2021	018837	INSURANCE PROGRAM MANAGERS GR 201019W041-3		PAYEE-ILLINOIS BONE AND JOINT 01-14-000-72542	148.41

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Bank code :	ipmg						
Voucher	Date	Vendor		Invoice	PO#	Description/Account	Amount
3219	6/1/2021	018837	018837 INSURANCE PROGRAM MA	NAGERS (Continued)		Total :	148.41
3220	6/1/2021	018837	INSURANCE PROGRAM MANAGERS GR	R 201019W041-4		PAYEE-ILLINOIS BONE AND JOINT 01-14-000-72542 Total:	178.57 178.57
3221	6/1/2021	018837	INSURANCE PROGRAM MANAGERS GR	R 201019W041-5		PAYEE-ILLINOIS BONE AND JOINT 01-14-000-72542 Total :	62.24 62.24
3222	6/1/2021	018837	INSURANCE PROGRAM MANAGERS GR	RI 210421W008		PAYEE-INGALLS OCCUPATIONAL H 01-14-000-72542 Total :	1,147.77 1,147.77
3223	6/1/2021	018837	INSURANCE PROGRAM MANAGERS GR	RI 210323W028		PAYEE-VILLAGE OF TINLEY PARK 01-14-000-72542 Total:	1,745.66 1,745.66
3224	6/1/2021	018837	INSURANCE PROGRAM MANAGERS GR	RI 210421W008		PAYEE-VILLAGE OF TINLEY PARK 01-14-000-72542 Total :	1,704.52 1,704.52
3225	6/1/2021	018837	INSURANCE PROGRAM MANAGERS GR	R 200803W006 210421W0*		PAYEE-IPMG 01-14-000-72542 Total :	19.47 19.47
16	Vouchers	for bank	code: ipmg			Bank total :	6,612.24
99	Vouchers	in this re	port			Total vouchers :	550,709.68

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Bank code: ipmg Voucher Date PO# **Description/Account** Vendor Invoice **Amount** The Tinley Park Village Board having duly met at Village Hall do hereby certify that the following claims or demands against said village were presented and are approved for payment as presented on the above listing. In witness thereof, the Village President and Clerk of the Village of Tinley Park, hereunto set their hands. Village President _Village Clerk Date

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Bank code : ap_py

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
126316	6/11/2021	003127 BLUE CROSS BLUE SHIELD	BCBS-NA-PPPR070121		IL065LB000001212-0 HEALTH INS E 86-00-000-20430	1.057.50
			BCBS-NA-PR070121		IL065LB000001212-0 HEALTH INS E 86-00-000-20430	2,081.00
					Total :	3,138.50
	1 Vouchers	for bank code: ap_py			Bank total :	3,138.50

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
192526	6/11/2021	002734 AIR ONE EQUIPMENT, INC	169528		HIP BOOTS 60-00-000-73845 63-00-000-73845 64-00-000-73845	119.70 13.30 57.00 190.00
						130.00
192527	6/11/2021	002628 AMERICAN WATER	4000215151		JUNE'21 FLAT MONTHLY FEE	455.07
					64-00-000-73225 Total :	455.67 455.67
192528	6/11/2021	003166 B & J TOWING AND AUTO REPAIR	18761		SAFETY INSPECTION 01-26-023-72266 60-00-000-72266 63-00-000-72266 64-00-000-72266 Total:	140.00 15.05 15.05 12.90 183.00
192529	6/11/2021	003015 BEHRENS, JERRY	AP070121		JERRY BEHRENS HEALTH INSURAL 01-17-205-72435	162.50
					Total :	162.50
192530	6/11/2021	1/2021 002923 BLACK DIRT INC.	442 463		PULVERIZED DIRT 60-00-000-73680 63-00-000-73680 64-00-000-73680 PULVERIZED DIRT	378.00 42.00 180.00
					01-26-023-73680 Total :	480.00 1,080.00
						1,000.00
192531	6/11/2021	003127 BLUE CROSS BLUE SHIELD	BCBS-NA-AP070121		IL065LB000001212-0 HEALTH INS E 01-26-023-72435 01-33-300-72435 60-00-000-72435 63-00-000-72435 01-33-300-72435 60-00-000-72435 63-00-000-72435	379.50 96.00 60.27 11.48 121.00 63.80 12.15

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
192531	6/11/2021	003127 BLUE CROSS BLUE SHIELD	(Continued)			
					64-00-000-72435	32.55
					60-00-000-72435	63.80
					63-00-000-72435	12.15
					64-00-000-72435	32.55
					60-00-000-72435	63.80
					63-00-000-72435	12.15
					64-00-000-72435	32.55
					60-00-000-72435	71.15
					63-00-000-72435	13.55
					64-00-000-72435	36.30
					01-12-000-72435	128.00
					01-19-020-72435	268.50
					01-26-023-72435	140.50
					64-00-000-72435	30.75
					60-00-000-72435	63.80
					63-00-000-72435	12.15
					64-00-000-72435	32.55
			BCBS-NA-PPAP070121		IL065LB000001212-0 HEALTH INS E	
					01-17-205-72435	1,057.50
					Total :	2,848.50
192532	6/11/2021	012966 BOLING, THOMAS	5-21(A)		SHAREPOINT MAINTENANCE MAY".	
		- · · · · · · · · · · · · · · · · · · ·	5 = 1(1.7)	VTP-018477	01-16-000-72650	562.50
			5-21(B)	VII 010177	MISC PERMISSION ISSUES / TROU	002.00
			0 21(5)		01-16-000-72650	337.50
					Total :	900.00
						300.00
192533	6/11/2021	019783 BONAREK, MICHAEL	4		BROOKSIDE GLENN MAILBOXES S	
					01-26-023-73840	323.44
			5		BROOKSIDE GLENN MAILBOXES S	
					01-26-023-73840	170.49
					Total :	493.93
192534	6/11/2021	019216 CARMAN, TIMOTHY	102		SEALCOATING	
				VTP-018459	60-00-000-72520	600.00
				VTP-018459	63-00-000-72520	600.00
					20 00 000 12020	000.00
				11. 0.0.30		

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Date	Vendor		Invoice	PO#	Description/Account	Amoun
6/11/2021	019216	019216 CARMAN, TIMOTHY	(Continued)		Total :	1,200.0
6/11/2021	003328	CATCHING FLUIDPOWER INC	J42997-001		PH HOSE FITTING	
					01-26-023-72540	22.4
					Total :	22.4
6/11/2021	003229	CED/EFENGEE	5025-1001232		WIRE FOR CIM PLAN	
				VTP-018395	30-00-000-75812	551.0
					Total :	551.0
6/11/2021	015199	CHICAGO PARTS & SOUND LLC	1-0206829		MTR MEF 350	
						104.2
			1-0206859			0.0
			3 10003068			9.00
			230003000			139.5
			3-0044776			100.0
					01-17-205-72540	418.9
					Total :	671.7
6/11/2021	013820	CINTAS CORPORATION	5065036419		MEDICINE CABINET - VH	
					01-26-025-73117	175.6
			5065036421			
			5005000404			89.9
			5065036424			96.08
			5065036447			90.00
			000000117		01-26-025-73117	359.1
			5065036448		MEDICINE CABINET - SHOOTING R	
					01-26-025-73117	44.2
			5065036449			
			5005000404			131.4
			5065036484			154.6°
					Total:	1,051.1
6/11/2021	013820	CINTAS CORPORATION	4084933727		MATS - VH	
	6/11/2021 6/11/2021 6/11/2021 6/11/2021	6/11/2021 019216 6/11/2021 003328 6/11/2021 003229 6/11/2021 015199 6/11/2021 013820		6/11/2021 019216 019216 CARMAN, TIMOTHY (Continued) 6/11/2021 003328 CATCHING FLUIDPOWER INC J42997-001 6/11/2021 003229 CED/EFENGEE 5025-1001232 6/11/2021 015199 CHICAGO PARTS & SOUND LLC 1-0206829 1-0206859 2J0003068 3-0044776 6/11/2021 013820 CINTAS CORPORATION 5065036419 5065036421 5065036424 5065036447 5065036448 5065036449 5065036484	6/11/2021 019216 019216 CARMAN, TIMOTHY (Continued) 6/11/2021 003328 CATCHING FLUIDPOWER INC J42997-001 6/11/2021 003229 CED/EFENGEE 5025-1001232 VTP-018395 6/11/2021 015199 CHICAGO PARTS & SOUND LLC 1-0206829 1-0206859 2J0003068 3-0044776 6/11/2021 013820 CINTAS CORPORATION 5065036419 5065036424 5065036424 5065036447 5065036448 5065036449 5065036449	6/11/2021 019216 019216 CARMAN, TIMOTHY (Continued) Total: 6/11/2021 003328 CATCHING FLUIDPOWER INC J42997-001 PH HOSE FITTING 01-26-023-72540 Total: 6/11/2021 003229 CED/EFENGEE 5025-1001232 WIRE FOR CIM PLAN 30-00-000-75812 Total: 6/11/2021 015199 CHICAGO PARTS & SOUND LLC 1-0206829 MTR MEF 350 01-17-205-72540 FLP MS97214 PLENUM GASKET 01-17-205-72540 FLP MS97214 PLENUM GASKET 01-17-205-72540 TOTAL TOTA

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192539	6/11/2021	013820	CINTAS CORPORATION	(Continued)			
				4086224891		01-26-025-72790 MATS - VH	97.83
						01-26-025-72790	97.83
						Total :	195.66
192540	6/11/2021	012057	COMCAST CABLE	8771401810170142		16250 OAK PARK AVE ACCT# 8771 4	
					VTP-018391	01-14-000-72125	243.35
						Total :	243.35
192541	6/11/2021	018311	CONNECTION	71310287		24IN LED LDC MON 19X	
						01-16-000-74128	336.64
				71349560		VERTICAL DUAL STAND UP TO 27	
						01-16-000-74128	94.60
						Total :	431.24
192542	6/11/2021	012410	CONSERV FS, INC.	66043685		CONSERV FS SUNNY	
						01-26-023-73680	211.68
						Total :	211.68
192543	6/11/2021	012826	CONSTELLATION NEWENERGY, INC.	20296753101		ACCT#875225 UTIL#4373166015 4/2	
						60-00-000-72510	2,614.43
						63-00-000-72510	2,614.43
				20296775101		ACCT#875227 UTIL#5095140029 4/2	
						64-00-000-72510	3,048.82
				20296917201		ACCT#875222 UTIL#3613125002 4/2	504.40
				00000040404		64-00-000-72510	591.18
				20296918101		ACCT#875223 UTIL#3670129006 4/2 64-00-000-72510	279.52
				20296919301		ACCT#875224UTIL#3784068018 4/2	219.32
				20200010001		60-00-000-72510	4,006.10
						63-00-000-72510	4,006.10
						Total :	17,160.58
192544	6/11/2021	018102	COSTAR REALTY INFORMATION	114228364-1		LOC ID:10732073 PROPERTY PROF	
						01-33-320-72720	5,700.37
						Total :	5,700.37

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192545	6/11/2021	016070 CR SCHMIDT INC.	3459		INSTALLATION OF PAVERS FOR VE 01-26-025-72523 Total :	600.00 600.00
192546	6/11/2021	003635 CROSSMARK PRINTING, INC	82777		BUSINESS CARDS J.RZESZUTKO,S 01-17-205-72310 Total :	66.00 66.00
192547	6/11/2021	018325 DAILY SOUTHTOWN	197792300 74072186		POLICE DEPARTMENT SUN-FRIDA\ 01-17-205-72720 DAILY SOUTHTOWN SUBSCRIPTIO 01-14-000-72720	37.63 77.50
					Total :	115.13
192548	6/11/2021	003886 DIGITAL INTELLIGENCE, INC.	42549	VTP-018356	ITEM - F1130 - FRED FORENSIC 01-17-225-73600 Total :	7,646.55 7,646.55
192549	6/11/2021	019658 DISCOVERY BENEFITS LLC	0001356380-IN		FSA MONTHLY MAY'21 01-12-000-72449 Total :	100.00 100.00
192550	6/11/2021	018379 DM INDUSTRIAL JANITORIAL SERV	6447	VTP-018276	CLEANING SERVICES FOR THE PO 01-26-025-72790 Total:	3,300.00 3,300.00
192551	6/11/2021	018743 DON'S WORLD OF SPORTS INC.	48636 48680		EMBROIDERED LOGO CUSTOMER 01-19-020-73610 UNIFORMS	48.00
			40000		01-19-020-73610 Total :	112.00 160.00
192552	6/11/2021	004009 EAGLE UNIFORM CO INC	INV-1178		PERFORMANCE CROSS TRAINER 01-19-000-73610 Total:	78.00 78.00
192553	6/11/2021	011176 ELEMENT GRAPHICS & DESIGN, INC	17609		AVERY 1105 SUPER CAST EZRS 01-26-023-72310	152.47

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
192553	6/11/2021	011176 ELEMENT GRAPHICS & DESIGN, INC	(Continued)		60-00-000-72310 64-00-000-72310 Total :	106.73 45.74 304.94
192554	6/11/2021	017807 EMERGENCY VEHICLE SERVICE INC.	10701		E49 SERVICE CALL 4/26/21 01-19-000-72540 Total :	971.50 971.50
192555	6/11/2021	019561 ENDLESS COMMUNICATIONS USA LLC	DG-1221		PUSH TO TALK LTE DATA RADIO SV 01-42-000-72540 Total :	45.83 45.83
192556	6/11/2021	004019 EVON'S TROPHIES & AWARDS	051921.		YAMBO OFFICER RAINS 2013-2021 01-17-205-72974 Total :	26.76 26.76
192557	6/11/2021	012941 FMP	52-486757 52-487133		WINDSHIELD WASHER 01-17-205-72540 PURGE VALVE 01-17-205-72540 Total :	29.54 36.44 65.98
192558	6/11/2021	011611 FOX VALLEY FIRE & SAFETY CO.	IN00439822	VTP-018398	WIRELESS ALARM MAINTENANCE 14-00-000-72750 Total :	8,496.00 8,496.00
192559	6/11/2021	004346 FRAME TECH, INC.	37095		WHEEL ALIGNMENT 01-17-205-72540 Total :	65.00 65.00
192560	6/11/2021	004298 FUN FUN FUN DJ'S	051121		CRUISE NIGHT DJ SERVICE FOR JI 01-35-000-72923 Total :	175.00 175.00
192561	6/11/2021	020121 GASZAK, CLARE	Ref001406363		UB Refund Cst #00484910 60-00-000-20599	49.69

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
192561	6/11/2021	020121	020121 GASZAK, CLARE	(Continue	d)	Total :	49.69
192562	6/11/2021	015397	GOVTEMPSUSA LLC	3738613		P.WALLRICH & M.ROBBINS, WEEK: 01-33-310-72790 01-12-000-72790 Total :	2,169.72 2,409.75 4,579.47
192563	6/11/2021	004746	HEATHER'S HAUS FLORIST	408712		SYMPATHY FLOWERS 01-14-000-73870 Total :	64.00 64.00
192564	6/11/2021	015497	ILLINOIS SECRETARY OF STATE	060721		2015 DODGE GRAND CARAVAN 2C- 01-17-205-72860 Total :	171.00 171.00
192565	6/11/2021	015497	ILLINOIS SECRETARY OF STATE	060721.		2013 FORD EXPLORER 1FM5K8B82 01-17-205-72860 Total :	171.00 171.00
192566	6/11/2021	015497	ILLINOIS SECRETARY OF STATE	060721		2014 FORD TAURUS 1FAHP2D89EC 01-17-205-72860 Total :	171.00 171.00
192567	6/11/2021	015497	ILLINOIS SECRETARY OF STATE	060721		2014 FORD TAURUS 1FAHP2D82EC 01-17-205-72860 Total :	171.00 171.00
192568	6/11/2021	015497	ILLINOIS SECRETARY OF STATE	060721		2014 FORD EXPLORER 1FM5K8B8C 01-17-205-72860 Total :	171.00 171.00
192569	6/11/2021	015497	ILLINOIS SECRETARY OF STATE	060721		2015 CHEVY EQUINOX 2GNFLFE33 01-17-205-72860 Total :	171.00 171.00
192570	6/11/2021	015497	ILLINOIS SECRETARY OF STATE	060721		2016 FORD EXPLORER 1FM5K8D8(01-17-205-72860	151.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
192570	6/11/2021	015497 015497 ILLINOIS SECRETARY OF	STATE (Continued)		Total :	151.00
192571	6/11/2021	015497 ILLINOIS SECRETARY OF STATE	060721		2017 FORD TAURUS 1FAHP2D824G 01-17-205-72860 Total :	151.00 151.00
192572	6/11/2021	015545 IMAGING SYSTEMS, INC.	22821-05	VTP-018151	<it> HYLAND ONBASE SYSTEM UF 30-00-000-74124 Total :</it>	832.50 832.50
192573	6/11/2021	005025 INTERNATIONAL CODE COUNCIL INC	1001340264 1001344339		SPRINKLER REVIEW 17302 OPA 01-33-300-72844 PLAN REVIEW FEES 17100 HARLEI 01-33-300-72844 Total :	550.00 600.00 1,150.00
192574	6/11/2021	020119 KAPPMEYER, SCOTT	060721		SENIOR STICKER REIMB 06-00-000-79005 Total :	23.50 23.50
192575	6/11/2021	016616 KURTZ AMBULANCE SERVICE INC.	10744		EMS SERVICE AGREEMENT 5/1-5/3 01-21-000-72856 Total :	39,690.33 39,690.33
192576	6/11/2021	017336 LAW ENFORCEMENT SEMINARS, LLC	2021347		TRAINING BACKGROUND INVESTIC 01-17-220-72140 Total :	800.00 800.00
192577	6/11/2021	019217 LEGAL AND LIABILITY RISK	216197		TRAINING - F.MONDT 10/13-10/14/2 01-17-220-72140 Total :	295.00 295.00
192578	6/11/2021	013969 MAP AUTOMOTIVE OF CHICAGO	40-614335 40-614574		CORE CREDIT FOR PRIOR PURCH, 01-17-205-72540 CERAMIC PADS,REAR ROTOR,BRK	-32.00
					01-17-205-72540	219.92

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
192578	6/11/2021	013969 MAP AUTOMOTIVE OF CHICAGO	(Continued)			
			40-614967		FILTERS	
					01-17-205-72540	279.42
					Total :	557.57
192579	6/11/2021	005765 MARTIN WHALEN O.S. INC.	IN2675102		LABOR - HARD DRIVE ERASE	
					01-16-000-72650	200.00
					Total :	200.00
192580	6/11/2021	012631 MASTER AUTO SUPPLY, LTD.	15030-103509		PARK KIT AXLE	
		•			01-26-024-72540	31.69
			15030-103647		OE TYPE O2 SENSOR	
					01-17-205-72540	62.37
			15030-103695		TIE ROD END	
					01-17-205-72540	47.51
			15030-103720		OE TYPE O2 SENSOR	
					01-17-205-72540	62.37
			15030-103730		BRAKE CALIPER	
					01-26-024-72540	62.40
			15030-85921		BRK CAL W/HDW-RMFD	
					01-17-205-72540	-130.00
			15030-87044		BRK CAL W/HDW -RMFD RETURN	
					01-26-024-72540	-110.00
					Total :	26.34
192581	6/11/2021	005844 MCDONALD'S	060521		MAY'21 PRISONER MEALS	
					01-17-220-72230	113.85
					Total :	113.85
192582	6/11/2021	006074 MENARDS	5812		OUTLET REPAIRS AND ALLIGATOR	
					01-26-025-73570	71.17
			5828		SAW BLADE	
					01-26-024-73410	3.79
					01-26-023-73410	7.59
					60-00-000-73410	4.78
					63-00-000-73410	0.53
					64-00-000-73410	2.28

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Village of Tinley Park

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
192582	6/11/2021	006074 MENARDS	(Continued)			
			5834		RECIP BLADE ASSORT AND EXT DE	
					01-26-023-73840	31.96
			5871		FLAT BLACK PAINT, LETTER/NBR S	
					01-26-023-73840	15.14
			5898		GARDEN STAPLE AND FOLDING JA	
					60-00-000-73410	35.23
					63-00-000-73410	3.91
					64-00-000-73410	16.78
			5934		PVC AND PL PREMIUM SQUEEZE T	
					01-26-023-73840	257.47
			5948		GALLON PAIL	
					60-00-000-73410	2.19
					63-00-000-73410	0.24
					64-00-000-73410	1.05
			5963		LAWN ROLLER 24" PUSH/PULL	
					60-00-000-73410	94.49
					63-00-000-73410	10.50
					64-00-000-73410	45.00
			5980		HOLE STRAP	
					60-00-000-72528	0.55
					63-00-000-72528	0.54
			5994		STRUT 90DGR ANGLE BRACKET	
					01-26-025-72520	3.15
			5996		CABLE TIES USED FOR MEMORIAL	
					01-35-000-72954	15.94
					Total :	624.28
192583	6/11/2021	005742 METRO POWER INC.	13237		SEMI ANNUAL PM SERVICE ON (9)	
					01-26-025-72790	6,167.08
			13238		BATTERIES CHANGED OUT FOR M.	0,101.00
			10200		01-26-025-72530	831.95
			13239		2 HR LOAD BANK TESTS ON EMER	001.00
			10200		63-00-000-72520	1,977.50
					64-00-000-72520	1,695.00
					60-00-000-72520	1,977.50
					22 20 000 12020	.,0.7.00

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
192583	6/11/2021	005742	005742 METRO POWER INC.	(Continued)		Total :	12,649.03
192584	6/11/2021	017651	MSC INDUSTRIAL SUPPLY CO.	4672019001 4672033001		RIGID FITTINGS,DRILL BIT,WASHEF 01-26-024-72540 01-26-023-72540 60-00-000-72540 63-00-000-72540 64-00-000-72540 HOSE 01-26-023-72540	31.76 169.55 33.35 11.12 19.05 440.19 705.02
192585	6/11/2021	015386	MUNICIPAL GIS PARTNERS, INC	5866		MAY'21 GIS STAFFING 01-16-000-72652 60-00-000-72652 63-00-000-72652 64-00-000-72652	5,640.59 3,553.57 394.84 1,692.17 11,281.17
192586	6/11/2021	010810	MUNICIPAL SERV. CONSULTING INC	TPCN-5-21		CONS SVC CIMP FOR VTP MAY'21 30-00-000-75812 11-00-000-72750 Total :	25,326.00 11,907.00 37,233.00
192587	6/11/2021	014443	MURPHY & MILLER, INC	MC00009937 MC00009938 MC00009948	VTP-018462 VTP-018462 VTP-018462	HVAC SERVICE CONTRACT 1 OF 4 01-26-025-72790 HVAC SERVICE CONTRACT 1 OF 6 01-26-025-72790 HVAC SERVICE CONTRACT QTLY E 01-26-025-72790	855.04 592.83 4,196.60 5,644.47
192588	6/11/2021	015723	NICOR	06821610000 09977410001		ACCT#06821610000 METER 276933 60-00-000-72511 63-00-000-72511 64-00-000-72511 ACCT#09977410001 METER 514688	25.62 25.62 21.95

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oucher/	Date	Vendor	Invoice	PO #	Description/Account	Amount
192588	6/11/2021	015723 NICOR	(Continued)			
					01-26-025-72511	205.51
					Total :	278.70
192589	6/11/2021	006221 NORTHERN SAFETY CO. INC.	904425650		PYRAMEX CAPTURE OTG ANTIFOC	
					01-26-024-73845	10.25
					01-26-023-73845	20.50
					60-00-000-73845	12.92
					63-00-000-73845	1.44
					64-00-000-73845	6.13
					Total :	51.24
192590	6/11/2021	06475 PARK ACE HARDWARE	065812/1		ACCT#891432 INV 065812/1 TAPE N	
					01-26-023-73410	25.59
			065831/1		ACCT#891431 INV 065831/1 HOOK	
					60-00-000-73840	1.00
					63-00-000-73840	0.33
					64-00-000-73840	0.58
					Total :	27.50
192591	6/11/2021	015995 PORTER LEE CORPORATION	25402		ZD420 THERMAL TRANSFER DESK	
				VTP-018436	01-17-220-73600	2,814.67
					Total :	2,814.67
192592	6/11/2021	019583 PRECISE MRM LLC	200-1031333		5MB FLAT DATA PLAN US WITH NAI	
					01-26-023-72655	189.00
					Total :	189.00
192593	6/11/2021	06361 RAY O' HERRON CO INC	2118192-IN		GOLD PLATE BADGE WITH HOLDE	
					01-17-205-73610	37.77
			2118287-IN		PD UNIFORM M.LOVE	
					01-17-220-73610	167.99
			2119244-IN		ITEM #Q4171 38SPL. 130GR. FMJ 5	
				VTP-018157	01-17-220-73760	115.90
			2119329-IN		PD UNIFORM - D.BENES	
					01-17-220-73610	57.00
			2119330-IN		PD UNIFORM - J.GARRITY	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
192593	6/11/2021	006361 RAY O' HERRON CO INC	(Continued)			
					01-17-220-73610	87.99
			2119580-IN		PD UNIFORM - B.DONOVAN	
					01-17-220-73610	122.99
			2119601-IN		PD UNIFORM M.LOVE	
					01-17-220-73610	176.09
			2119603-IN		PD UNIFORM	
					01-17-220-73610	428.00
			2119805-IN		PD UNIFORM - D.BENES	
					01-17-220-73610	57.99
			2119809-CM		JACKET,CROSSTECH	
					01-17-220-73610	-265.00
					Total :	986.72
192594	6/11/2021	017584 RELADYNE	1346133-IN		5W-20 AND 15W-40 BULK OIL	
				VTP-018484	01-12-000-72540	50.00
				VTP-018484	01-17-205-73535	600.00
				VTP-018484	01-19-020-73535	100.00
				VTP-018484	01-26-024-73535	73.51
				VTP-018484	01-26-023-73535	175.00
				VTP-018484	60-00-000-73535	52.50
				VTP-018484	63-00-000-73535	17.50
				VTP-018484	64-00-000-73535	30.00
				VTP-018484	01-26-024-73535	250.00
				VTP-018484	01-26-023-73535	565.00
				VTP-018484	60-00-000-73535	168.92
				VTP-018484	63-00-000-73535	56.30
				VTP-018484	64-00-000-73535	96.52
				VTP-018484	01-33-300-72540	100.00
					Total :	2,335.25
192595	6/11/2021	015230 RIDGE LANDSCAPE SERVICES LLC	7759		EXTRA CLEAN UP AND TURF CUT F	
					01-26-023-72881	200.00
					Total :	200.00
192596	6/11/2021	016334 RUSH TRUCK CENTERS	3023677052		BLOWER	
					60-00-000-72540	71.06

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Voucher	Date	Vendor	Invoice	PO#	Description/Account	Amount
192596	6/11/2021	016334 RUSH TRUCK CENTERS	(Continued)			
			(63-00-000-72540	23.69
					64-00-000-72540	40.61
					Total :	135.36
192597	6/11/2021	019771 SALINA'S PASTA AND PIZZA	283761		TENT AND CHAIR RENTALS FOR M	
				VTP-018421	01-35-000-72954	3,010.50
					Total :	3,010.50
192598	6/11/2021	007629 SAM'S CLUB DIRECT	060221		WATER,PAPER TOWELS, PAPER PI	
.02000	0, 11, 2021				60-00-000-73115	16.73
					64-00-000-73115	7.17
					01-26-023-73115	23.90
					01-26-024-73115	11.95
					01-26-025-73580	16.98
					01-17-205-73315	114.79
					01-17-205-73110	31.96
			060721		WATER, COFEE, SODA FOR VENDIN	
					60-00-000-73110	5.58
					64-00-000-73110	2.39
					01-26-023-73115	7.97
					01-26-023-73110	21.74
					01-26-024-73115	3.98
					01-26-024-73110	10.86
					01-26-025-73870	179.98
					01-14-000-73115	55.01
					01-17-205-73315	54.68
					Total :	565.67
192599	6/11/2021	007092 SAUNORIS	661424		PLAY SAND	
					01-26-023-73860	46.06
					Total :	46.06
192600	6/11/2021	007572 SCHAAF EQUIPMENT CO. INC.	1000063191		3" KOSHIN TRASH PUMP WITH HO	
				VTP-018444	60-00-000-74618	1,984.26
					Total :	1,984.26

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
192601	6/11/2021	007453	SERVICE SANITATION, INC.	8152989		FIREMAN TRAINING CENTER REST	
						01-19-000-72750	164.95
				8175868		FIREMAN TRAINING CENTER REST	
						01-19-000-72750	168.26
						Total :	333.21
192602	6/11/2021	007350	SOUTH SUB. MAYORS & MANAGERS	2021-206		EAP PREMIUM 5/1/21-10/31/21 1ST	
						01-12-000-72447	5,724.60
						Total :	5,724.60
192603	6/11/2021	012238	STAPLES BUSINESS ADVANTAGE	3477755104		HEAVY DUTY STAPLES	
						01-14-000-73110	7.99
				3477755108		VRBTM 5PK 8GB PINSTRIPE 2.0	
						01-14-000-73110	94.95
				3477755109		DOORSTOP, MOUSE PAD, ENVELOF	
						01-14-000-73110	81.41
				3477755110		LARGE BINDER CLIPS AND CLASP	
						01-17-205-73110	54.39
				3478401896		BADGE HOLDER AND LEGAL PADS	
						01-13-000-73110	72.49
						01-14-000-73110	91.96
				3478401897		BINDER AND DIVIDER TABS	05.00
				0.470.404.000		01-17-205-73110	65.89
				3478401899		TONER, ENVELOPES, FOLDER TABS	404.00
						01-17-205-73110	464.63
						Total :	933.71
192604	6/11/2021	007297	SUTTON FORD INC./FLEET SALES	529309		SHAFT ASY	
						01-17-205-72540	215.04
				529310		SOCKET AND WIRE ASY	
						01-17-205-72540	292.61
						Total :	507.65
192605	6/11/2021	018147	SYAHI	060821		PERF FARMERS MARKET 6/26/21	
						01-35-000-72923	75.00
						Total :	75.00

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
192606	6/11/2021	000645	TED'S GREENHOUSE INC	522552		BENCHES ON THE AVENUE FLOWE	
					VTP-018461	01-35-000-72923	1,487.60
						Total :	1,487.60
192607	6/11/2021	017520	THE COP FIRE SHOP	202682		PD UNIFORM FOR M.KANE AND J.C	
						01-17-220-73610	175.70
				202935		POLOS AND CAPS FOR M.LOVE AN	
						01-17-220-73610	175.70
						Total :	351.40
192608	6/11/2021	006812	THE GALLERY COLLECTION	21A0005351		BIRTHDAY CARDS	
						01-17-205-73600	224.26
						Total :	224.26
192609	6/11/2021	007777	THOMPSON ELEVATOR INSPECTION	21-1486		2 FULL MOD PERM INSP,1 INFO RE	
						01-33-300-72853	2,392.00
						Total :	2,392.00
192610	6/11/2021	014854	THOMSON REUTERS-WEST PYMNT CT	F 844471362		WEST INFORMATION CHARGES 5/	
						01-17-225-72852	199.94
						Total :	199.94
192611	6/11/2021	019192	TINLEY PARK CONVENTION CENTER	0415-DPFBK0471650001		BOOKING FEE 3/20/21-4/16/21 CON	
						01-21-000-72750	300,000.00
				0515-DPF-BK04716500.		BOOKING FEE 04/17/21-5/15/21 CO	,
						01-21-000-72750	144,827.59
				0515-DPF-BK047165000		BOOKING FEE4/17/21-5/15/21 CON\	
						01-21-000-72750	155,172.41
						Total :	600,000.00
192612	6/11/2021	010245	TINLEY PARK POLICE DEPARTMENT	060321		PETTY CASH REIMBURSEMENT-UF	
						01-17-205-72110	11.40
						01-17-205-72170	40.00
						01-17-205-73530	30.00
						01-17-205-73600	39.11
						01-17-220-72230	4.39
						Total :	124.90

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Voucher	Date	Vendor		Invoice	PO #	Description/Account	Amount
192613	6/11/2021	007930	TRANS UNION	05100316		CREDIT SUMMARY,EMPLOYMENT (01-17-225-72852 Total :	152.64 152.64
192614	6/11/2021	013200	TRIBUNE PUBLISHING COMPANY	037209504000		CLASSIFIED LISTINGS MAY'21 01-33-310-72330 Total :	877.67 877.67
192615	6/11/2021	014510	TRUGREEN	137667437 139591632 139598458 139614419 139627885 139654182	VTP-018310 VTP-018310 VTP-018310 VTP-018310 VTP-018310	VTP-018310 LAWN TREATMENT SE 01-26-023-72881 LAWN TREATMENT 5/28 TPPD 01-26-023-72881 LAWN TREATMENT VETERANS PK\ 01-26-023-72881 LAWN TREATMENT 5/28/21 80TH A\ 01-26-023-72881 LAWN TREATMENT 5/28/21 84TH A\ 01-26-023-72881 LAWN TREATMENT 5/28/21 FD#47 01-26-023-72881	1,185.00 70.00 125.00 447.00 225.00 40.00
192616	6/11/2021	017446	VETERINARY CLINIC OF TINLEY PK	060121		Total: FERAL CAT EUTHANASIA 01-17-220-72240 Total:	2,092.00 23.00 23.00
192617	6/11/2021	006362	VILLAGE OF OAK LAWN	1-9990015-00		ACCT#1-9990015-00 5/1-6/1/2021 60-00-000-73220 63-00-000-73220 Total:	777,971.00 718,127.08 1,496,098.08
192618	6/11/2021	010165	WAREHOUSE DIRECT WORKPL SOLTI	NS 4971096-0		STAMP DRAFT, CORRECTOR ,PAPE 60-00-000-73110 63-00-000-73110 64-00-000-73110 01-26-023-73110 01-26-024-73110	5.05 0.56 2.41 8.02 4.01

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
192618						
192010	0/11/2021	010103 WAREHOUSE DIRECT WORKFE	. SOLTNE (Continued)		01-14-000-73110	99.80
					Total:	119.85
192619	6/11/2021	011055 WARREN OIL CO.	W1394191		N.L. GAS USED 5/21/21-6/1/21	
					01-17-205-73530	1,408.23
					01-19-000-73530	39.85
					01-19-020-73530	14.74
					01-21-000-73530	73.45
					60-00-000-73530	107.87
					63-00-000-73530	26.97
					64-00-000-73530	57.79
					01-26-023-73530	145.32
					01-26-024-73530	54.52
					01-33-300-73530	14.37
					01-12-000-73530	66.59
					01-14-000-73532	3.82
					01-14-000-73531	148.84
					14-00-000-73530	12.49
					01-42-000-73530	56.83
					Total :	2,231.68
192620	6/11/2021	015154 WELLS FARGO BANK	1975606		PAYING AGENT FEE TINL613GO 6/2	
					41-00-000-96200	500.00
					Total :	500.00
9	95 Vouchers	for bank code : apbank			Bank total :	2,300,890.83

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Village of Tinley Park

Bank code :	ipmg					
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
3226	6/8/2021	018837	INSURANCE PROGRAM MANAGERS GRI 210421W008		PAYEE-ADVANET 01-14-000-72542 Total :	232.50 232.50
3227	6/8/2021	018837	INSURANCE PROGRAM MANAGERS GRI 210421W008-2		PAYEE-ADVANET 01-14-000-72542 Total :	232.50 232.50
3228	6/8/2021	018837	INSURANCE PROGRAM MANAGERS GRI 210421W008-3		PAYEE-ADVANET 01-14-000-72542 Total :	232.50 232.50
3229	6/8/2021	018837	INSURANCE PROGRAM MANAGERS GR 210323W028		PAYEE-INGALLS HEALTH SYSTEM 01-14-000-72542 Total :	304.73 304.73
3230	6/8/2021	018837	INSURANCE PROGRAM MANAGERS GRI 210323W028-2		PAYEE-INGALLS OCCUPATIONAL H 01-14-000-72542 Total :	83.78 83.78
3231	6/8/2021	018837	INSURANCE PROGRAM MANAGERS GRI 210421W008		PAYEE-INGALLS OCCUPATIONAL H 01-14-000-72542 Total :	1,228.72 1,228.72
3232	6/8/2021	018837	INSURANCE PROGRAM MANAGERS GRI 200803W006		PAYEE-PETERSON JOHNSON & ML 01-14-000-72542 Total:	108.50 108.50
3233	6/8/2021	018837	INSURANCE PROGRAM MANAGERS GRI 190326W026		PAYEE-PETERSON JOHNSON & ML 01-14-000-72542 Total:	858.00 858.00
3234	6/8/2021	018837	INSURANCE PROGRAM MANAGERS GRI 190514W019		PAYEE-PETERSON JOHNSON & ML 01-14-000-72542 Total:	253.50 253.50
3235	6/8/2021	018837	INSURANCE PROGRAM MANAGERS GRI 210527W032		PAYEE-DODGE CARAVAN 2015 01-14-000-72542	126.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
3235	6/8/2021	018837	018837 INSURANCE PROGRAM MANAGERS (Cont	inued)	Total :	126.00
3236	6/8/2021	018837	INSURANCE PROGRAM MANAGERS GR 201019W041		PAYEE-RADIOLOGY AND NUCLEAR 01-14-000-72542 Total :	392.17 392.17
3237	6/8/2021	018837	INSURANCE PROGRAM MANAGERS GR 201019W041		PAYEE-VILLAGE OF TINLEY PARK 01-14-000-72542 Total :	3,006.98 3,006.98
3238	6/8/2021	018837	INSURANCE PROGRAM MANAGERS GR 201130W025		PAYEE-VILLAGE OF TINLEY PARK 01-14-000-72542 Total :	333.90 333.90
•	13 Vouchers	for bank	code: ipmg		Bank total :	7,393.78

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

Total vouchers :

THE VILLAGE OF TINLEY PARK

Cook County, Illinois Will County, Illinois

RESOLUTION NO. 2021-R-050

A RESOLUTION AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT WITH SP HVH TINLEY PARK, LLC. FOR PROPERTY LOCATED AT 19501-19701 HARLEM AVENUE (TINLEY PARK BUSINESS CAMPUS/SCANNELL PROPERTIES)

MICHAEL W. GLOTZ, PRESIDENT KRISTIN A. THIRION, VILLAGE CLERK

WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
DENNIS P. MAHONEY
MICHAEL G. MUELLER
COLLEEN M. SULLIVAN
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. 2021-R-050

A RESOLUTION AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT WITH WITH SP HVH TINLEY PARK, LLC. FOR PROPERTY LOCATED AT 19501-19701 HARLEM AVENUE (TINLEY PARK BUSINESS CAMPUS/SCANNELL PROPERTIES)

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

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

Section 4: That thi	s Resolution	shall take effec	t from and after its adoption and approval
ADOPTED this	_ day of	, 2021, by th	ne Corporate Authorities of the Village of
Tinley Park on a roll call vot	te as follows:		
AYES:	-		
NAYS:	-		
ABSENT:	-		
PASSED THIS day	of	, 2021.	
AYES:			
NAYS:			
ABSENT:			
APPROVED THIS	day of	, 2021.	
			VILLAGE PRESIDENT
ATTEST:			
VILLAGE CLERI	K	_	

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

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 2021-O-050, "A RESOLUTION AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT WITH SP HVH TINLEY PARK,LLC FOR PROPERTY LOCATED AT 19501-19701 HARLEM AVENUE (TINLEY PARK BUSINESS CAMPUS/SCANNELL PROPERTIES) which was adopted by the President and Board of Trustees of the Village of Tinley Park on , 2021.

IN WITNESS	WHEREOF, I have he	ereunto set my han	id and affixed the co	orporate seal of
the Village of Tinley F	Park this	day of	, 2021.	

KRISTIN A. THIRION, VILLAGE CLERK

1	ANNEXATION AGREEMENT
2 3	VOLLMER & HARLEM INDUSTRIAL SUBDIVISION
4	THIS ANNEXATION AGREEMENT (the "Agreement") is entered into this
5	day of, 2021, by and among the VILLAGE OF TINLEY
6	PARK, Cook County, Illinois, an Illinois home rule municipal corporation (the
7	"Village"); and SP HVH Tinley Park, LLC, an Delaware limited liability company ("SP
8	HVH Tinley Park"), the developer of approximately 110.94 acres of unsubdivided real
9	estate located generally at the northeast corner of Harlem Avenue and Vollmer Road, in
10	the Village of Tinley Park, Cook County, Illinois. SP HVH Tinley Park intends to
11	develop the property (hereafter defined) as more specifically set forth in this Agreement.
12	SP HVH Tinley Park shall hereafter be referred to as "Developer". The Village and
13	Developer may sometimes be referred to individually as a "Party" and collectively as the
14	"Parties".
15	WITNESSETH:
16 17	WHEREAS, Developer intends to develop approximately 110.94 acres of
18	property (the "Property") located in the Village of Tinley Park, Cook County, Illinois,
19	and more particularly described on Exhibit A attached hereto and incorporated herein;
20	and
21	WHEREAS, the Property was annexed to the Village on June 29,_2021 pursuant
22	to the Plat of Annexation attached hereto and made part hereof as Exhibit B, and
23	pursuant to Ordinance No 21-O-xxxx, attached hereto and made part here of as Exhibit
24	C, which ordinance also zoned the Property ORI Office, Research and Limited Industrial
25	and granted a special use permit for a planned unit development (the "Special Use
26	Permit"); and
27	WHEREAS, a public hearing was held on June 3, 2021, before the Plan
28	Commission of the Village of Tinley Park to consider approval of the Concept Planned
29	Development proposing the development of a light-industrial facility and associated
30	infrastructure for the Property, at which meeting the Plan Commission, by a 5-0 vote,
31	recommended approval of the Developer's proposed plans; and

32	WHEREAS, a public hearing on this Agreement was held by the Corporate
33	Authorities of the Village of Tinley Park on June 29, 2021; and
34	WHEREAS, to facilitate the development of the Property according to the
35	Concept Planned Development, the Village, Developer desire to enter into this
36	Agreement pursuant to the provisions of Division 15.1 of Article 11 of the Illinois
37	Municipal Code in order to regulate the annexation, zoning and development of the
38	Property upon the terms and conditions contained in this Agreement; and
39	WHEREAS, all notices, publications, procedures, public hearings and other
40	matters attendant to the considerations, approval and execution of the Agreement have
41	been given, made, and held and performed as required by 65 ILCS 5/7-1-8 and Division
42	15.1 of Article 11 of the Illinois Municipal Code and all applicable Ordinances,
43	regulations and procedures of the Village; and
44	WHEREAS, the Property is not located within any Library District or Fire
45	Protection District. The annexation of the subject property will extend boundaries to the
46	far side of adjacent right-of-ways which are owned and maintained by the Village of
47	Tinley Park. The annexation does not include any highways under jurisdiction of a
48	Township Highway Commissioner.
49	WHEREAS, the President and the Village Trustees have by a vote of not less
50	than two-thirds (2/3) of the Corporate Authorities currently holding office, approved the
51	terms and provisions of this Agreement and have directed the President to execute and
52	the Village Clerk to attest this Agreement on behalf of the Village;
53	NOW, THEREFORE, in consideration of the premises and mutual covenants
54	contained herein, the Village, Developer agree as follows:
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56	ARTICLE ONE
57 58	<u>INTRODUCTION</u>
59	A. Recitals. The foregoing recitals and representations are material to this Agreement
60	are hereby incorporated into and made a part of this Agreement as though fully set

forth in this Article One.

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B. <u>Mutual Assistance</u>. The Parties hereto agree to do all things necessary and appropriate to carry out the terms and conditions of this Agreement and to aid and assist each other in furthering the intent of the Parties as reflected by the terms of this agreement, including without limitation, the holding of public hearings, enactment by the Village of such resolutions and ordinances as are required herein, the execution of permits, applications and agreements and the taking of such other actions as may be necessary to enable the Parties to comply with the terms and provisions of this Agreement.

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ARTICLE TWO ANNEXATION AND ZONING

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- A. <u>Existing and Proposed Zoning.</u> The Property is zoned R-4 Single Family Residence District in Cook County. Upon annexation, the Property shall be zoned ORI Office, Research and Limited Industrial.
- B. Concept Planned Development. Concurrent with the Village's adoption of a resolution authorizing the execution of this Agreement, the Village shall approve an ordinance to approve a special use for a preliminary/final planned unit development and a preliminary/final plat of subdivision for the Property (the "Zoning Ordinance"). The Zoning Ordinance, as depicted in Exhibit E; shall provide all required approvals for the development of overall site infrastructure, detention, grading, stormwater, floodplain management and utilities to serve ultimate development of the Property and shall specifically include the approval of lot-specific landscape plans, final engineering plans and building elevations for Lot 1 as depicted on the Final Engineering Plans depicted in Exhibit D. Prior to issuance of a building permit for Block A, as depicted on Exhibit D, Developer shall obtain approval of lot-specific landscape plans, final engineering plans and building elevations for Block A, which plans will be approved in substantial conformance with the approved Concept Planned Development. and is subject to the rules and regulations outlined in Section VII (Planned Unit Developments) of the Zoning Ordinance. The Zoning Ordinance shall specifically provide that it becomes effective upon acquisition of the Property by SP HVH Tinley Park.

C. Developer has paid all PUD, plat, annexation and rezoning fees as required by Village Ordinance. Engineering fees and surety shall be provided as otherwise set forth in this Agreement. At such time as Developer proposes development of Lot 2 & 3, Developer shall pay such fees as may be required by ordinance associated with the review and approval of development plans for Lot 2 & 3.

ARTICLE THREE BUILDING CODE-PERMITS

The development of the Property shall be subject to the local codes and ordinances for the construction of the buildings on the Property as they exist on the date of this Agreement. Except as otherwise provided herein, amendments to codes and ordinances generally applicable throughout the Village shall be applicable to the construction of the buildings and other improvements on the property beginning one hundred and eight (180) days after receipt by the Developer of notice of such amendments from the Village. The Village agrees to expeditiously review and act on all applications for building permits and other approvals required on the Property. The Village agrees to assist Developer with securing any approvals required from any other governmental agencies that may have jurisdiction over development and construction on the Property or as otherwise required under this Agreement.

<u>Further Required Approvals for Real Estate Tax Incentives.</u> The Village will use its best efforts to facilitate a Class 8 or a 6b property tax designation by considering for approval a certified resolution supporting and consenting to the Developer's application for a Class 8 or a 6b designation pursuant to the Cook County Real Property Assessment Classification Ordinance for the Property.

ARTICLE FOUR SUBDIVISION CODE RELATED ORDINANCE

Developer agrees to construct all building and related improvements on the Property shall be constructed in accordance with the Subdivision and Development Regulations Ordinance NO. 2007-O-041 of the Village of Tinley Park, except as otherwise set forth herein or in the Zoning Ordinance. Developer agrees to pay all Village fees pursuant to the Subdivision Code and any other Ordinances of the Village, except as otherwise set forth herein. Issuance of an occupancy permit for a subdivided lot on the Property, either temporary or final, shall serve as evidence that all fees required under this Agreement have been paid and any subsequent owner of a subdivided lot for which an occupancy permit has been issued shall take ownership free and clear of said fee payment obligations with respect to said subdivided lots.

- A. <u>Water System & Sewerage System.</u> Developer shall have the right to connect to and use the Village's systems and mains upon payment of the water and sewer system tap-on/connection fees specified herein or as amended by Village Ordinance, provided the fee is uniformly applied throughout the Village.
- B. Developer shall not file any cause of action or contribute to filing a cause of action objecting to the fees required by the Subdivision Code and/or any other ordinances required by the Village, including but not limited to connection fees and building permit fees, so long as they are deemed not to violate public policy and are being charged on a uniform basis for similar uses of property at the time the fees become due and owing. Issuance of an occupancy permit for a subdivided lot of the Property, either temporary or final, shall serve as evidence that all fees required under this Agreement have been paid and any subsequent owner of a subdivided lot for which an occupancy permit has been issued shall take ownership free and clear of said fee payment obligations with respect to said subdivided lot.

153 <u>ARTICLE FIVE</u> 154 <u>REQUIRED IMPROVEMENTS</u>

- A. <u>Subdivision Improvements</u>. Developer shall be responsible for constructing all roadway improvements within the Property in accordance with the approved final engineering plans for the Property for the respective phase, which improvements include but are not limited to roads, sidewalks, street lights, curbs, and gutters within the property limits in accordance with the Village's Subdivision Code and Zoning Ordinance, except as provided for herein (the "Subdivision Improvements").
- B. Harlem Avenue Improvements. Developer agrees to construct an eight (8) foot wide multi-use path on the east side of Harlem Avenue as depicted on the approved final engineering plans (the "Harlem Avenue Improvements"). The multi-use path shall extend up to the existing floodplain which runs along the north property line, at which point it can be picked up and extended across the Flossmoor Ditch, which is located just north of the north property line. After the completion of construction of the multi-use path, inspection, approval and acceptance thereof by the Village, the Developer shall dedicate the multi-use path to the Village, per the plat rather than separate instrument, and the Village will accept complete ownership of said path. Upon acceptance, the Village shall be responsible for all future maintenance of the multi-use path.
- C. <u>Vollmer Road Improvements</u>. If Village finds it feasible Developer shall extend a 5' wide sidewalk along the north right of way line of Vollmer Road from the Harlem Avenue right of way to the east property line of this Development. In the event the Village engineer determines that a sidewalk is not feasible, cash in lieu shall be paid to the Village based on the village engineer's opinion of probable construction cost. After the completion of construction of the sidewalk, inspection, approval and acceptance thereof by the Village, the Developer shall dedicate it to the Village per the plat rather than separate instrument, and the Village will accept complete ownership of the sidewalk. Upon acceptance, the Village shall be responsible for all future maintenance of said sidewalk.
- D. <u>Utility Improvements.</u> Developer shall extend the Village's water main from the existing location on the north end of the Property's boundary south to the intersection of Vollmer Road and Harlem Avenue and extend easterly to connect

to the Odyssey Subdivision, all as depicted on the approved final engineering plans. Developer shall extend the Village's existing sanitary sewer through the Property as necessary to adequately serve each of the proposed buildings within this Development, and as depicted on the approved final engineering plans (collectively the "Utility Improvements"). Such watermain extension will be completed during Phase 1 (Exhibit F) of the project and completed prior to issuance of a building permit for Building 1. Nothing contained in this Annexation Agreement shall require the Developer to bear the cost of the oversizing of any improvement set forth herein for the purpose of serving property other than the Subject Property, or their construction at depths greater than those required to serve the Subject Property.

- E. <u>Public Improvements</u>. The Subdivision Improvements, the Harlem Avenue Improvements, the Vollmer Road Improvements and the Utility Improvements (hereinafter collectively the "Public Improvements") are a condition of the Village's approval of the development of the Property as set forth herein, but are not currently within the jurisdiction of the Village nor subject to the requirements for Public Improvements, except as specifically set forth in the Agreement.
- F. Public Safety Communication Tower/Site. Developer agrees to convey a Lot 4 as depicted on the Final Plat of Subdivision depicted in Exhibit D, for the construction of a new Village communications tower. Lot 4 shall have an ingress/egress and utility easement, as well as a driveway, brought to Lot 4 from public right of way, with the location of such easements dependent on eventual build out plans. In the event Phase 2 of the project does not commence before the Village commences construction of the communications tower on Lot 4, the Developer will be required to provide a gravel stone access driveway to the tower lot extending from the new driveway at Benton and Harlem to the communication tower. The tower shall be constructed by the Village and all costs relating to its construction and maintenance shall be the sole responsibility of the Village. Further, any construction of the tower shall not interfere with the construction and eventual use of the Property. Further, in the event Phase 2 is thereafter developed, such access driveway may be relocated (at Developer's cost and expense) in

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manner that provides open and continuous access to Lot 4 from a public right of way.

G. <u>Inspection</u>, <u>Conveyance and Ownership of On-Site and Off-Site Public</u> Improvements.

- Inspection. The Village Engineer shall review and approve the Proposed Watermain Improvement Plans, as well as inspect and oversee any and all construction of the proposed improvements. All testing shall be coordinated and scheduled so a Village representative is present. Utility testing and necessary repairs to meet Village Standards shall be completed for the Public Improvements within thirty (30) days of written notice from Developer that the Public Improvements have been completed (which notice shall set forth with specificity the Public Improvements that have been completed and the Public Improvements that remain to be completed). The Village Engineer shall indicate their approval of disapproval of the Public Improvements by written notice to Developer (the "Inspection Notice") given within twenty (20) days following such inspection. If such Public Improvements are not approved, the reasons therefore shall be set forth in the Inspection Notice. Upon Developer's correction of the items set forth in the Inspection Notice, the Village Engineer, upon request shall reinspect the Public Improvements and either approve or disapprove said Public Improvements pursuant to an Inspection Notice. The Village Engineer shall either approve or disapprove said Public Improvements within twenty (20) days of receipt of the notice requesting re-inspection. The Village, at its expense, shall retain the services of such consultants and/or hire such employees as may be necessary to ensure that the Village is able to fulfill its obligations under this Section G. The foregoing, however, does not negate the obligation of Developer to pay all fees otherwise payable for inspection services under applicable Village ordinances.
- ii. <u>Conveyance of Public Improvements</u>. All completed Public Improvements, following inspection and approval by the Village Engineer in accordance with sub-section (i) above, and following the delivery of "as-built" drawings

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(including electronic files) to the Village Engineer, shall be conveyed by bill of sale to an accepted by the Village within sixty (60) days of receipt of written request for acceptance submitted to the Village by Developer. The Village's acceptance of any conveyance of a Public Improvement shall not be unreasonably withheld or delayed.

- iii. Maintenance and Repair. The Village, at the Village's sole cost and expense, shall be responsible for maintenance, repair, restoration and reconstruction of all Public Improvements after the conveyance to the Village and the Village's acceptance thereof, subject only to reimbursement of expenses for maintenance, repair or replacement costs during the term of Warranty Period as set forth in Section H, below.
- H. Security. Prior to issuance of a development permit, the Developer, or a general contractor on behalf of Developer, shall post surety (performance bond, letter of credit or cash deposit) in the form reasonably acceptable to the Village in the amount of 110% of the engineer's estimate of the cost of the Public Improvements. Said surety shall be maintained with the Village until such time as the Public Improvements, or any portion thereof, have been inspected and approved by the Village pursuant to the terms set forth in Section G(i) above. Upon approval of the Public Improvements, or any portion of the Public Improvements, the Developer shall be permitted to replace the outstanding surety or otherwise to reduce the value of the outstanding surety by reducing the value of the surety in an amount equal to the value of the approved Public Improvements. Prior to either replacement or reduction of the outstanding surety, the Developer shall deposit with the Village a separate surety (bond, letter of credit or cash deposit) in the amount of ten percent (10%) of the value of the approved Public Improvements to guarantee the maintenance, repair or replacement of said approved Public Improvements for a period of six (6) months following the approval of the Public Improvements pursuant to Section G(i) above ("Warranty Period")

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ARTICLE SIX

STORM WATER AND WETLANDS

- A. Stormwater Flood Plains and Wetlands/Management Facilities. Developer shall provide at its sole cost and expense all necessary storm sewers, drainage swale systems, detention systems and compensatory storage to service the Property in compliance with all applicable ordinances and MWRD requirements in effect at the time final engineering for the respective phase is approved for the Property. All floodplain compensatory storage areas shall be installed within the initial phase of development. Stormwater management facilities necessary to accommodate the development of Building 1 shall be installed in Phase 1. Any stormwater basin(s) required for future buildings shall be built when necessary for the future development of Lot 2 & 3.
- B. <u>Stormwater Management</u>. The Developer shall be solely responsible for construction of the stormwater management facilities, including all storm sewer and stormwater basins, in accordance with the approved final engineering plans and the final landscape plans. The Developer of the Association shall maintain ownership of the stormwater basins located on Lot XX and shall have the obligation to maintain the stormwater basins as depicted on the final engineering plans and final landscape plans and shall be responsible for all related costs.
- C. Stormwater Bond. Developer shall provide a bond in an amount reasonably determined by the Village, but not more than the value of the plantings being secured, to ensure that the required plantings in the Lot XX Stormwater management facility are established. The Village shall perform annual inspections of the plantings beginning in the second growing season. If the Village reasonably determines that the overall condition of the plantings is good, then the establishment bond shall be: i) released if there are no deficiencies identified by the Village at the conclusion of the third growing season; or ii) reduced to an amount sufficient to cover any deficiencies identified by the Village. Developer shall agree to correct any deficiencies noted during the inspections. The established bond will be released after all deficiencies have been corrected. Prior to the Village releasing the bond; the Developer shall submit a five-year

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maintenance plan that will be followed by the Association in maintaining the stormwater basin. In the event Association or its successors in interest fail to maintain the plantings, after notice from the Village and continued default by Developer or its successors, the Village may cause any deficiencies to be corrected and be reimbursed for its costs of correction.

D. <u>Wetlands.</u> The Flossmoor Ditch and its tributaries are under the jurisdiction of the U.S. Army Corp of Engineers. Other isolated wetlands on the site are under the jurisdiction of MWRD.

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ARTICLE SEVEN MASS GRADING

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A. Mass Grading and General Land Development Activities. Upon submittal and approval of the Mass Grading Plan improvement and erosion control plans and at the sole discretion of the Village, Developer may, at its own risk, perform general land development activities on the Property prior to final subdivision approval of the Village, which activities may include grading and mass excavation (including demolition of structures, excavation, preliminary grading work, filling and soil stockpiling) which may commence prior to any approval of any plat or plan. The Village will issue conditional site development permits for site grading before a final plat of Final Development Plan for each respective phase that is approved provided, however, that an improvement bond, in an amount equal to the cost of construction and erosion approved by the Village Engineer is submitted, under the following conditions, which permits shall automatically be revoked if said conditions are not satisfied by Developer. Installation of silt fence, construction entrance and gravel base streets for emergency vehicles to have access to all construction sites shall be completed before the issuance of building permits. However, pavement shall be completed with a binder course over the proof rolled aggregate base and prior to the issuance of any occupancy permits. If performed before the issuance of permits for the construction of foundations, the general land development work shall be at Developers' own risk and Developer agrees to

indemnify and hold the Village harmless from any claims or demands of any type for damages arising therefrom.

- (i) The Village shall review and approve the preliminary grading plan, including detention, erosion and sedimentation control measures, for each phase. Village agrees that it shall conduct such review with reasonable promptness and without undue delay. In the event the Village's review identifies areas to be corrected, Developer will do so and the Village will promptly review the corrections made by Developer.
- (ii) All activity undertaken hereunder shall be conducted without injuring or negatively affecting any adjacent properties.
- (iii) Stockpiling, pulverization and sale of topsoil shall be permitted and shall be located in areas and maintained as designed in the engineering plans or as may be designated during the course of construction. All topsoil stockpiles shall be located so as not to interfere with the installation or ongoing function of utilities and drainage. A stockpile that is not being actively utilized, for development or other purposes, shall be stabilized with grass seed or in such similar manner as the Village may reasonably approve, to avoid creating a nuisance condition. The Village may require Developer to remove any remaining topsoil stockpiles from the Property three (3) years following the Village's acceptance of the Public Improvements.
- (iv) Final engineering plans, which shall consist of a Final Engineering Plan and a Stormwater Management Report, shall be submitted to the Village for review before mass grading activities may commence. If Developer has made no changes from the preliminary plans initially submitted, then the preliminary plans will be deemed the Final plans and therefore will not require an alternate submittal. Village agrees that it shall conduct such review with reasonable promptness and without undue delay. Developer agrees to pay all associated engineering review fees In the event the Village's review identifies areas to be corrected, Developer will undertake such corrections and the Village will promptly review the corrections made by Developer.

372		(v) Upon approval of final engineering plans and all necessary EPA, State
373		and County permits, Developer may apply for a mass grading permit,
374		approvial of which the Village shall unreasonably withhold.
375		(vi) Mass grading shall not violate any conditions or requirements of any other
376		jurisdiction, including but not limited to the USACE, FEMA, IDNR, IDOT,
377		CCDOTH, MWRD, or IEPA. The developer shall provide current status of
378		all permitting at such time the mass grading is requested to commence as well
379		as the limits of proposed work demonstrating adherence with permit
380		requirements from outside agencies.
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383		ARTICLE EIGHT
384		BUILDING PERMITS AND OCCUPANCY CERTIFICATES
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386	A.	Building Permits. The Village shall issue building permits upon substantial
387		Completion of the installation of gravel base access to the Property for emergency
388		vehicles to have access to each Lot for which Developer has applied for a building
389		permit. Provided that the application and information submitted by Developer is
390		complete and conforms to the terms of this Agreement and other applicable
391		Village ordinances, codes or regulations, the Village agrees to issue all building
392		permits for construction.
393		B. Building Permit Fees- Village agrees to waive up to \$1 million in building
394		permit and tap on fees for the Developer's cost of extending watermain along
395		Vollmer Avenue to connect to the Odyssey Subdivision. Third party review
396		fees will not be waived as part of this section.
397	C.	Occupancy Certificates. Occupancy certificates shall be issued by the Village
398		upon Developer constructing curb and gutter and bituminous binder course across
399		the frontage of the lot for which a certificate of occupancy is required. Developer
400		may request occupancy for an entire building or for a portion of a building in the
401		event the building will be divided for multiple occupancies and provided that

reasonable life safety measures are in place with respect to the whole building. No

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bond shall be required to secure the improvement of the remainder of the building provided that the exterior lot improvements have been completed prior to the issuance of the occupancy permit. Upon request by Developer for an occupancy certificate, the Village shall have five (5) days after receipt of such request to provide Developer with such certificate or a written statement indicating in detail how Developer has failed to complete the construction in conformance with the approved plans, this Agreement and other applicable Village codes, ordinances and regulations, and what measures or acts will be necessary for Developer to take or perform in order to conform with construction in order to obtain the occupancy certificate. Any re-inspections shall take place within five (5) days after Developer's request. The occupancy certificate once issued, shall be in conclusive determination of satisfaction with respect to the obligations of Developer in regard to the building to which the occupancy certificate pertains. Issuance of a final occupancy permit for a subdivided lot of the Property shall serve as evidence that all fees have been paid and any subsequent owner of a subdivided lot for which a final occupancy permit has been issued shall take ownership free and clear of said fee payment obligations set forth in this Agreement or other Developer obligations set forth in this Agreement with respect to said subdivided lot.

D. Temporary Occupancy Certificates. If weather and seasonable changes prevent the installation of landscaping, service walks, public sidewalks, final driveway surfaces, or final lift of roadway paving when any building or unit is otherwise substantially complete, temporary occupancy certificates for that building or unit shall be granted provided that Developer complies with the bonding and other requirements for temporary certificates of occupancy set forth in the Village Codes. The required landscaping, flatwork and paving shall be installed at such time as weather permits, but not later than the date(s) specified in the Village Codes unless agreed upon by both Parties. Any bonding requirement for temporary occupancy certificated may be satisfied by winter condition cash bond rather than individual bonds for each unit.

ARTICLE NINE <u>COVENANTS</u>

Developer or its assigns shall establish a declaration of covenants, conditions and restrictions (the "Declaration") to govern the management of the Property and establish an Owner's Association (the "Association"). The Declaration shall be recorded with the office of Cook County Clerk prior to the sale of any portion of the Property, and a copy of said Declaration shall be provided to the Village promptly upon recording. The Declaration shall, among other provisions, provide for the following:

- A. Maintenance of Common Areas. That the Association will provide for the upkeep, repair and/or maintenance of the common roadways, common areas, specifically including the Lot XX Stormwater detention basins and landscape berms. The specific obligations of the Association shall be set forth in the Declaration.
- B. Village's Lien Rights. Should the Association fail in the upkeep, repair, and/or maintenance of the detention areas and landscape berms, then in that event, upon giving the Association ten (10) days prior written notice to either maintain or repair said detention area, the Village may perform said upkeep and maintain and charge each lot and/or unit owner its or their prorate share of said cost. If after thirty (30) days written notice, any owner refuses to pay said cost that cost together with an additional sum of ten (10%) percent of said cost shall upon recordation of a notice of lien within ninety (90) days of completion of work constitute a lien against the owner's lot or unit which may be foreclosed upon by an action brought by or on behalf of the Village, or in the alternative, the Village may take court action against said owner for the above mentioned costs.

ARTICLE TEN SPECIAL SERVICE AREAS

The Village reserves the right to create one (1) or more Special Service Areas (SSA) covering the Property at the time the final plat is recorded or at such time the

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Village deems necessary and appropriate. Developer waives objection to the creation of said Special Service Area exclusively for the purpose described below.

The Special Service Area shall be created exclusively to ensure that the privatelyowned detention areas and landscape berms on the Development Lot XX will be maintained in accordance with the terms hereof, and remain functional in accordance with applicable Village and other jurisdictional requirements. In the event the Village determines that the Lot ?? detentions area or landscaping berms is in disrepair in violation of this Agreement or is nonfunctioning, the Village shall notify the owner of the Lot XX detention area and the Association, outlining the corrective measures that shall be taken pursuant to this Agreement and the approved final engineering plans or final landscape plans. In the event the owner or the Association, as the case may be, fails to remedy the deficiencies noted by the Village within a reasonable time and fails to purse said resolution with due diligence, the Village has the right, but not the obligation, to enter upon the Property for purposes of such maintenance. The Village may recover all maintenance costs so incurred along with reasonable administrative costs by way of a Special Service Tax Levy spread against the Property. Otherwise, the Village shall have no authority to extend any Special Service Tax Levy against the Property. The ordinance establishing the Special Service Area shall specifically provide that the Village's levy under the Special Service Area shall not exceed reasonably anticipated annual expenses for the maintenance of the Lot XX detention area and landscape berms.

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ARTICLE ELEVEN SUCCESSOR AND ASSIGNS

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All of the Developer's rights under this Agreement and under the Special Use Permit for the Property shall inure to the benefit of Developer's successors and assigns and upon successor legal or beneficial owners of all or any of the Property. All of the obligations of Developer under this Agreement and under the Special Use Permit shall be binding upon Developer's successors and assigns and upon successor legal of beneficial owners of all or any portion of the Property. The Village agrees that if a third-party purchaser of the Property, or any portion thereof, assumes Developer's obligations under this Agreement and under the Special Use Permit, Developer shall be released from

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liability for the performance of such obligations to the extend such third-party purchaser assumes such obligations. The Village agrees that the Association, upon Developer's conveyance to it of any common improvements constructed on the Property, shall be deemed a successor and transferee of Developer with respect to obligations under this Agreement or under Village codes, ordinances and regulations that relate to those common improvements and, upon such conveyance, Developer shall be deemed released from those obligations.

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ARTICLE TWELVE GENERAL PROVISIONS

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A. Force Majeure. Time is of the essence of this Annexation Agreement; provided, however, a party shall not be deemed in material breach of this Annexation Agreement with respect to any obligations of this Annexation Agreement on such party's part to be performed if such party fails to timely perform the same and such failure is due in whole or in part to any strike, lock-out, labor trouble (whether legal or illegal), civil disorder, inability to procure materials, weather conditions, wet soil conditions, failure or interruptions of power, restrictive governmental laws and regulations, condemnations, riots, insurrections, war, fuel shortages, accidents, casualties, floods, earthquakes, fires, acts of God, pandemics, epidemics, quarantine restrictions, freight embargoes, acts caused directly or indirectly by the other party (or the other party's agents, employees or invitees) or similar causes beyond the reasonable control of such party (Force Majeure). If one of the foregoing events shall occur or either party shall claim that such an event shall have occurred, the party to whom such claim is made shall investigate same and consult with the party making such claim and the party to whom such claim is made shall grant any extension for the performance of the unsatisfied obligation equal to the period of the delay, which period shall commence to run from the time of the commencement of the Force Majeure; provided that the failure of performance was reasonably caused by such Force Majeure.

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Page | 98

- B. All provisions, conditions and regulations set forth in the Agreement and the
 Documents or plans to which they refer shall by their specificity superseded all
 Village ordinances, codes, rules and regulations that are in conflict with this
 Agreement.
- C. This Agreement shall be effective for a term of twenty (20) years from the date of this Agreement..
- D. This Agreement shall bind and inure to the benefit of the heirs, successors and assigns of Developer and the Village.
- E. This Agreement, when recorded, constitutes a covenant running with the land and is binding upon and inures to the benefit of the parties, all grantees, successors and assigns.
 - F. Nothing in this Agreement shall prevent the alienation, encumbrance or sale of the Property or any portion of it, and the new owner or owners shall be both benefited and bound by the conditions and restrictions expressed in this Agreement, and to such extent Developer shall be released.
 - G. Within thirty (30) days after its execution, this Agreement shall be recorded at the sole cost and expense of the Party recording same in the office of the Clerk of Cook County, Illinois.
- H. If any provision of this Agreement is found by a court of law to be in violation
 of any applicable local, State or Federal law, ordinance or regulation, and if a
 court of competent jurisdiction should declare such provision of this Agreement
 to be illegal, void or unenforceable, then it is the intent of the Parties that the
 remainder of this Agreement shall be construed as if such illegal, void or
 unenforceable provision was not contained herein and that the rights and
 obligations of the Parties hereunder shall continue in full force and effect.
 - I. The Corporate Authorities for the Village warrant that they have the authority to enter into this Agreement. Developer warrants that the execution of this Agreement has been duly and validly authorized and that the obligations imposed upon Developer herein shall be valid and binding obligations of Developer.

- J. The captions of paragraphs are intended only for the convenience of the parties and are not to be construed as part of this Agreement or as a limitation of the scope of the particular sections to which they refer.
 - K. Within twenty (20) days after the request by Developer, or its successors or assigns, the Village shall deliver to Developer a letter stating that this Agreement is in full force and effect and that there are no outstanding known violations of the provisions of this Agreement or identifying each known violation and the steps necessary to cure it. The delivery of any such letter does not by law constitute an estoppel against the Village and it may proceed to enforce any violation of any of its codes or ordinances or any of the terms and conditions of this Agreement which may in fact have been violated.
 - L. This Agreement may be executed in any number of counterparts and duplicate originals, each of which shall be deemed an original but all of which shall constitute one and the same instrument.
 - M. Failure of any Party to this Agreement to insist upon the strict and prompt performance of the terms, covenants, agreements and conditions herein contained, or any of them, upon any other party imposed, shall not, conditions herein contained, or any of them, upon any other party imposed, shall not, constitute or be construed as a waive to relinquishment of any Parties' right thereafter to enforce such term, covenant, agreement or condition, but the same shall continue in full force and effect.
 - N. The provisions contained in this Agreement shall survive the annexation of the Property and shall not be merged or expunged by the annexation of the Property or any part thereof to this Village.
 - O. Except as specifically provided herein above, Developer and their successors and/or assigns, agree during the term of this Agreement to not initiate any action to disconnect said property from the Village of Tinley Park.

ARTICLE THIRTEEN PROCEDURE FOR DECLARING DEFAULTS

A.	In the event any party defaults in its performance of its obligations set forth in this
	Agreement, then the non-defaulting parties shall, upon notice to the defaulting
	party, allow the defaulting party thirty (30) days to cure the default or provide
	evidence that such default will be cured in a timely manner if it cannot be cured
	during said period. Notwithstanding the above, in the event of an emergency life,
	health or safety situation, the Village shall have the right, but not the obligation,
	to enter onto the Property and cure the default without giving Developer prior
	notice or an opportunity to cure.

B. Any default in the performance of any obligation of Developer under the approved Agreement shall constitute a default under this Agreement, provided that Developer receives such notice and opportunity to cure as provided in Section 13(A) of this Agreement.

ARTICLE FOURTEEN REMEDIES

Upon breach of this Agreement, any of the Parities, in any court of competent jurisdiction, by an action or proceeding at law of in equity (and if in equity, without the showing of the inadequacy of legal remedies or of the possibility of irreparable harm to the plaintiff) may secure the specific performance of the covenants and agreements herein contained, and may be awarded damages, including reasonable attorneys' fees for the failure of performance. Before any failure of any Party to this Agreement to perform its obligations hereunder shall be deemed to be in breach of this Agreement, the Party claiming such failure shall notify, in writing, the Party alleged to have failed to perform the alleged failure and shall demand performance. No breach of this Agreement may be found to have occurred if satisfactory performance has commenced within forty-five (45) days of receipt of such notices.

ARTICLE FIFTEEN NOTICES

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625	All notices required to be served herein shall be served on the parties at the		
626	addresses set forth below (or at such other addresses as the parties may from time to time		
627	designate in writing), personally or be certified mail, return receipt requested:		
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629 630 631 632 633	If to Village:	Village of Tinley Park 16250 S. Oak Park Avenue Tinley Park, IL 60447 Attn: Village Clerk	
634 635 636 637 638 639	With Copy To:	Kevin Kearney Peterson Johnson & Murray, Chicago LLC 200 West Adams Street, Suite 2125 Chicago, IL 60606 kkearney@pjmchicago.com	
640	If to Developer:	SP HVH Tinley Park, LLC	
641		8801 River Crossing Blvd., Suite 300	
642		Indianapolis, Indiana 46240	
643		Attn: General Counsel	
644			
645	With Copy To:	Scannell Properties, LLC	
646		8801 River Crossing Blvd., Suite 300	
647		Indianapolis, Indiana 46240	
648		Attn: David J. Duncan	
649		davidd@scannellproperties.com	
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652 653 654 655 656 657 658	With Copy To: IN WITNESS Y	Liston & Tsantilis, PC 33 North LaSalle Street, Suite 2500 Chicago, Illinois 60602 Attention: Monica Shamass mshamass@ltlawchicago.com Fax: (312) 580-1592 WHEREOF, the parties hereto have caused this Agreement to be	
659	executed on or as of the day and y	rear first above written.	
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661 662 663 664			Village of Tinley Park, an Illinois municipal corporation
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666		By:	X7'11 X 6
667			Village Mayor
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669	Attest:		
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674	Village Clerk		
675	Village Clerk		
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680	Attest:		
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683	Secretary		
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685			SP HVH Tinley Park, LLC
686			A Delaware Limited Liability Company
687			By: Scannell Properties, #519, LLC, Its Manager
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689			
690			By:
691			Marc D. Pfleging, Manager
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693	Exhibit A
694	Legal Description of Annexed Property
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696	PINs: 31-07-103-001-0000 and 31-07-300-001-0000
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698	PARCEL 1:
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700	THE WEST HALF (EXCEPT THE WEST 70 FEET THEREOF AND EXCEPT THE
701	SOUTH 50 FEET THEREOF) OF THE SOUTH WEST QUARTER OF SECTION 7
702	TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN
703	IN COOK COUNTY, ILLINOIS.
704	
705	PARCEL 2:
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707	THE SOUTH WEST QUARTER (EXCEPT THE WEST 70 FEET THEREOF) OF THE
708	NORTH WEST QUARTER FRACTIONAL SECTION 7, TOWNSHIP 35 NORTH
709	RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE
710	INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.
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714	Exhibit B
715	Plat of Annexation
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719	Exhibit C
720	Ordinance No 21-O-xxxx
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723	Exhibit D
724	Plat of Subdivision
725	
726	

727	<u>Exhibit E</u>
728	PUD Ordinance
729	

730		<u>Exhibit F</u>
731		Work to be Completed per Phase
732		
733	PHASE 1:	
734		
735	PHASE 2:	
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737	PHASE 3:	
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THE VILLAGE OF TINLEY PARK

Cook County, Illinois Will County, Illinois

ORDINANCE NO. 2021-O-034

AN ORDINANCE APPROVING THE ANNEXATION OF A PARCEL OF PROPERTY COMMONLY LOCATED AT 19501-19701 HARLEM AVENUE TO THE VILLAGE OF TINLEY PARK

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

WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
DENNIS P. MAHONEY
MICHAEL G. MUELLER
COLLEEN M. SULLIVAN
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. 2021-O-034

AN ORDINANCE APPROVING THE ANNEXATION OF 110 ACRES OF PROPERTY COMMONLY LOCATED AT 19501-19701 HARLEM AVENUE TO THE VILLAGE OF TINLEY PARK (TINLEY PARK BUSINESS CAMPUS/SCANNELL PROPERTIES)

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

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

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

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

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

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

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

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

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

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

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

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

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

PARCEL 1: THE WEST HALF (EXCEPT THE WEST 70 FEET THEREOF AND EXCEPT THE SOUTH 50 FEET THEREOF) OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE SOUTHWEST QUARTER (EXCEPT THE WEST 70 FEET THEREOF) OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

PIN #: 31-07-103-001-0000 & 31-07-300-001-0000

Commonly known as: 19501-19701 Harlem Avenue, Tinley Park, Illinois

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

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

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

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

PASSED THIS day of 2021.
AYES:
NAYS:
ABSENT:
APPROVED THIS day of 2021.
ATTEST: VILLAGE PRESIDENT
VII I AGE CI FRK

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

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2020-O-034, "AN ORDINANCE APPROVING THE ANNEXATION OF 110 ACRES OF PROPERTY COMMONLY LOCATED AT 19501-19701 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 2021.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this day of ,2021.

KRISTIN A. THIRION, VILLAGE CLERK

THE VILLAGE OF TINLEY PARK

Cook County, Illinois Will County, Illinois

ORDINANCE NO. 2021-O-035

AN ORDINANCE APPROVING A MAP AMENDMENT TO REZONE PROPERTY LOCATED AT 19501-19701 HARLEM AVENUE TO THE ORI ZONING DISTRICT (TINLEY PARK BUSINESS CENTER/SCANNELL PROPERTIES)

MICHAEL W. GLOTZ, PRESIDENT KRISTIN A. THIRION, VILLAGE CLERK

WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
DENNIS P. MAHONEY
MICHAEL G. MUELLER
COLLEEN M. SULLIVAN
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. 2021-O-035

AN ORDINANCE APPROVING A MAP AMENDMENT TO REZONE PROPERTY LOCATED AT 19501-19701 HARLEM AVENUE TO THE ORI ZONING DISTRICT

(TINLEY PARK BUSINESS CENTER/SCANNELL PROPERTIES)

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 map amendment of certain real property that will be zoned R-1 (Single Family Residential) upon its annexation to the ORI (Office and Restricted Industrial) zoning district ("Rezoning") located at 19501-19701 Harlem Avenue, Tinley Park, Illinois, generally at the northeast corner of Vollmer Road and Harlem Avenue ("Subject Property") has been filed by Chris Carlino on behalf of Scannell Properties ("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 June 3, 2021 at the Village Hall of this Village 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 present were afforded an opportunity to be heard; and

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

WHEREAS, the Plan Commission voted 5-0 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 area is in a transition from rural to commercial and industrial uses. The surrounding area has specifically changed with the approval and development of the neighboring Amazon Fulfillment Center at the property across Vollmer Road in the Village of Matteson. Other neighboring properties also include existing commercial development.
- b. The extent to which property values are diminished by the particular zoning;
 - The area along Harlem Avenue has mostly commercial and light-industrial uses existing or under construction. Views of docks and trailer storage will be screened from view by a landscape berm. Commercial or residential zoning both appear unlikely to generate development interest in the land. The purposeful and orderly development of vacant properties is expected to enhance area property values instead of diminishing them.
- 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 new development creates orderly developed land that improves the look of the vacant land with an encumbrance of floodplain making it difficult to develop. The project will contribute directly to the economic development of the community by providing additional jobs and additional property tax revenue to various local governments where the existing vacant property is generating no benefits to the community.
- d. The relative gain to the public as compared to the hardship imposed on the individual property owner;
 - Perimeter landscape buffering is provided on all sides of the development that does not currently exist. The overall site layout and circulation patterns were designed to avoid any issues with the neighboring properties and minimize traffic issues. The roadways are major arterials that have been planned and designed as commercial routes. The project will contribute directly to the economic development of the community by providing additional jobs and additional property tax revenue to various local

governments where the existing vacant property is generating no benefits to the community.

- e. The suitability of the property for the zoned purpose;
 - The proposed use as a multi-business light-industrial business center is suitable for the subject property due to the availability of high traffic volumes and available access points. The site is difficult to develop due to floodplain encumbrance and tax implications. Light industrial is the highest and best use of the property at this time.
- f. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;
 - The property was used as agricultural land but has otherwise been vacant for many (10+) years. Commercial or residential zoning both appear unlikely to generate development interest in the land.
- g. The public need for the proposed use; and
 - There is a high market demand for additional high-quality light industrial space in the area, particularly along the I-80 and I-57 corridors. The approval and construction of the Amazon Fulfillment Center has created even higher market demand for light-industrial users to be adjacent to that site.
- h. The thoroughness with which the municipality has planned and zoned its land use.
 - The property is shown as a mixed-use/PUD use in the Comprehensive Plan. The zoning of Office & Restrict Industrial and a request for a PUD is compatible with the past planning for this land.

SECTION 3: The Rezoning as set forth herein below shall be applicable to the following described property:

LEGAL DESCRIPTION:

PARCEL 1: THE WEST HALF (EXCEPT THE WEST 70 FEET THEREOF ZND EXCEPT THE SOUTH 50 FEET THEREOF) OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE SOUTHWEST QUARTER (EXCEPT THE WEST 70 FEET THEREOF) OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDRY LINE, IN COOK COUNTY, ILLINOIS.

P.I.N.s: 31-07-103-001-0000 & 31-07-300-001-0000

COMMONLY KNOWN AS: 19501-19701 Harlem Avenue, Tinley Park, Illinois (Northeast Corner of Vollmer Road and Harlem Avenue)

SECTION 4: That a Rezoning of the Subject Property upon annexation from the automatically assigned R-1 (Single-Family Residential) zoning district to the ORI (Office and Restricted Industrial) zoning district, located at the property described above, 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 29th day of June, 2021.	
AYES:	
NAYS:	
ABSENT:	
APPROVED THIS 29th day of June, 2021.	
	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. 2021-O-035, "AN ORDINANCE APPROVING A MAP AMENDMENT TO REZONE PROPERTY LOCATED AT 19501-19701 HARLEM AVENUE TO THE ORI ZONING DISTRICT (TINLEY PARK BUSINESS CENTER/SCANNELL PROPERTIES)", which was adopted by the President and Board of Trustees of the Village of Tinley Park on June 29, 2021.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 29th day of June, 2021.

KRISTIN A. THIRION, VILLAGE CLERK



PLAN COMMISSION STAFF REPORT

June 3, 2021 – Public Hearing

Petitioner

Chris Carlino, on behalf of Scannell Properties (Contract Purchaser)

Property Location

19501 – 19701 Harlem Avenue (NEC Vollmer Rd & Harlem Ave)

PINs

31-07-103-001-0000 & 31-07-300-001-0000

Zoning

Current: Unincorporated Cook County

Proposed: ORI PD (Office & Restricted Industrial, Planned Unit Development)

Approvals Sought

- Special Use Permit for a PUD
- Site Plan Approval
- Plat Approval
- Rezoning

Project Planner

Daniel Ritter, AICP Senior Planner

Tinley Park Business Center (Scannell) Industrial Development

19501-19701 Harlem Avenue (NEC Vollmer Rd & Harlem Ave)



EXECUTIVE SUMMARY

The Petitioner, Chris Carlino on behalf of Scannell Properties (Contract Purchaser), is requesting a Rezoning upon annexation to the Office & Restricted Industrial (ORI) zoning district and a Special Use Permit for a Planned Unit Development (PUD) at the property located at 19501-19701 Harlem Avenue (northeast corner of Vollmer Road and Harlem Avenue). Additionally, Final Plat Approval and Final Site Plan Approval are requested for Phase 1 of the multi-phased development.

The development is proposed on 110.94 acres with approximately 1,262,000 sq. ft. of floor space over three industrial buildings, expected to be utilized for light industrial uses. The development may be completed in up to three phases. Phase 1 includes the construction of building 1, internal roadways, utilities, landscaping, and detention ponds. The construction of a watermain connection down Harlem Avenue and Vollmer Road will create a continuous loop that allows for redundancy in the water system. Property will be deeded to the Village for the future construction of an emergency radio tower that will improve emergency response on the southern area of town.

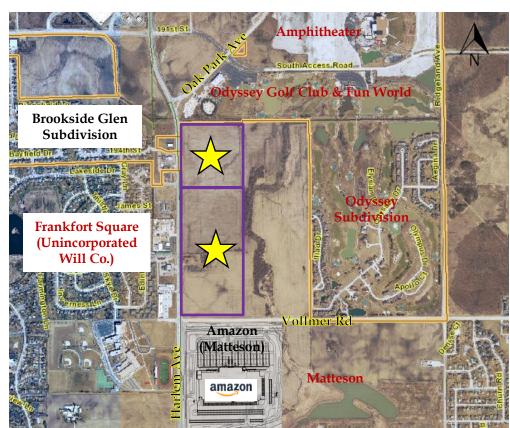
The approval and construction of a large Amazon Fulfillment Center in Matteson across from the Village's boundary has changed the vision for the area. The proposed development is expected to bring additional jobs to the area and property tax revenue to the various taxing districts. Staff has worked with the developer on the site to create an attractive development that mitigates any negative impacts from the area's development as best as possible.

Changes to the May 20, 2021 Plan Commission Workshop Staff Report are indicated in RED.

EXISTING SITE & HISTORY

The subject site consists of two lots with a total of 110.94 acres of property located at the northeast corner of Vollmer Road and Harlem Avenue. The parcels are located in unincorporated Cook currently under the County county's R-4 Single-Family Residence zoning district. The site has an existing vacant home located on it with various accessory structures. The land has largely been used for agricultural purposes.

In 1980, the Village of Tinley Park and Village of Matteson entered into a boundary agreement between, which designated Vollmer Road as the boundary separating the communities. The agreements typically use roads or other "breaks" that create a logical definable delineation and between different communities. Boundary agreements



Above: Overall Site Location (indicated in red).

communities plan for and invest in the necessary infrastructure to support future developments and avoid "annexation wars" between communities. The boundary agreement with Matteson expired in 2000 after the statutory 20-year maximum allowance, and has not been renewed.

The subject property is on the north side of Vollmer Road directly across the street from the Amazon Fulfillment Center that is currently under construction in the Village of Matteson. The Amazon development was approved in 2019 by Matteson with no coordination with neighboring communities, including Tinley Park. Tinley Park's Comprehensive Plan indicates the future land use as "Mixed-Use/PUD", which is not clear or defined as to the specific uses envisioned. The area has traditionally been expected to be an expansion of commercial and entertainment uses that are located to the north and west of the site. However, commercial development has slowed considerably due to the rise in e-commerce and appears highly unlikely at this location. Additionally, the expenses related to



Above: Amazon Distribution Facility Rendering in Matteson.

developing floodplain and the property tax rates have not appealed to residential developers.

With the approval and development of the adjacent Amazon Fulfillment Center, the vision and marketability for the surrounding area along Harlem Avenue has been for light-industrial development. Most notably there has been a

strong market demand for distribution and warehousing facilities in the Chicagoland area, particularly along the I-80 and I-57 corridors. This site is attractive for these users because the site is less than 1 mile from full access points to both interstate highways. Additionally, Amazon tends to attract a variety of related and ancillary businesses to their immediate area. Due to the Amazon development and existing Manheim Auto Auction on the east side of Harlem Avenue, the expectation is that this land will develop with light-industrial uses including distribution and warehousing. That development is likely whether in Tinley Park, Matteson, or unincorporated Cook County. To ensure the best development for the community, the Village took steps to acquire the property in Fall 2020. However, the property owner found a separate purchaser and developer for the property in Scannell Properties. Scannell Properties (https://www.scannellproperties.com/) has an over 30-year history developing and managing build-to-suit and speculative industrial and warehousing facilities over 44 states and internationally. Scannell has a strong reputation in the industry and connections to various regional, national, and international tenants.

The subject site is surrounded by undeveloped land and a creek to the east) and has an encumbrance of floodplain located on it (see map below). The existing floodplain on the site creates some unique development challenges and additional costs in regards to development. Additionally, staff notes that the land to the east of the subject site has an even larger encumbrance of floodplain and floodway. The majority of that neighboring parcel is largely seen as undevelopable due to the technical and financial challenges associated with it; the exception is a small area near Vollmer Road east of the creek.



Above: Location of subject site (outlined in green) and existing floodplain/floodway.

ZONING & NEARBY LAND USES

Zoning District names and regulations differ for every regulatory body, even if the district codes appear similar. The subject site is surrounded by four different local government levels that control zoning including Tinley Park, Matteson, Cook County, and Will County thus a zoning map showing these zoning classifications will not accurately show a clear distinction. The existing uses and the zoning district from the current jurisdiction location are listed below for properties surrounding the subject site.

- North: Tinley Park B-3 (General Business & Commercial) Odyssey Fun World and Driving Range
- West (Across Harlem Ave): Tinley Park B-3 (General Business & Commercial) Gas N Wash and Unincorporated Will County C-3 and C-4 zoning – Various Commercial Properties
- East: Unincorporated Cook County vacant land/floodplain zoned R-2 zoning
- South: Matteson C-4 (Highway Commercial) Amazon Distribution/Fulfillment Center

PROPOSED USE & DEVELOPMENT

Proposed with the development are two or three industrial buildings expected to be utilized for light industrial, distribution, warehouse, and manufacturing uses. While the demand for distribution and warehouse is currently high, the building has the ability to attract various other users such as manufacturing and technology. Specific tenants have not been identified and the first building is going to be constructed on a speculative ("spec") basis. Spec construction has been typical of recent industrial development to construct buildings without a specific user identified. By starting construction with spec buildings, it provides some proof to potential future tenants that the area, utilities, community, and developer can quickly support their development (as it is similarly done with residential developments).. Spec industrial development has grown since it has been deemed relatively safe by investors with the demand fueled by a rapid expansion of e-commerce that has only increased further with the effects of the COVID-19 pandemic.

The Midwest market for these types of developments has remained strong based on information supplied by commercial real estate consultant CoStar. The location on two major Arterials that connect to two different interstate expressways in less than a mile, along with the location of the Amazon development has made it a desirable location for new businesses to consider. Scannell has experience developing and filling these types of industrial developments throughout the country. They propose to construct the smallest building first to draw interest and the hope is the other sites will be built-to-suit to specific tenants. Existing businesses within Tinley Park who are expanding may also have an interest in relocating to a new and larger development.

SPECIAL APPROVALS NEEDED (ANNEXATION, REZONING, AND SPECIAL USE FOR A PUD)

Annexation

The Petitioner is requesting annexation into the Village of Tinley Park. The Annexation Agreement is scheduled to be reviewed by the Committee of the Whole and then will be scheduled for Village Board review at the same time as all zoning and entitlements requests. A separate public hearing for the Annexation Agreement is held at the Village Board. 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 adjacent IDOT right-of-way along Harlem Avenue for a total annexation of 121.33 acres.

Rezoning

There are two possibilities for zoning this property based on the proposed and surrounding land uses; either the ORI (Office and Restricted Industrial) or M-1 (General Manufacturing) zoning districts can accommodate the types of uses expected to be attracted to the development. Upon discussion with staff, the Petitioner decided the best option was to Rezone the property, upon annexation into the Village, to Office and Restricted Industrial (ORI). The ORI zoning district is described in the Zoning Ordinance (Sec.V.A.3.) as follows:

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

The alternative option to the ORI district is to have an underlying M-1 zoning district. The M-1 district is described as "The M-1 General Manufacturing District is intended to provide for those industrial activities that have moderate environmental effects and are located in areas relatively removed from residential and prime retail development." However, due to the proximity to residential and general commercial and its location along a major thoroughfare, the M-1 zoning district is not a preferred fit for the area.

Planned Unit Development (PUD)

In addition to rezoning, the request includes a Special Use for a Planned Unit Development (PUD) due to the unique nature of the development. While the site will still be regulated by the proposed ORI zoning district regulations. The PUD allows for the property to be regulated by a custom set of requirements and allows for flexibility with codes restrictions. PUDs are common with large and phased developments such as this and have been used for the majority of the Village's larger commercial, office, and industrial developments since the 1990's. The Zoning Ordinance (Sec. VII) notes the following about the intent of PUD's:

"Planned Unit Developments are intended to encourage the most imaginative and best possible design of building forms and site planning for tracts of land where a unitary plan would best adapt to the natural and physical characteristics of the site. Under this procedure, well planned residential, commercial, industrial, and other types of land use, individually or in combination, may be developed with complete design flexibility. Planned Unit Developments are of such a size and character that they may create their own environment. Although Planned Unit Developments are Special Uses subject to the Special Use provisions of this Ordinance (see Section X.J.) (except as otherwise provided in this Section VII), they are also substantially different from other Special Uses so that specific and additional standards and exceptions are necessary to regulate these developments. Therefore, to assist the Tinley Park Plan Commission in their review and processing of Planned Unit Developments and to govern their recommendations and the action of the Village Board of Trustees..."

Through the adoption of a PUD, the Petitioner is requesting allowances for warehouse and distribution uses that are high users of their developments. The site has also been purposefully designed to best mitigate the negative effects of truck traffic and trailer storage of those proposed uses. This approval process utilizing the ORI zoning has been successful in ensuring the developments proposing additional truck-dependent uses are well designed for to mitigate any negative impacts. This specific setup of an ORI district that allows for distribution, warehouses, and wholesale establishments is utilized in many of the Village's other successful industrial parks along the south side of 183rd Street, including North Creek Business Center and Mercury Business Center.

As part of the PUD approval (and similar to many development processes), a final Plat of Subdivision is approved. This plat covers the division of lots and any easements required (utility, drainage, access, sign, landscape, etc.) for the development to properly work as designed. Any future changes to the Plat are "Major Changes" to the PUD, as defined by the Zoning Ordinance, requires a Substantial Deviation from the originally approved plans. Anything not specifically listed in the PUD regulations (including the ordinance, indicated on the plans, or indicated in the covenants and restrictions) defaults back to being regulated by the Zoning Ordinance.

Open Item #1: Discuss the proposed ORI zoning district and PUD approval for a larger, unique, and phased development.

Plan Commission agreed that the proposed zoning and use of a PUD to allow for certain uses required by the development was an effective route. This allows the Petitioner to move forward with market-driven plans, while also limiting some heavy industrial users that could produce negative external effects.

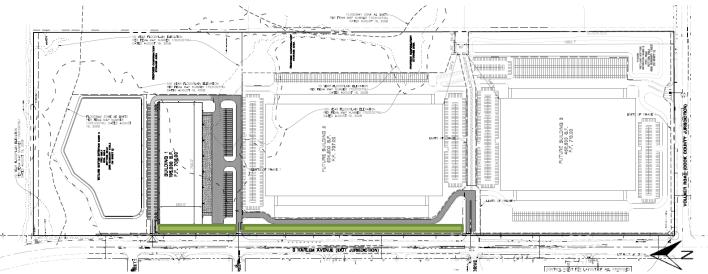
SITE PLAN

Overall Development Plan and Phasing

The approval before the Plan Commission today includes an overall conceptual approval of the development and final approval for "Phase 1". Phase 1 includes the construction of Building 1 and some larger site development outlined further below. Any future phases are required to come back for final Site Plan and Architectural review and approval; this ensures the final design complies with the PUD's intent and requirements. The overall concept site plan is shown below indicating three buildings, adjacent parking, truck docks, trailer storage, roadways, detention and landscaping. Overall, they propose approximately 1,262,000 sq. ft. of floor spaces over the three buildings.



While this general concept plan is being approved, the specifics of the area shown for buildings 2 and 3 may be changed based on final approval. However, the development will need to be in substantial conformance with the plan as presented. It has been noted depending on the future users they identify, there is potential for buildings 2 and 3 to be combined and developed within a single phase or for each to be developed separately.



Above: Extent of Phase 1 site work shown in dark grey. Detention, utilities, and right-of-way improvements, and the landscape berm in front of building 1 and 2 will also be part of Phase 1.

The overall plan and building layout were driven by a few main factors. First, the existing floodplain limited the area that can be developed because disturbing floodplain required expensive compensatory storage (1.5x the amount filled) to be located elsewhere on the site (or occasionally off-site and downstream). To minimize costs, the

development largely tries to avoid the floodplain on the north and east sides of the site. Second, the overall location of detention needed to be located at areas the site naturally drains to. Third, was the need to align the development's internal road network with existing curb cuts and lights. This created a rough grid of what areas were buildable. Lastly, is the desire for largely rectangular "cross-dock" buildings which have a high market demand. Based on those factors staff and the developer worked through a large number of alternatives to come up with the proposed plan which aligns good site design with the developer's marketability interests.

Open Item #2: Discuss and review the overall conceptual site plan and phasing.

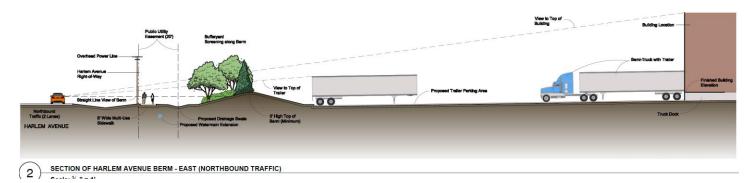
Harlem Avenue Berm

One concern based on the design was the location of truck docks and storage adjacent to Harlem Avenue. While the preference is typically for these items to be located in the rear of buildings, the limited building area and need for cross-docks required them to face the roadway on this project. This specifically happens with buildings 2 and 3. Rotating the building's docks on those to face north and south (similar to building 1) severely limits the overall size of the buildings and the number of docks due to the buildable area of the site. Those alternatives were explored but are not marketable for the developer to potential tenants.

To mitigate the potential views of the docks and trailers along Harlem avenue, a landscape berm has been proposed. The berm includes a 3 to 4-foot-high grade increase along with landscaping planted on it. The image above shows a cross-section of how views from Harlem avenue looking towards buildings 2 and 3 with the 3 to 4-foot-high berm.

A smaller berm will also exist adjacent to building 1. However, building 1 does not have docks or trailer storage parallel to the public roadway and the topography is harder to accomplish the berm height, so the berm height will be reduced to between 2 to 2.5 feet in some areas. The berm will be phased with the development in order to finalize a grading plan and accommodate utilities on the site. The berm will be installed in front of all developed land (in front of buildings 1 and 2) with phase 1. The berm in front of building 3 will be completed with that phase when the engineering and utility connections are known.

The landscape berms are covered by a "Landscape Easement" on the Final Plat of Subdivision requiring the be maintained per the approved plans. The easement provides the Village access to maintain the berm in the future if need be and can recoup any costs by mechanisms established in the Annexation Agreement. This insures the berm will be properly maintained beyond the original developer and owner of the land.



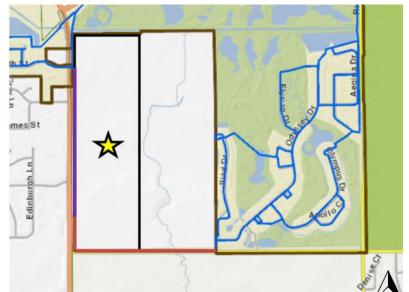
Open Item #3: Discuss the proposed 3'-4' landscape berm buffering the buildings, docks, and trailers from Harlem Avenue.

Watermain and Utilities (Phase 1 Final)

One significant benefit of the development will be the expansion and looping of the Village's watermain system. Currently, watermains dead-end at the Odyssey subdivision and at the Lenny's Gas N Wash. The issue with dead-end watermains is that if any work needs to be done on the mains (main break, maintenance, etc.), water needs to be completely shut off to anything that is downstream from the work. By looping a watermain, it provides redundancy and limits any need to shut water off to residents. This is concerning because a break along Ridgeland Avenue will

lead to the entire Odyssey subdivision being without water for an extended period of time while it is repaired. While this issue hasn't happened yet, the infrastructure to the subdivision is now beyond 30 years in age and as time passes breaks and maintenance requirements are likely to increase as well. By completing this water loop, it will not only avoid inconvenience for residents, but also ensures that resident fire protection isn't compromised for any period of time.

To complete the watermain loop, the developer will need to extend the watermain much further than their development requires down Vollmer Road (shown as the red line on the image above). The developer has agreed to complete this work with their project to create the benefit to their development and the larger community. Any cost reimbursement for watermain beyond their development's requirements will be covered within the Annexation Agreement. watermain work will be completed with Phase 1 of the project. In addition to water, other utilities such as sanitary and storm sewer will be run to the sites but phased with the development since they are not as crucial to public safety. The location of the utilities will be located on the private site within a utility easement based on the preference of the Public Works Department to not have the utilities in IDOT right-of-way.



Above: Existing watermain (blue), required extension for the development (purple), and additional extension beyond the development to create water system loop (red).

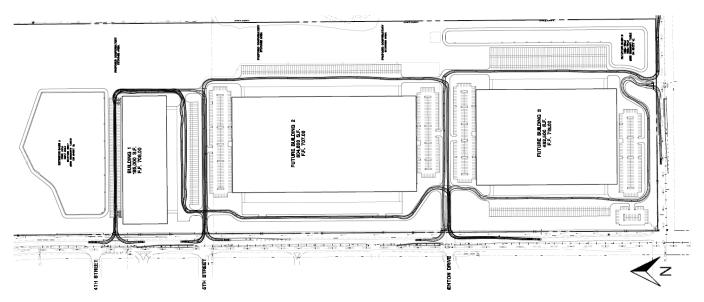
Open Item #4: Discuss proposed watermain extension and utility improvements.

Truck and Vehicle Access (Overall and Phase 1)

The addition of Amazon to the area has led to some roadway improvements along Vollmer Road and Harlem Avenue that will allow for better truck access through the intersection. Signal timing will also be studied with the development to ensure the best traffic flow through the intersection. These changes have been coordinated with IDOT and Cook County Highway Department.

The development's overall traffic flow is driven by existing lighted intersections on Volmer Road (being installed with the Amazon development) and at Benton Drive on Harlem Avenue. These are the primary access points for trucks to enter and leave from. Internal roadways design for truck movement run throughout the development. Two additional access points have been added along Harlem Avenue and can also be used by trucks entering from or leaving to go northbound on Harlem Avenue. Employee and visitor parking are largely planned to be separated from truck and loading areas but will utilize many of the same entrances. These access points and right-of-way improvements will be subject to review and corrections from IDOT and Cook County. The plans have been supplied to those agencies in an effort to get initial feedback and ensure proper planning is completed with any roadway improvements. The drive aisles have been reduced to 24 feet in width from the required 26 foot minimum to allow for some additional space. 24foot aisle widths are standard in many communities and acceptable to staff on various projects if turning radii show adequate space for vehicle movements including fire and semi-trucks.

Overall traffic flow within the site was analyzed by their consultant KLOA in a Traffic Impact Study (3-11-21). The report shows adequate roadway access and capacity for the development. One large advantage of the location is the development is at the intersection of two major arterial roads that are designed for heavy traffic volumes. The Village's engineering consultant also reviewed the report and found the data used, conclusions drawn, and recommendations to be fair and correct to their knowledge. The specific details of the access points will be subject to the requirements of each roadway's jurisdiction (IDOT and Cook County).



As part of phase 1, there will be the construction of the turning lane at the signalized access at Benton drive and the roadway connecting building 1. That roadway serves primarily as a truck access between the three sites. Additionally, the two Harlem Avenue right-in/right-out driveways will be constructed pending IDOT approval. Lastly, work at the Vollmer Road lighted entrance will be completed so that it is installed from the beginning (with Amazon's improvements) and doesn't need to be modified later. However, while the work is going to be completed, that intersection will not be connected by roadway to building 1. The work to be completed as part of Phase 1 is shown in white below while the light gray indicates the pad that will be left for future phases and final approvals. The Vollmer Road entrance is anticipated to be used only by Building 3 (or building 2 if developed as one large building).

An important comment heard during previous developments and by residents in the area is that a light is desired at Lakeside Drive/195th Street. This light is also a preference This intersection has the most direct access to the subdivision to the west (Brookside Glen) and the wait to make a left turn out to go northbound on Harlem Avenue is difficult. The developer and the Village are committed to working on applying to IDOT for installation of this signal. Work on a Warrant Study would be completed by KLOA that shows the existing and projected traffic and wait time. The study and a formal request for the light will be submitted by the Village to IDOT. Ultimately the acceptance and allowance of a traffic signal on Harlem Avenue is at IDOT's discretion. However, the Village and Petitioner are committed to pursuing one as soon as possible at this location.

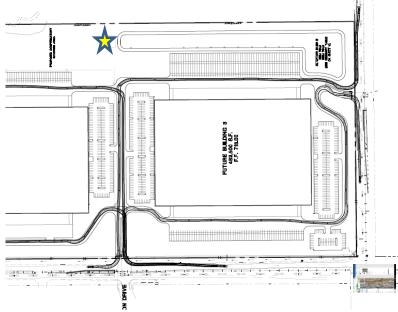




An 8foot wide multi-purpose path is proposed along Harlem Avenue. This will connect from the north to the south. While the path won't immediately connect to the Village's sidewalk and bike path system, there is plans for paths to be installed down Oak Park Avenue by the amphitheater that may connect to the proposed path in the future. A walkway is also required along Vollmer Road, however, whether it is installed or not will be determined by the Village Engineer and their understanding on if it can be extended to connect to any walkway system in the future.

Village Emergency Radio Tower

The area that the development is located in was noted to have poor emergency communication consistency between public safety personnel (fire, police, and paramedics) and dispatch. The area with issues includes the proposed development along with the general Odyssey and Brookside Glen subdivisions. To improve the emergency communication in the area, the Village will need to construct a new emergency communication radio tower in the near future. To assist in resolving the issue, the developer is donating area lot to be given to the Village. The Village will own the parcel and can construct the tower as they deem fit. Having the land to locate the tower ensures there isn't an extended process of acquiring or subdividing land in the future. Since the lot has no public frontage,

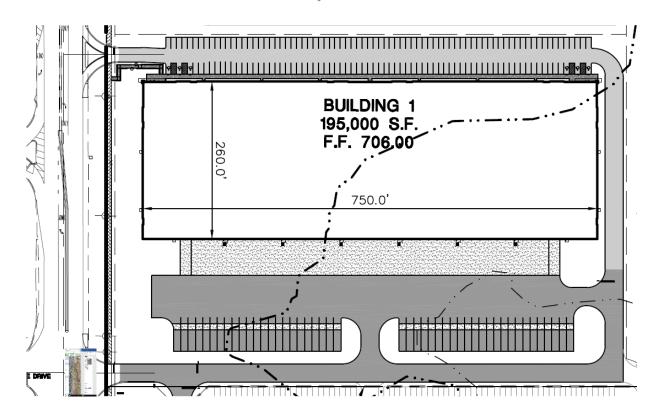


construction access and permanent cross-access to the site has been provided on the Final Plat of Subdivision.

Building 1 Final

As part of Phase 1, final approval is being given to the building 1 site. The site includes an approximately 195,000 sq. ft. building, 125 parking spaces on the north side of the building, 24 docks and 50 trailer storage locations on the south side of the building. The site will tie into the internal roadway system and will have access to three access points including the signalized intersection at Benton Drive that will be constructed with Phase 1. The building is setback 63′ 9″ from the Harlem avenue right-of-way line. In that setback will include the 2 to 2.5-foot-high landscape berm to help block views of the docks and trailer storage in front of building 1. The berm will then go up to 3 to 4 feet in height as it moves south where building 2 is proposed on the concept plan. All garbage will be kept internal to the building and placed outside on pickup days only.

Open Item #6: Discuss the final site plan approval for Building 1.



Engineering

The plans for building 1 and phase 1 require final engineering review and approvals. Additionally, the plans are subject to review by a variety of other jurisdictions including MWRD, IDOT, Cook County, IEPA, and others. Any comments or corrections are not expected to significantly change the conceptual overall of phase 1 final site plans. However, staff recommends a standard condition be placed on the approvals, requiring final engineering review and approval of all plans.

Open Item #7: Staff is recommending the site plan approval be conditioned upon final engineering review and approval.

PARKING

Warehouse and distribution use minimum parking requirements in the zoning ordinance are based on the number of employees with the requirement being "One (1) space for each two (2) employees, plus one (1) space for each vehicle used in the conduct of the business." However, this is not an efficient way to understand the parking based when a building is built speculatively or in general since tenants can come and go. When a specific minimum parking requirement is not existent or possible, parking requirements for these uses are approved by Plan Commission with the Final Site Plan Approvals. To offer guidance, staff looked at other resources and communities as a guide that utilize more of a generic square footage value. Staff found examples of "warehouses" of anywhere from 1 space per 800 sq. ft. to 1 space to 2,000 sq. ft. (APA Parking Standards, PAS Report 510/511, 2002). The ITE (institute of Traffic Engineers) Parking Generation Manual also offers a large range but results in an average parking requirement of .39 spaces per 1,000 sq. ft.

Minimum parking requirements are particularly tough to determine on industrial and warehouse properties due to the variety of different potential uses and tenants that result in a wide range of employment totals. However, it will be up to the developer and owners to regulate parking. Ultimately if a tenant needs more parking than is provided, they are unlikely to locate there. Having too little parking is to the detriment of the developer and their properties marketability. Having too much reduces the buildable area. The developer has noted that they have extensive

experience in the market and have had success with regards to the parking and trailer storage totals shown. An estimate of the parking data is shown in the table below:

	Approximate	Parking Stalls	Stalls per	Required based	Required based
	Floor Area	Proposed	1,000 sq. ft.	on 1 stall per	on 1 stall per
				1,000 sq. ft.	2,000 sq. ft.
Phase 1 (Final)	<u>+</u> 195k sq. ft.	152 (6 ADA)	.77	195 (-43)	97.5 (+54.5)
Building 2	<u>+</u> 605k sq. ft.	<u>+</u> 514 (11 ADA)	.85	605 (-91)	302.5 (+211.5)
(Conceptual)					
Building 3	<u>+</u> 462.5k sq. ft.	<u>+</u> 381 (8 ADA)	.82	462 (-81.5)	231 (+150)
(Conceptual)					

Staff notes that the following phases will be subject to parking reviews with their final site plan approvals. One benefit afforded to those future reviews/approvals is that the developer expects those projects to be a build-to-suit with at least some of the tenancy known at the approval process. Knowing the tenants ahead of time ensures a more detailed parking review based on proposed employment can be met. There is also a benefit of starting with the smallest building first as the speculative building, as it has the smallest impact if there is some future parking issue. If additional parking is needed for building 1 after occupancy, there will still be an opportunity to add parking for their use with the land available for the future phases (although it might be at the cost of building square footage in the future phases). Additionally, if a future tenant may require less trailer storage spaces and more parking the storage locations can be replaced with parking. Due to this future flexibility and need for final approvals, staff is comfortable with the proposed parking on the speculative building 1.

Open Item #8: Review overall proposed parking with an emphasis on the Final approval for building 1.

Plan commission overall noted at the workshop they felt comfortable with the parking proposed with building 1. Overall the future phase or phases can be reassessed with those final approvals.

LANDSCAPE & SITE BUFFERING

The Village's Landscape Ordinance generally provides direction for certain development within the Village. Staff has noted though that the code was largely designed for commercial and office, style developments, without larger industrial parks or auto oriented in mind. As such, while it provides guidance, a variety of waivers have been requested over the years depending on the specific circumstances of unique developments. Particularly, a focus is given to create an attractive streetscape and community by creating a substantial buffer around developments to mitigate and substantial negative effects or views form roadways or neighboring properties. For the subject site, this has meant a focus on the perimeter, especially along Harlem Avenue, where it will be most visible to the public. Along with planting a substantial year-round landscape buffer of large trees, under-story trees, bushes, and shrubs, the landscaping is being placed on a berm that is 3' - 4' in height. The berm further creates a buffer of views to the proposed building docks and trailers. The view angles from Harlem Avenue and the berm are located on page

In addition to the berm along Harlem Avenue, landscaping is proposed around the perimeter of the development on the north and east sides of the property. Landscaping along the east side was designed to be thick and buffer any potential views to the development to the residents in the Odyssey subdivision. The subdivision sits more than 1,300 feet to the east of the proposed development, with a distance of more than 1,500 feet from the closest home to any pavement and more than 1,700 feet from any of the proposed buildings.

In addition to the development's proposed landscape buffer, there are two other landscape buffers between the nearest homes and the development. First, the Odyssey subdivision's bufferyard and the second buffer is the naturalized buffer along the creek on the adjacent unincorporated property. While that land is privately owned, it is severely encumbered with floodplain and floodway (see map on page 3 above). A small area close to Vollmer Road is the only area considered reasonable to build upon. While development appears difficult, any new development will be required to construct bufferyards if located within the Village of Tinley Park. Additionally, the "floodway", which is the area closest to and including the creek, is unlikely to be substantially altered due to those requirements. The expectation is that with the distance, proposed landscape buffer, and existing landscaping buffers, any potential visible negative effects of the facilities will be mitigated.





Above: Naturalized buffer along creek looking east toward Odyssey subdivision.

Landscaping internal to the site is proposed at the development's various entrance/exits, lining internal drive aisles and with the placement of landscape islands within employee/visitor parking lots. Landscaping is not proposed in loading dock or storage areas as landscaping/curbs and large trucks trying to maneuver through the sites do not mix well. The final Phase 1 approval includes all landscaping shown below including the buffers along Harlem Avenue and Vollmer Road, the driveway entrances, and around the internal drive aisles and parking lots associated with building 1. Additionally, the detention ponds will be constructed to includes native wetland prairie grass that allow for an attractive open space and helps to filter



stormwater without needing excessive pesticides. The natively planted open space and detention ponds are expected to blend into the surrounding golf course and the adjacent undeveloped land to the east (with the creek).



Open Item #9: Review overall Landscape Plan including overall bufferyard proposals and final approval for Phase/Building 1.

Commissioners at the workshop noted they were fairly comfortable with the proposed landscape plan and they appreciated the focus on the perimeter landscaping buffer that will make the development more attractive along the roadway and nearby properties.

LIGHTING

All lighting has been proposed with light levels below .5 fc at all property lines in compliance with Village Code requirements. All light fixtures are parallel to the ground and full cutoff so that the light source isn't visible or create any off-site glare on roadways or adjacent properties. Parking lot and internal drive aisle lights are mounted at 25 ft. in height. Staff is recommending a condition that all lighting within the development utilize the same fixtures proposed with Phase 1. This will ensure a cohesive look to the lighting and a constant lighting color/intensity on the site.



Lighting will be supplied at the intersection and at entrances to the development, however street lighting along Vollmer Road and Harlem Avenue will be subject to each of the roadway jurisdictions in regards to requirements.

Open Item #10: Discuss staff recommendation for matching lighting fixture requirement throughout the PUD.

ARCHITECTURE

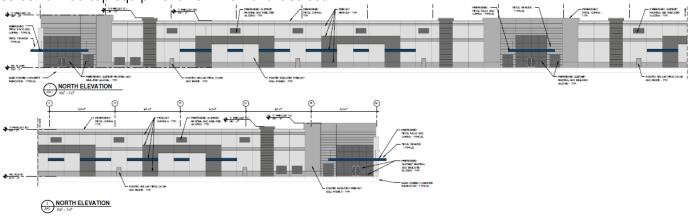
Overall Development - Concept

The buildings are expected to be constructed of concrete precast panels typical of industrial buildings today. These panels allow for cost-effective construction of large buildings. The ORI district is largely considered a commercial zoning district and therefore does not permit buildings with 100% concrete precast panels (over 80,000 sq. ft. requires 25% face brick or stone). However, if the project was located in the M-1 district, no brick or stone is required. Due to the size of the structure, brick and stone are not economical and atypical of this type of development. Since this is a unique development that is branching the two zoning districts, they have requested the buildings be permitted to be constructed wholly of precast concrete masonry material. This exception is being requested for all three buildings. However, the buildings are subject to the Village's architectural guidelines and standards that promote attractive design and ensure that a flat-looking boxy building is not permitted. Notably, it requires vertical and horizontal articulation with changes in materials, colors, and breaks within the elevation.

Overall the development's buildings are expected to be similar to the final building 1 approval outlined further below. However, buildings 1 and 2 will need to be reviewed and approved with their final site plan and architectural approvals. While there are not specific design standards in the PUD regulations, the Architectural Guidelines in the Zoning Ordinance provide some overall guidance. Additionally, staff has notes that while the preference is not to have three buildings that all exactly match, there is a preference to see some common elements carried over between the buildings and within the ground signage. These common elements might include the geometric design, scale, and color that helps identify make the development look purposeful and cohesive.

Building 1 - Final Approval

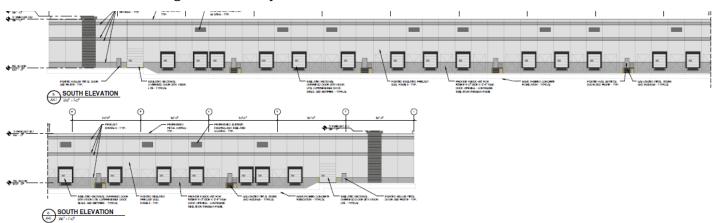
The building will be largely constructed of precast concrete panels. There are three glass architectural elements to anchor the building's two corners and the center for the north/front façade that will be most visible to Harlem Avenue. While the total number of tenants and internal layout will be determined based on the tenants chosen, this provides a natural space for up to three main entrances for employees. Canopies have also been placed over the entrance points to draw attention to them as customer or employee entrances. Overall there is articulation in the buildings appearance and roof line that makes it look attractive and not "boxy". The rooftop parapet has been designed to screen all rooftop equipment from view of the street.



The glass architectural elements will wrap around the corners of the building, providing attractive side facades.



The rear/south side of the building is where the dock location has been proposed. However, the common architectural design elements have been carried through to this side. Due to the unknown needs of the future tenants, some of the docks have been proposed to be installed while other locations will have "knock-out" areas where docks doors can be added or enlarged if needed by the future tenants.



Open Item #11: Review and discuss the proposed architecture of building 1 and need for any overall development standards.

SIGNAGE

Wall signage for individual tenants is proposed to be regulated by the Zoning Code. Ground signs are proposed at the entrances to the subdivision which will include allowances for individual tenants to be listed. The PUD allows for off-site signage for businesses within the development due to the signs being located at only a few access points and the need for directional signage throughout the development to businesses for way-finding purposes. Directional sign locations are also indicated on the engineering plans. Specific design details for the ground and directional signage have not been determined and would need to comply with the Zoning Code requirements as well if no specific examples or requests are made

Open Item #12: Review signage locations and acceptability of not submitting a Unified Sign Plan.

SPECIAL USE PERMIT FOR A PUD

This project proposes to rezone the subject properties to ORI along with a Special Use for a PUD over the subject property. The PUD will allow for certain uses not typically permitted in the ORI zoning district, but relevant to the proposed project. A similar zoning allowance for distribution and warehousing uses has been utilized in other areas of the Village with success. The zoning allows for those uses while still limiting some of the more obtrusive manufacturing uses allowed in the M-1 (General Manufacturing) zoning district. The PUD allows for a phased development that is interconnected between the different parcels. The CCC&Rs, Annexation Agreement, and Approved Plans will all be exhibits of the PUD ordinance.

Any items that don't meet zoning code are considered "Exceptions" instead of Variations and are covered by the PUD approval. The specifics of the PUD Ordinance allowances are listed below.

- a. Additional Permitted Uses All uses of the ORI district will be permitted. The following uses are added as additional permitted uses on the property:
 - a. Warehouses, distributions plants, and wholesale establishments
 - b. Exterior storage of trucks and vehicles accessory to a principal permitted use.
- b. Exceptions The Following Exceptions will be requested as part of the PUD:
 - a. Permit parking in the front yard.
 - b. Permit loading docks to front a public frontage with the establishment of the proposed landscape berm.
 - c. Permit open exterior storage of trucks and semi-trailers directly related to a principal business established on the premise where indicated on the Final Site Plan Approval and with the establishment of the proposed landscape berm. There shall be no maximum time limit for truck or trailer storage.
 - d. Permit a drive aisle width of 24 ft. in width instead of 26 ft. minimum width required.
 - e. Allow for the use of exterior building materials required for industrial uses (typically M-1 and Mu-1 districts) instead of commercial uses (includes ORI). This will allow for structures over 80,000 sq. ft. in size to utilize precast concrete panels instead of using 20% brick.
 - f. Signage
 - 1. Permit off-site signage for businesses within the PUD to be placed on any approved ground or monument signs.
 - 2. Permit business names and logos to be placed on directional signage.
 - 3. Permit up to one ground sign per driveway/entrance into the development.
 - 4. Permit ground signs to be located as close as 5 feet from a property line.
 - g. A waiver from minimum parking requirements (Sec. VIII.A.10) to allow for the parking to be permitted as shown on the Final Site Plan Approvals.
 - h. Permit the parcel to be subdivided into a maximum of 3 developable lots with a Plat of Subdivision Approval and filing of appropriate covenants to establish a Property Owners Association (POA) to own an maintain common area property and shared development signage.
 - i. All bulk regulations related to the Village of Tinley Park emergency communication tower parcel.

Open Item #13: Discuss the overall proposed PUD documents.

FINAL PLAT APPROVAL

The proposed Plat of Subdivision will consolidate the two existing lots into one large lot at this time. A second lot will be subdivided off for the Village emergency communication tower site. Conservation and drainage easements are being placed over the detention pond and floodplain areas. Cross-access easements are being placed over main drive aisles. Utility and public walkway easements along Harlem Avenue and Vollmer Road. Because the Plat is not proposing any additional lots, the land cannot be sold separately until such time as they come back to resubdivide the property. At that time additional requirements may be needed including the establishment of a Property Owners Association through recording of covenants and additional cross-access easements through all the of the properties. Since the developer will need to come back to resubdivide the lot with final approvals of future phases, and no portions of the lot can be sold separately until that time, staff does not have a concern with the proposal. If the developer would like to avoid resubdividing again in the future, a complete subdivision breaking out each parcel is required to be submitted along with completed CC&Rs that would establish an association if not under a single ownership.

Open Item #14: Review the proposed Plat of Subdivision for recommendation to the Village Board.

The proposed Plat has been modified to include a breakout of three building lots and the fourth lot to be used for the Village's emergency radio tower. If lots 2 and 3 are developed as one, they will need to request a consolidation of the lots. The plats also include some changes to the utility, landscape and access easements.

STANDARDS FOR REZONING APPROVAL

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

- a. The existing uses and zoning of nearby property;
 - The area is in a transition from rural to commercial and industrial uses. The surrounding area has specifically changed with the approval and development of the neighboring Amazon Fulfillment Center at the property across Vollmer Road in the Village of Matteson. Other neighboring properties also include existing commercial development.
- b. The extent to which property values are diminished by the particular zoning;
 - The area along Harlem Avenue has mostly commercial and light-industrial uses existing or under construction. Views of docks and trailer storage will be screened from view by a landscape berm. Commercial or residential zoning both appear unlikely to generate development interest in the land. The purposeful and orderly development of vacant properties is expected to enhance area property values instead of diminishing them.
- 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 new development creates orderly developed land that improves the look of the vacant land with an encumbrance of floodplain making it difficult to develop. The project will contribute directly to the economic development of the community by providing additional jobs and additional property tax revenue to various local governments where the existing vacant property is generating no benefits to the community.
- d. The relative gain to the public as compared to the hardship imposed on the individual property owner;
 - Perimeter landscape buffering is provided on all sides of the development that does not currently exist. The
 overall site layout and circulation patterns were designed to avoid any issues with the neighboring
 properties and minimize traffic issues. The roadways are major arterials that have been planned and
 designed as commercial routes. The project will contribute directly to the economic development of the
 community by providing additional jobs and additional property tax revenue to various local governments
 where the existing vacant property is generating no benefits to the community.
- e. The suitability of the property for the zoned purpose;
 - The proposed use as a multi-business light-industrial business center is suitable for the subject property due to the availability of high traffic volumes and available access points. The site is difficult to develop due to floodplain encumbrance and tax implications. Light industrial is the highest and best use of the property at this time.
- f. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;
 - The property was used as agricultural land but has otherwise been vacant for many (10+) years. Commercial or residential zoning both appear unlikely to generate development interest in the land.
- g. The public need for the proposed use; and
 - There is a high market demand for additional high-quality light industrial space in the area, particularly along the I-80 and I-57 corridors. The approval and construction of the Amazon Fulfillment Center has created even higher market demand for light-industrial users to be adjacent to that site.
- h. The thoroughness with which the municipality has planned and zoned its land use.
 - The property is shown as a mixed-use/PUD use in the Comprehensive Plan. The zoning of Office & Restrict Industrial and a request for a PUD is compatible with the past planning for this land.

STANDARDS FOR A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT

No Planned Unit Development shall be authorized by the Village Board unless the following standards and criteria are met. The Plan Commission is encouraged to consider these standards (listed below) when analyzing any request for a Planned Unit Development. Staff has provided draft Findings in the below for adoption by the Commission at the public hearing.

General Provisions for All Planned Unit Developments:

- a. The site of the proposed Planned Unit Development is not less than five (5) acres in area, is under single ownership and/or unified control, and is suitable to be planned and developed, or redeveloped, as a unit and in a manner consistent with the purpose and intent of this Ordinance and with the Comprehensive Plan of the Village;
 - The PUD is under a single control and over 110 acres in size. The PUD is otherwise developed in accordance with the PUD provisions.
- b. The Planned Unit Development will not substantially injure, or damage the use, value, and enjoyment of the surrounding property, nor hinder or prevent the development of surrounding property in accordance with the Land Use Plan of the Village;
 - The area along Harlem Avenue has mostly commercial and light-industrial uses existing or under construction. Views of docks and trailer storage will be screened from view by a landscape berm. Commercial or residential zoning both appear unlikely to generate development interest in the land. The purposeful and orderly development of vacant properties is expected to enhance area property values instead of diminishing them.
- c. The uses permitted in the development are necessary or desirable and that the need for such uses has been clearly demonstrated;
 - Light industrial uses permitted within the PUD are the highest and best use of the property due to the existing roadway with high traffic volumes, quick interstate access, and location of the adjacent Amazon Fulfillment Center in the Village of Matteson that is currently under construction. Alternative uses do not appear likely at this location.
- d. The proposed development will not impose an undue burden on public facilities and services, such as sewer and water systems, police, and fire protection;
 - The site is being developed with all necessary utilities. The extension of the watermain beyond the development site will improve service and safety to the surrounding area. The dedication for land for a new emergency radio tower will also help improve emergency response in this area of town.
- e. The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the developer;
 - The development will begin with a speculative building to drive interest to the rest of the site. The high demand for the product should create a quick development timeline and full completion of the entire project. The site phasing has been designed to mitigate negative effects or unattractive views of the development if development occurs slower than anticipated.
- f. The street system serving the Planned Unit Development is adequate to carry the traffic that will be imposed upon the streets by the proposed development, and that the streets and driveways on the site of the Planned Unit Development will be adequate to serve the residents or occupants of the proposed development;
 - The street system was determined to have adequate capacity per the submitted Traffic Impact Report
 and that was reviewed by the Village's engineering consultant. A traffic signal is being pursued through
 IDOT by the Village and developer at the intersection of Harlem Avenue and 195th St/Lakeside Drive.

- g. When a Planned Unit Development proposes the use of private streets, common driveways, private recreation facilities, or common open space, the developer shall provide and submit, as part of the application, the method and arrangement whereby these private facilities shall be operated and maintained;
 - All roadways will be that specific property owner's responsibility to maintain. Easements have been established to ensure the landscape berm and bufferyards are maintained or can be maintained by the Village in the future through a Special Service Area (SSA).
- h. The general development plan shall contain such proposed covenants, easements, and other provisions relating to the bulk, location, and density of residential buildings, non-residential uses and structures, and public facilities as are necessary for the welfare of the Planned Unit Development and the Village. All such covenants shall specifically provide for enforcement by the Village of Tinley Park in addition to the landowners within the development;
 - No covenants or private restrictions have been proposed. Any cross-access, utility, and landscape easements have been recorded with the plat for control and enforcement by the Village. Any private agreements or private association covenants can be recorded by the developer at a later date.
- i. The developer shall provide and record easements and covenants, and shall make such other arrangements as furnishing a performance bond, escrow deposit, or other financial guarantees as may be reasonably be required to assure performance in accordance with the development plan and to protect the public interest in the event of abandonment of said plan before completion; and
 - Typical project guarantees required by code (such as public right-of-way and utility guarantees) will be required with the permit. The phasing of the development aspects has been planned to avoid problems if the project stalls for an extended period of time by requiring landscape beaming, utilities, detention, and public roadway work to be completed with Phase 1.
- j. Any exceptions or modifications of the zoning, subdivision, or other regulations that would otherwise be applicable to the site are warranted by the design of the proposed development plan, and the amenities incorporated in it, are consistent with the general interest of the public.
 - Code exceptions are similar to the surrounding developments that were previously approved and related to the unique nature and large scale of this specific and unique development.

It should be noted that Planned Unit Developments, unlike other Special Use requests, run covenant with the land and are not specific to a developer or the current ownership. While a PUD must be under single ownership at the start of the development, it can be sold off to different owners following the phasing plan or other documents regulating the development plan.

STANDARDS FOR SITE PLAN & ARCHITECTUAL APPROVAL

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

Architectural

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

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

Site Design

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

MOTIONS TO CONSIDER

If the Plan Commission wishes to act on the Petitioner's requests, the appropriate wording of the motions are listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan, it only moves the request to a vote. The conditions listed below are recommended by staff but can be added to, changed, or removed by the Commission based on their discussion of the approval of recommendation.

Motion 1 (Rezoning):

"...make a motion to recommend that the Village Board grant the Petitioner, Chris Carlino on behalf of Scannell Properties (Contract Purchaser), a rezoning of the properties located at 19501 -19701 Harlem Avenue, upon annexation, from being unincorporated to the ORI (Office & Restricted Industrial) zoning district and adopt the Findings of Fact submitted by the applicant and as proposed by Village Staff in the June 3, 2021 Staff Report."

Motion 2 (Special Use for a PUD):

"...make a motion to recommend that the Village Board grant a Special Use Permit for a Planned Unit Development for the Tinley Park Business Park to the Petitioner, Chris Carlino on behalf of Scannell Properties (Contract Purchaser), for a 110.94-acre development with approximately 1,262,000 sq. ft. of light industrial floor space to be completed in up to 3 phases at 19501 -19701 Harlem Avenue upon rezoning to the ORI zoning district, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the June 3, 2021 Staff Report."

Motion 3 (Site Plan):

"...make a motion to grant the Petitioner, Chris Carlino on behalf of Scannell Properties (Contract Purchaser), Final Site Plan Approval to construct Phase 1, including a 195,000 sq. ft. building and Concept Approval for the total 110.94-acre light industrial development with approximately 1,262,000 sq. ft. in floor space with 2 or 3 buildings at 19501 -19701 Harlem Avenue in the ORI PD (Office & Restricted Industrial, Tinley Park Business Center PUD) zoning district, in accordance with the plans submitted and listed herein and subject to the following conditions:

- 1. Site Plan Approval is subject to the approval of the Annexation, Rezoning, PUD and Final Plat by the Village Board.
- 2. Site Plan Approval is subject to final engineering plan review and approval.
- 3. The Harlem Avenue landscape berm shall be installed with Phase 1 from the start of building 1 to Benton Drive.
- 4. Site Plan Approval is subject to final Landscape Plan review which shall have specific species and planting details submitted with the final permits for each phase.

Motion 4 (Final Plat):

"...make a motion to recommend that the Village Board grant approval to the Petitioner, Chris Carlino on behalf of Scannell Properties (Contract Purchaser), Final Plat of Subdivision Approval for the Tinley Park Business Center Subdivision in accordance with the Final Plat submitted and listed herein, subject to the following conditions:

- 1. The approval is subject to Final Engineering Plan approval by the Village Engineer.
- 2. The Landscape Easement and Access Easement language and documents are located on the Final Plat or submitted as a separate document. The easement language shall be approved by Village staff and Village Attorney before Village Board consideration."

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JUNE 3, 2021 REGULAR MEETING

ITEM #3 PUBLIC HEARING – TINLEY PARK BUSINESS CENTER (SCANNELL) INDUSTRIAL

DEVELOPMENT, 19501-19701 HARLEM AVENUE – REZONING, SPECIAL USE FOR A PUD, FINAL PLAT OF SUBDIVISION, SITE PLAN/ARCHITECTURAL APPROVAL

Consider recommending the Village Board grant Chris Carlino on behalf of Scannell Properties (Contract purchaser) a Map Amendment (rezoning) and a Special Use Permit for a Planned Unit Development (PUD) for 110.94 acres at 19501-19701 Harlem Avenue (northeast corner of Harlem Avenue and Vollmer Road). Upon Annexation, the parcels are proposed to be zoned ORI PD (Office and Restricted Industrial, Planned Unit Development). The granting of these requests will allow for the lots to be developed with three light industrial building totaling approximately 1,262,000 sq. ft. in size. This item also includes review of the Final Plat of Subdivision for approval by the Village Board and Final Site Plan/Architectural Approval for Phase 1 work.

Present Plan Commissioners: Acting Chairperson Kehla West

Eduardo Mani Angela Gatto James Gaskill

Frank Loscuito (participated remotely) Mary Aitchison (participated remotely)

Absent Plan Commissioners: Chairman Garrett Gray

Steven Vick

Village Officials and Staff: Dan Ritter, Senior Planner

Kimberly Clarke, Community Development Director

Lori Kosmatka, Associate Planner

Kathy Congreve, Interim Commission Secretary

Petitioners:

Peter Tsantilis, Liston & Tsantilis Law, Attorney on behalf of Scannell

(participated remotely)

Brian P. Liston, Liston & Tsantilis Law, Attorney on behalf of Scannell

(participated remotely)

Monica Shamass, Liston & Tsantilis Law, Attorney on behalf of

Scannell (participated remotely)
Dan Harrington – Scannell Properties

Connor Mullady, Jones Lang Lasalle (JLL), on behalf of Scannell

Members of the Public: None

ACTING CHAIRPERSON WEST stated she received proof of the Notice of Publication for this Public Hearing.

ACTING CHAIRPERSON WEST asked for a motion to open the Public Hearing. Motion made by COMMISSIONER GASKILL, seconded by COMMISSIONER MANI. ACTING CHAIRPERSON WEST requested a voice vote asking if any were opposed to the motion; hearing none, she declared the motion carried.

ACTING CHAIRPERSON WEST invited staff to start with the presentation of this item.

DAN RITTER, Senior Planner, noted that the Staff Report has been distributed to the Commission and posted on the Village website and will be attached to the minutes as part of the meeting record. He summarized the Staff Report for the Commission noting the existing conditions, the surrounding context of residential neighborhoods, and a new Amazon facility located in Matteson that has changed the market and vision for the area. He described the proposed conceptual site plan, which included configuration and architecture of new buildings (noting final site plan review for Building 1), landscaped buffering, utility line locations, vehicle circulation, parking, and lighting. He also reviewed the proposed plat of subdivision, and the requested special use with code exceptions.

COMMISSIONER GATTO recused herself from the discussion on this item due to personal matters with the land.

ACTING CHAIRPERSON WEST asked if there were any comments or discussion from Commissioners. Comments were as follows:

COMMISSIONER GASKILL stated that this is a great situation and something good for Tinley Park.

ACTING CHAIRPERSON WEST asked the Petitioner if they had anything they would like to present. DAN HARRINGTON stated there was nothing to add.

ACTING CHAIRPERSON WEST asked if there was anyone from the public wishing to speak; there were none.

ACTING CHAIRPERSON WEST asked for a motion to close the Public Hearing. Motion made by COMMISSIONER MANI, seconded by COMMISSIONER GASKILL. ACTING CHAIRPERSON WEST requested a voice vote asking if any were opposed to the motion; hearing none, she declared the motion carried.

DAN RITTER reviewed the draft Standards of Approval on these requests, summarizing the Rezoning (Map Amendment), Special Use Permit for a PUD, Final Plat of Subdivision, and Final Site Plan/Architectural Approval for Phase 1 Work, as outlined in the Staff Report.

There were four motions for this item.

Motion 1-Rezoning (Map Amendment)

COMMISSIONER LOSCIUTO made a motion to recommend that the Village Board grant the Petitioner, Chris Carlino on behalf of Scannell Properties (Contract purchaser), a rezoning of the properties located at 19501-19707 Harlem Avenue, upon annexation, from being unincorporated to the ORI (Office & Restricted Industrial) zoning district and adopt the Findings of Fact submitted by the applicant and as proposed by Village Staff in the June 3, 2021 Staff Report.

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

Motion 2-Special use Permit for a PUD

COMMISSIONER MANI made a motion to recommend that the Village Board grant a Special Use Permit for a Planned Unit Development for the Tinley Park Business Park to the Petitioner, Chris Carlino on behalf of Scannell Properties (Contract Purchaser), for a 110.94-acre development with approximately 1,262,000 sq. ft. of light industrial floor space to be completed in up to 3 phases at 19501-19701 Harlem Avenue upon rezoning to the ORI zoning district, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the June 3, 2021 Staff Report.

Motion seconded by COMMISSIONER LOSCIUTO. Vote taken by Roll Call; all in favor. ACTING CHAIRPERSON WEST declared the motion carried.

Motion 3-Final Site Plan/Architectural Approval for Phase 1 Work

COMMISSIONER GASKILL made a motion to grant the Petitioner, Chris Carlino on behalf of Scannell Properties (Contract Purchaser), Final Site Plan Approval to construct Phase 1, including a 195,000 sq. ft. building and Concept Approval for the total 110.94-acre light industrial development with approximately

1,262,000 sq. ft. in floor space with 2 or 3 buildings at 19501-19701 Harlem Avenue in the ORI PD (Office & Restricted Industrial, Tinley Park Business Center PUD) zoning district, in accordance with the plans submitted and listed herein and subject to the following conditions:

- 1. Site Plan Approval is subject to the approval of the Annexation, Rezoning, PUD and Final Plat by the Village Board.
- 2. Site Plan Approval is subject to final engineering review and approval.
- 3. The Harlem Avenue landscape berm shall be installed with Phase 1 from the start of building 1 to Benton Drive.
- 4. Site Plan Approval is subject to final Landscape Plan review which shall have specific species and planting details submitted with the final permits for each phase.

Motion seconded by COMMISSIONER MANI. Vote taken by Roll Call; all in favor. ACTING CHAIRPERSON WEST declared the motion carried.

Motion 4-Final Plat of Subdivision

COMMISSIONER MANI made a motion to recommend that the Village board grant approval to the Petitioner, Chris Carlino on behalf of Scannell Properties (Contract Purchaser), Final Plat of Subdivision Approval for the Tinley Park Business Center Subdivision in accordance with the Final Plat submitted and listed herein, subject to the following conditions:

- 1. Approval is subject to Final Engineering Plan approval by the Village Engineer.
- 2. The Landscape Easement and Access easement language and documents are located on the Final Plat or submitted as a separate document. The easement language shall be approved by Village staff and Village Attorney before Village Board consideration.

This will be reviewed by the Village Board at their June 15th meeting.

THE VILLAGE OF TINLEY PARK

Cook County, Illinois Will County, Illinois

ORDINANCE NO. 2021-O-

AN ORDINANCE GRANTING A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT FOR THE TINLEY PARK BUSINESS CENTER DEVELOPMENT LOCATED AT 19501-19701 HARLEM AVENUE (SCANNELL PROPERTIES)

MICHAEL W. GLOTZ, PRESIDENT KRISTIN A. THIRION, VILLAGE CLERK

WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
DENNIS P. MAHONEY
MICHAEL G. MUELLER
COLLEEN M. SULLIVAN
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. 2021-O-

AN ORDINANCE GRANTING A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT FOR THE TINLEY PARK BUSINESS CENTER DEVELOPMENT LOCATED AT 19501-19701 HARLEM AVENUE (SCANNELL PROPERTIES)

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

WHEREAS, a petition for the granting of a Special Use for a Planned Unit Development to allow for the approved development of property located at 19501-19701 Harlem Avenue, Tinley Park, generally at the northeast corner of Vollmer Road and Harlem Avenue ("Subject Property"), has been filed by Chris Carlino on behalf of Scannell Properties ("Petitioner") with the Village Clerk of this Village and has been referred to the Plan Commission of the Village and has been processed in accordance with the Tinley Park Zoning Ordinance; and

WHEREAS, said Plan Commission held a public hearing on the question of whether the Special Use Permit should be granted on June 3, 2021, at the Village Hall of this Village of Tinley Park ("Village"), 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 voted 5-0 and has filed its report and findings and recommendations that the proposed Special Use be approved with this President and Board of Trustees, and this Board of Trustees has duly considered said report, findings and recommendations; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village of Tinley Park and its residents to approve said Special use; 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 Planned Unit Development set forth in Section VII.C, and the Site Plan and Architecture guidelines as set forth in Section III.U.6., and the proposed granting of the PUD and Special Use Permit as set forth herein is in the public good and in the best interest of the Village and its residents and is consistent with and fosters the purpose and spirit of the Tinley Park Zoning Ordinance.

<u>Section VII.C. Standards</u>: No Planned Unit Development (PUD) shall be authorized by the Village Board unless the following standards and criteria are met:

- A. The site of the proposed planned unit development is not less than five (5) acres in area, is under single ownership and/or unified control, and is suitable to be planned and developed, or redeveloped, as a unit and in a manner consistent with the purpose and intent of this Ordinance and with the Comprehensive Plan of the Village:
 - The PUD is under a single control and over 110 acres in size. The PUD is otherwise developed in accordance with the PUD provisions.
- B. The Planned Unit Development will not substantially injure, or damage the use, value, and enjoyment of the surrounding property, nor hinder or prevent the development of surrounding property in accordance with the Land Use Plan of the Village;
 - The area along Harlem Avenue has mostly commercial and light-industrial uses existing or under construction. Views of docks and trailer storage will be screened from view by a landscape berm. Commercial or residential zoning both appear unlikely to generate development interest in the land. The purposeful and orderly development of vacant properties is expected to enhance area property values instead of diminishing them.
- C. The uses permitted in the development are necessary or desirable and that the need for such uses has been clearly demonstrated;
 - Light industrial uses permitted within the PUD are the highest and best use of the property due to the existing roadway with high traffic volumes, quick interstate access, and location of the adjacent Amazon Fulfillment Center in the Village of Matteson that is currently under construction. Alternative uses do not appear likely at this location.
- D. The proposed development will not impose an undue burden on public facilities and services, such as sewer and water systems, police, and fire protection;
 - The site is being developed with all necessary utilities. The extension of the watermain beyond the development site will improve service and safety to the surrounding area. The dedication for land for a new emergency radio tower will also help improve emergency response in this area of town.
- E. The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the developer;
 - The development will begin with a speculative building to drive interest to the rest of the site. The high demand for the product should create a quick development timeline and full completion of the entire project. The site phasing has been designed to mitigate negative effects or unattractive views of the development if development occurs slower than anticipated.
- F. The street system serving the Planned Unit Development is adequate to carry the traffic that will be imposed upon the streets by the proposed development, and that the streets and driveways on the site of the Planned Unit Development will be adequate to serve the residents or occupants of the proposed development;

- The street system was determined to have adequate capacity per the submitted Traffic Impact Report and that was reviewed by the Village's engineering consultant. A traffic signal is being pursued through IDOT by the Village and developer at the intersection of Harlem Avenue and 195th St/Lakeside Drive.
- G. When a Planned Unit Development proposes the use of private streets, common driveways, private recreation facilities, or common open space, the developer shall provide and submit, as part of the application, the method and arrangement whereby these private facilities shall be operated and maintained;
 - All roadways will be that specific property owner's responsibility to maintain. Easements have been established to ensure the landscape berm and bufferyards are maintained or can be maintained by the Village in the future through a Special Service Area (SSA).
- H. The general development plan shall contain such proposed covenants, easements, and other provisions relating to the bulk, location, and density of residential buildings, non-residential uses and structures, and public facilities as are necessary for the welfare of the Planned Unit Development and the Village. All such covenants shall specifically provide for enforcement by the Village of Tinley Park in addition to the landowners within thedevelopment;
 - No covenants or private restrictions have been proposed. Any cross-access, utility, and landscape easements have been recorded with the plat for control and enforcement by the Village. Any private agreements or private association covenants can be recorded by the developer at a later date.
- I. The developer shall provide and record easements and covenants, and shall make such other arrangements as furnishing a performance bond, escrow deposit, or other financial guarantees as may be reasonably be required to assure performance in accordance with the development plan and to protect the public interest in the event of abandonment of said plan before completion; and
 - Typical project guarantees required by code (such as public right-of-way and utility guarantees) will be required with the permit. The phasing of the development aspects has been planned to avoid problems if the project stalls for an extended period of time by requiring landscape beaming, utilities, detention, and public roadway work to be completed with Phase 1.
- J. Any exceptions or modifications of the zoning, subdivision, or other regulations that would otherwise be applicable to the site are warranted by the design of the proposed development plan, and the amenities incorporated in it, are consistent with the general interest of the public.
 - Code exceptions are similar to the surrounding developments that were previously approved and related to the unique nature and large scale of this specific and unique development.

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

LEGAL DESCRIPTION:

PARCEL 1: THE WEST HALF (EXCEPT THE WEST 70 FEET THEREOF ZND EXCEPT THE SOUTH 50 FEET THEREOF) OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE SOUTHWEST QUARTER (EXCEPT THE WEST 70 FEET THEREOF) OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDRY LINE, IN COOK COUNTY, ILLINOIS.

P.I.N.s: 31-07-103-001-0000 & 31-07-300-001-0000

COMMONLY KNOWN AS: 19501-19701 Harlem Avenue, Tinley Park, Illinois (Northeast Corner of Vollmer Road and Harlem Avenue)

SECTION 4: That a Special Use Permit for a Planned Unit Development for property described in the above section in accordance with the "List of Reviewed Plans" attached hereto as Exhibit A, and Annexation Agreement dated June X, 2021 and passed as Resolution 2021-R-XXX as Exhibit B, with the following Exceptions and additional uses permitted:

- a. Additional Permitted Uses All uses of the ORI district will be permitted. The following uses are added as additional permitted uses on the property:
 - a. Warehouses, distributions plants, and wholesale establishments
 - b. Exterior storage of trucks and vehicles accessory to a principal permitted use.
- b. Exceptions The Following Exceptions will be requested as part of the PUD:
 - a. Permit parking in the front yard.
 - b. Permit loading docks to front a public frontage with the establishment of the proposed landscape berm.
 - c. Permit open exterior storage of trucks and semi-trailers directly related to a principal business established on the premise where indicated on the Final Site Plan Approval and with the establishment of the proposed landscape berm. There shall be no maximum time limit for truck or trailer storage.
 - d. Permit a drive aisle width of 24 ft. in width instead of 26 ft. minimum width required.
 - e. Allow for the use of exterior building materials required for industrial uses (typically M-1 and Mu-1 districts) instead of commercial uses (includes ORI). This will allow for structures over 80,000 sq. ft. in size to utilize precast concrete panels instead of using 20% brick.
 - f. Signage
 - 1. Permit off-site signage for businesses within the PUD to be placed on any approved ground or monument signs.
 - 2. Permit business names and logos to be placed on directional signage.
 - 3. Permit up to one ground sign per driveway/entrance into the development.
 - 4. Permit ground signs to be located as close as 5 feet from a property line.
 - g. A waiver from minimum parking requirements (Sec. VIII.A.10) to allow for the parking to be permitted as shown on the Final Site Plan Approvals.
 - h. Permit the parcel to be subdivided into a maximum of 3 developable lots with a Plat of Subdivision Approval and filing of appropriate covenants to establish a Property Owners Association (POA) to own an maintain common area property and shared development signage.
 - i. All bulk regulations related to the Village of Tinley Park emergency communication tower parcel.

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.

approval, and publication as required by law	
PASSED THIS 29th day of June, 2021.	
AYES:	
NAYS:	
ABSENT:	
APPROVED THIS 29th day of June, 2021.	
	VILLAGE PRESIDENT
ATTEST: VILLAGE CLERK	

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,

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

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2021-O-____, "AN ORDINANCE GRANTING A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT FOR THE TINLEY PARK BUSINESS CENTER DEVELOPMENT LOCATED AT 19501-19701 HARLEM AVENUE (SCANNELL PROPERTIES)", which was adopted by the President and Board of Trustees of the Village of Tinley Park on June 29, 2021.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 29th day of June, 2021.

KRISTIN A. THIRION, VILLAGE CLERK

EXHIBIT A

	Submitted Sheet Name	Prepared By	Date On Sheet
	Project Narrative	Liston &	3/31/2021
		Tsantils	
	Rendered/Color Overall Site PLan	Manhard	5/11/2021
20 pgs	Tinley Park Business Center Improvements	Manhard	5/11/2021
	Preliminary Civil Set		
3 pgs	Building 1 Architectual	Partners	3/31/2021
	Prleiminary Landscape Plan	Manhard	5/11/2021
	East Harlem Berm and ROW Cut Sheet	Manhard	5/11/2021
	West Harlem Berm and ROW Cut Sheet	Manhard	5/11/2021
5 pgs	Autoturn Exhibit	Manhard	5/3/2021
4 pgs	Photometric Plan and Cut Sheet	WLS	3/25/2021
	Tinley Park Business Park Final Plat of Subdivision	Manhard	6/10/2021
162 pgs	Traffic Impact Study	KLOA	3/11/21
30pgs	Traffic Study Addedum Memo	KLOA	5/27/2021

Liston & Tsantils – The Law Offices of Liston & Tsantils (Attorney)

Manhard – Manhard Consulting (Engineer)

Partners – Partners in Design Archtiects

WLS - WLS Lighting

KLOA – Kenig, Lindgren, O'Hara, Aboona, Inc.

EXHIBIT B
Scannell Annexation Agreement Resolution 2021-R-XXX



THE LAW OFFICES OF LISTON & TSANTILIS A PROFESSIONAL CORPORATION



33 NORTH LASALLE STREET, 28TH FLOOR CHICAGO, ILLINOIS 60602 BRIAN P. LISTON (312) 580-1594 PETER TSANTILIS (312) 604-3808 FACSIMILE (312) 580-1592

March 31, 2021

Via Email

Village of Tinley Park ATTN: Kimberly Clarke 16250 S. Oak Park Avenue Tinley Park, IL 60477

RE: Harlem and Vollmer Industrial Development

Scannell Properties, LLC

19401-19601 South Harlem Avenue

PINs: 31-07-300-001-0000/31-07-103-001-0000

PROJECT NARRATIVE

Dear Kimberly,

Scannell Properties, LLC (the "Applicant") is a real estate development and investment company that focuses on build-to-suit and speculative development projects throughout the United States, Canada and Europe. They have been in business for over 30 years and offer experience, a history of successful development projects, broad geographic reach and expertise in a wide range of building types. Applicant is requesting a resolution from the Village of Tinley Park supporting and consenting to their requests made within their general application, site plan addendum, annexation addendum, plat addendum, rezoning addendum, and planned unit development addendum.

Applicant is proposing the development of three light-industrial facilities and associated infrastructure at the northeast corner of Harlem Avenue (IL Route 43) and Vollmer Road located at 19401-19601 South Harlem Avenue in within an unincorporated Cook County with permanent index numbers of 31-07-300-001-0000 and 31-07-103-001-0000. The 110.94 acre property, made up of 2 parcels in unincorporated Cook County, is primarily open green space with a few residential structures. Currently the structures are vacant and abandoned and the land has been used for farming. The property sits contiguous to Tinley Park, therefore Applicant proposes to annex the entire property into the Village of Tinley Park corporate limits. Currently, the property is zoned R4 Single-Family Residence and Applicant's PUD proposal is to rezone to an ORI zoning district.

Applicant further proposes to provide access to the site at three separate locations along Harlem Avenue and one location along Vollmer Road. Per the plans, the access on Harlem Ave that would align with Benton Drive would modify the existing traffic signal to include a fourth "leg" of the intersection. An un-signalized full access is proposed across from 195th Street, and a third 'right-in/right-out' access is proposed north of that. The singular access proposed on Vollmer Road would align with the signalized access permitted by the distribution facility across Vollmer Road and currently under construction in

Matteson. There has been a traffic study conducted pertaining to these changes as well as the project as a whole that can affirm.

The first phase of the project would include all accesses along Harlem Avenue, access along Vollmer Road, the frontage drive between Benton Drive and 195th Street, Building 1 and parking, the detention basins, water main connection along the site's frontage, pedestrian path along Harlem Avenue frontage, utility services for Building 1, and floodplain compensatory storage grading. Future phases would include buildings to the south of the Building 1 site, parking, and utility service extensions to serve future buildings. Applicant understands additional permits will be required from Tinley Park and outside jurisdictional governing entities prior to starting construction.

Applicant is dedicated to providing an aesthetic in line with those of the Village's ordinances and will greatly improve the look of the property from its current state. Applicant has a proposed landscape plan that takes into mind adding landscaping as a means to screen the property as well as creating an appealing visual to neighbors and passersby. Applicant has also taken other measures to make sure they are conscious of their neighbors and other nearby properties.

The Village of Tinley Park has requested an area to be provided for a radio tower near the proposed southeastern detention basin. Applicant agrees to this and will provide the cross-access to Tinley Park to further operate and maintain the radio tower. The Village will construct the radio tower itself.

Applicant will also be requesting a Class 8 Tax Incentive for the subject property. Without such an incentive it will be difficult to go forward with the project as designed per these proposals.

Applicant's proposed project is a substantial investment into Tinley Park as a community but also its economy. With the proper incentives and approvals by the village, the Applicant will be able to construct and occupy a property that has otherwise been vacant, abandoned and not used to its fullest potential. Applicant's proposal will bring an increase of employment to the area. Not only that but those employees will then boost the economy through frequenting the Village's nearby restaurants, gas stations, banks, stores, and other businesses. Further the development will generate additional revenue to the Village and also increase tax dollars.

Based on the foregoing the Applicant requests that the Village of Tinley Park review and consent to Applicant's requests and approve a Resolution supporting such. Should there be any questions or requests for documents, please do not hesitate to contact me at (312) 604-3891.

Sincerely,

Monica Shamass

AGENDA - 6/15/2021,...
Page | 14





DRAWN BY: MN DATE: 05/11/2021 SCALE: 1"=150'

SHEET

150' 300' OF

19501-19701 HARLEM AVENUE, TINLEY PARK

PROJ. MGR.: ZRS
PROJ. ASSOC.: MN

SCP.TPIL01

OVERALL LANDSCAPE PLAN

TINLEY PARK BUSINESS CENTER

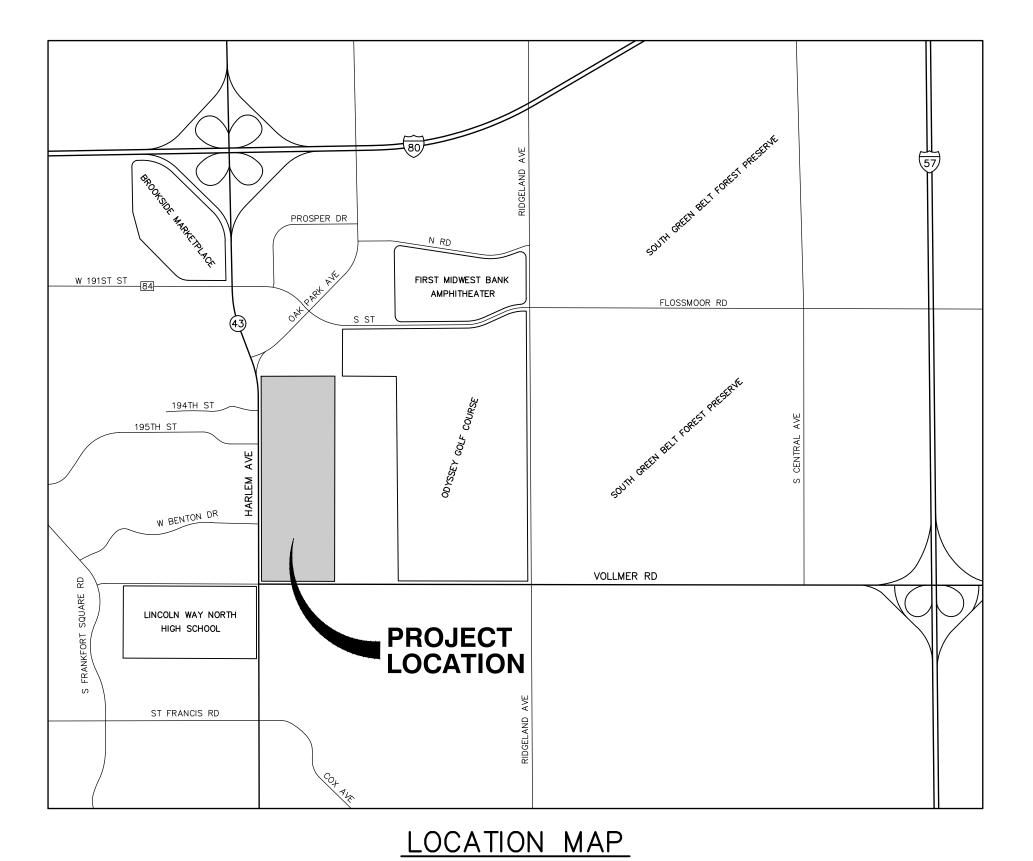
Proposed Improvements for

TINLEY PARK BUISNESS CENTER

STANDARD SYMBOLS

EXISTING STORM SEWER SANITARY SEWER COMBINED SEWER FORCEMAIN DRAINTILE WATER MAIN **ELECTRIC** TELEPHONE OVERHEAD WIRES SANITARY MANHOLE STORM MANHOLE CATCH BASIN STORM INLET CLEANOUT HAY BALES RIP RAP VALVE IN VAULT VALVE IN BOX FIRE HYDRANT **BUFFALO BOX** FLARED END SECTION STREET LIGHT SUMMIT / LOW POINT RIM ELEVATION INVERT ELEVATION DITCH OR SWALE DIRECTION OF FLOW :::> OVERFLOW RELIEF SWALE 1 FOOT CONTOURS ========= CURB AND GUTTER REVERSE CURB AND GUTTER SIDEWALK DETECTABLE WARNINGS PROPERTY LINE EASEMENT LINE SETBACK LINE MAIL BOX TRAFFIC SIGNAL POWER POLE GUY WIRE GAS VALVE HANDHOLE ELECTRICAL EQUIPMENT TELEPHONE EQUIPMENT CHAIN-LINK FENCE SPOT ELEVATION \sim BRUSH/TREE LINE DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TBR) CONIFEROUS TREE WITH HEIGHT IN FEET (TBR) SILT FENCE RETAINING WALL

19501-19701 HARLEM AVENUE VILLAGE OF TINLEY PARK, ILLINOIS



SHEET NO. DESCRIPTION 1 TITLE SHEET

1	TITLE SHEET
2	EXISTING CONDITIONS AND DEMOLITION PLAN
3	OVERALL SITE DIMENSIONAL AND PAVING PLAN
4	SITE DIMENSIONAL AND PAVING PLAN - NORTH
5	SITE DIMENSIONAL AND PAVING PLAN - MID-NORTH
6	SITE DIMENSIONAL AND PAVING PLAN - MID-SOUTH
7	SITE DIMENSIONAL AND PAVING PLAN - SOUTH
8	GRADING PLAN - NORTH
9	GRADING PLAN - MID-NORTH
10	GRADING PLAN - MID-SOUTH
11	GRADING PLAN - SOUTH
12	GRADING CROSS SECTIONS
13	UTILITY PLAN - NORTH
14	UTILITY PLAN - MID-NORTH
15	UTILITY PLAN - MID-SOUTH
16	UTILITY PLAN - SOUTH
17	UTILITY PLAN - OFFSITE
18	CONSTUCTION DETAILS
19	CONSTUCTION DETAILS
20	CONSTRUCTION SPECIFICATIONS

INDEX OF SHEETS

NOTES:

1. THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY MANHARD CONSULTING, LTD. ON 04-23-21. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.

<u>ABBREVIATIONS</u>

WETLAND

RCH						
LO I LANCE LID SECTION	GG. RCH A.A.M. I-B I-B I-B I-B I-B I-B I-B I-B I-B I-B	AGGREGATE ARCHITECT BITUMINOUS AGGREGATE MIXTURE BACK TO BACK BACK OF CURB BOTTOM OF PIPE BACK OF WALK BUFFALO BOX BITUMINOUS BENCHMARK BY OTHERS COMMERCIAL ENTRANCE CATCH BASIN CENTERLINE CORRUGATED METAL PIPE CONTROL CLEANOUT CONCRETE CUBIC YARD DITCH DIAMETER DUCTILE IRON PIPE DUCTILE IRON WATER MAIN DOWNSPOUT DRAIN TILE ELECTRIC EDGE TO EDGE ELEVATION EDGE OF PAVEMENT EXISTING FIELD ENTRANCE FACE TO FACE	FM G /F GW HH HWLD. INP T X. MM M/H N.W.E. PCCL PP PT VCC PVI T PP PT VCC PVI PP PT PP	FORCE MAIN GROUND GRADE AT FOUNDATION GUY WIRE HEADWALL HANDHOLE HIGH WATER LEVEL HYDRANT INLET INVERT IRON PIPE LEFT MAXIMUM MAILBOX MEET EXISTING MANHOLE MINIMUM NORMAL WATER LEVEL PRIVATE ENTRANCE POINT OF CURVATURE POINT OF COMPOUND CURVE PROFILE GRADE LINE POINT OF INTERSECTION PROPERTY LINE POWER POLE PROPOSED POINT OF TANGENCY POLYVINYL CHLORIDE PIPE POINT OF VERTICAL CURVATURE POINT OF VERTICAL INTERSECTION POINT OF VERTICAL INTERSECTION POINT OF VERTICAL TANGENCY PAVEMENT	RCP REM REV RT SAN SFLD. SMH STAD SY THAN STA STW THAN TYWALL TEMP V.CP V.V. WL	REINFORCED CONCRETE REMOVAL REVERSE RAILROAD RIGHT SANITARY SQUARE FOOT SHOULDER STREET LIGHT SANITARY MANHOLE STORM STATION STANDARD SIDEWALK SQUARE YARDS TO BE REMOVED TELEPHONE TYPE A TOP OF CURB TOP OF CURB TOP OF FOUNDATION TOP OF PIPE TOP OF WALK TOP OF WALL TEMPORARY TRANSFORMER VALVE BOX VITRIFIED CLAY PIPE VALVE VAULT WATER LEVEL

DEVELOPER: SCANNELL PROPERTIES 8801 RIVER CROSSING BLVD., SUITE 300 INDIANAPOLIS, INDIANA, 46240



PERMIT CONTACTS ILLINOIS DEPARTMENT OF TRANSPORTATION 201 CENTER COURT SCHAUMBURG, IL (847) 705-4147 CONTACT: HASAN AL-GHOLEH COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS 69 W WASHINGTON ST, 24TH FLOOR CHICAGO, IL (312) 603-1670 CONTACT: MICHAEL STERR

CONTACT: MICHAEL STERR

METROPOLITAN WATER

RECLAMATION DISTRICT

100 EAST ERIE ST

CHICAGO, IL

(312) 751-5600

CONTACT: TBD

10045 W LINCOLN HIGHWAY FRANKFORT, IL (815) 412-2702 CONTACT: DANA LUDWIG

ROBINSON ENGINEERING

VILLAGE OF TINLEY PARK
16250 OAK PARK AVE
TINLEY PARK, IL
(708) 444-5516
CONTACT: COLBY ZEMAITIS



BENCHMARKS:

(708) 444-5500

CONTACT: JOHN URBANSKI

SOURCE BENCHMARK:
ELEVATIONS AND SITE BENCHMARKS SHOWN HEREON WERE
ESTABLISHED UTILIZING A TRIMBLE RAPID STATIC GLOBAL
NAVIGATION SATELLITE SYSTEM (GNSS) AND THE NATIONAL OCEANIC
AND ATMOSPHERIC ADMINISTRATION'S (NOAA'S) ONLINE POSITIONING
USER SERVICE (OPUS). INADDITION, AN NGS BENCHMARK (PID
ME1935) WAS ALSO CHECKED TO CONFIRM THE OPUS SOLUTION.
THE OBSERVED ELEVATIONS, AS REFINED BY OPUS, IS THE BASIS
FOR ALL ELEVATIONS
SHOWN HEREON. ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM
(GEOID18).

SITE BENCHMARK: 1

EAST ARROW BOLT ON HYDRANT WITH CUT CROSS LOCATED APPROXIMATELY 26 FEET NORTH OF THE CENTERLINE OF LAKESIDE DRIVE AND 109 FEET WEST OF THE CENTERLINE OF HARLEM AVENUE.

ELEVATION=703.28

DATUM=NAVD88-GEOID18

SITE BENCHMARK: 2

NORTHEAST ARROW BOLT ON HYDRANT LOCATED APPROXIMATELY
24 FEET NORTH OF THE CENTERLINE OF BENTON DRIVE AND 93
FEET WEST OF THE CENTERLINE OF HARLEM AVENUE.
ELEVATION=707.47

DATUM=NAVD88-GEOID18

SITE BENCHMARK: 3
SOUTH ARROW BOLT ON HYDRANT LOCATED APPROXIMATELY 552
FEET NORTH OF THE CENTERLINE OF VOLLMER ROAD AND 80 FEET
WEST OF THE CENTERLINE OF HARLEM AVENUE.

<u>UTILITY CONTACTS</u>			
ELECTRIC COMED 1-866-NEW-ELEC 1-866-639-3532	WATER VILLAGE OF TINLEY PARK 16250 OAK PARK AVE TINLEY PARK, IL (708) 444-5500 CONTACT: JOHN URBANSKI		
GAS NICOR 90 FINLEY ROAD GLEN ELLYN, IL (815) 272-9276 CONTACT: TIFFANY WICKS	TELEPHONE AT&T 65 W. WEBSTER ST JOLIET, IL (815) 727-0327 CONTACT: CURT LUINS		
SEWER VILLAGE OF TINLEY PARK 16250 OAK PARK AVE TINLEY PARK, IL	GAS — TRANSMISSION LINE WOLVERINE PIPE LINE CO. 8075 CREEKSIDE DR PORTAGE, MI		

(269) 323-2491 EXT: 124

CONTACT: LOUIS KRAUS

PROJ. MGR.: ZRS

PROJ. ASSOC.: EAF

DRAWN BY: EAF

DATE: 3-31-21

SCALE: N.T.S.

SHEET

ILLINOIS

PARK,

OF

VILLAGE

BUISNESS

PARK

SHEET

OF 20

SCP.TIL01

MANHARD CONSULTING, LTD. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

BENCHMARKS:

(GEOID18).

SOURCE BENCHMARK: ELEVATIONS AND SITE BENCHMARKS SHOWN HEREON WERE ESTABLISHED UTILIZING A TRIMBLE RAPID STATIC GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) AND THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION'S (NOAA'S) ONLINE POSITIONING USER SERVICE (OPUS). INADDITION, AN NGS BENCHMARK (PID ME1935) WAS ALSO CHECKED TO CONFIRM THE OPUS SOLUTION. THE OBSERVED ELEVATIONS, AS REFINED BY OPUS, IS THE BASIS FOR ALL ELEVATIONS SHOWN HEREON. ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM

SITE BENCHMARK: 1

EAST ARROW BOLT ON HYDRANT WITH CUT CROSS LOCATED APPROXIMATELY 26 FEET NORTH OF THE CENTERLINE OF LAKESIDE DRIVE AND 109 FEET WEST OF THE CENTERLINE OF HARLEM AVENUE. DATUM=NAVD88-GEOID18

ELEVATION=703.28

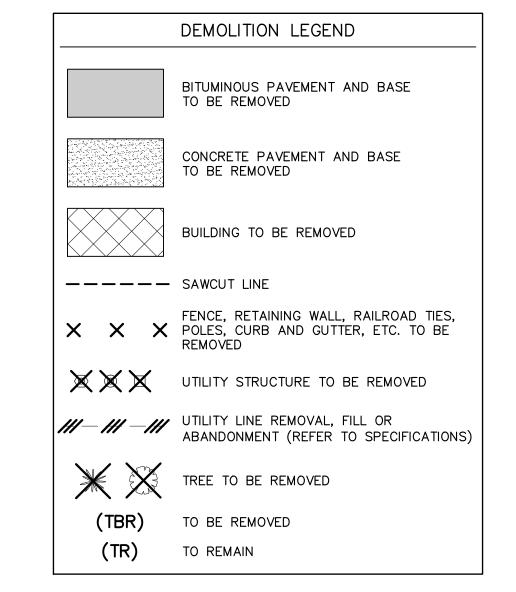
ELEVATION=707.47

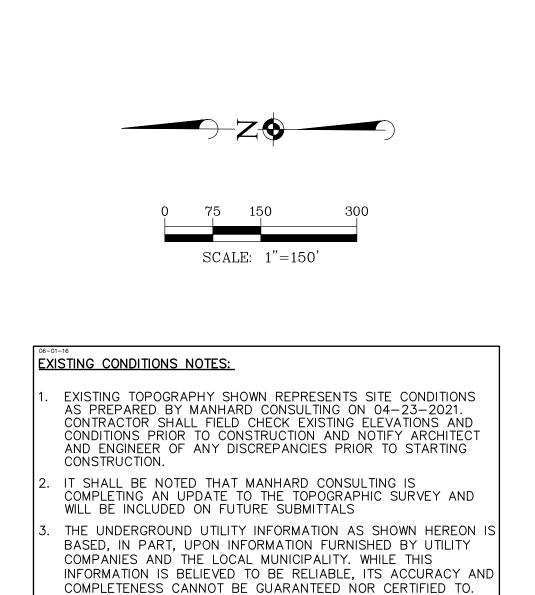
SITE BENCHMARK: 2 NORTHEAST ARROW BOLT ON HYDRANT LOCATED APPROXIMATELY 24 FEET NORTH OF THE CENTERLINE OF BENTON DRIVE AND 93 FEET WEST OF THE CENTERLINE OF HARLEM AVENUE. DATUM=NAVD88-GEOID18

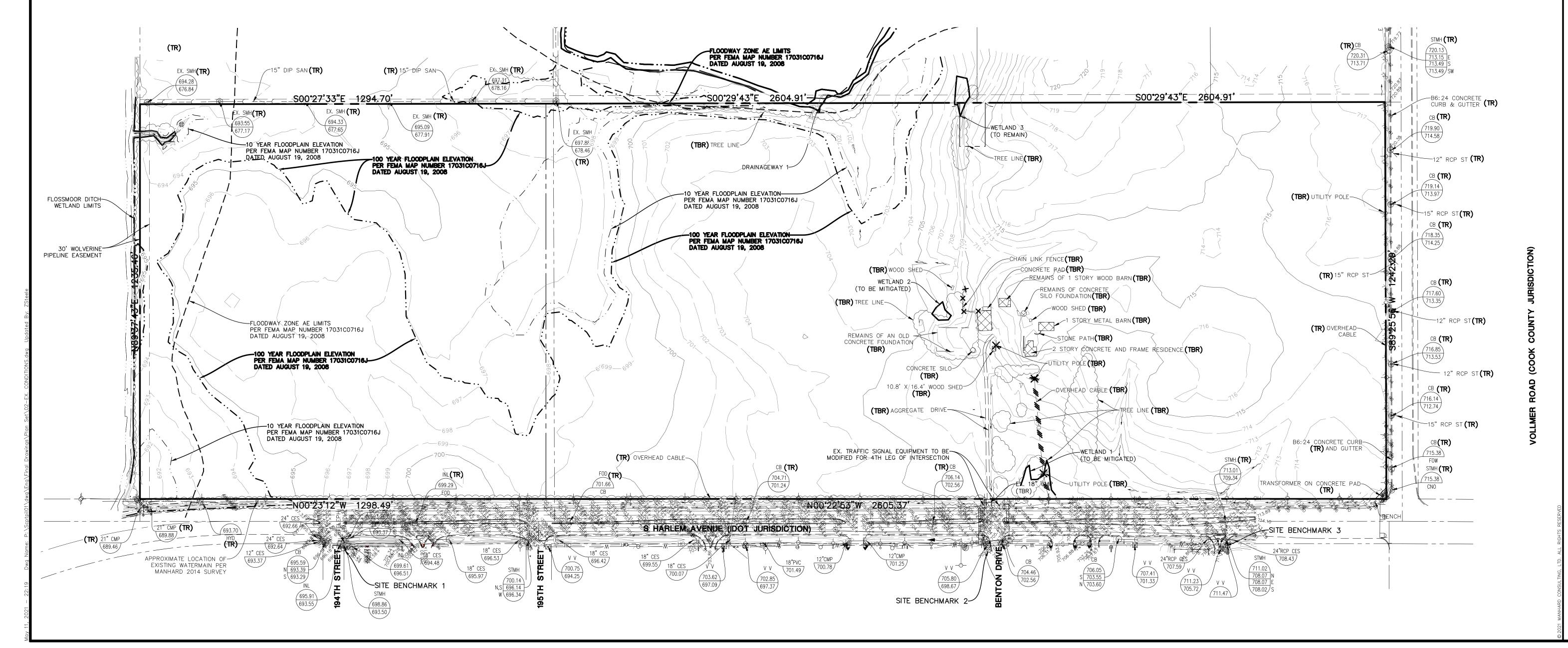
SITE BENCHMARK: 3 SOUTH ARROW BOLT ON HYDRANT LOCATED APPROXIMATELY 552 FEET NORTH OF THE CENTERLINE OF VOLLMER ROAD AND 80 FEET WEST OF THE CENTERLINE OF HARLEM AVENUE. ELEVATION=713.32 DATUM=NAVD88-GEOID18

DEMOLITION NOTES:

- THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL FEES AND
- SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FEATURES INDICATED TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
- PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
- ALL EXISTING UTILITY LINES AND CONDUITS LOCATED UNDER PROPOSED BUILDINGS SHALL BE REMOVED AND PROPERLY BACKFILLED. ALL UTILITY LINES AND CONDUITS LOCATED UNDER DRIVES, ON-SITE ROADS, PARKING LOTS OR SIDEWALKS SHALL BE FILLED WITH A FLOWABLE BACKFILL AND END PLUGGED. ALL EXISTING STRUCTURES SHALL BE REMOVED. ALL EXISTING UTILITY LINES LOCATED UNDER LANDSCAPE AREAS SHALL BE LEFT IN PLACE AND PLUGGED
- THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND LAWFUL DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED SHALL BE COORDINATED BY THE CONTRACTOR WITH THE AFFECTED UTILITY COMPANY.
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES.
- CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION.







ILLINOIS $\mathbf{\Omega}$

OF

proj. mgr.: ZRS 3-31-21 <u>1"=150'</u> SCALE:

SCP.TIL01

SITE DIMENSIONAL AND PAVING NOTES:

- ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
- ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
- ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
- TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO
- BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING, SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
- IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
- LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
- ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
- SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR
- D. PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
- THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

SITE AREA 110.94 ACRES

VEHICLE PARKING PROVIDED 152 SPACES ADA PARKING REQUIRED 6 SPACES ADA PARKING PROVIDED 6 SPACES TRAILER PARKING PROVIDED 47 SPACES PARKING RATIO 0.78 SPACES/1000 S.F.

SITE DATA

FUTURE BUILDING 2 AND 3 PARKING SHOWN FOR REFERENCE OF THE OVERALL SITE CONCEPT

STANDARD DUTY PAVEMENT* 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50 1 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50 8" AGGREGATE BASE COURSE, TYPE B **HEAVY DUTY PAVEMENT*** 2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50 3" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50 10" AGGREGATE BASE COURSE, TYPE B CONCRETE PAVEMENT* 6 1/2" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4 WWF 6" COMPACTED AGGREGATE BASE, TYPE B CONCRETE SIDEWALK 5" PORTLAND CEMENT CONCRETE 4" COMPACTED AGGREGATE BASE COURSE, TYPE B

PAVEMENT LEGEND

BITUMINOUS MULTI-USE PATH 3" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50 6" COMPACTED AGGREGATE BASE COURSE, TYPE B

*RECOMMENDATIONS PROVIDED PER GEOTECHNICAL REPORT BY PIONEER ENGINEERING

AND ENVIRONMENTAL SERVICES, LLC

PAVEMENT MARKING LEGEND

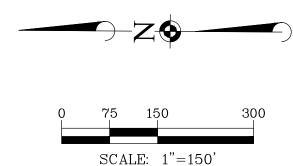
- A 24" WHITE STOP BAR
- B 4" YELLOW LINE
- © 4" YELLOW DIAGONAL AT 45° SPACED 3' O.C. W/ 4" YELLOW BORDER
- (D) LETTERS AND SYMBOLS PAVEMENT MARKINGS

SIGN LEGEND

- (1) R1-1 STOP SIGN
- 2 R7-8 HANDICAP PARKING SIGN
- 3 MONUMENT SIGN
- 4 DIRECTIONAL SIGN

PHASE 1 WOULD INCLUDE SOME OVERALL SITE GRADING, FINAL DEVELOPMENT OF BUILDING 1, ALL DETENTION PONDS, HARLEM AVE. LANDSCAPE BERM, A PARTIAL INITIAL INTERNAL ROADWAY, VOLLMER AVE ENTRANCE, WALKWAY/PATH, DEMOLITION OF EXISTING STRUCTURES, TURN LANE WORK AND ENTRANCE/DEVELOPMENT SIGNAGE.

PHASE 2 WILL INCLUDE THE REMAINDER OF THE DEVELOLPMENT INCLUDING BUILDING 2 AND 3, ADDITIONAL ROADWAYS AND WETLAND BOTTOM DETENTION BASIN B.



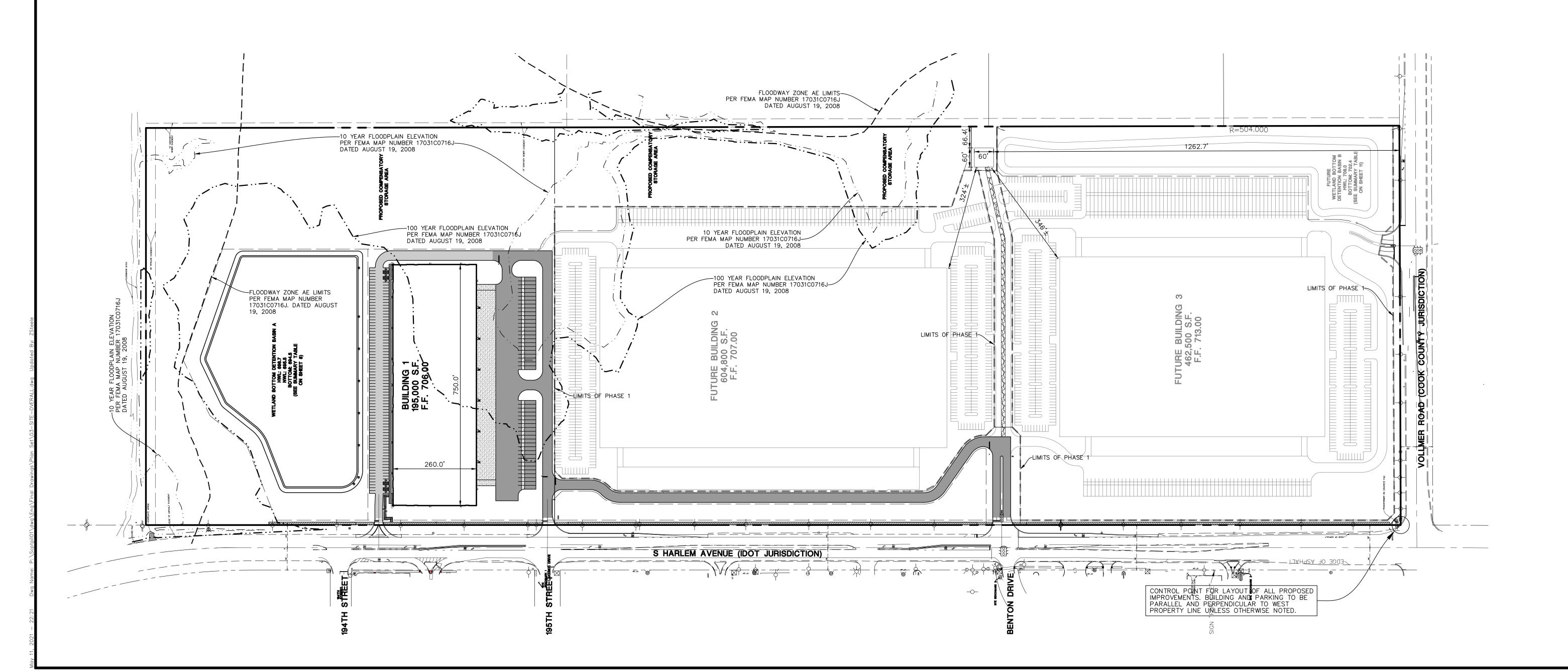


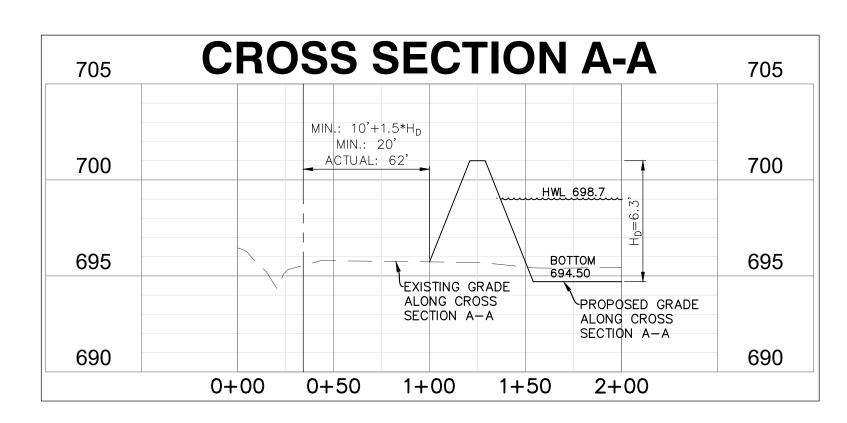
ILLINOIS BUISNESS **OF TINLEY**

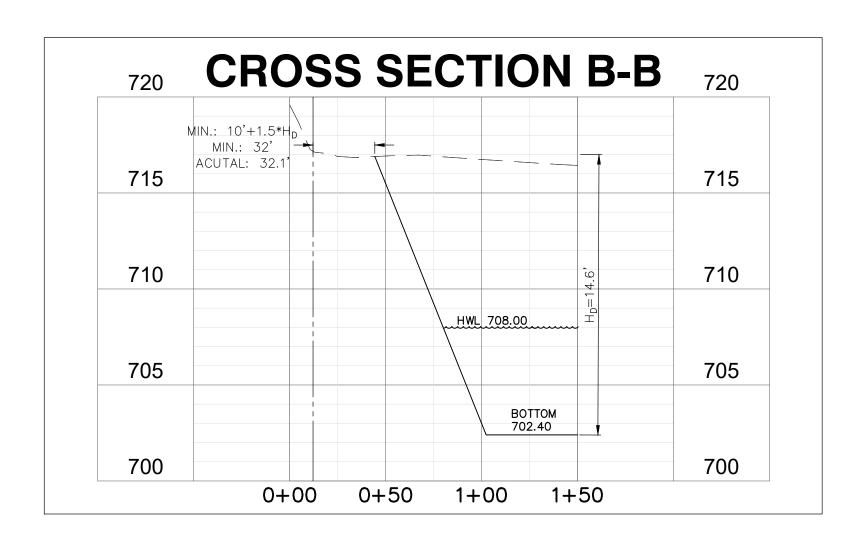
PROJ. ASSOC.: EAF 3-31-21 <u>1"=150'</u> SCALE: SHEET

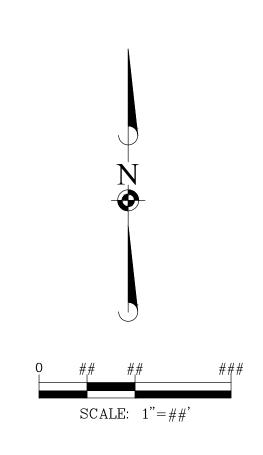
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GRADING NOTES:

IMPROVEMENT.

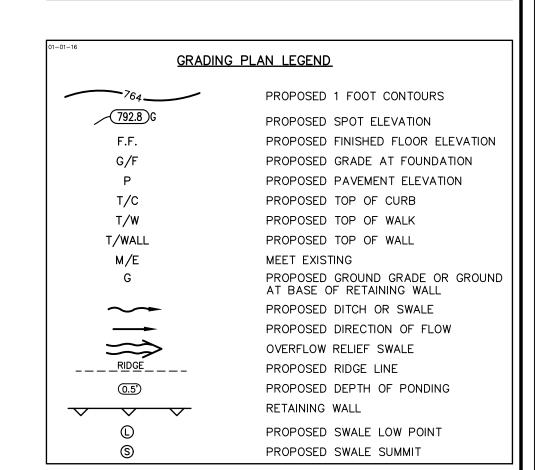
- RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
 PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING
- AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.

 3. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A
- MAXIMUM CROSS SLOPE OF 2.00% OR LESS.

 H. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED
- 5. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE
- INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.

 6. THE CONTRACTOR SHALL CONTACT J.U.L.I.E.
 (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE
 UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES
 APPEAR TO BE IN CONFLICT WITH THE PROPOSED
- 7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- 8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER
- 9. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
- 10. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY

 CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- 1. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.



The pare nevisions nherd.com ngineers alanners 05–11–21 REVISED PER VILLAGE REVIEW

One Overlook Point, Suite 290, Lincolnehire, IL 60069 ph:847.534.5550 fx:847.634.0095 menhe Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers • Construction Managers • Environmental Scientists • Landscape Architects • Plar

TINLEY PARK BUISNESS CENTER
VILLAGE OF TINLEY PARK, ILLINOIS
GRADING CROSS SECTIONS

PROJ. MGR.: ZRS

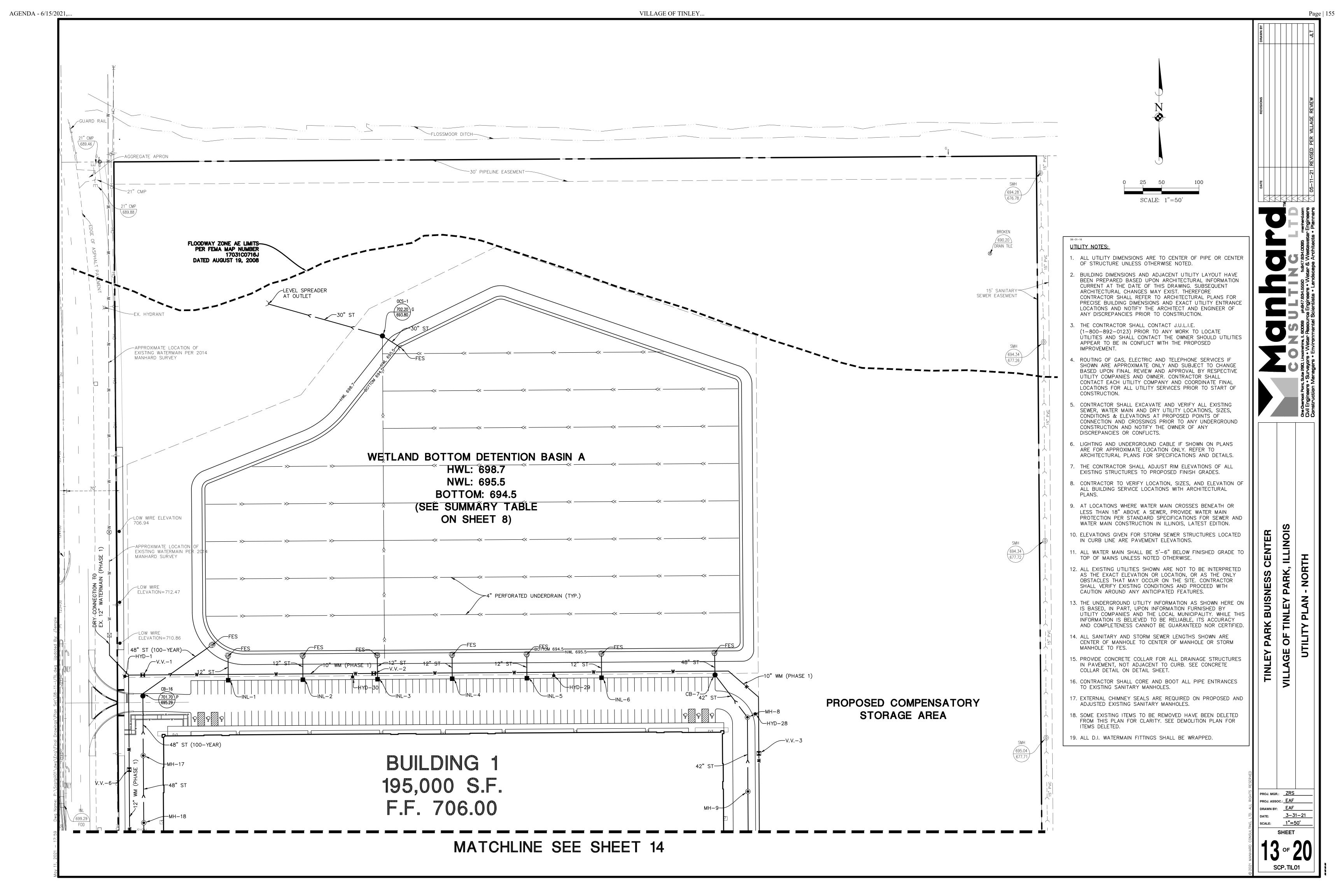
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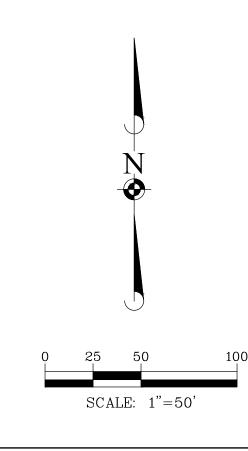
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DATE: 3-31-21

SCALE: 1"=XX'

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UTILITY NOTES:

- 1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
- 2. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- 3. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
- 4. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
- SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.

5. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING

- 6. LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
- 7. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
- 8. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL
- 9. AT LOCATIONS WHERE WATER MAIN CROSSES BENEATH OR LESS THAN 18" ABOVE A SEWER, PROVIDE WATER MAIN PROTECTION PER STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
- 10. ELEVATIONS GIVEN FOR STORM SEWER STRUCTURES LOCATED IN CURB LINE ARE PAVEMENT ELEVATIONS.
- 11. ALL WATER MAIN SHALL BE 5'-6" BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE.
- 12. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
- 13. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
- 14. ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FES.
- 15. PROVIDE CONCRETE COLLAR FOR ALL DRAINAGE STRUCTURES IN PAVEMENT, NOT ADJACENT TO CURB. SEE CONCRETE COLLAR DETAIL ON DETAIL SHEET.
- 16. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
- 17. EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES.
- 18. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
- 19. ALL D.I. WATERMAIN FITTINGS SHALL BE WRAPPED.

Overlook Point, Suite 290, Lincolnshire, IL 60069 ph:847.634.5550 fx84 Engineers • Surveyors • Water Resource Engineers • Water & Istruction Managers • Environmental Scientists • Landscape

GE OF TINLEY PARK, ILLINOIS
UTILITY PLAN - OFFSITE

SS

BUISNE

PARK

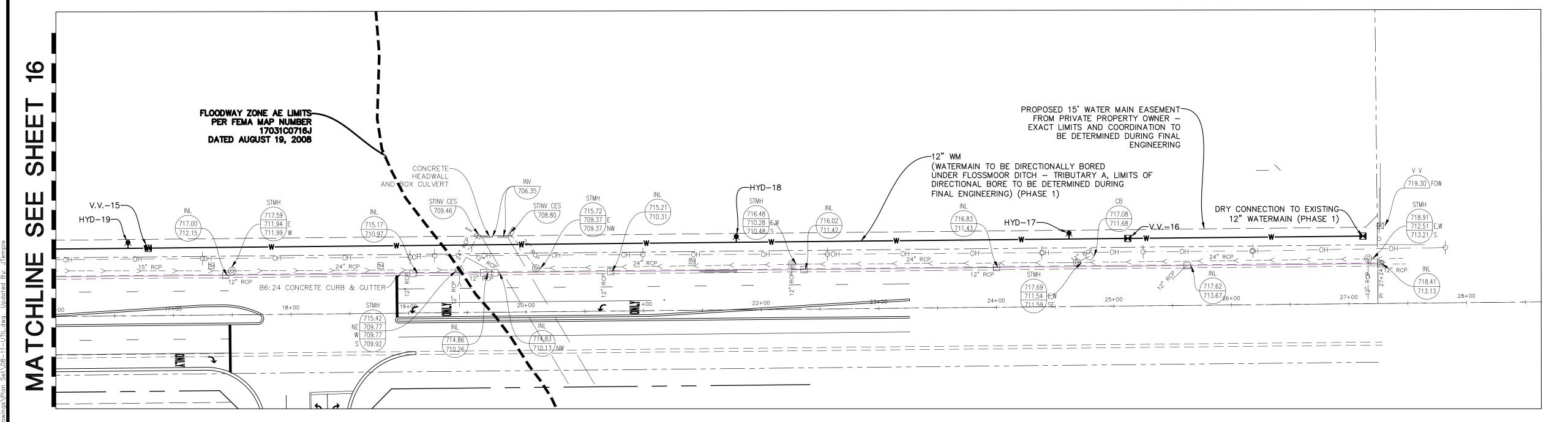
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PROJ. ASSOC.: EAF

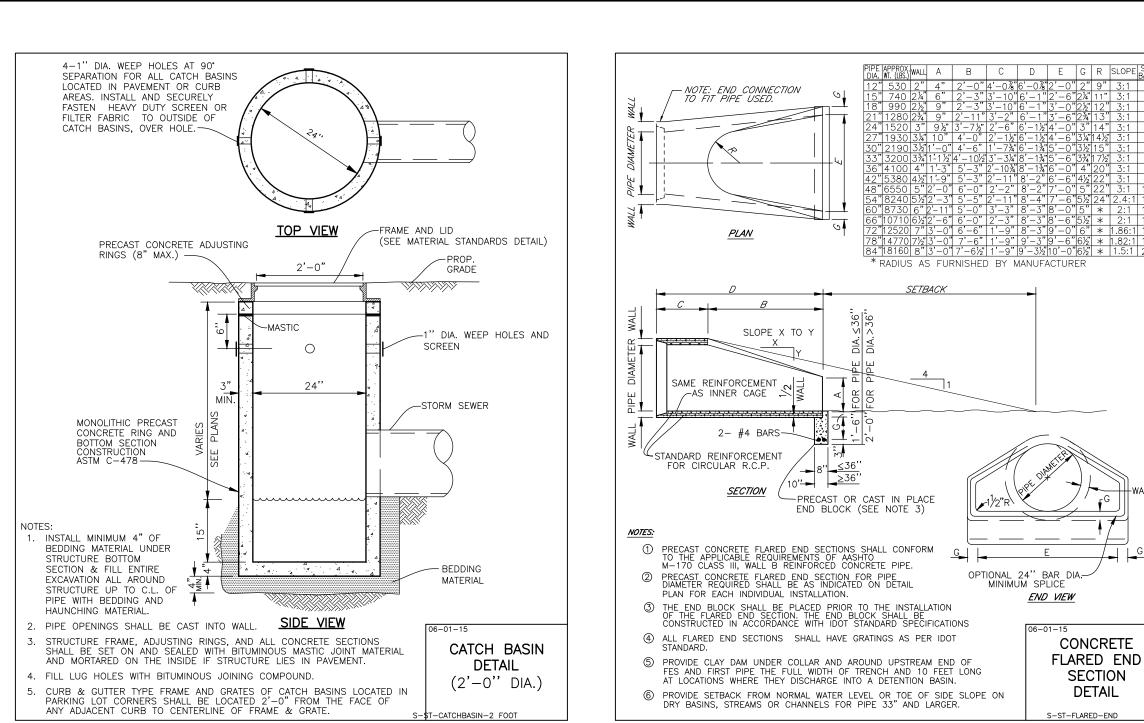
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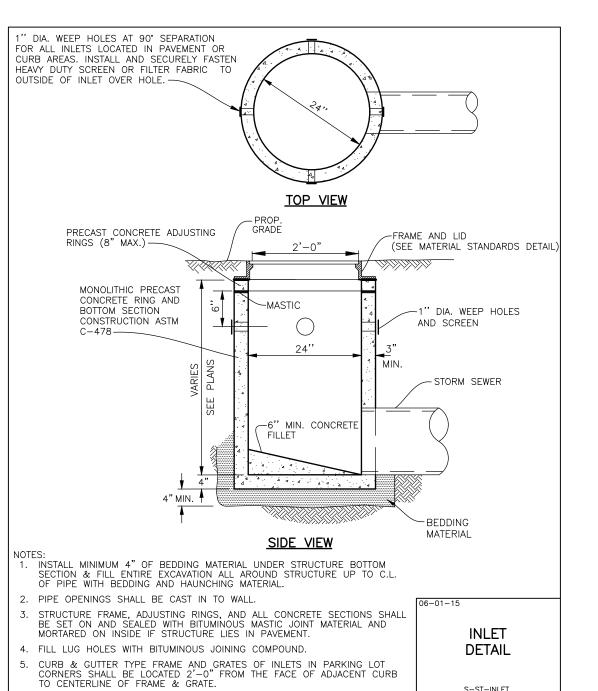
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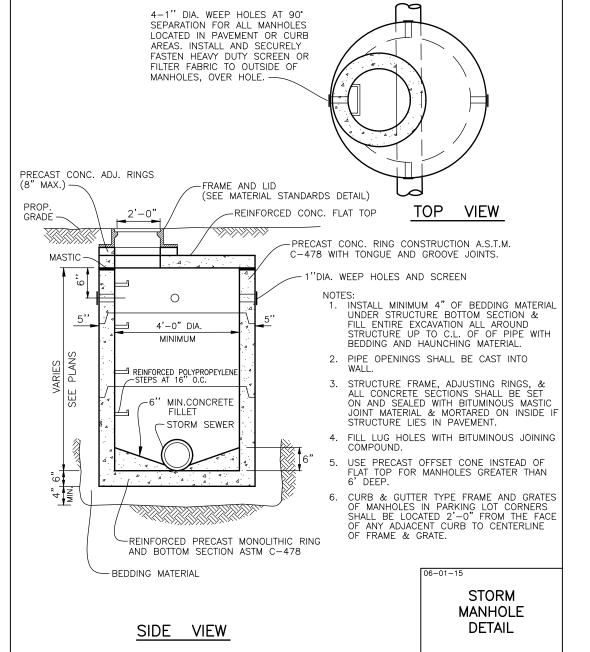
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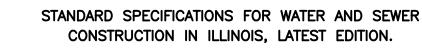
SHEET 17 OF 20 SCP.TIL01











41-2.01 PROTECTION OF WATER MAIN AND WATER SERVICE LINES

41-2.01A GENERAL Water mains and water service lines shall be protected from sanitary sewers, storm sewers, combined sewers, house sewer service connections

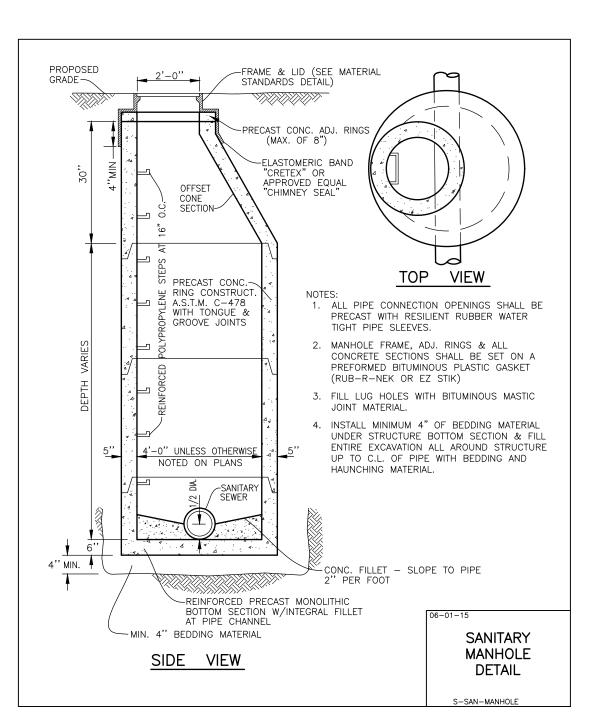
and drains as follows:

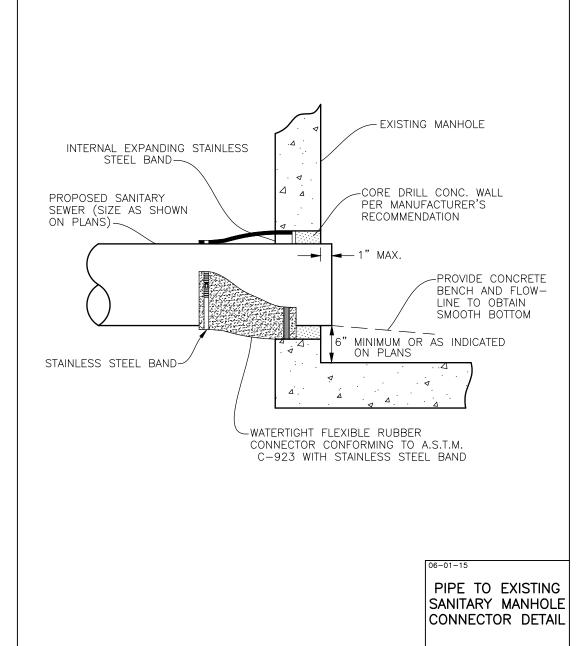
41-2.01B HORIZONTAL SEPARATION - WATER MAINS AND SEWERS

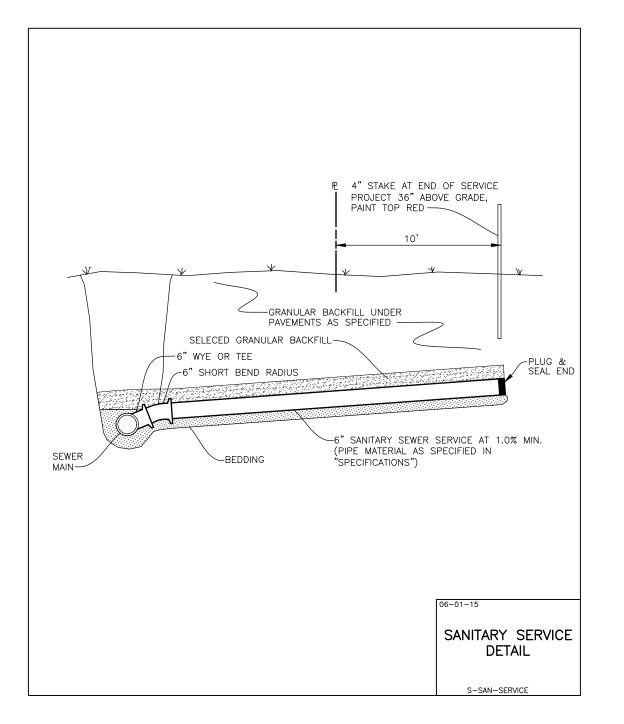
- (1.) Water mains shall be located at least ten (10) feet (3.1 m) horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service connection.
- (2.) Water mains may be located closer than ten (10) feet (3.1 m) to a sewer line when:
 - (a) local conditions prevent a lateral separation of ten (10) feet (3.1 m);
- (b) the water main invert is at least eighteen (18) inches (460 mm) above the crown of the sewer; and
- (c) the water main is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.
- (3.) When it is impossible to meet (1) or (2) above, both the water main and drain or sewer shall be constructed of slip—on or mechanical joint cast or ductile iron pipe, prestressed concrete pipe, or PVC pipe equivalent to water main standards of construction. The drain or sewer shall be pressure tested to the maximum expected surcharge head before backfilling. See Standard Drawing No. 18.

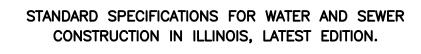


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41-2.01C VERTICAL SEPARATION - WATER MAINS AND SEWERS

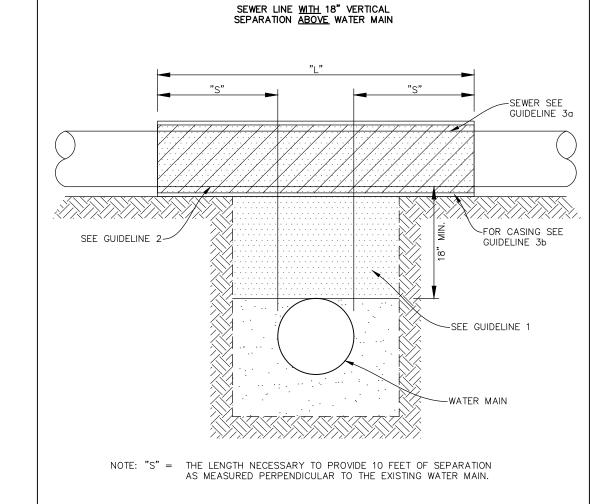
- (1.) A water main shall be separated from a sewer so that its invert is a minimum of eighteen (18) inches (460mm) above the crown of the drain or sewer whenever water mains cross storm sewers, sanitary sewers or sewer service connections. The vertical separation shall be maintained for that portion of the water main located within ten (10) feet (3.1m) horizontally of any sewer or drain crossed. A length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer or drain.
- (2.) Both the water main and sewer shall be constructed of slip—on or mechanical joint cast or ductile iron pipe, prestressed concrete pipe, or
 - PVC pipe equivalent to water main standards of construction when: (a) it is impossible to obtain the proper vertical separation as described
 - in (1) above; or (b) the water main passes under a sewer or drain.
- (3.) A vertical separation of eighteen (18) inches (460 mm) between the invert of the sewer or drain and the crown of the water main shall be maintained where a water main crosses under a sewer. Support the sewer or drain lines to prevent settling and breaking the main, as shown on the Plans or as approved by the ENGINEER.
- (4.) Construction of water main quality pipe shall extend on each side of the crossing until the perpendicular distance from the water main to the sewer or drain line is at least ten (10) feet (3.1 m) See Standard Drawings

WATER AND SEWER SEPARATION REQUIREMENTS (VERTICAL SEPARATION)

SEPARATION

REQUIREMENTS

(VERTICAL SEPARATION)



- IF SELECT GRANULAR BACKFILL EXISTS: REMOVE WITHIN WIDTH OF SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV)
- OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF SEWER AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L" FEET.

. (a) CONSTRUCT "L" FEET OF SEWER OF WATER MAIN MATERIAL AND PRESSURE TEST, OR: (b) USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF SEWER AND

WATER MAIN ABOVE SEWER LINE WITH

WATER AND SEWER SEPARATION REQUIREMENTS (VERTICAL SEPARATION)

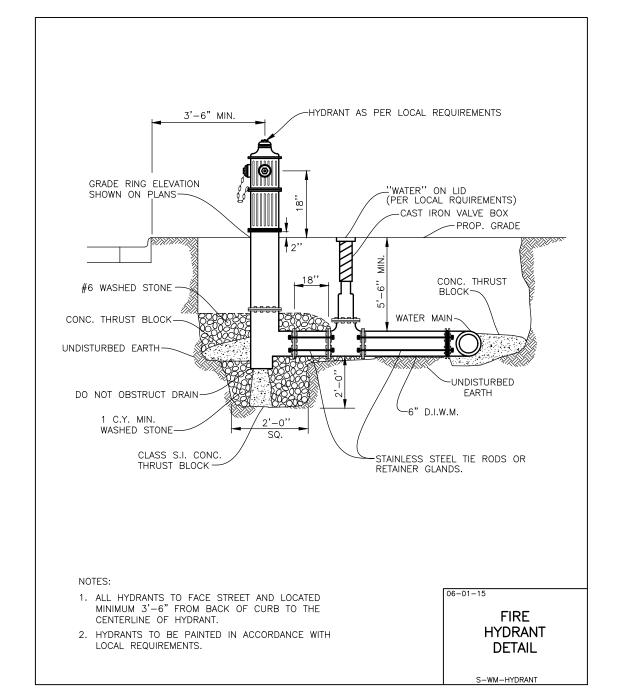
FRAME & LID SEE MATERIAL ADJUSTING RINGS STANDARDS DETAIL (8" MAX.) PROPOSED GRADE OFFSET CONE~ THAN 3" FROM EDGE OF FRAME OPENING CONSTRUCTION A.S.T.M. C-478 WITH TONGUE AND GROOVE JOINTS ~PIPE OPENING SHALL I SLEEVE RUBBER WATER TIGHT EX. WATER MAIN-BEDDING MATERIAL-UNLESS OTHERWISE MASONRY THRUST BLOCK--REINFORCED PRECAST FOR FULL WIDTH OF SLEEVE CONC. BOTTOM SECTION INSTALL MINIMUM 4" OF BEDDING MATERIAL UNDER STRUCTURE BOTTOM SECTION & FILL ENTIRE EXCAVATION ALL AROUND STRUCTURE UP TO C.L. OF PIPE WITH BEDDING AND HAUNCHING MATERIAL. PIPE OPENINGS SHALL BE CAST INTO WALL WITH RESILIENT RUBBER PRESSURE CONNECTION

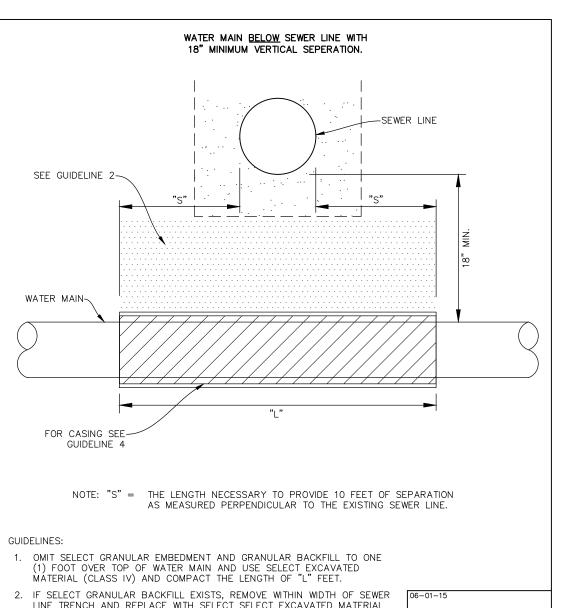
. STRUCTURE FRAME, ADJUSTING RINGS, & ALL CONCRETE SECTIONS SHALL

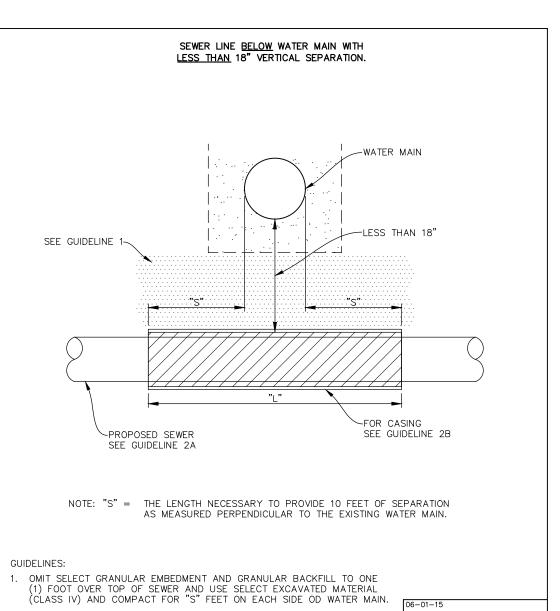
BE SET ON AND SEALED WITH BITUMINOUS MASTIC JOINT MATERIAL.

4. FILL LUG HOLES WITH BITUMINOUS JOINING COMPOUND.

VAULT DETAIL







AND PRESSURE TEST, OR:

S-WM-SEP-VERTICAL-2

SÉWER AND SEAL ENDS OF CASING.

DAMAGE DUE TO SETTLEMENT OF SEWER TRENCH.

b) USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED

PROVIDE ADEQUATE SUPPORT FOR EXCAVATING WATER MAIN TO PREVENT

LESS THAN 18" VERTICAL SEPARATION. ─FOR CASING SEE SEE GUIDELINE 2 LESS THAN 18" -SEE GUIDELINE NOTE: "S" = THE LENGTH NECESSARY TO PROVIDE 10 FEET OF SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING SEWER LINE. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF WATER MAIN AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L". IF SELECT GRANULAR BACKFILL EXISTS, REMOVE WITHIN WIDTH OF a) CONSTRUCT "L" FEET OF PROPOSED SEWER OF WATER MAIN MATERIAL | WATER AND SEWER EXISTING SEWER LINE TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT.

USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED WATER MAIN AND SEAL ENDS OF CASING. POINT LOADS SHALL NOT BE ALLOWED BETWEEN WATER MAIN CASING AND

PROJ. ASSOC.: <u>EAF</u> 3-31-21 SCALE: WATER AND SEWER SEPARATION REQUIREMENTS (VERTICAL SEPARATION)

<u>N.T.S.</u> SHEET SCP.TIL01

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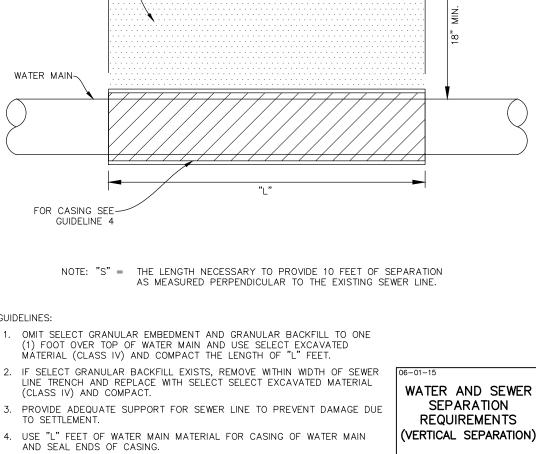
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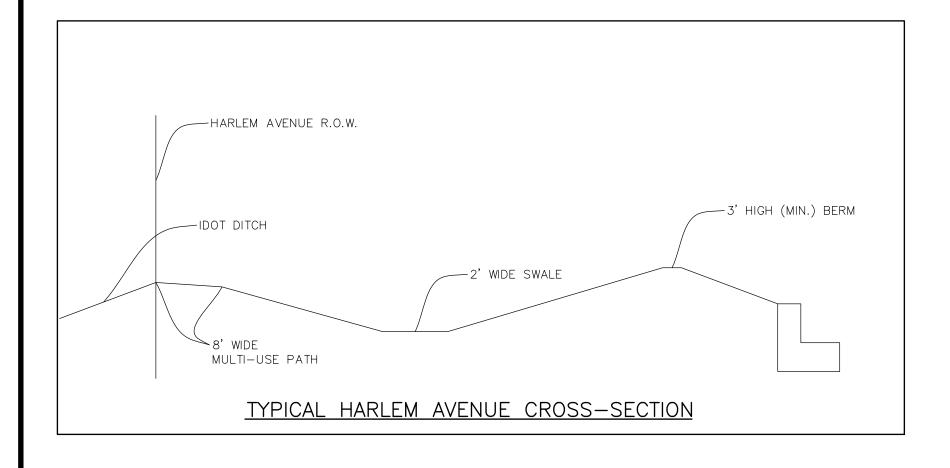
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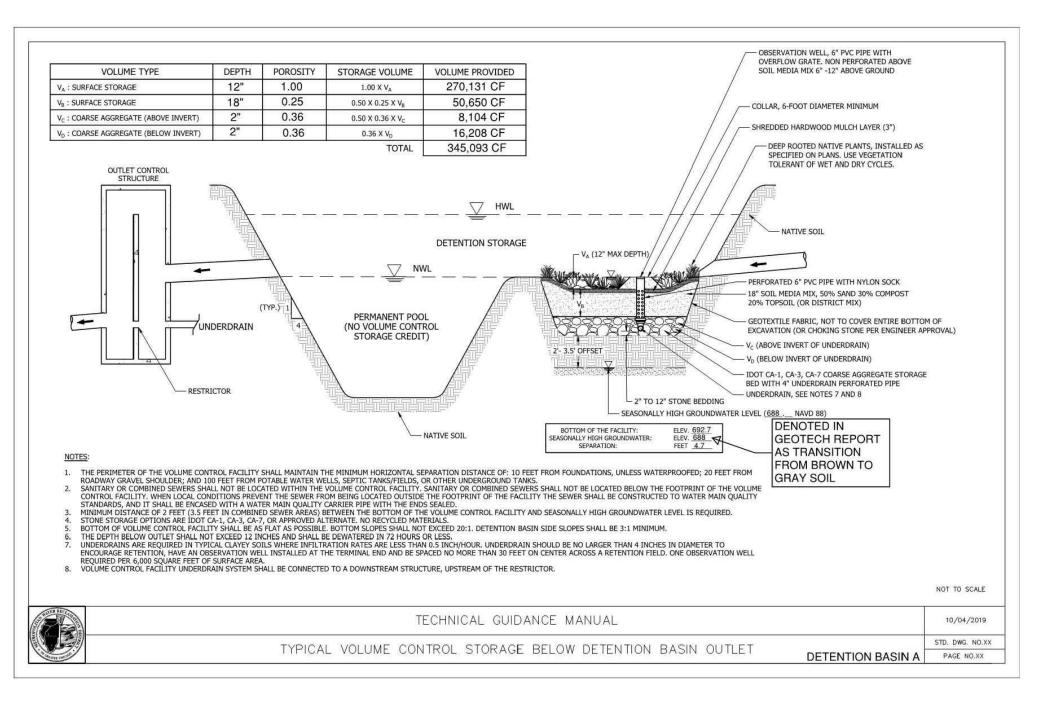
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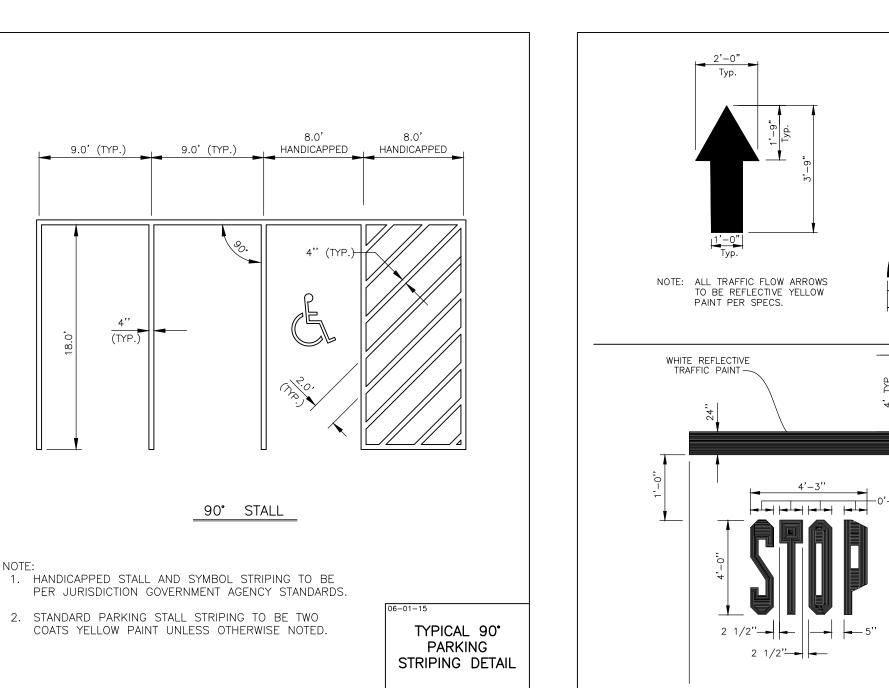
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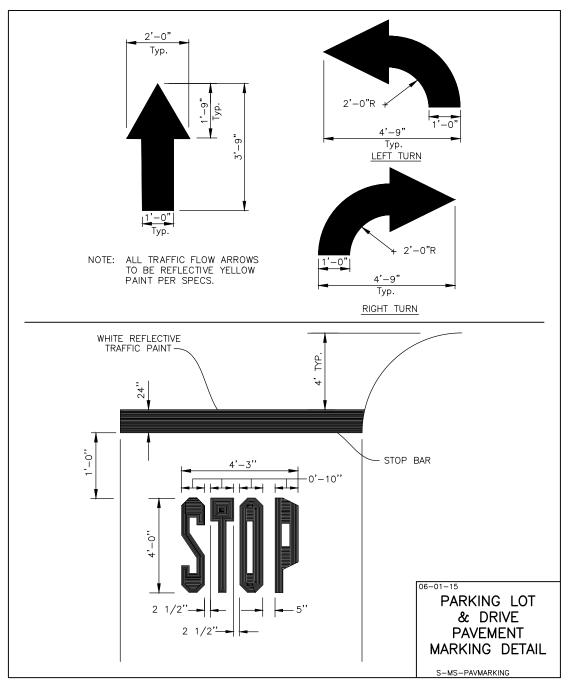
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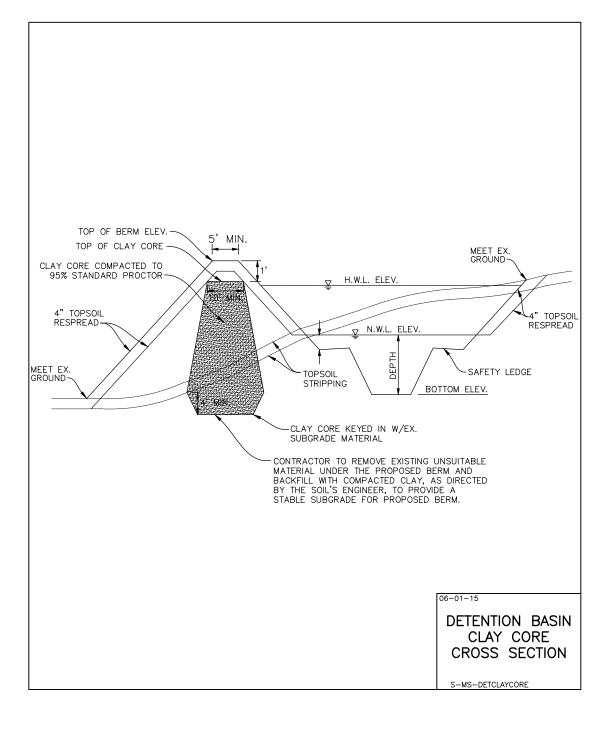




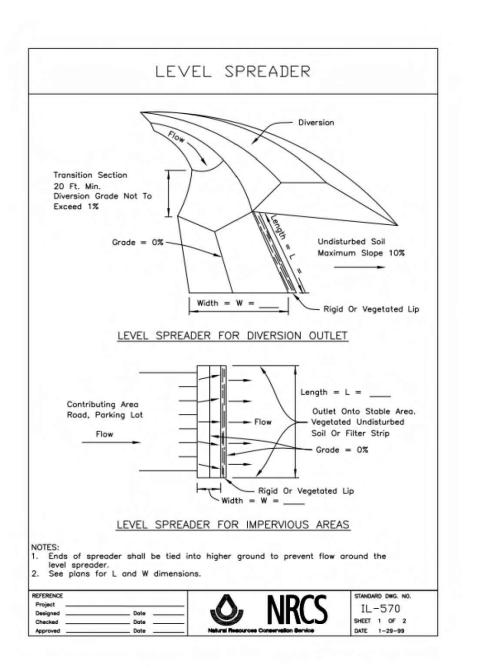


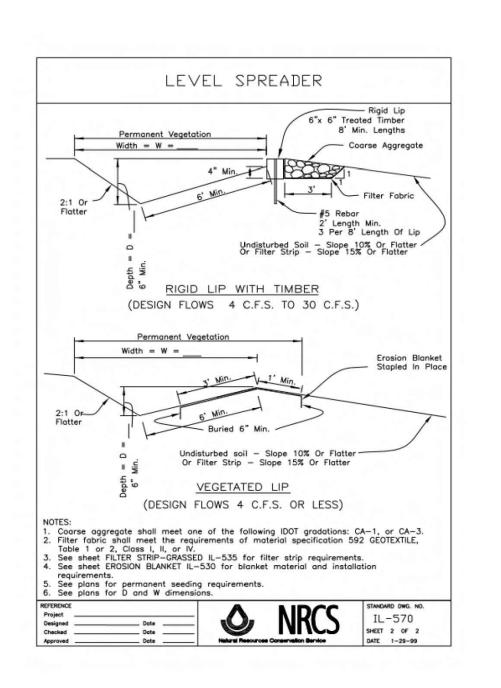






MATE	ERIAL STANDARDS	
ITEM	BRAND	PRODUCT
FIRE HYDRANTS (TRAFFIC MODEL)	MUELLER SUPER CENTURION WATEROUS PACER	A-423 WB-67
GATE VALVES SPECIFY SIZE NON— RISING STEM, 2" NUT, M.J., OPEN LEFT	MUELLER (SIZE) AMERICAN FLOW CONTROL	A-2360-20L SERIES 2500
<u>VALVE_BOXES</u> 3 PIECE	EAST JORDAN TYLER/UNION	SCREW ADJUSTING EXTENSION TYPE
CURB STOPS (SPECIFY SIZE)	MUELLER FORD	300 BALL VALVE BALL VALVE
CORPORATION VALVE (SPECIFY SIZE)	MUELLER FORD	H-15000 FB600 (AWWA/CC THREAD)
MANHOLES/CATCHBASINS/INLETS	NEENAH	
IN OPEN AREAS AND PAVEMENT (SELF—SEALING LID WITH PROPER UTILITY MARKINGS)	CLOSED LID	R-1772
FROFER OHEIT MARKINGS)	OPEN LID *1 SWALES AND DITCHES	R-2502 C R-4340 B
MANHOLES/CATCH BASINS/INLETS IN COMBINATION CURB & GUTTER (BICYCLE SAFE)	NEENAH ROLL/MOUNTABLE CURB B6.12 CURB	R-3501-D2A R-3281A *-3281-AL
WATER SERVICE SADDLES (ALL SERVICE SADDLES SHALL BE DOUBLE STRAP; BRONZE, NYLON COATED OR STAINLESS STEEL)	MUELLER FORD SMITH-BLAIR 3/4" & 1"	DR2S FS 303 # 317
B-BOX (AT LEAST 1 1/4" TOP SECTION) ARCH PATTERN PLUG STYLE LID	FORD MUELLER	EA2 CURB BOX
*1 WHEREVER STORMWATER COULD POSSIBLY ENTER STORM STRUCTURE		MATERIAL STANDARDS
		S-MS-MATERIALSTNDS







OF TINLEY PARK, ILLINOIS DETAILS **BUISNESS** AGE **MILL**

PROJ. MGR.: ZRS PROJ. ASSOC.: EAF 3-31-21 <u>N.T.S.</u> SCALE:

SHEET SCP.TIL01 AGENDA - 6/15/2021,

sewers shall maintain the specified gradient. Upon installing the carrier pipe the ends shall be sealed with hydraulic cement.

Horizontal and vertical separation of water and sewer mains shall be in accordance with Standard Specifications for Water and Sewer Construction in Illinois

(1) Polyvinyl Chloride (PVC) Sewer Pipe shall conform to ASTM D3034 (4-inch thru 15-inch) or ASTM F679 (18-inch thru 48-inch) minimum SDR 26 with

(2) Ductile Iron Sewer Pipe shall conform with ANSI/AWWA C151/A21.51 Class 50, cement lined with push on type joints conforming to ANSI/AWWA

(3) Extra Strength Clay Sewer Pipe shall conform with ASTM Specification C700 (glazed) with ASTM D1784 type joints conforming to Clow NO-BEL

Manholes shall be constructed in conformance with Section IIIA Manholes, etc. above. The concrete base and bottom section shall be constructed of precast

reinforced concrete monolithically cast sections including benches, pipe connection and invert flow lines. Manhole frame and lids shall be Neenah R-1772 or

approved equal, with lids imprinted "SANITARY", with recessed pick holes. Manhole joints between adjustment rings and frames and between manhole

with inert mineral filler to provide a water tight seal. All pipe connection openings shall be precast with resilient rubber watertight pipe sleeves. A 10"

sections shall be set on preformed plastic gasket consisting of a homogeneous blend of refined hydrocarbon resins and plasticizing compounds reinforced

elastomeric band (chimney seal) shall be installed extending from the manhole top to the manhole frame as shown on detail. Manholes shall include steps,

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on

ACCEPTANCE OF SANITARY SEWERS" of the Standard Specifications for Water and Sewer Construction in Illinois or the JURISDICTIONAL GOVERNING

ENTITY, whichever is more restrictive. In addition, a televised inspection of the completed sanitary sewers shall be conducted and a copy of the videotape

Testing of Installed Precast Concrete Pipe Sewer Lines", or ASTM C1244 "Standard Test Method for Concrete Sewer Manholes by the Negative Pressure

A wye branch or "tee" and sanitary service line, properly plugged and sealed shall be constructed as shown on the PLANS. The ends of all services shall be

(1) Polyvinyl Chloride (PVC) Pressure Pipe conforming to the latest revision of ANSI/AWWA C900, Class 150 with integral bell and flexible elastomeric

(2) Ductile iron cement lined pipe conforming to the latest revision of ANSI/AWWA C151/A21.51, Thickness Class 50, minimum 150 psi working pressure

Upon completion of installation, force mains are to be plugged and pressure tested at 2 times the working pressure or total dynamic head for a period of 10

JURISDICTIONAL GOVERNING ENTITY. Videotapes and written report of all television inspections shall be provided to the CLIENT. The form of report and

All defects and corrective work required as the result of television inspection shall be performed by the CONTRACTOR without delay. All dips, cracks, leaks,

improperly sealed joints and departures from approved grades and alignment shall be repaired by removing and replacing the involved sections of pipe. Upon

(1) Ductile iron pipe shall be per ANSI/AWWA C151/A21.51, Thickness Class 52, minimum 150 psi working pressure, cement lined in accordance with

Installation shall be in accordance with ANSI/AWWA C600 (Ductile Iron) or ANSI/AWWA C605 (PVC). All water main shall have mechanical joint cast iron or

ductile iron fittings in accordance with ANSI/AWWA C110/A21.10 or compact ductile iron fittings in accordance with ANSI/AWWA C153/A21.53 with 250 psi

Poured or monolithic concrete thrust blocks are required to brace all tees, plugs, caps, and bends of 11 1/4 degree deflection or greater. Minimum cover for

All valves shall be resilient wedge gate valves conforming to the latest revision of ANSI/AWWA C515, with a rated working pressure of 200 psi in accordance

with JURISDICTIONAL GOVERNING ENTITY requirements, except that butterfly valves conforming to ANSI/AWWA C504 shall be constructed on all water

Valve vaults shall be constructed in conformance with Section IIIA Manholes, etc. above. Frame and lids shall be as approved by the JURISDICTIONAL

Valve boxes shall be constructed in conformance with the standard detail. Valve boxes shall be cast iron extension screw type having lids imprinted with the

Fire Hydrants shall be per JURISDICTIONAL GOVERNING ENTITY requirements. All fire hydrants shall be located as shown on the PLANS and shall be

The CONTRACTOR shall determine from the JURISDICTIONAL GOVERNING ENTITY as to the exact style, type, and manufacture of corporation stops,

Water services shall be type K copper size as shown on PLANS, and constructed where shown on the PLANS. The ends of all services shall be marked with

a 4"x4" post extending 36" above grade and painted blue. The CONTRACTOR shall keep accurate records of tap locations and service box locations, as well

Disinfections shall meet all of the requirements of the State of Illinois, Environmental Protection Agency, Public Water Supplies Division. The safe quality of

The CONTRACTOR shall maintain system pressure on existing water main at all times. Existing water main shall be located and material excavated, and

valve basin slab and main supports installed. The existing water main shall be cleaned and the exterior disinfected prior to installing the tapping tee (material

detail on the plans. Valve shall be constructed in conformance with the detail. Payment for pressure connection to existing water main shall include

to conform to AWWA C110). The tapping valve shall be installed (valve to conform to AWWA C500) and the pressure tap completed in accordance with the

A dry connection to existing water main shall include a connection to an existing water main stub where shown on the PLANS. The CONTRACTOR shall

the line will be returned to service. All mains shut down that are opened to atmosphere must be disinfected prior to returning main into service.

The CLIENT, or JURISDICTIONAL GOVERNING ENTITY may request that portions of the water main be enclosed in a polyethylene encasement in

obtain approval of the JURISDICTIONAL GOVERNING ENTITY to shut down any main, including submittal of a schedule of the time of shut off and the time

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on

If the distance between valves when installing PVC pipe exceeds 1,000', tracer wire stations will be required for current induction. Tracer wire stations in grass areas will

mechanically secure and soldered connection shall be provided for all wire splices. Where construction is by directional drilling or similar trenchless technology the tracer

be Rhino TriView Flex Tracing Wire Stations or approved equal. In paved areas, they will be Valvco Tracer Wire Access Box for H2O loading or approved equal.

For open cut construction, using PVC pipe, a continuous, insulated, 12 gauge copper wire suitable for direct burial shall be taped on top of all piping to provide for

locating following construction. This wire shall be securely terminated inside every valve vault on stainless steel hardware with an exposed lead of at least 12". A

wire shall be 3/16" 7x19 PVC coated stainless steel aircraft cable with minimum breaking strength of 3,700 lbs (Lexco, Chicago, IL). Or Trace-Safe water blocking

Before final approval of any water main, there will be a monitored tracer wire continuity test in order to confirm proper installation of any tracer wire.

the water supply shall be demonstrated by bacteriological analysis of samples collected at sampling taps on at least two consecutive days following

painted in a manner acceptable to the JURISDICTIONAL GOVERNING ENTITY after installation and shall be adjusted to final grade.

disinfection of the mains and copies of the said report submitted to the JURISDICTIONAL GOVERNING ENTITY and the CLIENT.

Allowable leakage, test pressure and duration shall be as per the requirements of the JURISDICTIONAL GOVERNING ENTITY.

ground key stops and services boxes preferred by the JURISDICTIONAL GOVERNING ENTITY and shall furnish same.

as the service lengths and furnish same to CLIENT. Water services shall include bedding and backfilling.

disinfection, tapping valve and tee, valve vault, frame and lid, bedding, and trench backfill.

POLYETHYLENE ENCASEMENT (FOR DUCTILE IRON WATER MAIN ONLY)

accordance with ANSI/AWWA C105/A21.5 should soil conditions so warrant its use.

tracerwire RT series 19 gauge conductor (RT 1802W water, RT 1803W sewer).

48-inch) with a pressure rating of 235 psi, SDR 18 in accordance with ASTM D2241. Joints shall be pressure rated in accordance with ASTM D3139

(2) Polyvinyl Chloride Pipe (PVC) conforming to the latest revision of ANSI/AWWA C900 (4-inch thru 12-inch) or ANSI/AWWA C905 (14-inch thru

Upon completion of construction a television inspection of the sanitary sewer system shall be performed on all portions of the sewer if required by the

marked with a 4"x4" post extending 36" above grade and painted red. The CONTRACTOR shall keep accurate records of all Wye or Tee locations as

Sanitary sewers shall be air tested and tested for deflection in accordance with the requirements of Section 31-1.12 "TESTING AND INSPECTION FOR

All sanitary manholes are to be tested for water tightness in accordance with ASTM C969 "Standard Practice for Infiltration and Exfiltration Acceptance

HORIZONTAL AND VERTICAL SEPARATION OF WATER AND SEWER MAINS

Section 41-2.01A and 41-2.01B and Standard Drawing 18, 19, 20, 21, 22, 23 and 24.

B. SANITARY SEWERS AND APPURTENANCES

flexible elastomeric seal gasket gasketed joints conforming to ASTM D3212 and F477.

Sanitary sewer pipe including building services, shall conform to the following:

(ESVCP), with flexible gasket meeting ASTM C425 (MWRD only).

Structures shall be adjusted to the finished grade as shown on PLANS.

C111/A21 11

Sanitary sewers shall include bedding and backfilling.

frame & grate, bedding, and trench backfill.

the detail.

(Vacuum) Test".

DROP MANHOLE CONNECTIONS

SANITARY SEWER FORCE MAIN

with "push on" type joints.

Sanitary sewer force main shall conform to the following

gasket joints conforming to ASTM F477.

All floor drains shall be connected to the sanitary sewer.

GOVERNING ENTITY and shall be imprinted "WATER"

SMALL WATER SERVICES (2" DIAMETER OR LESS)

PRESSURE CONNECTION TO EXISTING WATER MAIN

DRY CONNECTION TO EXISTING WATER MAIN

FOUNDATION, BEDDING AND HAUNCHING

WATER MAIN PIPE (3" AND LARGER)

WATER VALVES

VALVE VAULTS

VALVE BOXES

letters "WATER".

DISINFECTION

PRESSURE TEST

the detail.

TRACER WIRE

Water main pipe shall conform to the following:

C. WATER MAINS AND APPURTENANCES

ANSI/AWWA C104/A21.4, with "push on" type joints.(2)

with elastomeric seals in accordance with ASTM F477.

SERVICES

FOUNDATION, BEDDING AND HAUNCHING

and report furnished to the JURISDICTIONAL GOVERNING ENTITY.

measured from the downstream manhole as well as the service lengths and furnish same to CLIENT

Drop manhole connections to existing manholes shall be constructed according to the PLANS and the detail.

Force mains shall have a minimum of five feet six inches (5'-6") of cover and shall include bedding and trench backfill.

type and format of the videotape shall be approved by the JURISDICTIONAL GOVERNING ENTITY

All sewers and appurtenances shall be cleaned prior to inspection and testing required by this section.

minutes, with no loss of pressure or as required by the JURISDICTIONAL GOVERNING ENTITY, whichever is more stringent

completion thereof, the sewer shall be retested and such further inspection made as may appear warranted by the CLIENT.

all water mains, including services, shall be 5'-6" from the finished grade. Water main shall include bedding and backfilling.

mains 16" diameter and larger. Valves shall be non-rising stem and shall close by turning clockwise.

Risers shall be constructed in locations as shown on the PLANS and according to the detail.

CONTRACTOR acknowledges and agrees that the use and reliance of these Plans and Specifications is sufficient consideration for

06-01-16

CONTRACTOR'S covenants stated herein

DEFINITION OF TERMS a. "CLIENT" shall mean

, which is the person or entity with whom Manhard Consulting, Ltd. has contracted with to prepare Civil Engineering PLANS and SPECIFICATIONS. b. "ENGINEER" shall mean Manhard Consulting, Ltd., a Civil Engineering consultant on the subject project.

MANHARD CONSULTING, LTD.

c. "PLANS and SPECIFICATIONS" shall mean the Civil Engineering PLANS and SPECIFICATIONS prepared by the ENGINEER, which may be a part of the contract documents for the subject project

d. "CONTRACTOR" shall mean any person or entity performing any work described in the PLANS and SPECIFICATIONS. e. "JURISDICTIONAL GOVERNMENTAL ENTITY" shall mean any municipal, county, state or federal unit of government from whom an approval, permit

and/or review is required for any aspect of the subject project. **INTENT OF THE PLANS AND SPECIFICATIONS**

The intent of the PLANS and SPECIFICATIONS is to set forth certain requirements of performance, type of equipment and structures, and standards of materials and construction. They may also identify labor and materials, equipment and transportation necessary for the proper execution of the work but are not intended to be infinitely determined so as to include minor items obviously required as part of the work. The PLANS and SPECIFICATIONS require new material and equipment unless otherwise indicated, and to require complete performance of the work in spite of omissions of specific references to any minor component part. It is not intended, however, that materials or work not covered by or properly inferred from any heading, branch, class or trade of the SPECIFICATIONS shall be supplied unless distinctly so noted. Materials or work described in words, which so applied have a well-known technical or trade

meaning, shall be held to refer to such recognized standards. INTERPRETATION OF PLANS AND SPECIFICATIONS

- a. The CLIENT and/or CONTRACTOR shall promptly report any errors or ambiguities in the PLANS and SPECIFICATIONS to the ENGINEER. Questions as to meaning of PLANS and SPECIFICATIONS shall be interpreted by the ENGINEER, whose decision shall be final and binding on all parties
- b. The ENGINEER will provide the CLIENT with such information as may be required to show revised or additional details of construction.
- c. Should any discrepancies or conflicts on the PLANS or SPECIFICATIONS be discovered either prior to or after award of the contract, the ENGINEER's attention shall be called to the same before the work is begun thereon and the proper corrections made. Neither the CLIENT nor the CONTRACTOR may take advantage of any error or omissions in the PLANS and SPECIFICATIONS. The ENGINEER will provide information when errors or omissions are discovered.

GOVERNING BODIES

All works herein proposed shall be completed in accordance with all requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, and all such pertinent laws, directives, ordinances and the like shall be considered to be a part of these SPECIFICATIONS. If a discrepancy is noted between the PLANS and SPECIFICATIONS and requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, the CLIENT and/or the CONTRACTOR shall immediately notify the ENGINEER in writing.

LOCATION OF UNDERGROUND FACILITIES AND UTILITIES

When the PLANS and SPECIFICATIONS include information pertaining to the location of existing underground facilities and utilities (including but not limited to water mains, sanitary sewers, storm sewers, electric, telephone, gas and cable TV lines), such information represents only the opinion of the ENGINEER as to the approximate location and elevation of such facilities and utilities. At the locations wherein detailed positions of these facilities and utilities become necessary to the new construction, including all points of connection, the CONTRACTOR shall furnish all labor and tools to verify or definitely establish the horizontal location, elevation, size and material (if appropriate) of the facilities and utilities. The CONTRACTOR shall notify the ENGINEER at least 48 hours prior to construction if any discrepancies in existing utility information or conflicts with existing utilities exist. The ENGINEER assumes no responsibility whatever with respect to the sufficiency or accuracy of the information shown on the PLANS and SPECIFICATIONS relative to the location of underground facilities and utilities, nor the manner in which they are removed or adjusted.

It shall be the CONTRACTOR's responsibility prior to construction, to notify all Utility Companies of the intent to begin construction and to verify the actual location of all such facilities and utilities. The CONTRACTOR shall also obtain from the respective Utility Companies the working schedules for removing or adjusting these facilities

UNSUITABLE SOILS The PLANS have been prepared by the ENGINEER based on the assumption that all soils on the project are suitable to support the proposed improvements shown. The CLIENT or CONTRACTOR shall immediately notify the ENGINEER if he discovers or encounters an obstruction that prevents the installation of the improvement according to the line and grades shown on the PLANS.

PROTECTION OF TREES All trees that are not to be removed shall be protected from damage. Trees shall not be removed unless requested to do so in writing by the CLIENT.

NOTIFICATION OF OWNERS OF FACILITIES AND UTILITIES The CONTRACTOR shall notify all applicable Jurisdictional Governmental Entities or utility companies, i.e., water, sewer, electric, telephone, gas and cable TV prior to beginning any construction so that said entity or company can establish the location and elevation of underground pipes, conduits or cables adjoining or crossing proposed construction.

TRAFFIC CONTROL The CONTRACTOR shall provide when required by any JURISDICTIONAL GOVERNMENTAL ENTITY, all signs, equipment, and personnel necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work. The CLIENT may, at his discretion, require the CONTRACTOR to furnish traffic control under these or other circumstances where in his opinion it is necessary for the protection of life and property. Emergency vehicle access shall be maintained at all times. Unless authorized by the CLIENT or CLIENT's construction representative, all existing access points shall be maintained at all times by the CONTRACTOR. The need for traffic control shall be anticipated by the CLIENT.

The CONTRACTOR, his agents and employees and their employees and all equipment, machinery and vehicles shall confine their work within the boundaries of the project or work area specified by the Client. The CONTRACTOR shall be solely liable for damage caused by him or his agents and employees and their equipment, machinery and vehicles on adjacent property or areas outside designated work areas.

It shall be the responsibility of the CONTRACTOR to arrange for the relocation or bracing of existing utility poles that may be within the working limits of this contract. It is expressly understood that all work and costs connected with the maintenance of these utility poles, their temporary relocations, etc., shall be the responsibility of the CLIENT or the CONTRACTOR. RESTORATION

It is the intent of these SPECIFICATIONS that clean-up and final restoration shall be performed immediately upon completion of each phase of the work, both inside and outside the Project, or when so directed by the CLIENT so that these areas will be restored as nearly as possible to their original condition of better, and shall include but not be limited to, restoration of maintained lawns and rights-of-way, roadways, driveways, sidewalks, ditches, bushes, hedges, trees, shrubs, fences, mailboxes, sewers, drain tiles, water mains, etc. **CLEANING UP**

The CONTRACTOR shall at all times keep the premises free from accumulations of waste material or rubbish caused by his employees or work, and at the completion of the work he shall remove all his rubbish, tools, scaffolding and surplus materials and shall leave his work "broom clean" or its equivalent, unless more exactly specified.

ROAD CLEANING The CONTRACTOR shall maintain roadways adjoining the project site free from mud and debris at all times. If mud and/or debris is carried onto the roadways

from vehicles entering onto the highway from either the CONTRACTOR's trucks, his employees' vehicles, or his material suppliers, the CONTRACTOR shall immediately remove said mud and/or debris. SAFETY AND PROTECTION

The CONTRACTOR shall be solely and completely responsible for the conditions of the job site, including safety of all persons and property during performance of the work. This requirement shall apply continuously and not be limited to normal working hours. The CONTRACTOR shall comply with all applicable Laws and Regulations relating to the safety of persons or property, or to the protection of persons or property from damage, injury, or loss; and shall erect and maintain all necessary safeguards for such safety and protection. CONTRACTOR's duties and responsibilities for safety and for protection of the work shall continue until such time as all work is completed and the CLIENT has notified CONTRACTOR that the work is acceptable. The duties of the

ENGINEER do not include review of the adequacy of either the CONTRACTOR's or the general public's safety in, on, or near the construction site. HOLD HARMLESS To the fullest extent permitted by law, any CONTRACTOR; material supplier or other entity by use of these plans and specifications hereby waives any right of contribution and agrees to indemnify, defend, save and hold harmless the CLIENT and ENGINEER and its agents, employees and consultants from and against all manner of claims, causes, causes of action, damages, losses and expenses, including but not limited to, attorneys' fees arising out of, resulting from or in connection with the performance of any work, pursuant to or with respect to these plans and specifications. However, this indemnity shall not be

construed to indemnify ENGINEER, its consultants, agents or employees against its own negligence. Claims, damages, losses and expenses as these words are used in the Agreement shall mean and include, but not be limited to (1) injury or damage occurring by reason of the failure of or use or misuse of any hoist, riggings, blocking, scaffolding or any and all other kinds of items of equipment, whether or not the same be owned, furnished or loaned by any part or entity, including any contractor; (2) all attorneys' fees and costs incurred in bringing an action to enforce the provisions of this indemnity; (3) costs for time expended by the indemnified party and its employees, at its usual rates plus costs or travel, long distance telephone and reproduction of documents and (4) consequential damages.

In any and all claims against the CLIENT or ENGINEER or any of their agents or employees and consultants by any party, including any employee of the CONTRACTOR or any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation on the amount of type of damages, compensation or benefits payable by or for the CONTRACTOR or any Subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts or any insurance maintained by CONTRACTOR or any Subcontractor or any other party.

Any party using or relying on these plans, including any contractor, material supplier, or other entity shall obtain, (prior to commencing any work) general public liability insurance insuring against all damages and claims for any bodily injuries, death or property damage arising out of any work, including the construction work provided for in these plans, and shall name the CLIENT and ENGINEER and its consultants, agents and representatives as additional

insureds under such insurance policy; provided that any party using or relying on these plans having obligations to maintain specific insurance by reason of any agreement with CLIENT or any CONTRACTOR or ENGINEER shall provide evidence and certificates of insurance as required by such contract or agreement. Such insurance must contain a clause stating that the insurance is primary coverage for ENGINEER and ENGINEER's other applicable coverage is considered secondary. Such insurance shall not limit any liability of any party providing work or services or providing materials.

THIRD PARTY BENEFICIARY

Manhard Consulting, Ltd., the ENGINEER, is intended to be a third party beneficiary of this willing agreement and requirement. Note: These Specifications are for Northern Illinois.

I. DEMOLITION

The CONTRACTOR shall coordinate with respective utility companies prior to the removal and/or relocation of utilities. The CONTRACTOR shall coordinate with the utility company concerning portions of work which may be performed by the Utility Company's forces and any fees which are to be paid to the utility company for their

DETAILED SPECIFICATIONS

services. The CONTRACTOR is responsible for paying for all fees and charges. Should removal and/or relocation activities damage features indicated to remain, the CONTRACTOR shall provide new materials/structures in accordance with the contract documents. Except for materials designed to be relocated on this plan, all other construction materials shall be new.

Prior to demolition occurring, all erosion control devices are to be installed. All existing utility lines and conduits located under proposed buildings shall be removed and properly backfilled. All utility lines and conduits located under drives, on-site roads, parking lots or sidewalks shall be filled with a flowable backfill and end plugged. All existing structures shall be removed. All existing utility lines located under

landscape areas shall be left in place and plugged at all structures. The CONTRACTOR is responsible for demolition, removal and disposal (in a location approved by all JURISDICTIONAL GOVERNING ENTITIES) of all structures, pads, walls, flumes, foundations, road, parking lots, drives, drainage structures, utilities, etc., such that the improvements shown on these plans can be constructed. All demolition work shall be in accordance with all applicable federal, state and local requirements. All facilities to be removed shall be undercut to suitable material and brought to grade with suitable compacted fill material per the specifications

The CONTRACTOR is responsible for obtaining all permits required for demolition and disposal. Electrical, telephone, cable, water, fiber optic cable and/or gas lines needing to be removed shall be coordinated by the CONTRACTOR with the affected utility company.

CONTRACTOR must protect the public at all times with fencing, barricades, enclosures, and other appropriate best management practices.

Continuous access shall be maintained for surrounding properties at all times during demolition. All fire access lanes within the project area shall remain in service, clean of debris, and accessible for use by emergency vehicles.

The CONTRACTOR shall coordinate water main work with the Fire Department and the JURISDICTIONAL GOVERNING ENTITY to plan the proposed improvements and to ensure adequate fire protection is available to the facility and site throughout this specific work and through all phases of construction. CONTRACTOR shall be esponsible for any required water main shut offs with the JURISDICTIONAL GOVERNING ENTITY during construction. Any costs associated with water main shut offs will be the responsibility of the CONTRACTOR and no extra compensation will be provided.

CONTRACTOR shall maintain all existing parking areas, sidewalks, drives, etc. clear and free from any construction activity and/or material to ensure easy and safe pedestrian and vehicular traffic to and from the site. CONTRACTOR shall coordinate/phase all construction activity within proximity of the building and utility interruptions with the facility manager to minimize disturbance and inconvenience to facility operations.

CONTRACTOR may limit saw-cut and pavement removal to only those areas where it is required as shown on these construction plans, however if any damage is incurred on any of the surrounding pavement, etc. the CONTRACTOR shall be responsible for ITS removal and repair Any existing wells encountered shall be exposed and sealed 3' below proposed finish grade by the CONTRACTOR in accordance with Section 920.120 (latest edition) of

the Illinois Water Well Construction Code, Department of Public Health, and all applicable local rules and regulations. CONTRACTOR is responsible for obtaining all permits required by JURISDICTIONAL GOVERNMENTAL ENTITIES for abandoning existing wells. Any existing septic tanks and grease traps encountered shall have all liquids and solids removed and disposed of by a licensed commercial hauler in accordance with

JURISDICTIONAL GOVERNING ENTITY regulations, and the tank and grease traps shall then be filled with suitable materials or removed from the site and disposed of by the CONTRACTOR.

Voids left by any item removed under any proposed building, pavement, walk, etc. or within 24" thereof shall be filled and compacted with suitable materials by the

CONTRACTOR. The CONTRACTOR shall be responsible for the disconnection of utility services to the existing buildings prior to demolition of the buildings. Any material containing asbestos found within existing structures shall be removed from the site and disposed of off-site by the CONTRACTOR in accordance with

CONTRACTOR shall develop and implement a daily program of dust control and shall submit and obtain JURISDICTIONAL GOVERNING ENTITY approval of dust control procedures prior to demolition of any structures. Modification of dust control procedures shall be performed by the CONTRACTOR to the satisfaction of the JURISDICTIONAL GOVERNING ENTITY as requeste

The CONTRACTOR shall coordinate all demolition with the JURISDICTIONAL GOVERNING ENTITY and CLIENT to ensure protection and maintenance of sanitary sewer and water utilities as necessary and to provide stormwater conveyance until new facilities are constructed, tested and placed into operation The locations of all existing utilities shown on this plan have been determined from the best information available and are given for the convenience of the CONTRACTOR and are not to be interpreted as the exact location, or as the only obstacles that may occur on the site. The ENGINEER assumes no responsibility for their accuracy. Prior to the start of any demolition activity, the CONTRACTOR shall notify the utility companies for location of existing utilities and shall verify existing

The CONTRACTOR is responsible for removing the existing irrigation system in the areas of proposed improvements. The contractor shall cap the existing irrigation system to remain such that the remaining system shall continue to function properly. The parking lot shall be completed in sections such that it does not interrupt the facility operations. The CONTRACTOR shall coordinate with the construction manager

II.EARTHWORK

TOPSOIL STRIPPING

for work to be performed.

This work shall be completed in conformance with the applicable sections of the Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition except as modified below.

SOIL BORING DATA Copies of results of soil boring and reports, if such borings were taken by the CLIENT in the vicinity of the proposed construction site, should be made available by the CLIENT to the CONTRACTOR. These borings are presented for whatever purpose the CONTRACTOR chooses to make of them. The ENGINEER makes no representation or warranty regarding the number, location, spacing or depth of borings taken, nor of the accuracy or reliability of the information given in the results thereof.

Further, the ENGINEER does not assume responsibility for the possibility that during construction, the soil and groundwater condition may be different than indicated. Neither does the ENGINEER assume responsibility for variations of soil and groundwater at location between borings. The CONTRACTOR is required to make its own borings, explorations and observations to determine soil and groundwater conditions.

EARTHWORK CALCULATIONS AND CROSS SECTIONS

conditions and proceed with caution around any anticipated features

The CONTRACTOR understands that any earthwork calculations, quantities or cross sections that have been furnished by the ENGINEER are for information only and are provided without any quarantee by the CLIENT or ENGINEER whatsoever as to their sufficiency or accuracy. CONTRACTOR warrants that he has performed his own subsurface investigations as necessary and his own calculations and cross sections to determine site soil conditions and earthwork volumes. The ENGINEER makes no representation or guarantee regarding earthwork quantities or that the earthwork for this project will balance due to the varying field conditions, changing soil types, allowable construction to tolerances and construction methods that are beyond the control of the ENGINEER

CLEARING, GRUBBING AND TREE REMOVAL The site shall be cleared, grubbed, and trees and stumps removed where designated on the PLANS. Trees designated to remain shall be protected from damage.

Upon completion of demolition, clearing, grubbing and tree removal, all topsoil shall be stripped from under all buildings and pavements areas, and other areas necessary to complete the work. Topsoil stripped shall be placed in stockpiles in locations as designated by the CLIENT.

TOPSOIL RESPREAD Upon completion of roadway and/or parking lot improvements and installation of underground utilities a minimum of six inches (6") of topsoil shall be respread over all unpaved areas which have been disturbed by earthwork construction, except building pads and other designated areas, which shall be kept free from

SEEDING

Upon completion of topsoil respread, the CONTRACTOR shall apply seed and fertilizer to all respread areas in accordance with IDOT standards or as designated on landscape drawings and specifications provided by the CLIENT.

Upon completion of topsoil respread, the CONTRACTOR shall install sod to all areas designated on the plans or as designated on the landscape drawings and specifications provided by the CLIENT **EXCAVATION AND EMBANKMENT**

Upon completion of topsoil stripping, all excavation and embankments shall be completed as shown on the PLANS. All suitable excavated materials shall be hauled, placed (moisture conditioned if necessary) and compacted in the embankment areas. The CONTRACTOR shall include all dewatering, temporary ditching and culverts necessary to complete the excavation and embankment.

Specifically included in the scope of Excavation and Embankments is grading and shaping of all cut or fill areas including swales and ditches; handling of sewer spoil, etc., and all work required to provide positive drainage at the end of each working day and upon completion of a section. The CONTRACTOR shall be responsible for the excavation of all swales and ditches and for the excavation or filling of the roads, building pads and parking

lots within the work limits to lines & grades shown on the plans. He shall be responsible for obtaining compaction in accordance with the minimum values listed in the table below for all embankments unless more stringent values are listed in the soils report or are approved by the CLIENT, and to use any method approved by the CLIENT necessary to obtain this compaction (i.e., soil fabric or any undercutting that may be required).

	Percent			
	Compaction	Pavement &	Grass Areas	
Type Material	Standard	Floor Slabs		
Sandy Soils	Modified Proctor	95%	90%	
Clayey Soils	Standard Proctor	95%	90%	

The CONTRACTOR shall notify the CLIENT if proper compaction cannot be obtained so that the CLIENT may determine what remedial measures may be

A soils testing firm employed by the CLIENT shall determine which soils are unsuitable. Materials in their natural state being defined as unsuitable that would be suitable material if moisture conditioned, shall be conditioned by the CONTRACTOR and used as suitable embankment material or hauled from the site. For purposes of definition, unsuitable material shall be as follows unless determined otherwise by the Soils Engineer:

- 1. Any soil whose optimum moisture content exceeds 25%.
- 2. Any cohesive soil with an unconfined compressive strength of 1.5 tons per square foot or less.
- 3. Any soil whose silt content exceeds 60% by weight.

construction of the embankments.

Sedimentation Control ordinances and the PLANS.

MISCELLANEOUS CONTRACT ITEMS

(2) EROSION CONTROL BLANKET

- 4. Any soil whose maximum density is less than 100 pounds per cubic foot.
- 5. Any soil containing organic, deleterious, or hazardous material.

Upon completion of excavation and shaping of the water retention areas intended to maintain a permanent pool of water, all silt seams and granular or sandy soils shall be removed to a minimum depth of three feet below the subgrade and replaced with an impermeable clay liner, including adjacent to and under storm sewer inlets and outlets. It is the intent of these PLANS and SPECIFICATIONS that the CONTRACTOR shall prepare the lake bottoms, side slopes, and compaction thereof such that the lakes will maintain the proposed normal water level and that leakage does not exceed ½ inch per week Ditches and swales are to be excavated to the lines and grades indicated on the PLANS. All suitable materials excavated from the ditches shall be used in

The CONTRACTOR shall notify the CLIENT immediately upon encountering groundwater during excavation. If in the opinion of the CLIENT or the JURISDICTIONAL GOVERNING ENTITY this condition necessitates the installation of perforated drain tile bedded in washed gravel or open storm sewer joints wrapped with fabric, the CONTRACTOR shall install the same.

During excavation and embankment, grades may be adjusted to achieve an overall site earthwork balance. The CONTRACTOR shall cooperate fully with the CLIENT in adjustment of grades, construction methods and placement of material to meet the above goals and shall immediately advise CLIENT if he believes that the earthwork will not balance It is the intent of these PLANS that storm waters falling on the site be diverted into sedimentation / lake / detention basins during construction. The

EROSION CONTROL Suitable erosion control practices shall be maintained by the CONTRACTOR in accordance with Illinois Urban Manual and all applicable Soil Erosion and

CONTRACTOR shall construct and maintain any temporary ditches or swales that are necessary to accomplish this prior to beginning mass excavation.

If the subgrade cannot be dried adequately by discing as outlined above for placement of material to planned grades and if the CLIENT determines that the subgrade does not meet the standards set forth above, the CLIENT may require undercutting.

The following items may be required at the CLIENT's option, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY:

Geotextile fabric or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY where proper compaction of embankments over existing soft soils is not possible. Geotextile fabric shall meet the material specifications of and shall be installed in accordance with the above standards.

Erosion control blanket or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY for the stabilization of disturbed areas. Erosion control blanket shall meet the material specifications of and shall be installed in accordance with the above standards, the Illinois Urban Manual and/or the details shown on the PLANS.

III.UNDERGROUND IMPROVEMENTS

A. GENERAL STANDARDS

All underground improvements shall be constructed and tested in accordance with the Standard Specifications for Water and Sewer Construction in Illinois and Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition. In the event of conflicting guidelines, the more restrictive shall govern.

SELECTED GRANULAR BACKFILL

Selected Granular Backfill shall be required for all sewer and water main trenches lying under existing or proposed streets, driveways, parking lots and within 24" thereof, and where noted on PLANS. All material placed in such trenches shall be in accordance with the above standards.

MANHOLES, CATCH BASIN, INLETS & VALVE VAULTS

All Manholes, Catch Basins, Inlets, and Valve Vaults shall be constructed of reinforced precast concrete ring construction with tongue and groove joints in conformance with the latest revision of ASTM designation C-478. All joints between sections and frames (except sanitary manholes, see Section IIIB Manholes, below) shall be sealed with mastic type bituminous jointing compound. CONTRACTOR shall remove all excess mastic on inside of structure and butter joints with mortar. Manholes are to have offset cones except that no cone shall be used on storm manholes 6'-0" deep or less in which case a reinforced concrete flat top section shall be used, and Valve Vaults shall have concentric cones. Only concrete adjustment rings will be permitted where necessary and shall be limited to two adjustment rings totaling not more than 8" in height. All manholes and catch basin steps shall be copolymer polypropylene with continuous ½" steel reinforcement as manufactured by MA Industries, or approved equal.

AUGER/BORING AND CASING D. STORM SEWERS AND APPURTENANCES Casing pipe shall be welded steel pipe, installed where shown on the PLANS. The carrier pipe shall be securely blocked and banded and sanitary and storm

STORM SEWER PIPE

Storm sewer pipe shall conform to the following:

- (1) Reinforced concrete pipe minimum Class IV in conformance with the latest revision of ASTM designation C76 with C361 or C443 flexible gasket joints, except that bituminous mastic joints may be used in grass areas
- (2) Polyvinyl Chloride (PVC) Pipe: ASTM D3034 (4-inch thru 15-inch) or ASTM F679 (18-inch thru 36-inch), rated SDR 35, continually marked with
- manufacturer's name, pipe size, cell classification, SDR rating. Joints shall be flexible elastomeric seals conforming to ASTM D3212. (3) Ductile Iron Pipe (DIP) shall conform to ANSI/AWWA C151/21.5, Class 50 cement lined with push on type joints conforming to ANSI/AWWA
- (4) Spiral Rib Metal Pipe Type 1R: 18-inch diameter and greater. Pipe ends shall be re-corrugated and installed with semi-corrugated Hugger type
- brands and "O" ring gaskets. (Only permitted with Municipality approval and/or when specifically indicated on PLANS).
- (5) High Density Polyethylene Pipe (HDPE) Smooth Interior, AASHTO Designation M252 and M294, maximum diameter of 48 inches. Pipe joints and fittings shall be watertight gasketed joints. No band seals will be allowed. (Only permitted with Municipality Approval and/or when specifically
- (6) Polypropylene (PP) Pipe shall have a smooth interior and annular exterior corrugations and shall meet or exceed ASTM F2881 and AASHTO M330. Pipe shall be joined with a gasketed integral bell & spigot joint meeting the requirements of ASTM F2881. PP Pipe shall be watertight according to the requirements of ASTM D3212. Spigots shall have gaskets meeting the requirements of ASTM F477. (Only permitted with Municipality Approval and\or when specifically indicated on PLANS.)
- (7) Polyvinyl Chloride (PVC) large diameter closed profile gravity sewer pipe, UNI-B-9: ASTM F794. (Only permitted with Municipality Approval and/or when specifically indicated on PLANS).
- (8) Corrugated Steel (Metal) Pipe (CSP or CMP), ASTM A760, 16 gauge unless noted on PLANS. Corrugated steel pipe may be round pipe, arch pipe, or slotted drainpipe as indicated on PLANS. Slotted drainpipe shall have 1.75 inches wide drain waterway openings and 6 inches minimum height

drain guide. (Only permitted with Municipality approval and/or when specifically indicated on PLANS). Precast tees, bends, and manholes may be used if permitted by the JURISDICTIONAL GOVERNMENTAL ENTITY.

Storm sewer shall include bedding and trench backfill. **MANHOLES, INLETS & CATCH BASINS**

indicated on PLANS).

Manholes, Inlets and Catch Basins shall be constructed in conformance with Section IIIA Manholes, etc. above. The space between connecting pipes and the wall of the manhole shall be completely filled with non-shrink hydraulic cement mortar. Frames and lids shall be Neenah or approved equal unless specified otherwise on the PLANS. All frames and grates shall be provided such that the flange fully covers the opening plus 2" of the structure as a minimum. * Provide "Vane" Type frame & grate for all structures located in curb where gradient exceed 2.0%. Manholes shall include steps, frame & grate, bedding and trench

FLARED END SECTION

Flared end sections shall be pre-cast reinforced concrete flared end section with an end block cast separate as per the Illinois Department of Transportation Standard 542301 and shall be installed where shown on the PLANS. All flared end sections for storm sewers 12" in diameter and larger shall be installed with

Stone rip rap consisting of pieces of "A" quality stone 4" to 8" in diameter shall be furnished and installed in accordance with IDOT Specifications and shall be placed where shown on the plans, to a minimum thickness of 12" and a width as indicated on the plans. Broken concrete or concrete blocks will not be

FOUNDATION, BEDDING AND HAUNCHING

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the detail. UNDERDRAINS

Pipe underdrains shall be corrugated flexible plastic pipe conforming to AASHTO Designation M252 perforated corrugated polyethylene pipe (PE) with a smooth interior of the diameter indicated on the PLANS and wrapped in a soil filter fabric supplied and installed by the CONTRACTOR. Perforations may be circular or slotted, but shall provide a minimum inlet area of 1.0 square inch per 2.0 linear feet of pipe. CONTRACTOR shall submit fabric and pipe catalogue Specifications for approval by the CLIENT. CONTRACTOR shall bed and backfill the underdrain in one of the following IDOT gradations of aggregate (CA-5, CA-7, CA-11, CA-14 or CA-15).

(1) All existing field drainage tile or storm sewers encountered or damaged during construction shall either be restored to their original condition, properly rerouted and/or connected to the storm sewer system

a grating per Standard 542311 and/or as detailed on the PLANS. Work shall include end block.

the sanitary sewer. CONNECTION FOR STORM SERVICE TO STORM MAIN Connections of storm sewer services to storm sewer mains should be made with manufactured tees when available. Availability of manufactured tees will be a function of the storm sewer material and pipe diameter size of the service sewer and main. If manufactured tees are not reasonably available, connections

should be made in accordance with manufacturer's recommendations for all storm sewer other than concrete pipe. For concrete pipe connections without

manufactured tees the storm sewer main shall be machine cored and the service sewer connected using non-shrink grout for the void between pipes. The

(2) Footing drains shall be connected to sump pumps or discharged directly into storm sewers. Footing drains or drainage tile shall not be connected to

service sewer shall be cut flush with the inside wall of the sewer main and not extend into the inside flow area of the main or otherwise impede flow. IV. ROADWAY AND PARKING LOT IMPROVEMENTS

STANDARDS

MISCELLANEOUS

Work shall be completed in accordance with the applicable sections of the Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition (hereinafter referred to collectively as the "Standard Specifications") except as modified below and except that payment will be defined as detailed in the contract documents between the CLIENT and the CONTRACTOR. Supplementing the Standard Specifications shall be the applicable sections of the latest editions of the "Supplemental Specifications and Recurring Special Provisions", the "Manual on Uniform Traffic Control Devices for Streets and Highways" and the Illinois Supplement thereto, (hereinafter referred to collectively as the "MUTCD"). Any references to "ENGINEER" in the "Standard Specifications" shall be interpreted as the CLIENT or CLIENT's Construction Representative

SUBGRADE PREPARATION

The CONTRACTOR shall be responsible for all subgrade compaction and preparation to the lines and grades shown on the plans. AGGREGATE BASE COURSE TYPE 'B'

Aggregate Base Course Type B shall be limited to CA-6 or CA-10 gradation. Aggregate base courses shall be proof rolled as outlined below.

PROOF ROLL The CONTRACTOR shall proof roll the subgrade with either a 2-axle truck loaded to 27,000 lbs. Or a 3-axle truck loaded to 45,000 lbs. or as specified by the JURISDICTIONAL GOVERNING ENTITY. The CLIENT and JURISDICTIONAL GOVERNING ENTITY shall observe and approve the proof rolling of the subgrade and the base course. Proof rolling tolerances shall be a maximum deflection of 1" for the subgrade and ½" for the base course. The above criteria is intended as a maximum deflection standard and that proof rolling of a majority of the area will have less deflection than specified above. In any case of

deficiency, the subgrade and/or base course shall be repaired and retested before proceeding with the pavement construction. Pavement subgrade material shall not be removed, placed or disturbed after proof roll testing has been completed prior to the pavement construction. Additional testing will be required if the pavement subgrade is disturbed and/or material is removed from or placed on the pavement subgrade after proof

Trucks or heavy equipment shall not travel on any pavement subgrade after final testing prior to pavement construction.

HMA Base Course shall meet the requirements of IDOT or N50 mix design as indicated and shown on the plans. The maximum amount of recycled asphalt pavement allowed shall be 30% in a N30 mix design and 25% in a N50 mix design.

HMA binder and surface courses, shall be constructed to the compacted thickness as shown on the PLANS. The base course shall be cleaned and primed in accordance with the JURISDICTIONAL GOVERNING ENTITY. The surface course shall be placed after the base and courses have gone through one winter season, or as directed by the CLIENT. Before applying the surface course, the binder course shall be thoroughly cleaned and primed in accordance with the JURISDICTIONAL GOVERNING ENTITY. Prior to the placement of the surface course, the JURISDICTIONAL GOVERNING ENTITY shall examine the completed pavement, including curb and gutter, and all failures shall be corrected by the CONTRACTOR.

CONCRETE PAVEMENTS

sidewalk.

HOT-MIX ASPHALT BINDER AND SURFACE COURSE

Concrete pavements shall be constructed in accordance with American Concrete Institute Standard ACI330R-08 and as shown on the PLANS. Slabs and driveway aprons shall be constructed with 6 x 6 W1.4/1.4 welded wire fabric positioned on steel chair supports. Placing fabric during the concrete pouring operation will not be allowed.

eight hours after the concrete has been placed. All joints shall be sawed to a depth equal to 1/3 of the pavement thickness before uncontrolled shrinkage cracking take place. If necessary, the sawing operation shall occur during the day or at night, regardless of weekends, holidays or weather conditions. The CONTRACTOR shall be aware of jurisdictional noise ordinances and holiday restrictions for scheduling purposes. The CONTRACTOR is responsible to guard fresh concrete until it sets and hardens sufficiently to prevent people from writing, walking, riding bicycles or otherwise permanently marking, defacing or causing depressions of any type in the concrete. Any concrete so marked will be removed and replaced by the

Sawing of joints shall commence as soon as the concrete has cured and hardened sufficiently to permit sawing without excessive raveling, but no later than

CONTRACTOR at the CONTRACTOR's expense. The CONTRACTOR shall protect the pavement against all traffic, including that of their own employees or other workers, until test specimens have attained the specified strength.

Concrete sidewalks shall be constructed to width and thickness as shown on the PLANS. Sidewalks shall be thickened to a minimum of 6" at all driveways. All sidewalks shall be IDOT Class SI concrete, on aggregate base as shown on the detail. A 3/4" expansion joint shall be provided when meeting existing

CURB AND GUTTER Curb and gutter shall be as per the detail shown on the PLANS, which shall include compacted aggregate base course under the curb and gutter. All

contraction and expansion joints shall be constructed as per the detail.

CONCRETE CURB AND GUTTER REMOVAL AND REPLACEMENT The CONTRACTOR shall saw cut and remove the existing concrete curb where shown on the PLANS and install a curb of similar cross section and pavement to that removed (or depressed curb and gutter if shown on the PLANS). Upon completion of the curb and gutter any voids between the existing pavement and the new curb shall be filled with concrete to within 2" of the final surface, which is to be filled with bituminous pavement. The area behind the curb shall be filled and compacted with embankment material within 6" of the top of the new curb. The CONTRACTOR shall then restore the remaining 6" to its original condition (i.e., sod, gravel, topsoil). Where proposed curb connects to an existing curb, the existing curb shall be saw cut and then two 18" long x ¾" (#6) dowel bars shall be drilled and installed 9" into the existing and proposed curb. Bars shall be installed in a location similar to the expansion joint in the curb.

The road contractor shall be responsible for making final adjustments and the setting on a bituminous mastic jointing compound all castings located in the roadway, sidewalks, and parking areas prior to construction of any curbing, sidewalk, or final surface. Any structures that need to be lowered, or raised in excess of 4" shall be completed and the work backcharged against the underground contractor. This Contractor shall also be responsible for cleaning all of the above structures immediately upon completion of his phase of work. This work shall be incidental to the cost of the pavement.

PAVEMENT MARKING - PAINT The CONTRACTOR shall furnish and apply painted marking lines, letters & symbols of the patterns, sizes and colors where shown on the PLANS. Paint

pavement marking shall be applied in accordance with the IDOT Standard Specifications.

PAVEMENT MARKING - THERMOPLASTIC

The CONTRACTOR shall furnish and apply extruded thermoplastic pavement marking lines, letters and symbols of the patterns, sizes and colors where shown on the PLANS. Thermoplastic pavement marking shall be installed in accordance with the IDOT Standard Specifications.

The CONTRACTOR shall provide all testing necessary to ensure improvements are in accordance with the project specifications and provide testing documentation that specifications were met

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proj. mgr.: ZRS PROJ. ASSOC.: EAF 3-31-21 SCALE:

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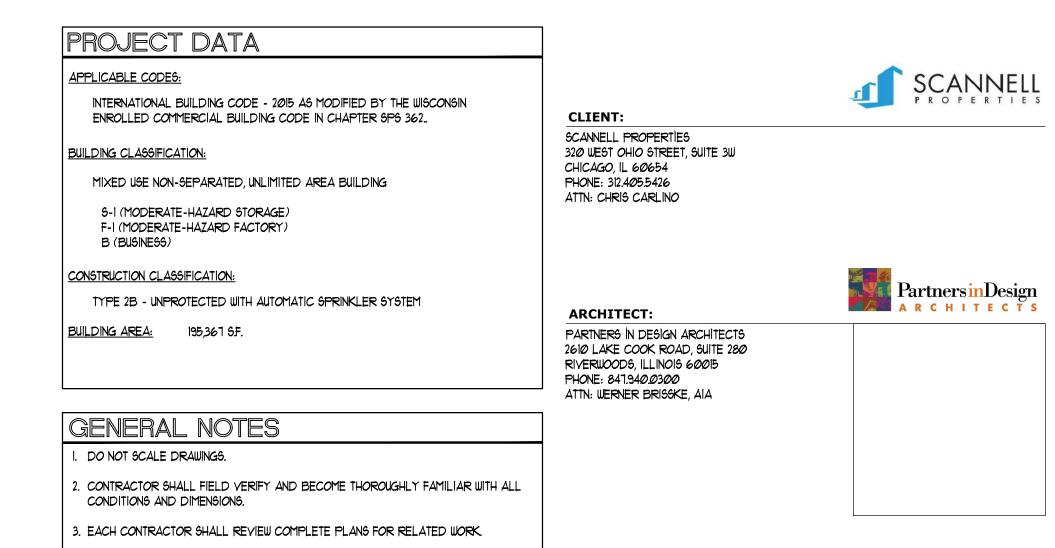
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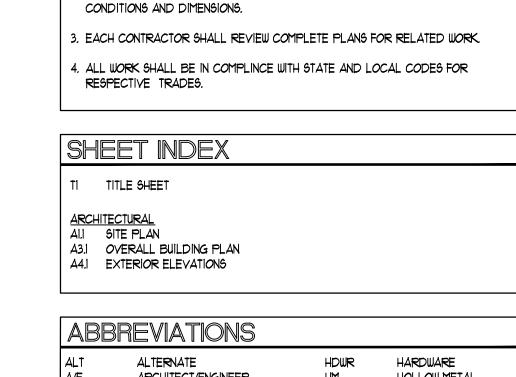


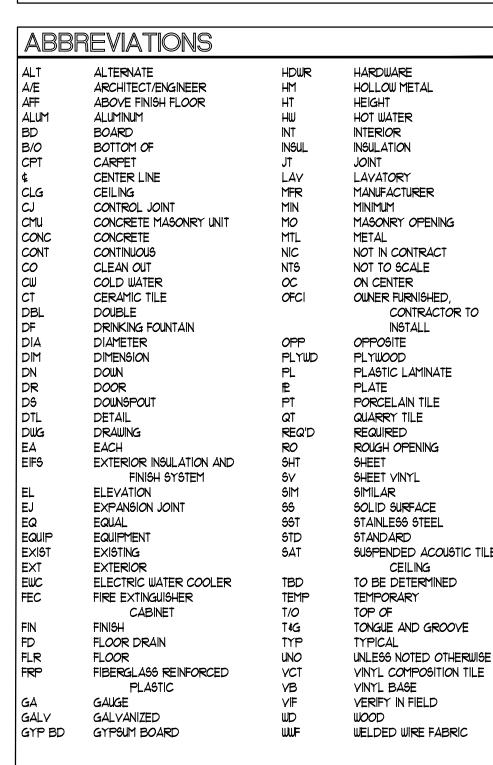
HARLEM AND VOLLMER INDUSTRIAL DEVELOPMENT

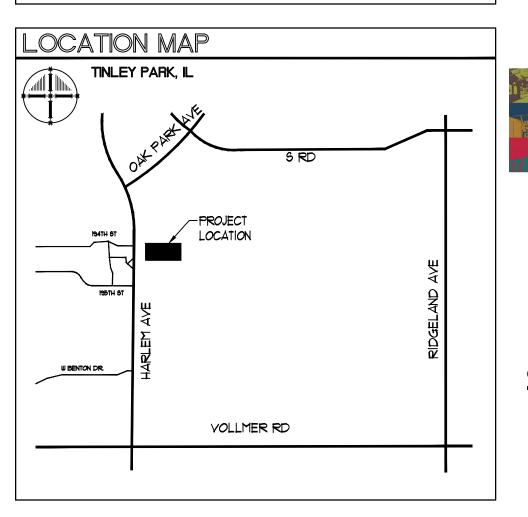
NORTHEAST CORNER OF SOUTH HARLEM AVENUE AND VOLLMER ROAD, VILLAGE OF TINLEY PARK, IL SITE AND BUILDING PLAN REVIEW

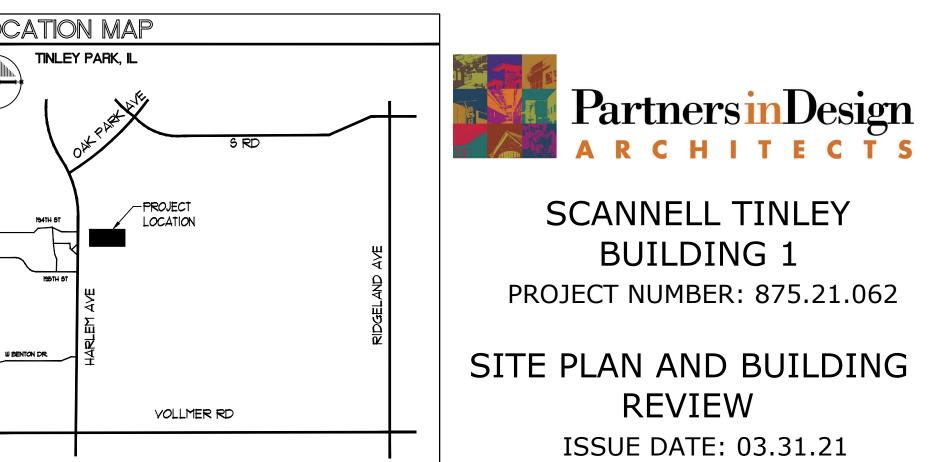


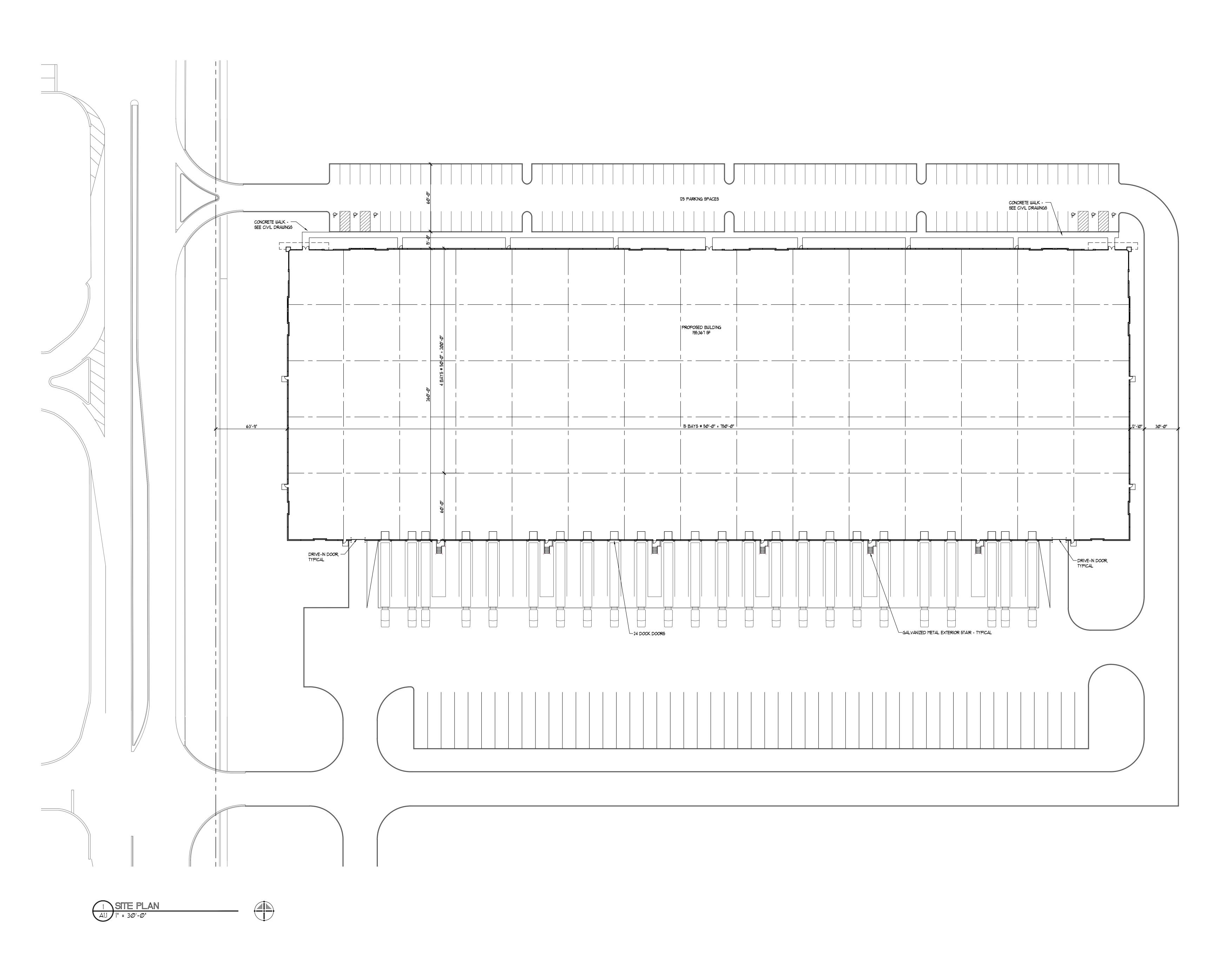












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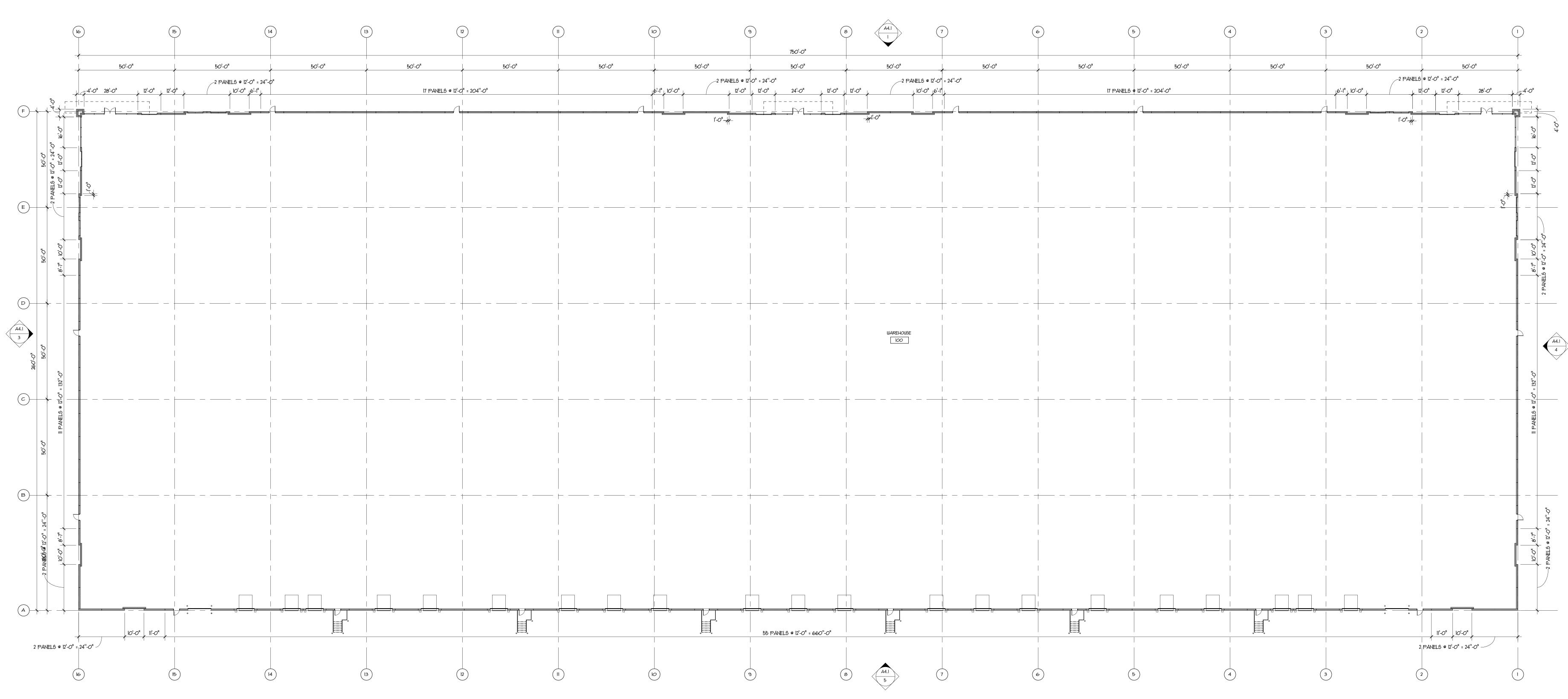


PROJECT NO.:

875.21.062

DRAWN BY: CHECKED BY:

YMS WHB



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OVERALL FLOOR PLAN

3/64" = |'-0|"

HARLEM AND VOLLMER INDUSTRIAL DEVELOPMENT

Suite 280 Northeast Corner of Harlem Ave. And Vollmer Rd, Village of Tinl

Riverwoods, IL 60015 OVERALL BUILDING PLAN

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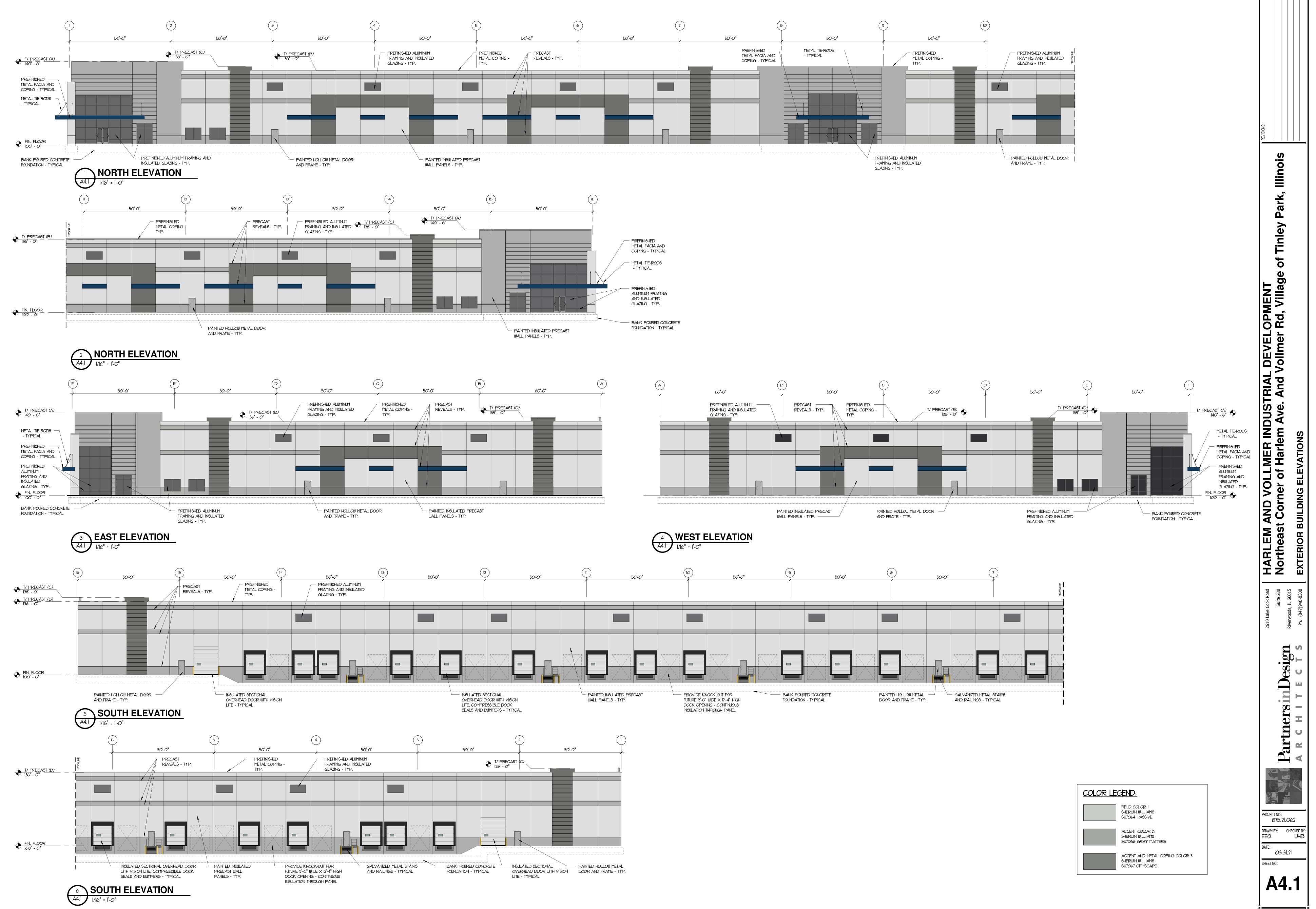
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AGENDA - 6/15/2021,...
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AGENDA - 6/15/2021,... VILLAGE OF TINLEY...

PRELIMINARY LANDSCAPE PLAN for

TINLEY PARK BUSINESS CENTER

19501-19701 HARLEM AVENUE, TINLEY PARK VILLAGE OF TINLEY PARK, ILLINOIS

INDEX OF SHEETS				
SHEET NO.	DESCRIPTION			
L1	TITLE SHEET AND LANDSCAPE SUMMARY			
L2	LANDSCAPE PLAN			
L3	LANDSCAPE PLAN			
L4	LANDSCAPE PLAN			
L5	LANDSCAPE PLAN			
L6	LANDSCAPE PLAN			
L7	LANDSCAPE PLAN			
L8	LANDSCAPE PLAN			
L9	LANDSCAPE PLAN			
L10	LANDSCAPE PLAN			
L11	LANDSCAPE PLAN			
L12	LANDSCAPE PLAN			
L13	LANDSCAPE PLAN			
L14	LANDSCAPE PLAN			
L15	LANDSCAPE PLAN			
L16	LANDSCAPE DETAILS			
L17	LANDSCAPE SPECIFICATIONS			

Village of Tinley Park Required Landscaping

STREET TREE REQUIREMENT

Requirement: One canopy tree per 25 feet of street frontage in parkway

Harlem Ave: 3,672 LF / 25 = 147 Trees (calculations excl. driveways & sight triangles) Vollmer Rd: 1,182 LF Parkway less than 4' wide, no trees required

Required- 147 Trees

On Plan - 0 Trees (parkway too narrow, w/ utility and drainage conflicts)

PARKING LOT LANDSCAPING

Requirement: Lots to be screened from view of adjacent properties and streets with evergreen plantings 3' ht. or by 3' berm. Shrubs and groundcovers are encouraged in islands and along borders. Each island shall include at least 1 tree and 1 shrub per 200 sf of island green area.

Required - Screening hedge and 4 Island Trees and 4 Island Shrubs (PH1)
On Plan - Screening hedge and 4 Island Trees and 8 Island Shrubs (PH1)

FOUNDATION LANDSCAPING

Requirement: Live species shall be planted along the front, side and rear walls of non-residential buildings wherever feasible. A min. 10' wide landscape areas shall front no less than 70% of the side of all buildings fronting streets.

On Plan - Meets Ordinance

BUFFER YARD LANDSCAPING

Requirement: North Property-Type C, South-Type B, East-Type D and West Type C Type B Per 100 LF, 20' wide: 2.4 Canopy Trees, .6 Understory Trees and 12 Shrubs Type C Per 100 LF, 25' wide: 3.5 Canopy Trees, 1.4 Understory Trees and 14 Shrubs Type D Per 100 LF, 60' wide: 4.8 Canopy Trees, 2.4 Understory Trees and 19 Shrubs

North: 820' = 8.20 100' Sections =29 Canopy Trees, 11 Understory, 115 Shrubs South: 1,182' (1,242'-60' Drive)= 11.82 100' Sections = 28 CT, 7 UT, 142 SH East: 3,400' = 34.00 100' Sections = 163 CT, 82 UT, 646 SH

West: 3,413' (3,523'-110' Drives)= 34.13 100' Sections =120 CT, 48 UT, 478 SH

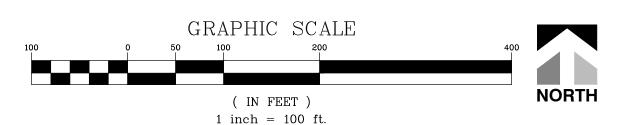
Required - 340 canopy trees, 148 understory trees, and 1,381 shrubs
On Plan - 340 canopy trees, 158 understory trees, and 1,410 shrubs (some plantings to be provided in future phases. Note: Buffer Yards measured to edge of developed areas. Some pulled internal to site for improved buffering and to avoid conflicts with utilities, floodplain, etc.)

INTERIOR LOT LANDSCAPING

Requirement: One tree required per 25,000 sf of lot area Lot Area 4,832,540 / 25,000 = 193 Trees required

Required - 193 trees
On Plan - 193 trees



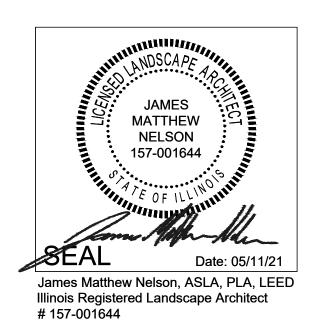


Landscape Notes:

- 1. Seed/ Sod limit line is approximate. Seed/ Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized
- disruption outside of designated construction area.
- 2. Contractor responsible for erosion control in all seeded/ sodded areas.
- 3. Tree mulch rings in turf areas are 5' diameter. Contractor shall provide a mulch ring around all existing trees within the limits of work. Remove all existing grass from area to be mulched and provide a typical spade cut edge. Landscape Fabric shall not be installed under mulch.
- Bedlines are to be spade cut to a minimum depth of 3". Curved bedlines are to be smooth and not segmented.
- 5. All planting, beds shall receive top dressing of mulch. Landscape fabric shall <u>not</u> be installed under mulch.
- 6. Do not locate plants within 10' of utility structures or within 5' horizontally of underground utility lines unless otherwise shown on plans. Consult with Landscape Architect if these conditions exist.
- 7. For Lump Sum Contracts, plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
- For Unit Price Contracts, payments will be made based on actual quantities installed as measured in place by the Owner's Representative.
- 9. It is the responsibility of the contractor to locate and provide plant material as specified on this plan. The contractor may submit a request to provide substitutions for the specified plant material under the following conditions:
 - a. Any substitutions proposed shall be submitted to the project owner's representative within two weeks of the award of contract. Substitutions must meet equivalent design and functional goals of the original materials as determined by the owner's representative. Any changes must have the approval of the owner's representative,
 - b. The request will be accompanied by at least three notices from plant material suppliers that the plant material specified is not available and will not be available prior to construction.
- 10. Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies. Commencement of work shall constitute acceptance of conditions and responsibility for corrections
- 11. A minimum of two working days before performing any digging, call underground service alert for information on the location of natural gas lines, electric cables, telephone cables, etc. The contractor shall be responsible for location and protection of all utilities, and repair of any damage resulting from his work at no additional cost to the owner.
- 12. Contractor shall promptly repair all damages to existing site at no cost to owner.
- 13. Refer to landscape specifications for additional conditions, standards, and notes.

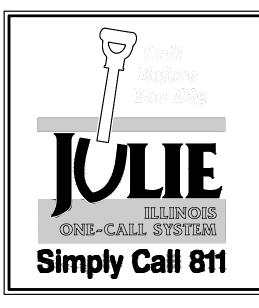
CONCEPT PLANT SCHEDULE

CONCEPT PLANT SCHEDULE						
	PARKING ISLAND TREE	4				
	BUFFER CANOPY TREE- NORTH	30				
	BUFFER CANOPY TREE- SOUTH -	28				
The state of the s	BUFFER CANOPY TREE- EAST -	22				
	BUFFER CANOPY TREE- EAST (FUTURE PHASE) -	140				
Service Services	BUFFER CANOPY TREE- WEST	120				
	BUFFER UNDERSTORY TREE- NORTH -	10				
	BUFFER UNDERSTORY TREE- SOUTH -	7				
	BUFFER UNDERSTORY TREE- EAST -	13				
manual de la companya	BUFFER UNDERSTORY TREE- EAST (FUTURE PHASE) -	77				
	BUFFER UNDERSTORY TREE- WEST	51				
	INTERIOR LOT SHADE TREE	89				
	INTERIOR LOT SHADE TREE (FUTURE) -	104				
\odot	BUFFER SHRUB- NORTH -	120				
\odot	BUFFER SHRUB- SOUTH	144				
\odot	BUFFER SHRUB- EAST	104				
•	BUFFER SHRUB- EAST (FUTURE PHASE) -	559				
\odot	BUFFER SHRUB- WEST -	483				
\odot	PARKING LOT INTERIOR SHRUB	8				
	WETLAND EMERGENT SEEDMIX -	391,769 sf				
	STORMWATER SEED MIX	83,690 sf				

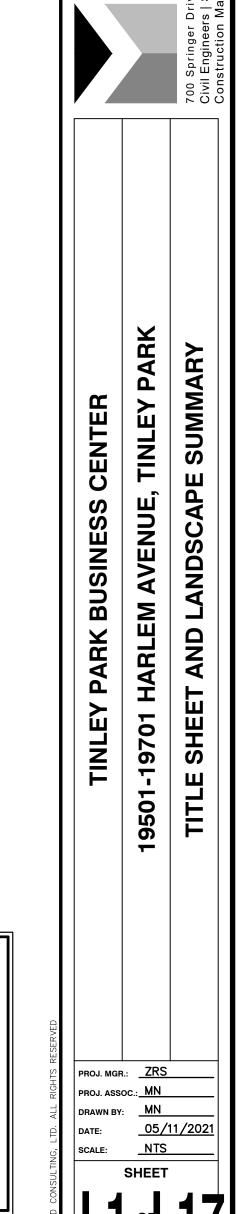


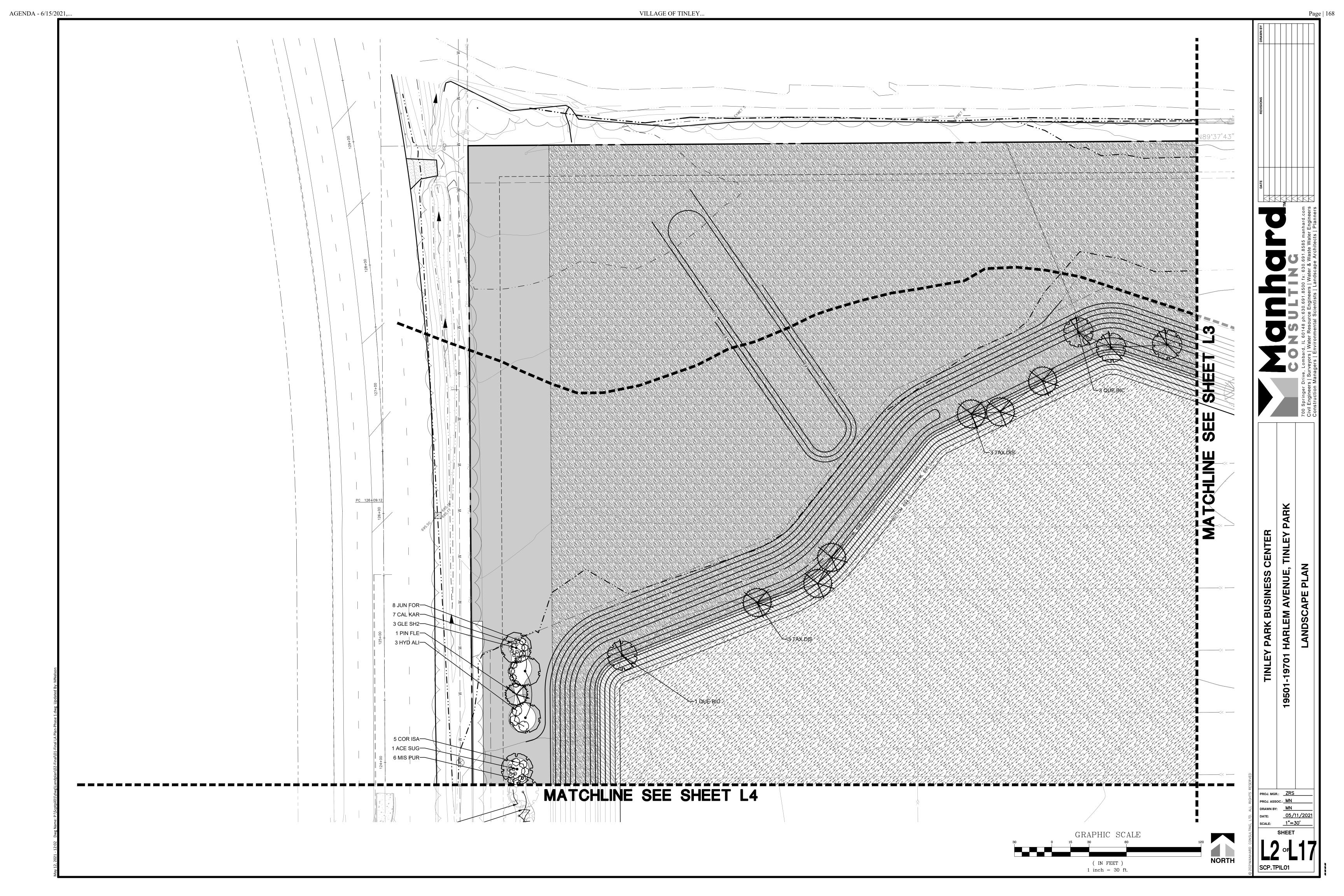
ECONOMY PRAIRIE SEED MIX

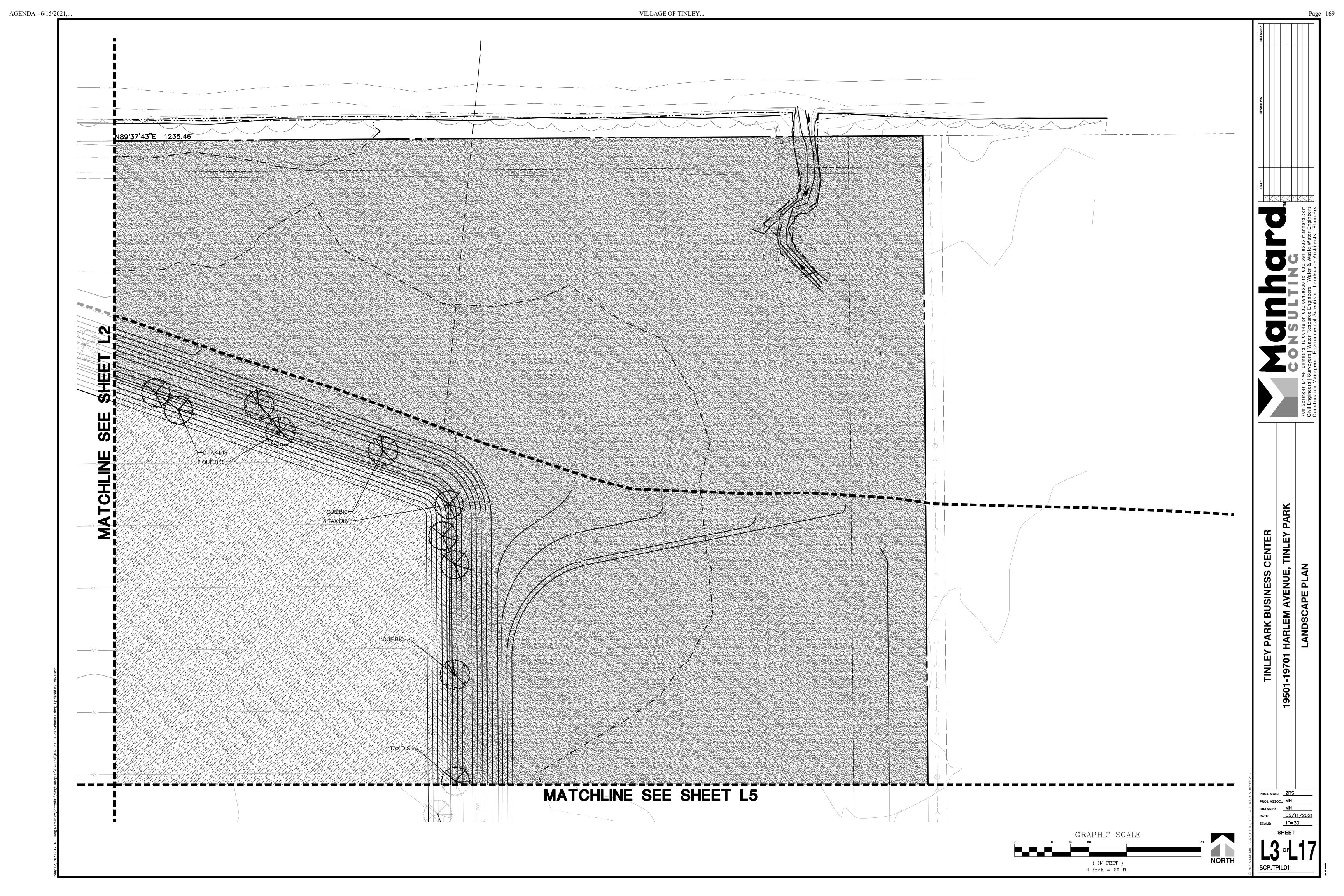
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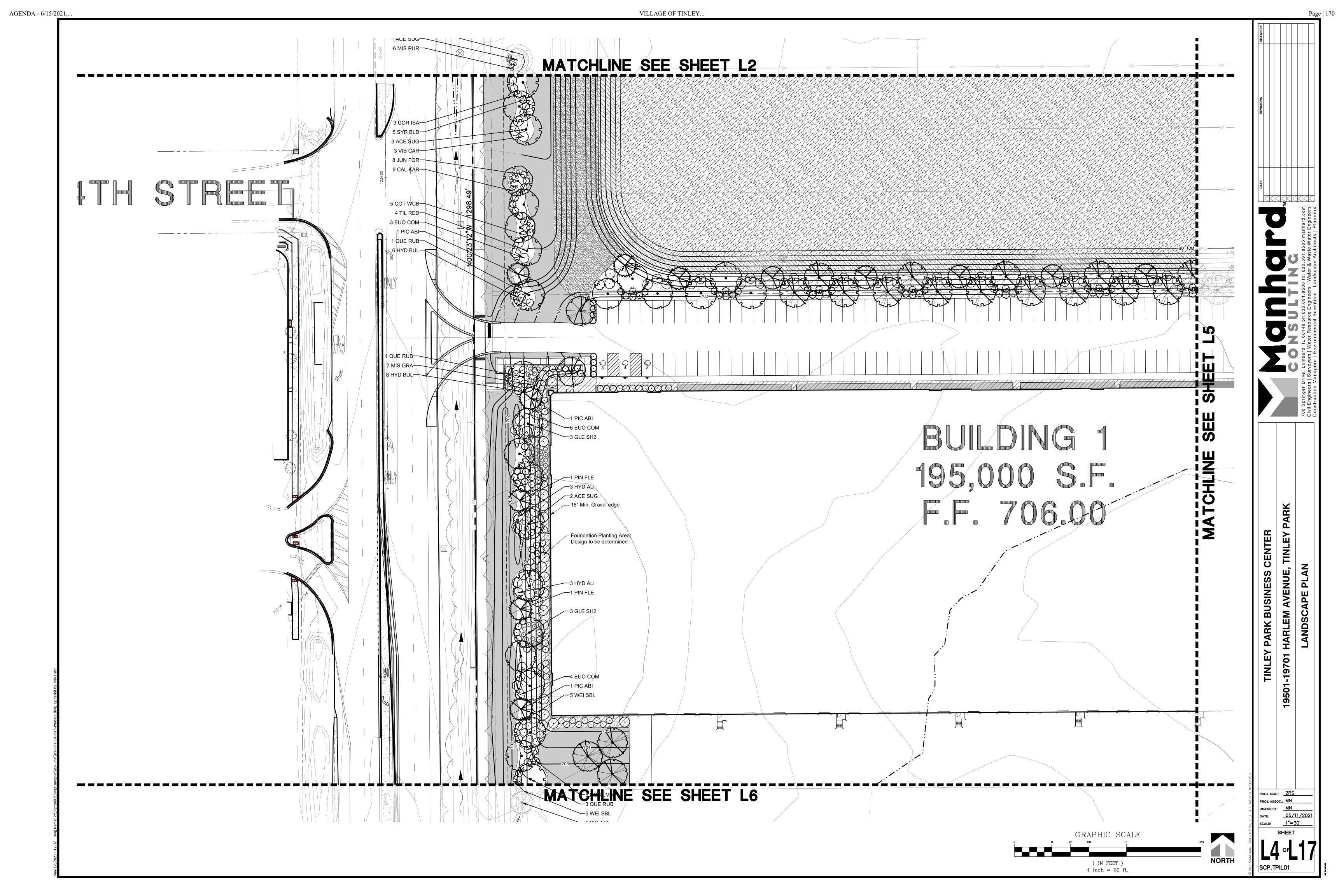


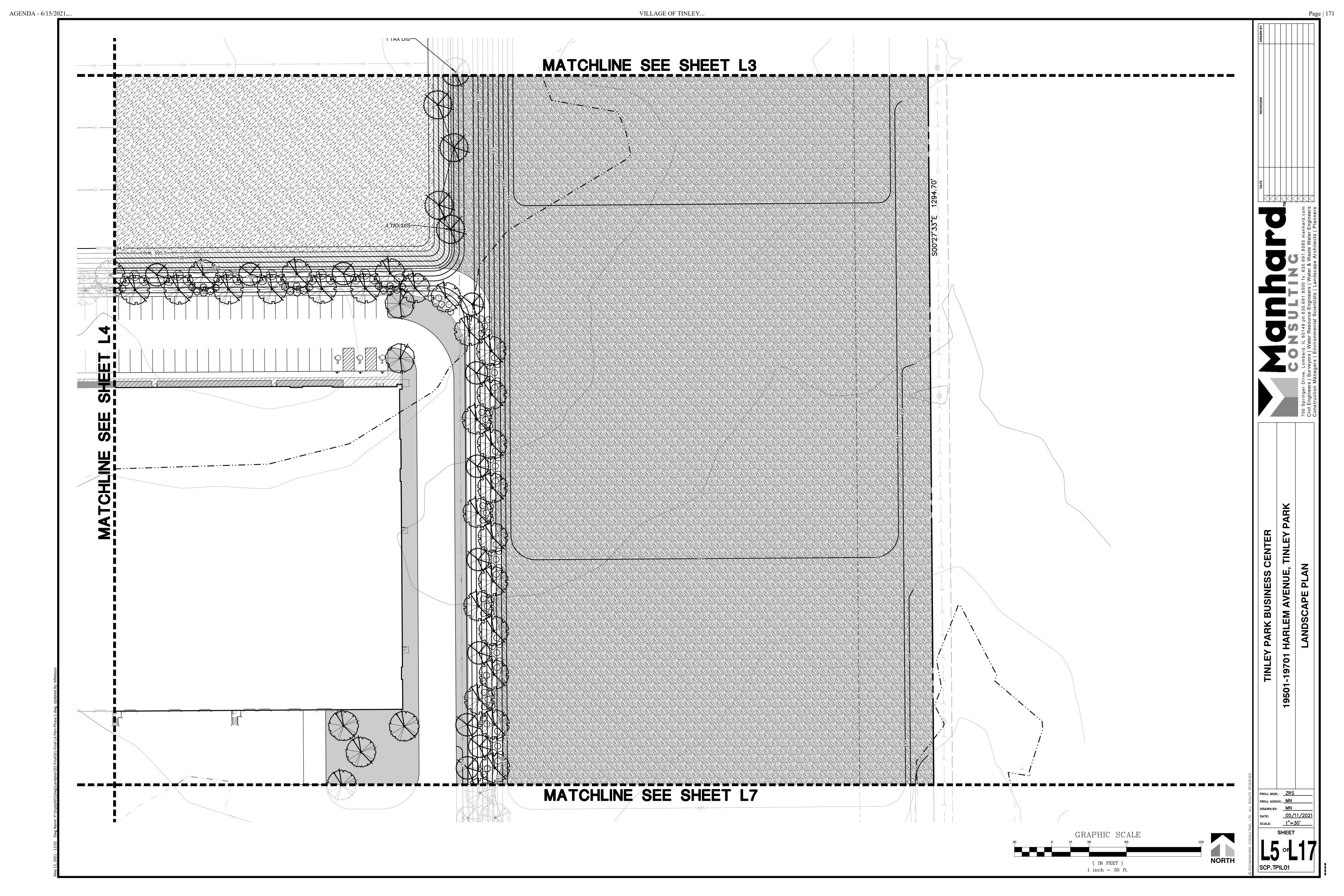
1,067,353 sf

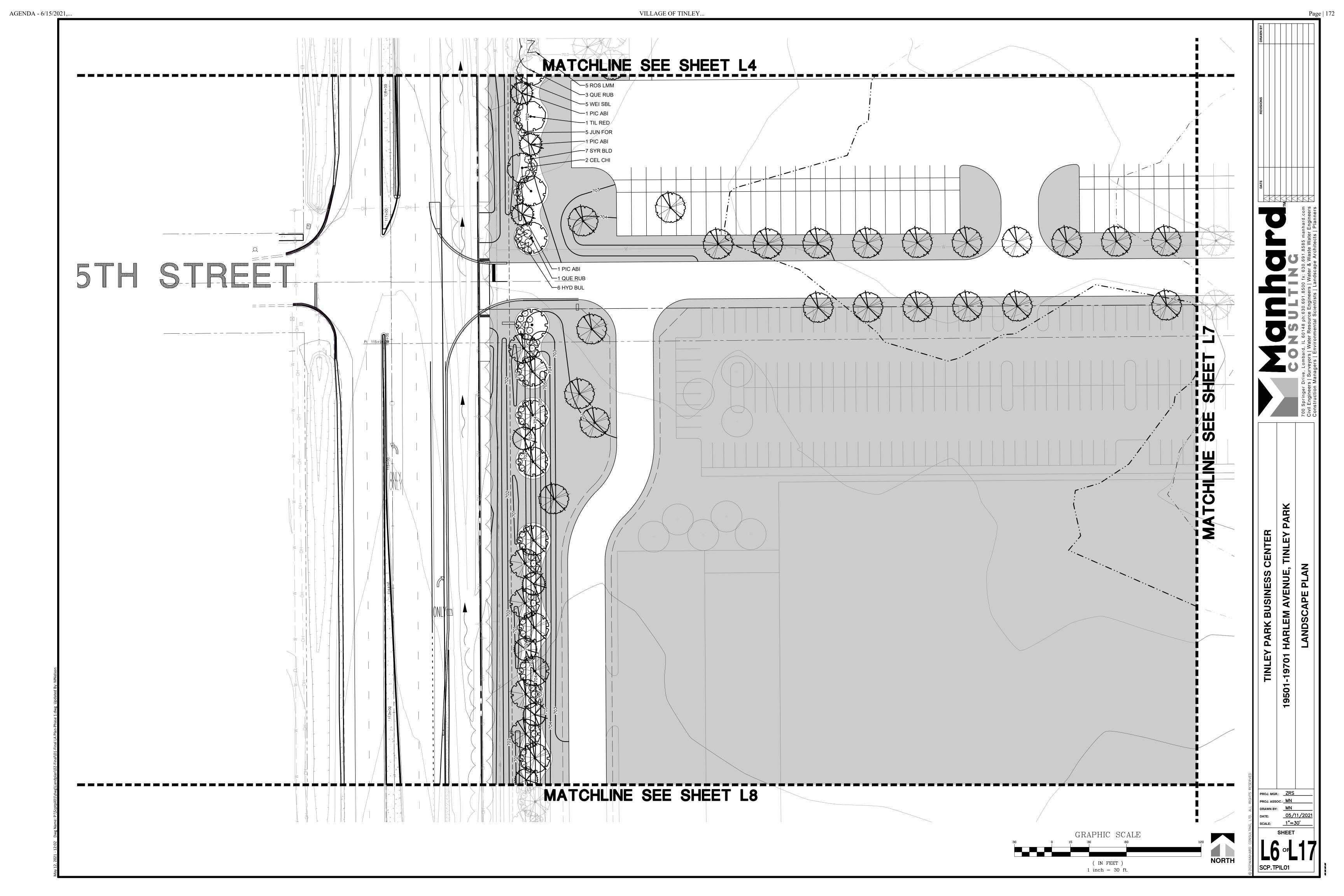


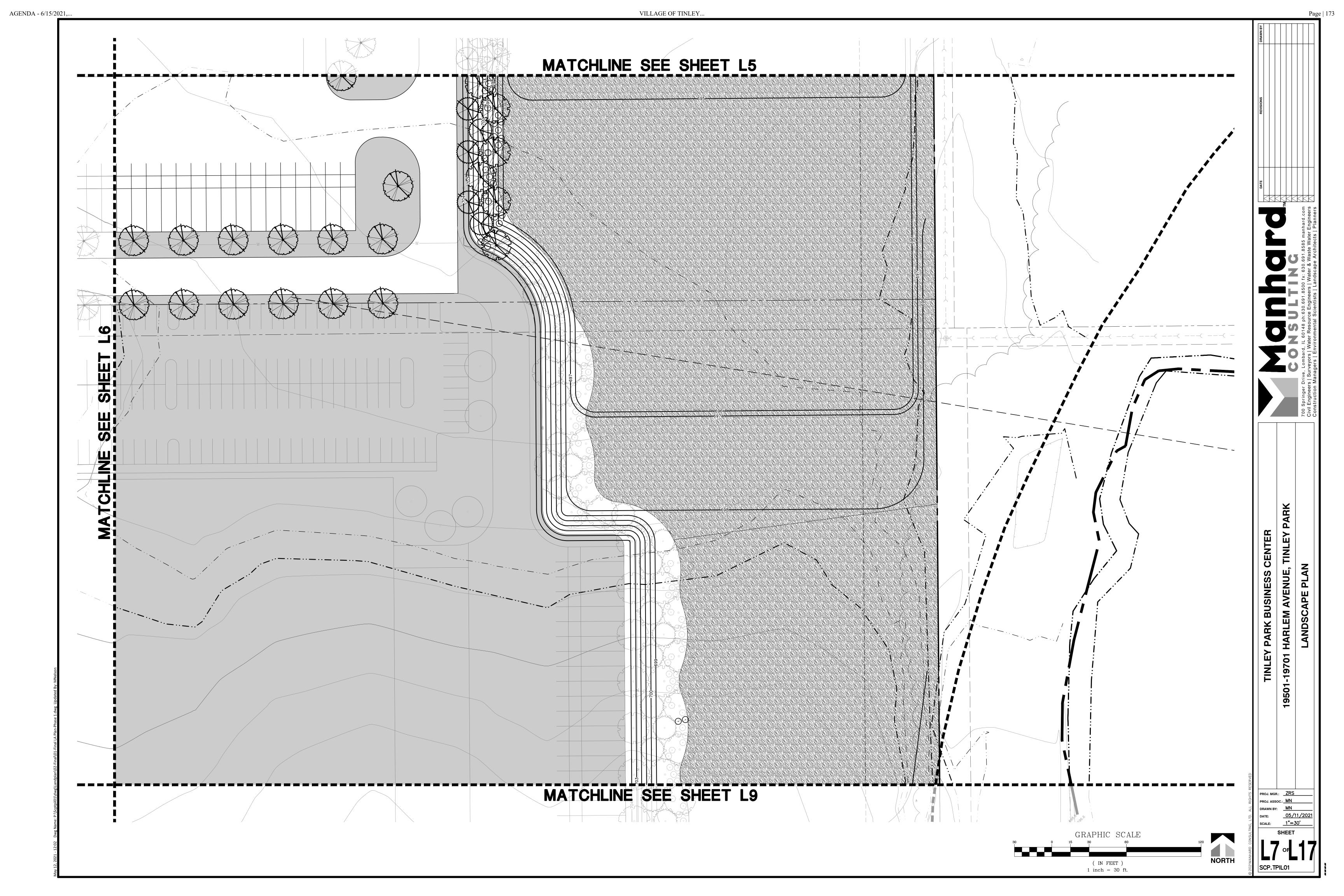


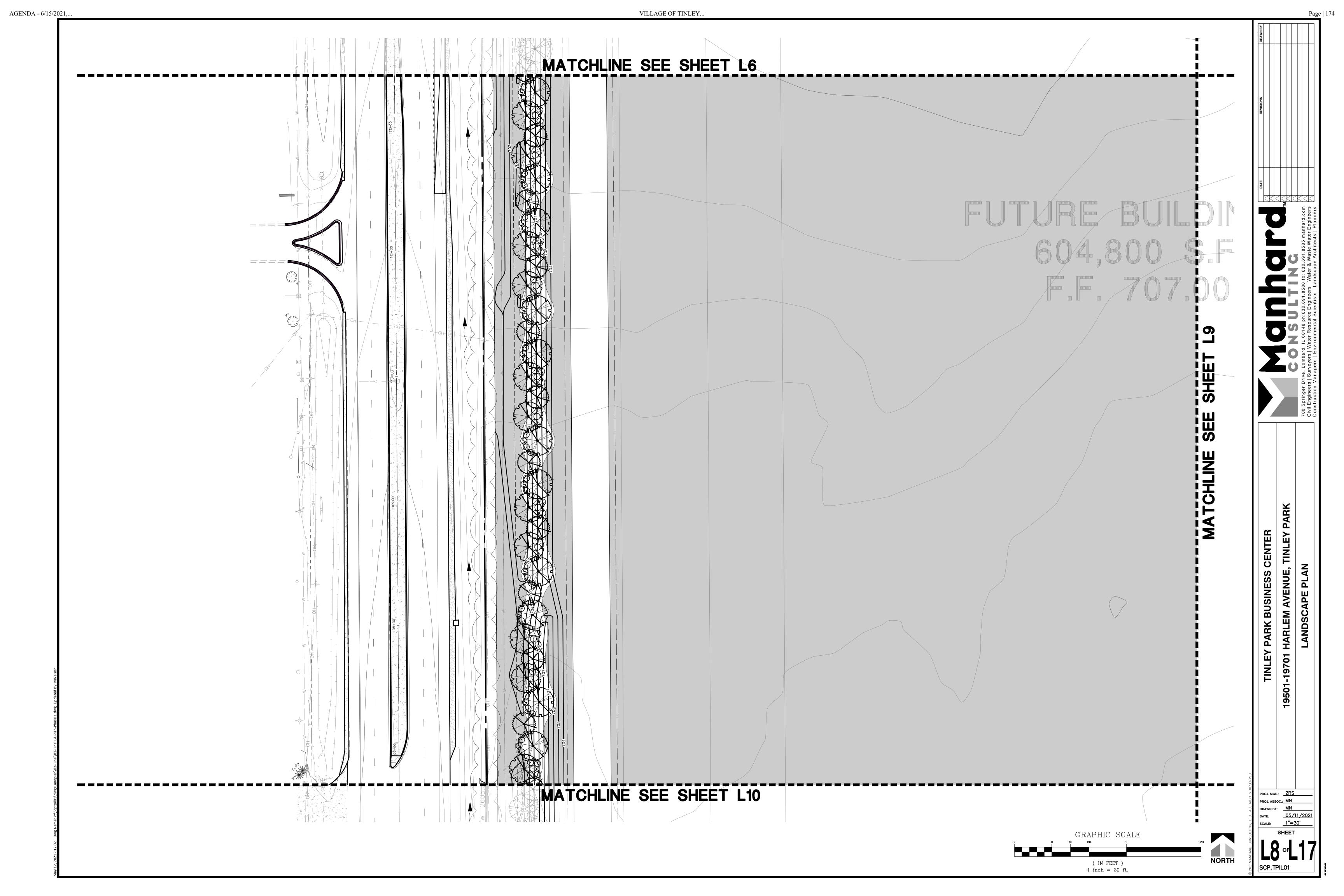


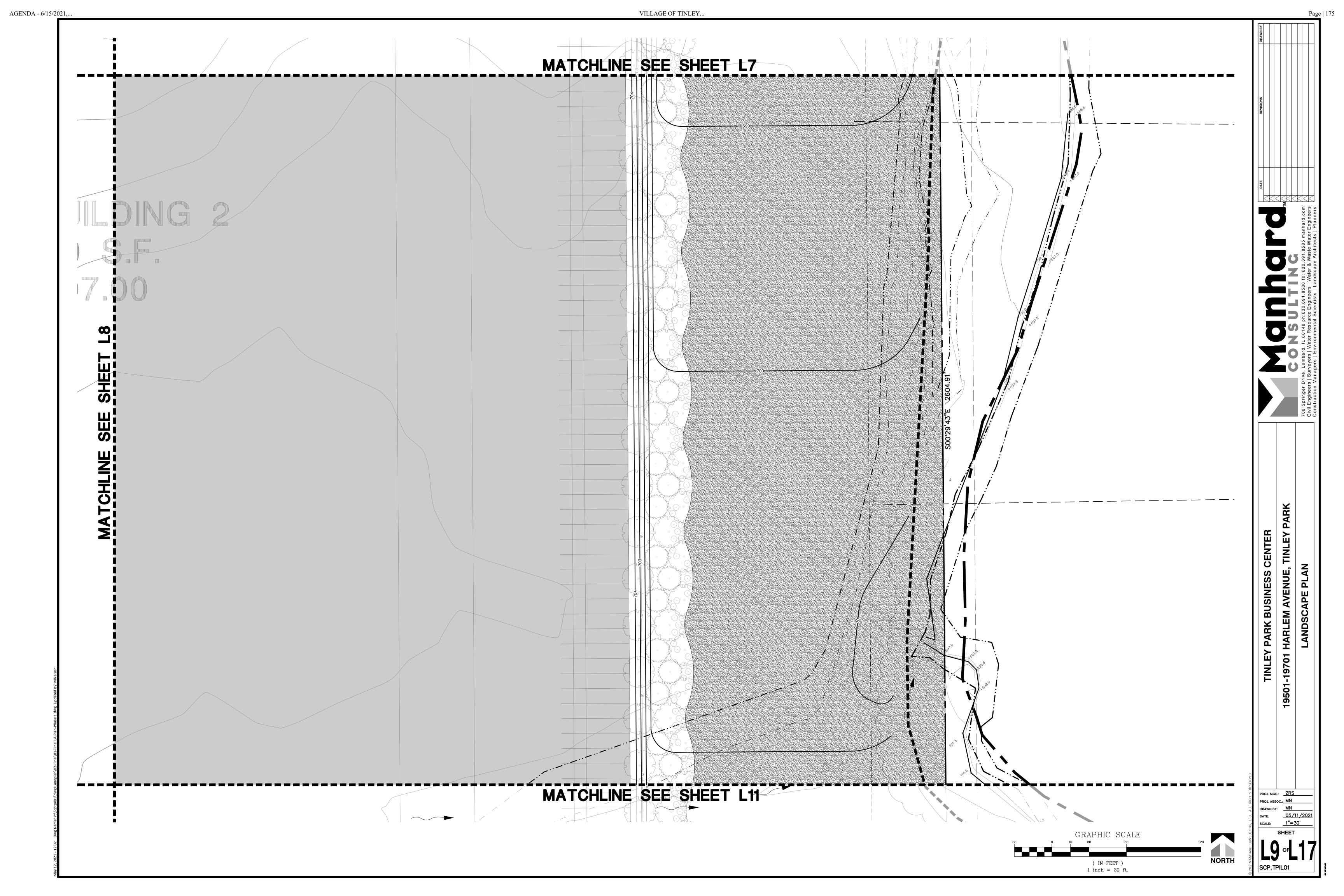


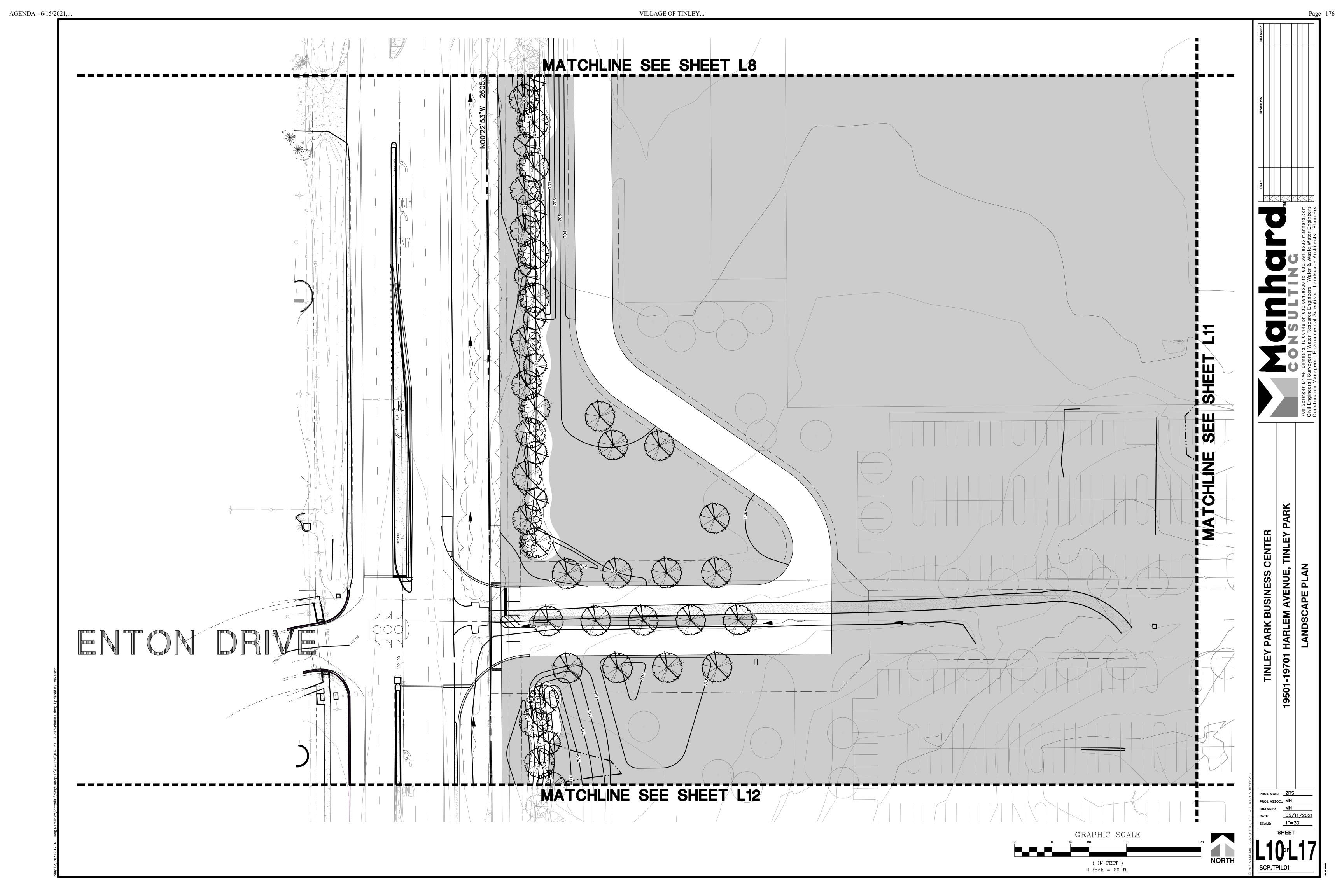


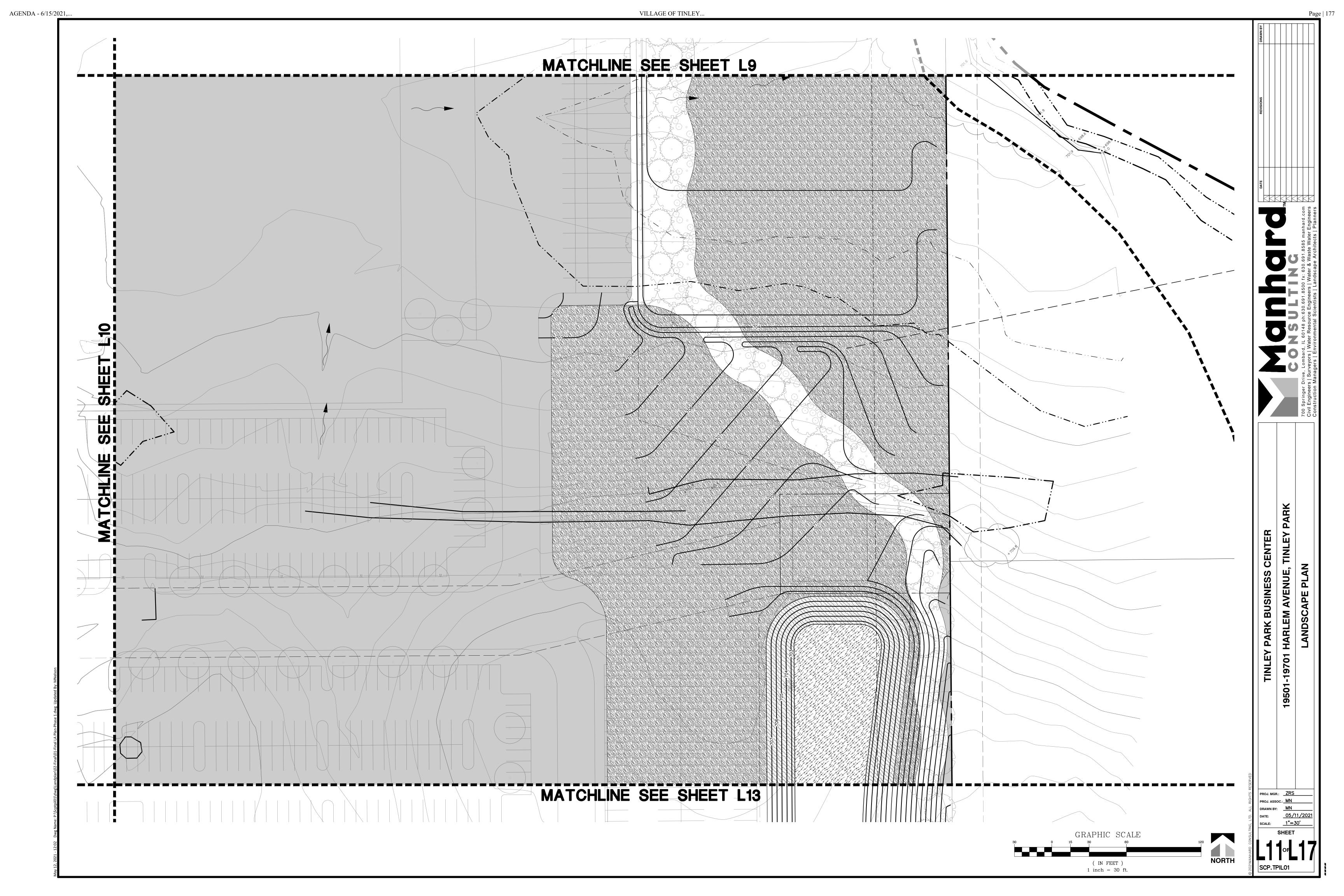


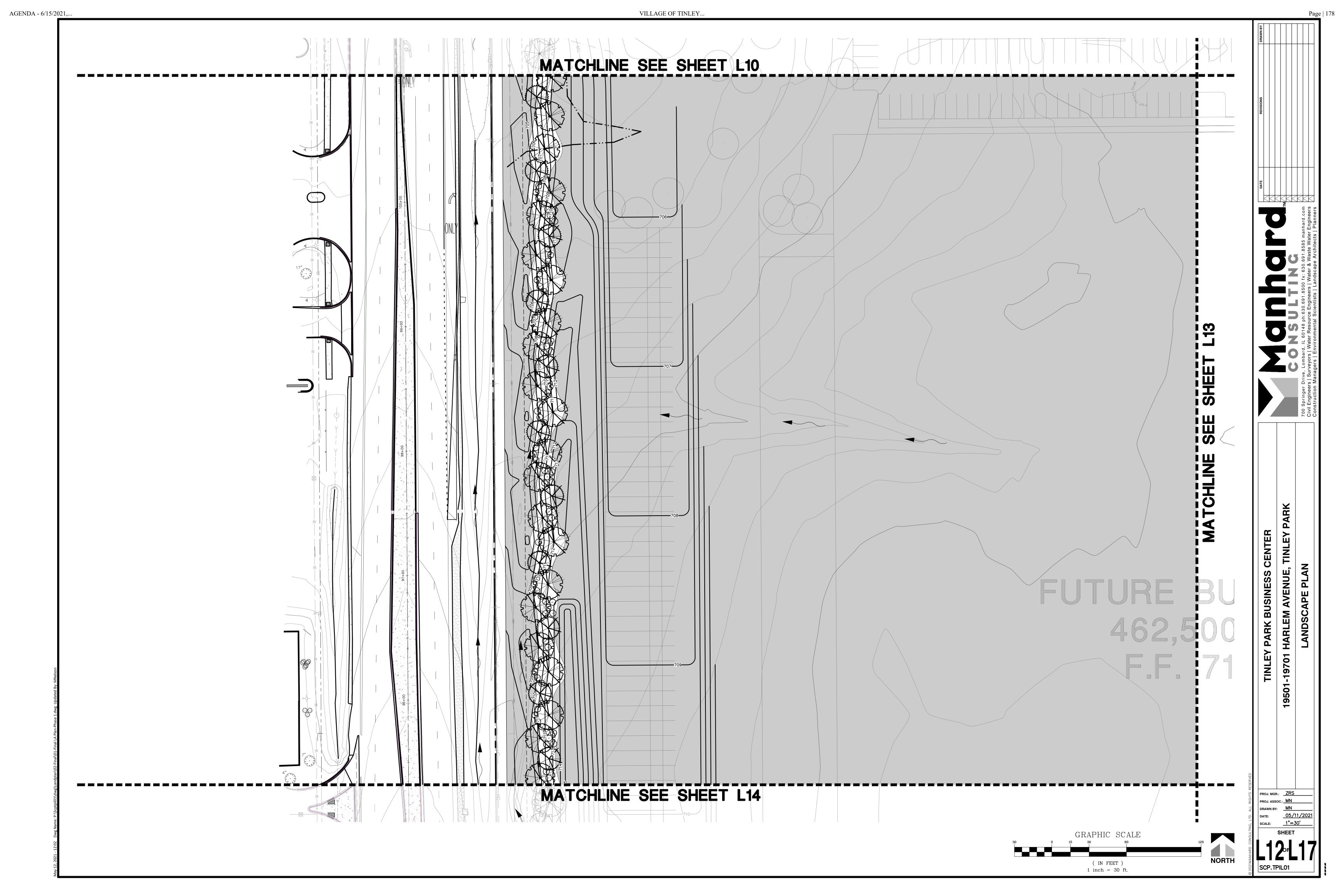


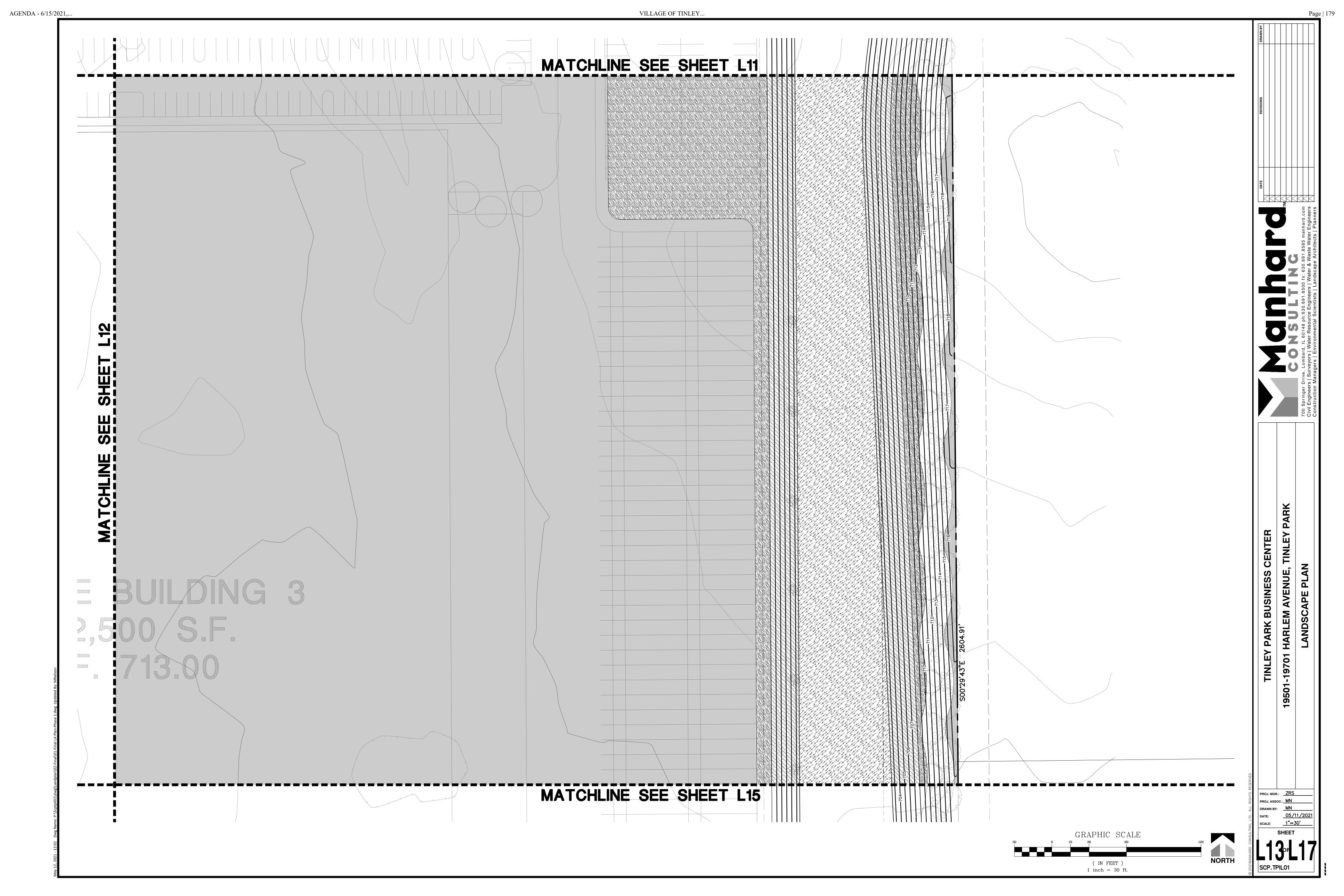


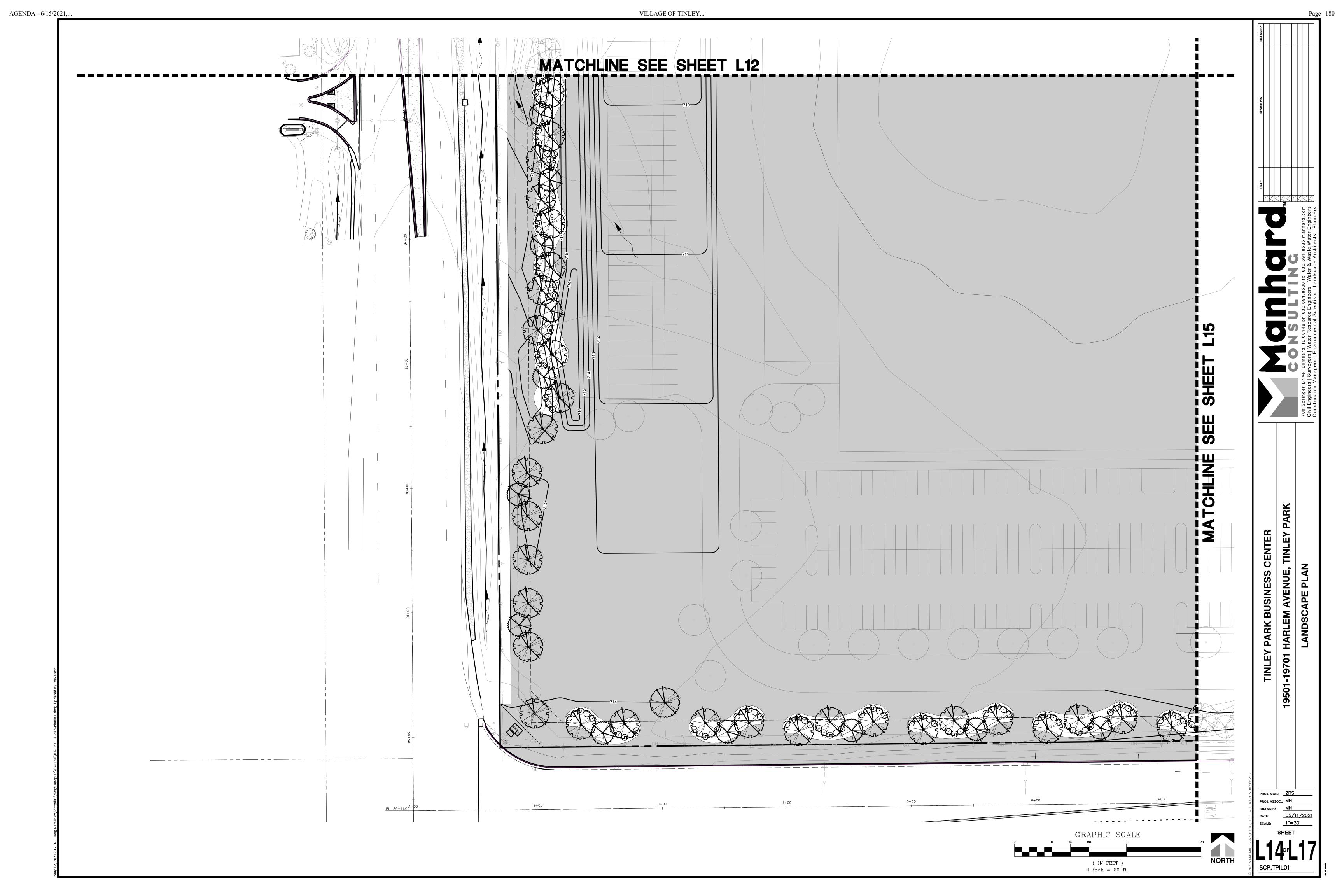


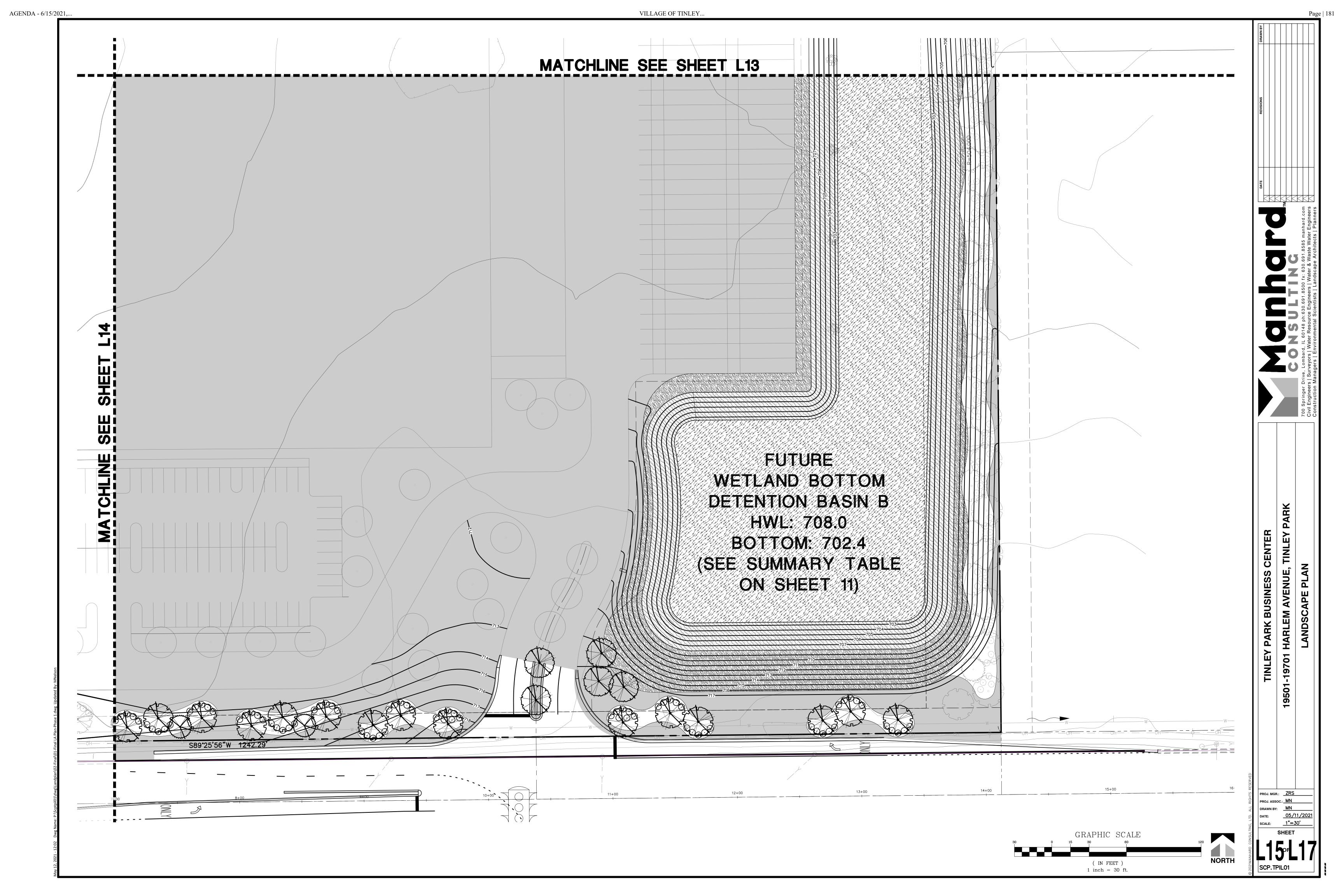


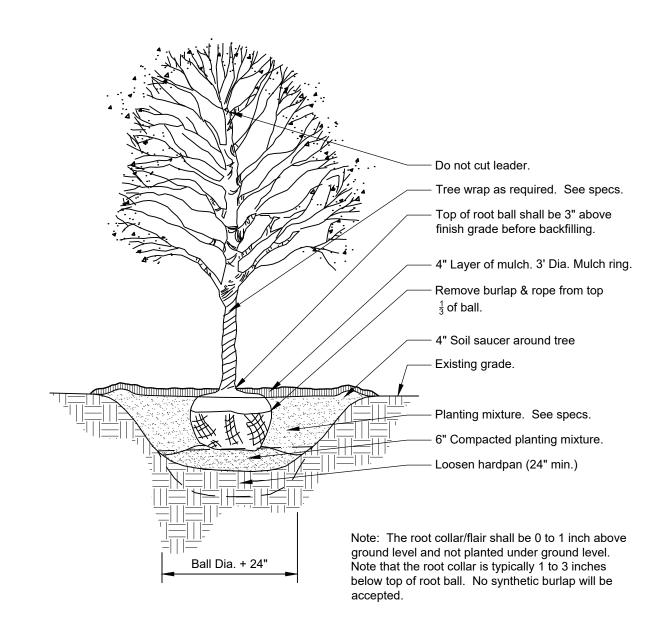




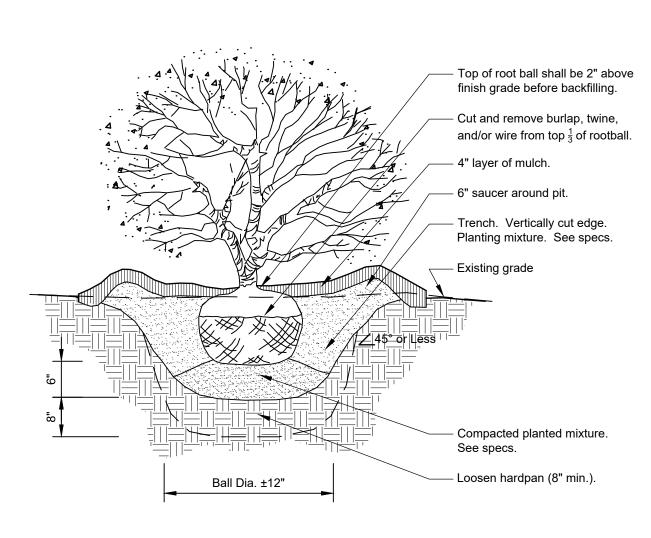








 $\frac{1}{2}$ 2 -Ply rubber hose $\frac{2}{3}$ up tree height. Guying cables @ 3 guys per tree. - Top of root ball shall be 3" above finish grade before backfilling. - Galvanized turnbuckle. See specs. Remove burlap from top $\frac{1}{3}$ of root ball; cut and remove as much wire basket as possible from the root White guy wire flag. — 4" Layer of mulch. 3' Dia. Mulch Existing grade. Steel guying stake- auger type. 18" min. set top of stake at grade. Planting mixture. Compacted planting mixture. See specs. 2-5x Root Ball Dia. Loosen hardpan (min. 24") 6' Min. Dia. Note: Remove all stakes and wires after one year of



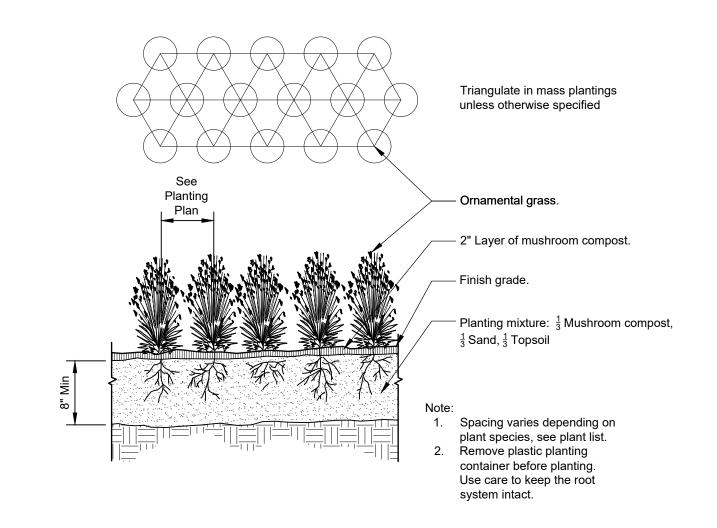
1 DECIDUOUS TREE PLANTING

2 CONIFER TREE PLANTING

1/4" = 1'-0" 32 9343.46-01

3 SHRUB PLANTING DETAIL

32 9333.16-05



32 9343.33-20

32 9313-01

Triangulate in mass plantings unless otherwise specified

See
Planting
Plan

Perennials

2" Layer of mushroom compost.

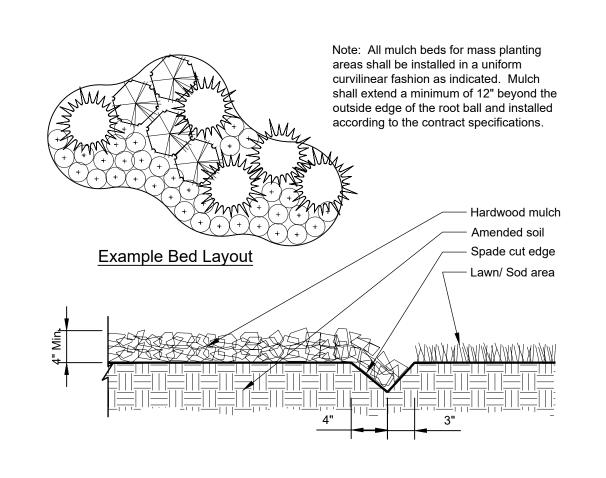
Finish grade.

Planting mixture: \(\frac{1}{3} \) Mushroom compost, \(\frac{1}{3} \) Sand, \(\frac{1}{3} \) Topsoil

Note:

1. Spacing varies depending on plant species, see plant list.

2. Remove plastic planting container before planting, Use care to keep the root system intact.



ORNAMENTAL GRASS PLANTING

5 PERENNIAL / ANNUAL PLANTING

CONTINUOUS MULCH EDGING

32 9313-02

32 9113.26-01

TINLEY PARK BUSINESS CENTER

19501-19701 HARLEM AVENUE, TINLEY PARK

Conspringer Drive, Lombard, 1L 6014

Civil Engineers | Surveyors | Water Received to the construction of the construc

PROJ. MGR.: ZRS
PROJ. ASSOC.: MN
DRAWN BY: MN
DATE: 05/11/2021
SCALE: AS NOTED

SHEET

SCP.TPIL01

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GENERAL PLANTING SPECIFICATIONS:

PART 1 - GENERAL

1-01 DESCRIPTION:

- A. Provide trees, shrubs, perennials and groundcovers as shown and specified. This work includes: 1. Spreading of topsoil or soil preparation
 - 2. Trees, shrubs, perennials and groundcovers
 - Planting mixes
 - 4. Mulch and planting accessories
 - 5. Fertilizer and herbicide Maintenance
- 7. Warranty of plant material
- B. The Contractor shall verify all existing conditions and dimensions in the field prior to bidding and report any discrepancies to the Owner or his/her representative.

1-02 QUALITY ASSURANCE:

- A. Comply with site work requirements
- B. Plant names indicated must comply with 'Standardized Plant Names' as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties which are not listed should conform with those generally accepted by the nursery trade. Stock should be legibly tagged.
- C. All plant materials shall conform to the 'American Standards for Nursery Stock' (ASNS), latest edition, published by the American Association of Nurserymen, Washington, D.C.
- D. All plant material shall be grown and supplied within a 50 mile radius of the project for a minimum of two
- E. Adhere to sizing requirements as listed in the plant list and/or bid form for the project. A plant shall be measured in its natural standing position.
- F. Stock that is furnished shall be at least the minimum size shown. With permission of the landscape architect, substitution from the specified plant list will be accepted only when satisfactory evidence in writing is submitted to the landscape architect, showing that the plant specified is not available. Requests for approval of substitute plant material shall include common and botanical names and size of substitute material. Only those substitutions of at least equivalent size and character to that of the specified material will be approved. Stock which is larger than that which is specified is acceptable with permission of the landscape architect, providing there is no additional cost and that the larger plant material will not be cut down in order to conform to the size indicated.
- G. All shrubs shall be dense in form. Shrub liners do not meet these specifications. Shrubs specified by height shall have a spread that is equal to the height measurement. Shrubs which are specified by spread shall exhibit the natural growth habit of the plant by having a greater spread than height.
- H. All plant materials are subject to inspection and approval. The landscape architect and Owner reserve the right to select and tag all plant material at the nursery prior to planting. The landscape architect and Owner reserve the right to inspect plant material for size and condition of root systems, the presence of insects and diseases, injuries and latent defects (due to Contractor negligence or otherwise), and to reject unacceptable plant material at any time during progress of the project.
- I. Container grown deciduous and/or evergreen shrubs will be acceptable in lieu of balled and burlapped shrubs subject to specified limitations for container grown stock. Size of container grown material must conform to size/height requirements of plant list.

1-03 DELIVERY. STORAGE & HANDLING:

- A. Fertilizer shall be delivered in original, unopened and undamaged packaging. Containers shall display weight, analysis and manufacturer's name. Store fertilizer in a manner that will prevent wetting and
- B. Take all precautions customary concerning proper trade practice in preparing plants for transport. Plants shall be dug, packed and transported with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock and on arrival, the certificate shall be filed with the landscape architect . All plants must be protected from drying out. If plant material cannot be planted immediately upon delivery, said material should be properly protected in a manner that is acceptable to the landscape architect . Heeled-in plants must be watered daily. No plant shall be bound with rope or wire in a manner that could strip bark or break or shear branches.
- C. Plant material transported on open vehicles should be covered with a protective covering to prevent wind burn
- D. Dry, loose topsoil shall be provided for planting bed mixes. Muddy or frozen topsoil is unacceptable as working with medium in this condition will destroy its structure, making root development more difficult.

1-04 PROJECT CONDITIONS:

- A. Notify landscape architect at least seven (7) working days prior to installation of plant material.
- B. It shall be the Contractor's responsibility to locate and protect all existing above and below ground utilities. Utilities can be located and marked (in Illinois) by calling J.U.L.I.E. at (800)892-0123.
- C. The Contractor shall provide, at his/her own expense, protection against trespassing and damage to seeded areas, planted areas, and other construction areas until the preliminary acceptance. The Contractor shall provide barricades, temporary fencing, signs, and written warning or policing as may be required to protect such areas. The Contractor shall not be responsible for any damage caused by the Owner after such warning has been issued.
- D. The Contractor shall be responsible for the protection of crowns, trunks and roots of existing trees, plus shrubs, lawns, paved areas and other landscaped areas that are to remain intact. Existing trees, which may be subject to construction damage, shall be boxed, fenced or otherwise protected before any work is started. The Owner desires to preserve those trees within and adjacent to the limits of construction except those specifically indicated to be removed on the Drawings. The contractor shall erect protective tree fencing and tree armor at locations indicated on the drawings and around all trees on site which are to be preserved. Protective fencing shall be erected between the limits of construction and any tree preservation areas shown on the Drawings.
- E. A complete list of plants including a schedule of sizes, quantities and other requirements is shown on the Drawings and on the bid form. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

1-05 PRELIMINARY ACCEPTANCE:

A. All plantings shall be maintained by the Contractor for a period of 90 days after preliminary acceptance by the Owner or his/her representative. Maintenance shall include, but is not limited to: mowing and edging turf, pulling weeds, watering turf and plant material and annual flower maintenance.

1-06 WARRANTY:

A. All plant material (excluding annual color), shall be warranteed for one (1) year after the end of the 90 day maintenance period. The end of the maintenance period is marked by the final acceptance of the Contractor's work by the Owner or his/her representative. Plant materials will be warranteed against defects including death and unsatisfactory growth, except for defects resulting from abuse or damage by others, or unusual phenomena or incidents which are beyond the control of the Contractor. The warranty covers a maximum of one replacement per item.

PART 2 - PRODUCTS

2-01 PLANT MATERIALS:

- A. Plants: Provide typical of their species or variety, with normal, densely developed branches and vigorous, fibrous root systems. Only sound, healthy, vigorous plants which are free from sunscald injuries, disfiguring knots, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation shall be provided. All plants shall have a fully developed form without voids and open patches.
 - 1. Balled and burlapped plants shall have a firm natural ball of earth of sufficient diameter and depth to encompass a root system necessary for a full recovery of the plant. Root ball sizes shall comply with the latest edition of the 'American Standards for Nursery Stock' (ASNS). Root balls that are cracked or mushroomed are unacceptable.
 - 2. Container grown stock should be grown for an amount of time that is of sufficient length for the root system to have developed enough to hold its soil togehter, firm and whole. Plants will not be loose in their containers, nor shall they be pot-bound and all container grown stock will comply with the sizes stated on the plant list.
 - 3. No evidence of wounds or pruning cuts shall be allowed unless approved by the Landscape Architect.
 - 4. Evergreen trees shall be branched to the ground. The height of evergreen trees are determined by measuring from the ground to the first lateral branch closest to the top. Height and/or width of other trees are measured by the mass of the plant not the very tip of the branches.
 - 5. Shrubs and small plants shall meet the requirements for spread and/or height indicated in the plant list. The height measurement shall be taken from ground level to the average height of the top of the plant, not the longest branch. Single stem or thin plants will not be accepted. Side branches shall be flushed with growth and have good form to the ground. Plants shall be in a moist, vigorous condition, free from dead wood, bruises or other root or branch injuries.

2-02 ACCESSORIES:

- A. Topsoil:
 - 1. Topsoil shall be fertile, natural topsoil of a loamy character, without admixture of subsoil material. Topsoil shall be reasonably free from clay, lumps, coarse sand, stones, plants, roots, sticks and other foreign materials with a pH between 6.5 to 7.0.
- B. Topsoil for seed areas shall be a minimum of 6".
- C. Soil amendments shall be as follows:
- 1. For trees and shrubs the plant pit will be backfilled with pulverized black dirt.
- 2. For perennials and ornamental grasses the soil mixture will be as follows: CM-63 General Purpose Peat Based Mix as supplied by Midwest Trading. Top beds with 8" of CM-63 and till into existing beds to a depth of 8". Soil mixtures are available from Midwest Trading. Midwest Trading, St. Charles, IL 60174 (630) 365-1990
- D. Fertilizer:
 - 1. For trees and shrubs use: 14-4-6 briquettes 17 g or equivalent available from Arthur Clesen, Inc. Follow manufacturer's recommendation for application. Arthur Clesen, Inc. 543 Diens Drive, Wheeling, IL 60090 (847)537-2177
 - 2. For turf areas use 6-24-16 Clesen Fairway with micronutrients with minor elements 3.0 % S, .02% B, .05% Cu, 1.0% Fe, .0006% Mo, .10% Mn available from Arthur Clesen or approved
- E. Herbicide: 1. Round-Up or approved equal
- F. Mulch:
 - 1. Bark mulch shall be finely shredded hardwood bark which has been screened and is free of any green foliage, twigs, rocks, sawdust, wood shavings, growth or germination inhibiting ingredients, or other foreign materials. Bark mulch is available from Midwest Trading.
 - 2. Mushroom compost as available from Midwest Trading.
- - 1. Water service will be available on the site, with the cost of water being paid by the Owner. Transporting of the water from the source to the work areas shall be the responsibility of the Landscape Contractor. All necessary hose, piping, tank truck, etc. shall be supplied by the Landscape Contractor.
- - Stakes: 5/8" x 40" steel eve anchor with 4" helix

 - a. Trees under 5": flexible 1/8" galvanized aircraft cable, 7x7 strand or approved equal b. Trees 5" and over: flexible 3/16" galvanized aircraft cable, 7x7 strand or approved equal.
 - 3. Turnbuckles: 5/16", eye and eye, with 4" takeup.
 - 4. Hose: new two-ply reinforced rubber hose, minimum 1/2" I.D.
- I. Tree wrap: Burlap tree wrap 4" wide.
- J. Twine: Soft nursery jute.

PART 3 - INSTALLATION OF PLANT MATERIAL

3-01 FIELD VERIFICATION:

A. Examine proposed planting areas and conditions of installation. Do not start planting work until unsatisfactory conditions are corrected.

3-02 PREPARATION:

- A. All planting techniques and methods shall be consistent with the latest edition of 'Horticulture Standards of Nurserymen, Inc.' and as detailed on these Drawings.
- B. Planting shall be performed by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.
- C. All underground utilities must be located and marked clearly.
- D. Apply Round-Up or approved equivalent to kill any existing vegetation in all areas to be planted. Confirm length of waiting period between chemical application and plant installation with manufacturer. Do not begin planting operations until prescribed post-application waiting period has elapsed. Take extreme care to avoid chemical drift to adjoining properties of landscape plantings.

- E. Prior to all planting, rototill all areas to be landscaped to prepare for plant installation to a minimum depth of 12". Eliminate uneven areas and low spots. Maintain lines, levels, profiles and contour. Changes in grade are to be gradual. Blend slopes into level areas. Remove all debris, weeds and undesirable plants and their roots from areas to be planted. Remove all concrete slag larger than 2" in
- F. Topsoil shall be spread over the site at a minimum depth of 6". Those areas which are indicated as prairie or natural areas on the Drawings shall have a minimum topsoil depth of 18".
- G. It shall be the responsibility of the landscape contractor to prepare all seeded areas by disking and raking prior to planting seed. Soil shall be loosened and scarified to a minimum depth of 6". Fine grading of all seeded areas is required. Maximum size of stone or topsoil lump is 1".
- H. Locate all plant material as indicated or as approved in the field by the Landscape Architect. If obstructions are encountered which are not shown on the drawings, then do not proceed with planting operations until alternate plant locations have been selected.
- Planting holes shall be constructed as shown on the planting details. Holes shall be hand dug or machine dug. Great care will be taken to not excavate the hole deeper than the root ball and the diameter shall be a minimum of two times the root ball width. Remove any materials encountered in excavation that may be injurious to plant growth, including stones larger than 2" in diameter or other debris. Soil to be used as backfill should be pulverized.
- J. Provide pre-mixed planting mixture for use around root systems and root balls of the plants. The mixtures are outlined in section B of part 2-02.
- K. Prior to planting, provide additional topsoil to all planting beds to bring the finish grade of the bed to 2" above lawn grade and to finish grade of adjacent hard surface grades.
- L. Add 2" thickness of mushroom compost to all annual, perennial and groundcover beds. Finish grade bed and install plants.

3-03 PLANTING PROCEDURES:

- A. Set plant material in the planting hole to proper grade and alignment. Set plants upright and plumb. Set plant material 2" above the adjacent finish grade. Remove burlap from top 1/3 of root ball. Remove treated burlap (green). Cut and remove or cut and fold down upper half of wire basket, dependent upon tree size. Backfill hole by firmly tamping soil to avoid any air pockets or voids.
- B. Set balled and burlapped plants in the planting hole and compact 8" of soil around the base of the ball. Backfill remaining space with planting mixture. Water plants immediately after planting to eliminate all voids and thoroughly soak the plant root ball.
- C. Space groundcover plants according to dimensions given on the plans. Adjust spacing as necessary to evenly fill planting bed with indicated number of plants. Plant to within 18" of the trunks of trees and shrubs or at the edge of the plant ball, whichever is closest. Plant to within 12" of edge of bed.
- - 1. Install 4" depth of mulch around all tree and shrub beds as indicated on drawings or planting details. Mulch shrub planting areas as continuous beds. Do not place mulch directly against tree trunk; form mulch to create an inverted cone around trunk.
 - 2. Mulch perennial, groundcover and annual planting beds with 2" mushroom compost. Water mulched areas thoroughly after placing mulch.
- Tree wrapping is not required, unless the Contractor feels it is necessary due to characteristics of a particular species or past experience with the species. The landscape architect will be notified as to which trees are to be wrapped and shall inspect the trunk(s) before wrapping. Tree wrap will not be used to cover damage or defects. When wrapping is done, trunks will be wrapped spirally with approved tree wrapping tape that is not less than 4" wide, and securely tied with suitable cord at the top, bottom and 2" intervals along the trunk. Wrap from ground to the height of the first branch.
- Staking and guying of trees is optional. If the Contractor chooses to stake all or part of the trees, he/she shall use the method specified in the planting details. One (1) stake is to be used on trees of 1" caliper and under, or 4' height and under. Two (2) stakes are to be used on trees of 1" to 2 3/4" caliper. Guy trees of 3" caliper or larger at three (3) per tree. The root ball will not be pierced with a stake. Stakes are to be driven at least eighteen (18) inches into subsoil below the planting hole. Stakes and wire attachments shall be removed after three months for spring planted material and by the following May for fall planted stock by the Contractor. Staking and guying should be done immediately after lawn seeding or sodding operations.
- G. Seeding of specified lawn areas on plans will be treated as follows: 1. Topsoil shall be spread over all areas to be seeded to a minimum depth of 6" when compacted
 - (to be performed by others). 2. Seed mixture and application rate - use Premium seed mix as supplied by Arthur Clesen, Inc.
 - Apply at a rate of 5 lbs./1000 s.f. 3. Apply fertilizers and conditioners at the rate specified per soil test findings. In lieu of soil test results, apply two (2) tons of ground agricultural limestone and 1000 lbs. 10-10-10 or equivalent
 - 4. Soil preparation areas where vehicular traffic has compacted the soil shall be loosened/scarified to a minimum depth of 6" before fertilizing and seeding. Fine grading of all seeded areas is required. Maximum size of stone or topsoil lump is 1".

analysis fertilizer per acre. At least 40% of the fertilizer nitrogen shall be of an organic origin.

- 5. Watering seeded areas shall be done to ensure proper germination. Once seeds have germinated, watering may be decreased but the seedlings must never be allowed to dry out completely. Frequent watering should be continued approximately four (4) weeks after germination or until grass has become sufficiently established to warrant watering on an 'as
- 6. Turf is being established on a variety of slope conditions. It shall be the Contractor's responsibility to determine and implement whatever procedures he/she deems necessary to establish the turf as part of his/her work. Seeded areas will be accepted when all areas show a uniform stand of the specified grass in healthy condition and at least 90 days have elapsed since the completion of this work. The Contractor shall submit with his/her bid a description of the methods and procedures he/she intends to use.
- H. Erosion Control Blanket
 - 1. Erosion Control Blanket shall be installed per manufacturer's recommendation in all areas shown
 - 2. Install S-75 Erosion Control Blanket as manufactured by North American Green or approved
 - 3. Blanket should be premarked with staple pattern.
 - 4. Staples should be 8" wire staples, applied at two (2) per square yard minimum.
 - 5. Suitable erosion control practices shall be maintained by the CONTRACTOR in accordance with Illinois Urban Manual and all applicable Soil Erosion and Sedimentation Control ordinances and the PLANS.
- I. Sodding of specified lawn areas on plans will be completed as follows: 1. Rake soil surface to receive sod to completely remove any soil crust no more than one day prior
- 2. Moisten prepared surface immediately prior to laying sod. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.

- 3. Sod shall be laid within 24 hours from the time of stripping. Do not plant dormant sod or if the
- 4. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent sod.
- 5. Place top elevation of sod 1/2 inch below adjoining edging or paving.
- 6. Water sod thoroughly with a fine spray immediately after planting.
- 7. After sod and soil have dried, roll seeded areas to ensure a good bond between the sod and soil, and to remove minor depressions and irregularities.
- 8. Sodded slopes 3:1 or greater shall be staked to prevent erosion and washout.
- 9. Warranty sodding for a period of one (1) year from the end of the 90 day maintenance period. If sod fails or lacks vigor and full growth as determined by the Landscape Architect, the Contractor will repeat site preparation operations and re-sod affected areas at the Contractor's expense.
- 10. Note: Sod shall be a premium Kentucky Bluegrass blend, and is required in all areas indicated on the plans as well as areas which have been affected by construction. Sod can be placed as long as water is available and the ground surface can be properly prepared. Sod shall not be laid on frozen or snow-covered ground. Sod shall be strongly rooted, not less than two (2) years old and free of weeds and undesirable native grasses. Sod should be machine cut to pad thickness of 3/4" (plus or minus 1/4"), excluding top growth and thatch. Provide only sod capable of vigorous growth and development when planted (viable, not dormant). Provide sod of uniform pad sizes with maximum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp on the upper 10% of pad will not be accepted.
- J. Timing of plant material and seeding operations:
 - 1. Seeding of specified areas shall occur when the soil temperature is above 55° F. No seed shall be sown during periods of high winds, or when the ground is not in proper condition for seeding (see section 3-02 (G)). Seeding operations for the specified mixes shall occur in the spring time frame of April 15 through June 30 and in the summer time frame of August 15 through December 1. The mixes containing bluegrass and fescue seed must have six weeks to harden off for winter survival.
 - 2. Sod shall be installed when the ground is not frozen or snow covered and temperatures are less than 80° F. It shall not be placed during a period of extended drought.
 - 3. Herbaceous ornamental plants shall be planted between May 1 and June 15 or between August 15 and December 1.
 - 4. Spring planting of woody ornamental plants shall be performed from the time the soil can be easily worked until June 1, except that evergreen planting shall end on May 15. Oak, hawthorn and red maple species will only be planted during this spring planting period. Fall planting will begin August 15 and will continue until the ground cannot be worked satisfactorily, except that evergreen planting shall be performed between August 15 and December 1.

3-04 MAINTENANCE

A. All plantings shall be maintained by the Contractor for a period of 90 days after preliminary acceptance by the Owner or his/her representative. Maintenance shall include but is not limited to: mowing and edging turf, pulling weeds, watering turf areas and plant material plus annual flower maintenance. The Contractor will reset settled plants to proper grade and position. Dead material will be removed. Stakes and guy wires will be tightened and repaired as required.

3-04 ACCEPTANCE:

A. All plant material (excluding annual color), shall be warranteed for one (1) year after the end of the 90 day maintenance period. The end of the maintenance period is marked by the final acceptance of the Contractor's work by the Owner or his/her representative.

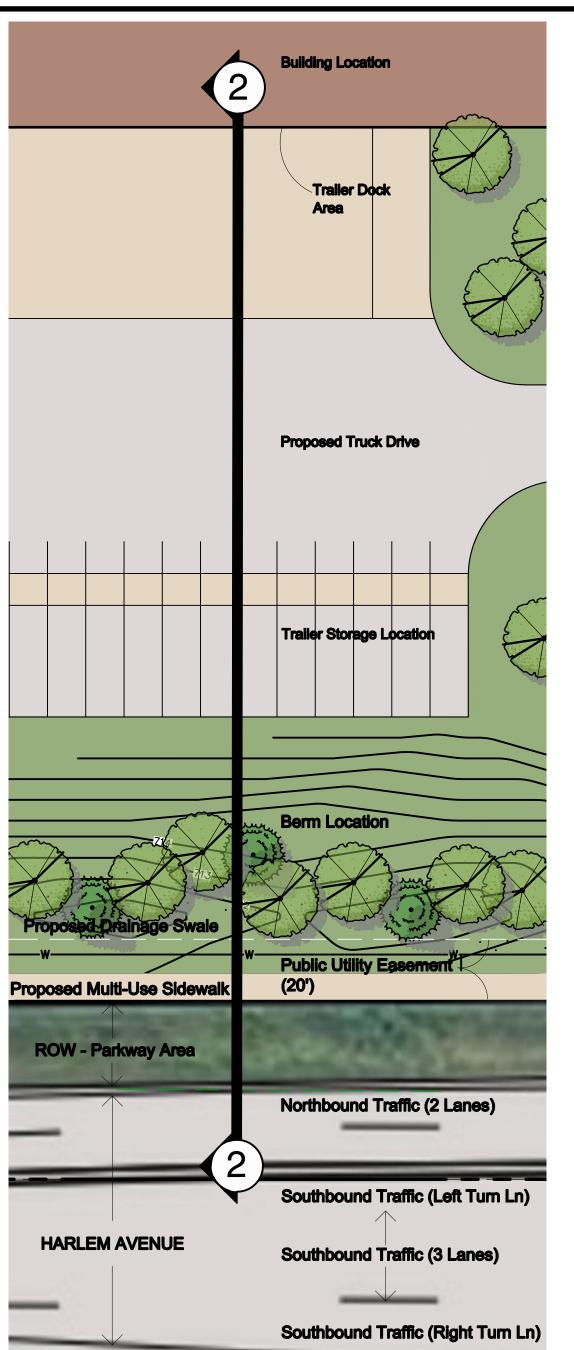
3-06 SITE CLEAN-UP:

A. The Contractor shall protect the property of the Owner and the work of other contractors. The Contractor shall also be directly responsible for all damage caused by the activities and for the daily removal of all trash and debris from his/her work area to the satisfaction of the landscape architect .

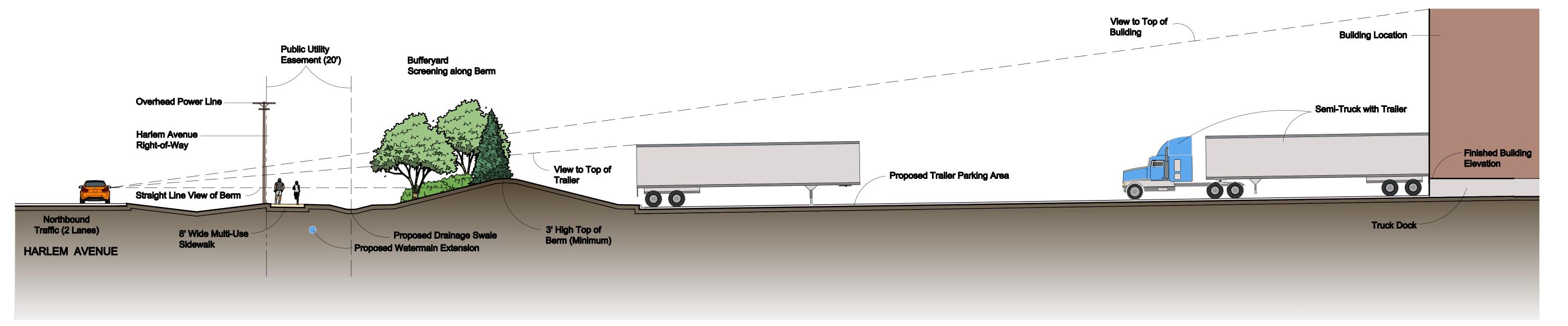
BUSINESS **PARK**

PROJ. MGR.: ZRS PROJ. ASSOC.: MN DRAWN BY: MN 05/11/2021

SCALE: <u>NTS</u>



SECTION OF HARLEM BERM - EAST (NORTHBOUND TRAFFIC) Scale: 1" = 20'



SECTION OF HARLEM AVENUE BERM - EAST (NORTHBOUND TRAFFIC) Scale: $\frac{1}{12}$ " = 1'

(NORTHBOUND T

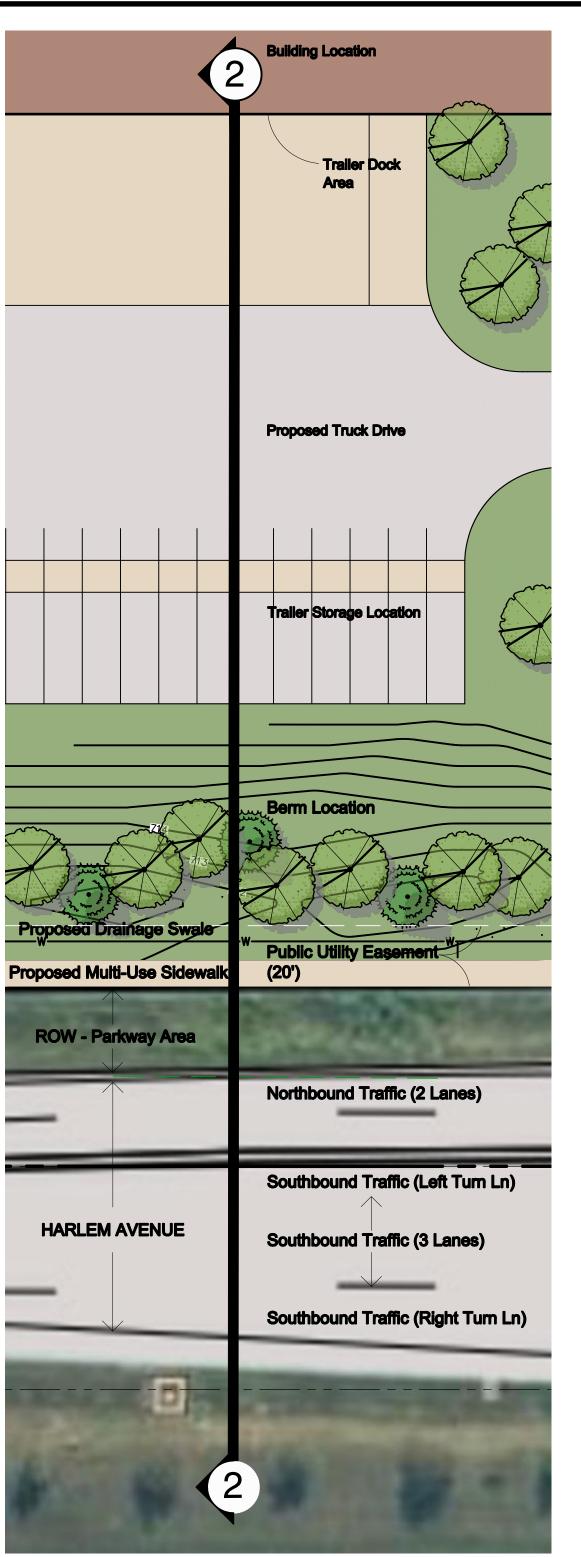
VILLAGE OF TINLEY PARK, ILLINOIS HARLEM AND VOLLMER

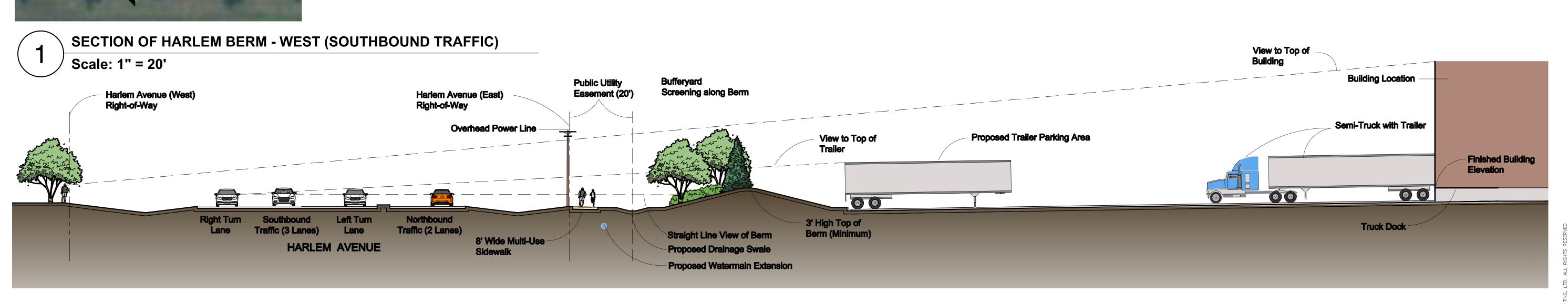
ALONG EAST HARLEM AVENUE

BERM OF

03-10-21 1/8"= 1'

SHEET





Scale: ½ " = 1'

2 OF SCPTPI

DATE: SCALE: (SOUTHBOUND

VILLAGE OF TINLEY PARK, ILLINOIS

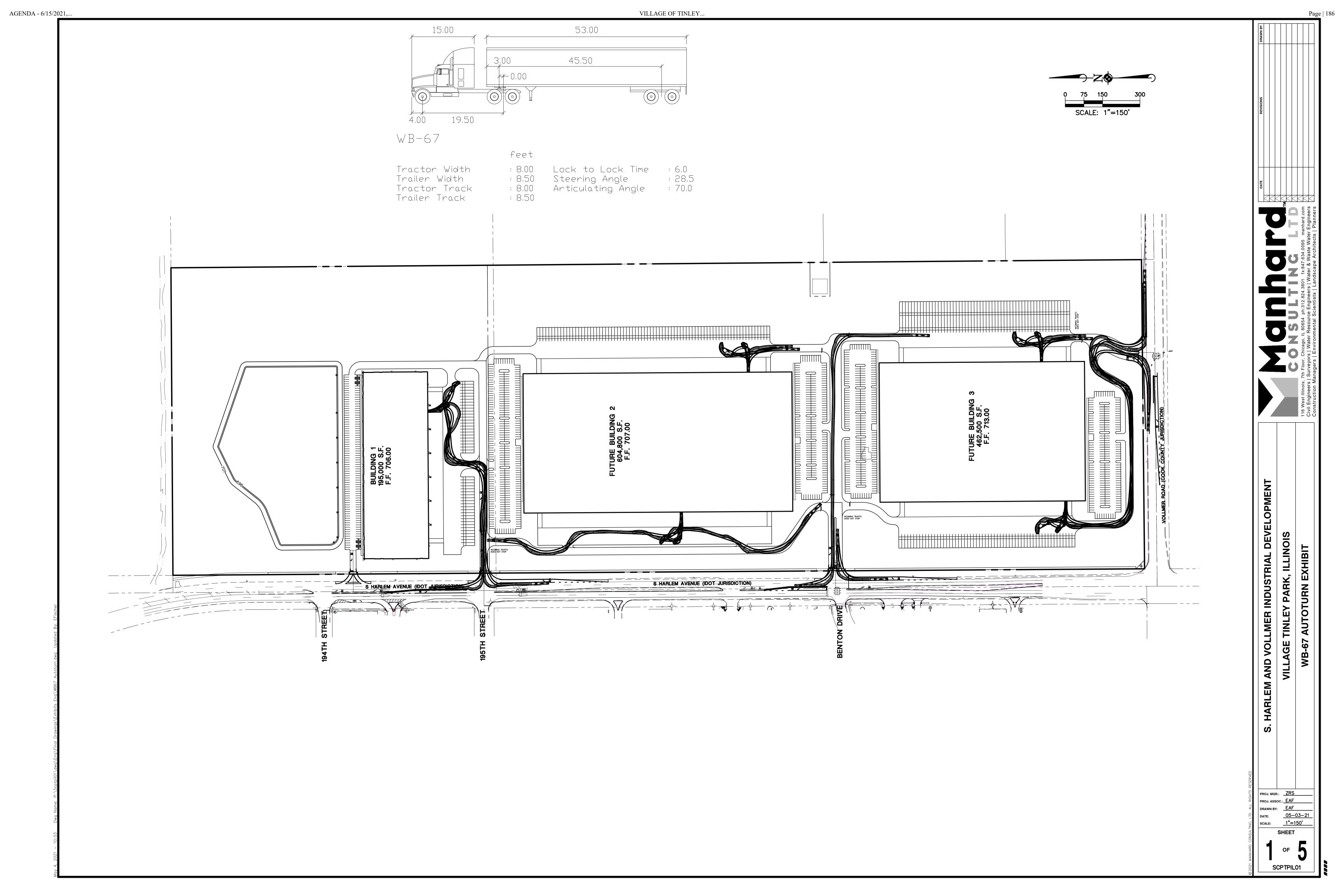
OF BERM

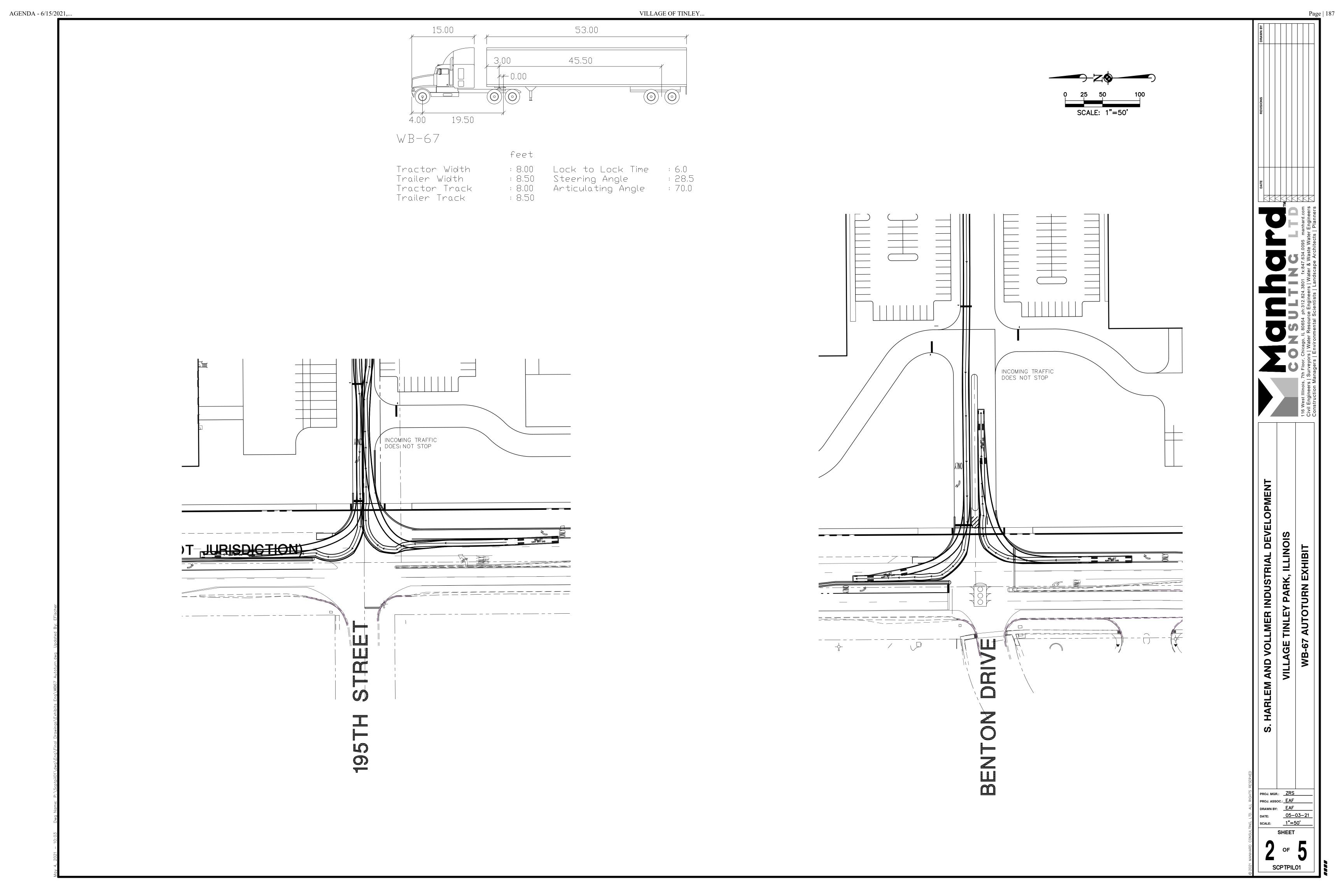
SECTION

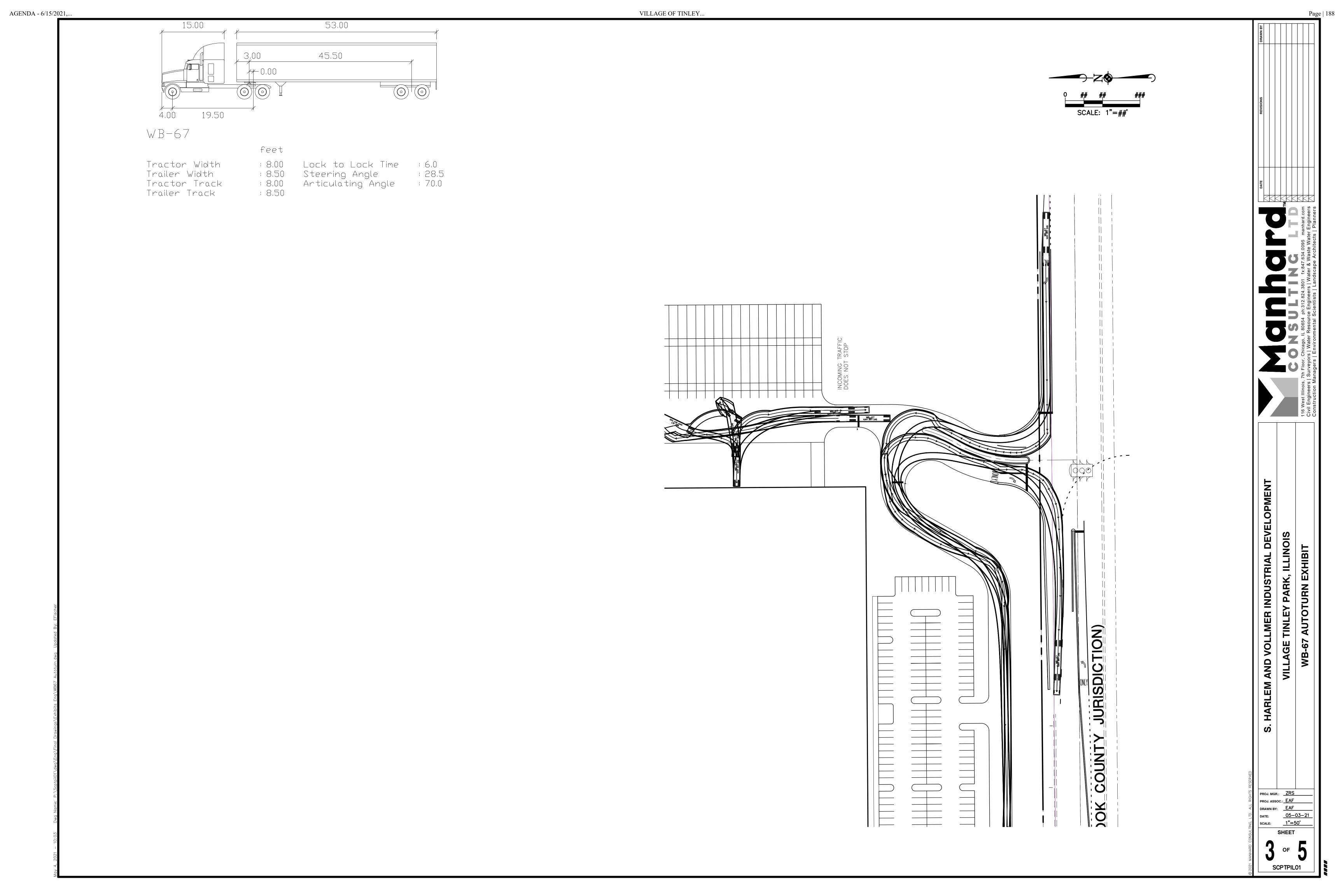
03-10-21 1/8"= 1'

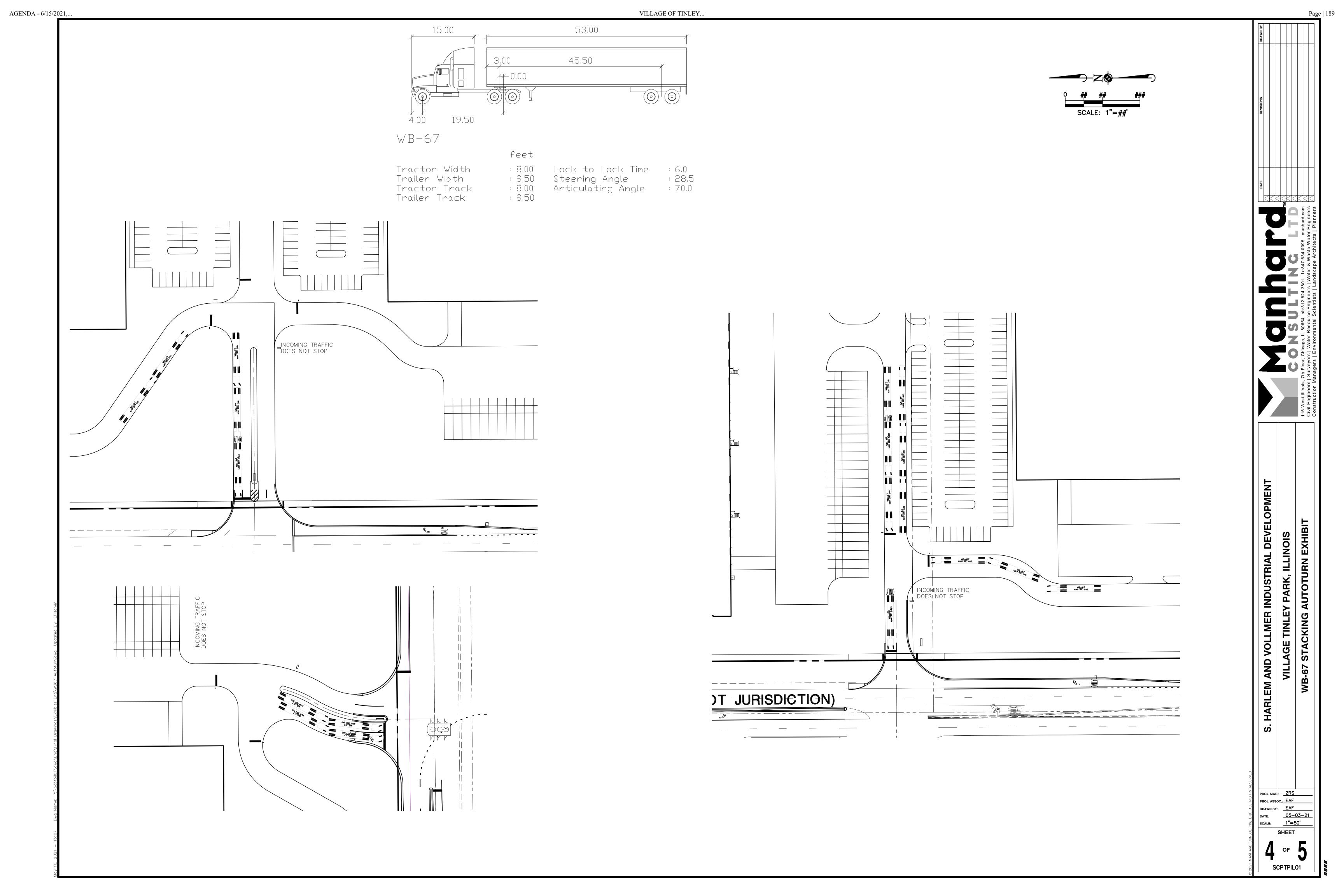
SHEET

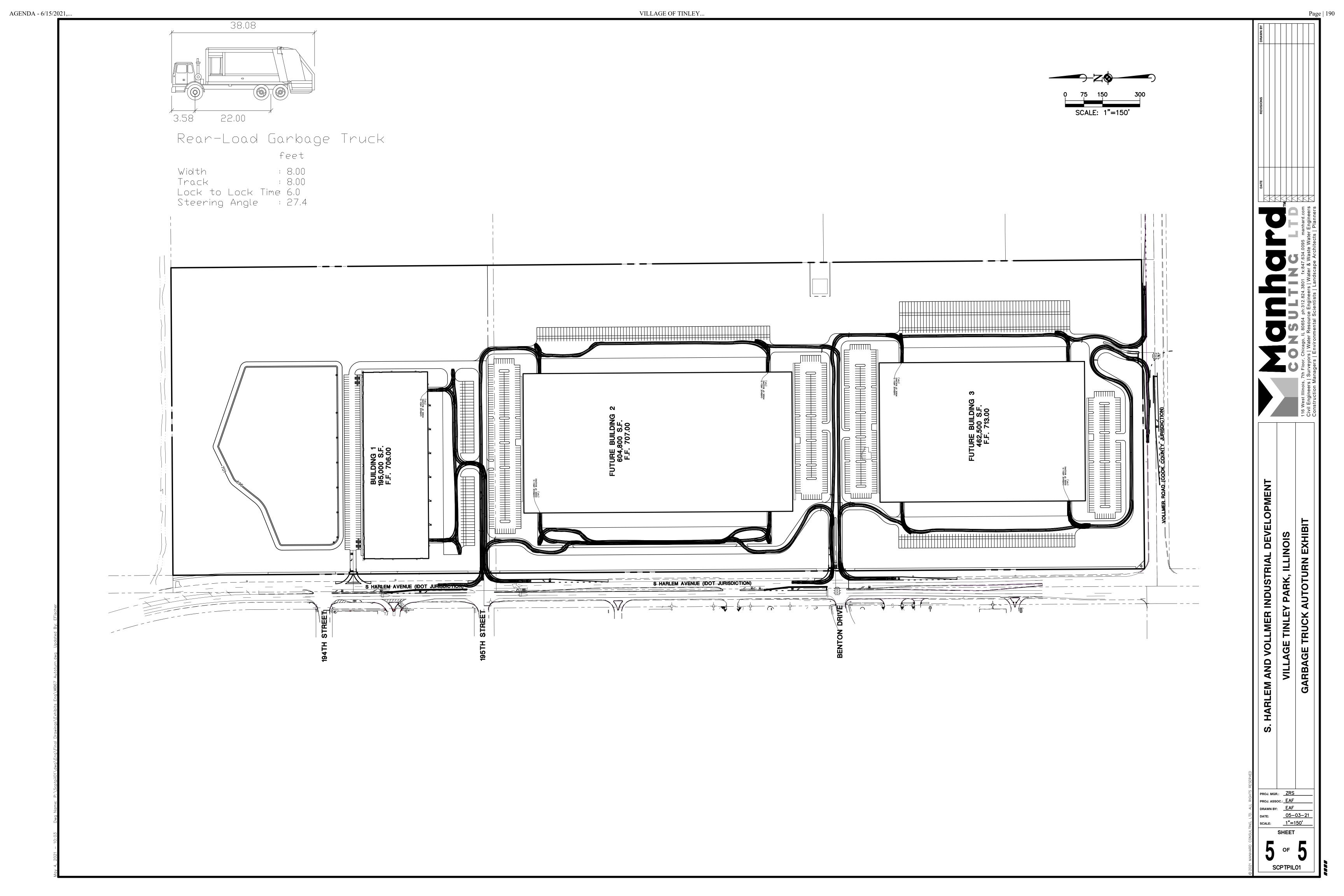
HARLEM AND VOLLMER

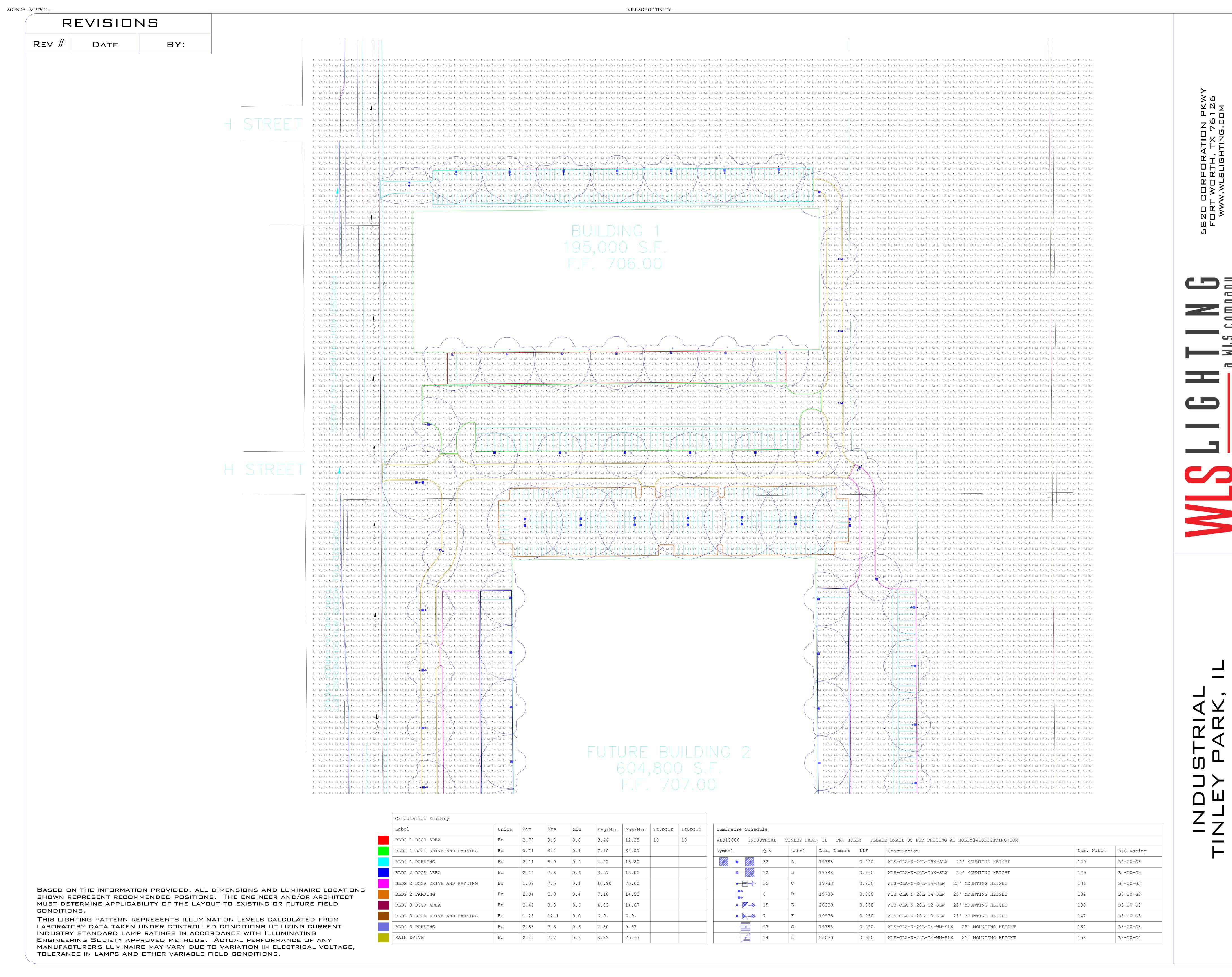










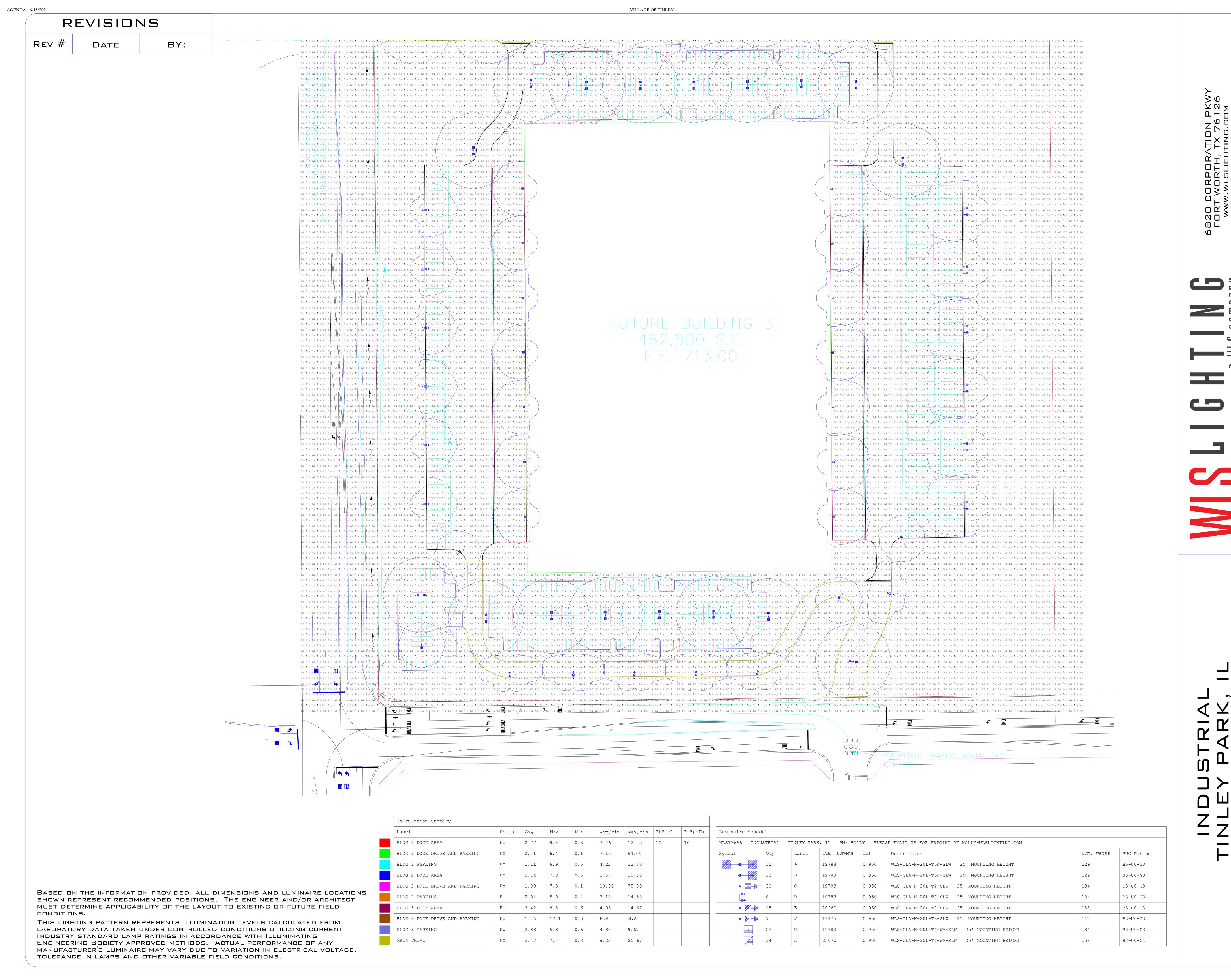


REVISIONS * 4.8 * 4. * 2.8 * 1.9 * 1.5 * 1.5 * 5.2 * 5.1 * 5.2 * 5.1 * 5.2 * 5.4 * 5.7 * 6.8 * 2 * 1.2 * 1.4 * 1.7 * 1.4 * 5.8 * 5.2 * 5.2 * 5.1 * 5.1 * 5.1 * 5.1 * 5.0 * 5 1.1 1.0 b. 9 b. 8 b. 7 b. 6 b. 4 b. 2 b. 1 b. 1 b. 2 b. \$\frac{1}{2} \frac{1}{2} \frac{1}{ 5.0 5.0 5.0 5.0 5.0 5.0 6.0 6.0 5.0 5.0 5.0 5.0 5.0 5.1 6 1 5.1 5.2 5.4 5.7 5.9 5.4 2.8 3.9 3.0 2.1 1.6 1.7 5.9 5.4 5.2 5.1 5.3 19 1.4 1.8 2.5 3.9 5.1 5.0 5.0 5.0 5.0 5.0 5.0 6.0 5.0 5.0 5.0 5.0 5.0 5.0 5.1 5 1 5.1 5.2 5.2 5.3 5.7 5.6 5.7 5.6 5.5 5.3 5.2 5.2 5.3 1 8 2.2 1.4 1.8 2.5 3.3 2.9 2.5 1.9 1.5 1\2 1 0 5.6 5.3 5.2 5.2 5.2 5.2 5.5 (1.2 1 6 2 1 5 5.1 5.1 5.1 5.1 5.2 5.2 5.3 \$ 4.3 \$ 4.6 \$ 5.7 \$ 5.6 5.0 \$ 5.0 | 5.0 (5.0) 5.0 | 5.0 (5.0) 5.0 | 5.0 (5.0) 5. | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 Calculation Summary | Avg/Min | Max/Min | PtSpcLr | PtSpcTb Luminaire Schedule BLDG 1 DOCK AREA 2.77 9.8 0.8 3.46 12.25 INDUSTRIAL TINLEY PARK, IL PM: HOLLY PLEASE EMAIL US FOR PRICING AT HOLLY@WLSLIGHTING.COM BLDG 1 DOCK DRIVE AND PARKING Lum. Watts | BUG Rating 0.71 | 6.4 | 0.1 | 7.10 Lum. Lumens | LLF Description Qty BLDG 1 PARKING 2.11 | 6.9 | 0.5 | 4.22 WLS-CLA-N-20L-T5W-SLW 25' MOUNTING HEIGHT 129 B5-U0-G3 BLDG 2 DOCK AREA 2.14 7.8 0.6 3.57 13.00 19788 WLS-CLA-N-20L-T5W-SLW 25' MOUNTING HEIGHT 129 B5-U0-G3 BLDG 2 DOCK DRIVE AND PARKING 19783 134 1.09 7.5 0.1 10.90 75.00 WLS-CLA-N-20L-T4-SLW 25' MOUNTING HEIGHT B3-U0-G3 BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS BLDG 2 PARKING 2.84 5.8 0.4 7.10 14.50 19783 WLS-CLA-N-20L-T4-SLW 25' MOUNTING HEIGHT 134 B3-U0-G3 SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD • 15 BLDG 3 DOCK AREA 2.42 8.8 0.6 4.03 14.67 20280 WLS-CLA-N-20L-T2-SLW 25' MOUNTING HEIGHT 138 B3-U0-G3 CONDITIONS. • BLDG 3 DOCK DRIVE AND PARKING 1.23 | 12.1 | 0.0 | N.A. 19975 147 B3-U0-G3 WLS-CLA-N-20L-T3-SLW 25' MOUNTING HEIGHT THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT BLDG 3 PARKING 2.88 5.8 0.6 4.80 9.67 19783 134 B3-U0-G3 WLS-CLA-N-20L-T4-WM-SLW 25' MOUNTING HEIGHT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING MAIN DRIVE Fc 2.47 7.7 0.3 8.23 25.67 25070 WLS-CLA-N-25L-T4-WM-SLW 25' MOUNTING HEIGHT 158 B3-U0-G4

VILLAGE OF TINLEY.

ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

AGENDA - 6/15/2021,.





Type:

SPECIFICATIONS

APPLICATION - The CLA Series of high output LED luminaries are designed for new outdoor parking area lighting and to be a replacement for HID area lights. They are optimal for lighting applications where long life, low maintenance and consistent color rendering is required. The high efficient/lumen output allows the fixture to be used for parking, restaurant, quick service, shopping centers or general area lighting applications.

CONSTRUCTION - The heavy-duty housing is constructed of cast aluminum with heat dissipating fins. The optical assemblies are sealed in place using a silicone gasket for weather tight protection. ETL listed for wet locations (IP65). Each fixture can accommodate advanced wireless control, management and reporting systems for outdoor lighting when ordered with the optional accessories (verify compatibility if using controls supplied by others) such as CLTARM mounting (required).

FINISH - A corrosion-resistant epoxy E-Coat layer that forms a uniform and all-encompassing protective barrier is applied to the fixtures prior to electrostatically applying a super durable powder coat finish. Standard colors available: Black, Bronze, US Green and White. Custom colors available on request.

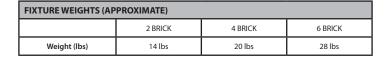
OPTICAL SYSTEM - Made with state of the art UV stabilized acrylic high performance refractive optical assemblies that use high transmissivity materials to achieve precise photometric distributions. Available in Type II, III, IV, IV Automotive, Automotive Frontline Wide, IV Tennis, V Medium and V Wide Beam configurations. Star Light friendly (meets or exceeds Dark Sky requirements) in the horizontal position.

ELECTRICAL SYSTEM - Available in up to a 70,000 LED lumens in most optical distributions with either 5000K Cool White (+/- 500K), 4000K Neutral White or 3000K Warm White color temperatures. LED's rated for over 50,000 hours at 25°C ambient temperature. Available with 120-277 50/60 Hz power supply. 480V and 347V input option available. 0-10V dimming. Built-in surge protection up to 10 kV. Built-in Active PFC Function LED driver conforms to UL8750 standards.

MOUNTING - Proprietary slide-on mounting system allows for quick installation. The CLA can be ordered with an aesthetically pleasing arm mount (CLAARM - required for integrated dynamic control systems), a 2" adjustable slip fitter (CLA2AF) for mounting on a standard 2-3/8" OD tenon and an entire compliment of pole brackets with integrated quick mount technology. CLASM for direct mounting to poles in single (1@90°) or D180 (2@ 180°).

LISTINGS - Complies with UL8750, ETL listed for wet locations. Meets US and Canadian safety standards. -40°C to 50°C ambient operation. RoHS Compliant.

WARRANTY - The complete luminaire is covered by a 5-year limited warranty.













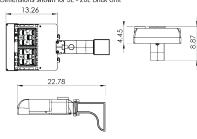
Project Name:	
Date:	
ocation:	
Notes:	

Specifications subject to change without notice.

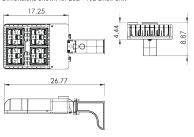


DIMENSIONS

Dimensions shown for 5L - 20L Brick Unit



Dimensions shown for 25L - 40L Brick Unit



Dimensions shown for 45L - 70L Brick Unit



Fort Worth, TX 76110 800.633.8711

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ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.

PRODUCT COLOR TEMP NOMINAL LUMENS OPTICS VOLTAGE OPTIONS FINISH ACCESSORIES CLA C Cool White (5000K) PCR7 7 Pin **BZ** Bronze CLA2AF 2" Adjustable Slip Fitter 7,8 5L 5000 Lumens T2 Type II 1 Multi-Volt 1 **BK** Black Neutral White (4000K) **8L** 8000 Lumens T3 Type III 2 347-480 (HV) Twist-Lock PC2 480V Twist-Lock Photocell Photocell W Warm White (3000K) **10L** 10,000 Lumens **T4** Type IV **GR** US Green PC7 Multi-Tap (105-285V) Twist-Lock Photocell Receptacle **12L** 12,000 Lumens FAW Frontline Auto Wide WH White **CLAARM** Decorative Arm Mount (0.3 EPA, 3.7 lbs) ⁷ ANSI C136.41 **SP** Special ² CLASM Slide Mount Adaptor 3,7 15L 15.000 Lumens T4T Type IV Tennis & Receptacle 20L 20.000 Lumens T5M Type V Medium CLAB15 Adjustable Yoke Mount with Slide Adaptor 8 Shorting 25L 25.000 Lumens **T5W** Type V Wide Cap ⁶ CLAARMR Decorative Arm Mount for Round Poles (0.3 EPA, 3.7 lbs) **30L** 30,000 Lumens **CLAARMFSP** Arm with Integrated PIR Motion Sensor **35L** 35,000 Lumens **S215** Angled Back Light Shield ⁴ **40L** 40,000 Lumens 5219 Large Angled Back Light Shield 5 TLWSFSIR-100 Remote Hand held Sensor Configuration Tool 45L 45.000 Lumens **TLWSFSIR-L2** 360° Lens, Maximum Coverage 48' Diameter From **50L** 50.000 Lumens **55L** 55,000 Lumens TLWSFSIR-L3 360° Lens, Maximum Coverage 40' Diameter From **60L** 60,000 Lumens 20' Height **65L** 65000 Lumens ⁹

ORDER:

WLS-CTL

Example: WLS-CTL-N-25L-T5W-1-B-PCR7-BZ

FOOTNOTES:

- 1 Multi-Volt is an auto ranging power supply from 100V to 300V input.
- 2 Custom RAL color matching is available. Contact your sales professional for additional information.
- 3 Slide mount adaptor for direct pole mounts cannot be used when mounting fixtures at 90° increments.

70L 70000 Lumens 9

- 4 Requires one piece for 5L-20L units; two pieces for 25L-40L units.
- 5 Requires one piece for 45L-60L units.

6 PCR7 photocell receptacle must be oriented in the field so that the light sensor on the control is facing North. When using with the CLA2AF, the fixture must be in a downward facing position (<90° tilt). Use of the PCR7 with a fixture in an upward facing position will void warranty.

S219⁵

7. Accessory mounting device must be ordered for each luminaire to provide mounting means.

40' Height

40' Height

- 8 Do not tilt the CLA more than 45 degrees upward from horizontal when using the CLT2AF & CTLB15.
- 9 Only available in certain optics and wattages. See LUMINAIRE CHARACTERISTICS table for details.

CLAARM

Decorative Arm Mount (0.3 EPA, 3.5 lbs.) with Slide Mount Adapter



CLA2AF8

2" Adjustable Slip Fitter with Slide Mount Adapter



CLASM

Slide Mount Adaptor for square pole mount only



PC₂ Photocell

Multi-Tap (105-285V) Twist-Lock Photocell

480V Twist-Lock



PCR79

7-Pin Twist-Lock Photocell Receptacle ANSI C136.41 and Receptacle Shorting Cap



CLAB158 Adjustable Yoke Mount with



S215⁴ Angled Back Light Shield

Large Angled Back Light Shield

TLWSFSIR-L4 360° Lens, Maximum Coverage 60' Diameter From

TLWSFSIR-L7 360° Lens, Maximum Coverage 100' Diameter From

CLAHT238 Horizontal 2-3/8" OD Tenon Mount



- 4 = Requires one piece for 5L-20L units; two pieces for 25L-40L units
- ⁵ = Requires one piece for 45L-60L units.
- 9 = PCR7 photocell receptacle mustbe oriented in the field so that the light sensor on the control is facing North.



CLAHT238

Horizontal 2-3/8" OD Tenon Mount with Slide Mount Adaptor

LUMINAIRE EPA CHAR	T - CLAARM	EPA's shown include both the fixture and the mounting apparatus					
FIXTURE CONFIGURATION	2 BRICK EPA's	4 BRICK EPA's	6 BRICK EPA's				
1 @ 90°	0.8	0.9	1.1				
2 @ 180°	1.5	1.7	2.1				
2 @ 90°	1.4	1.5	1.7				
3 @ 90°	2.1	2.3	2.6				
4 @ 90° or 4 @ 70°	2.2	2.5	2.6				



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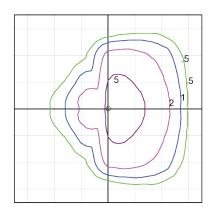
Project Name: _____ Location: ___ Notes: __

55 REV. 12/20

Specifications subject to change without notice.

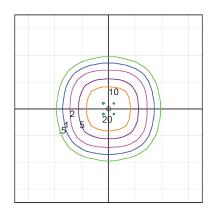
IES INDOOR REPORT PHOTOMETRIC FILE

Typical Type III photometric optical distribution

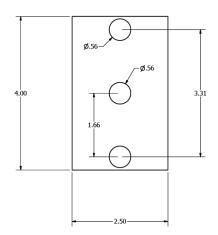


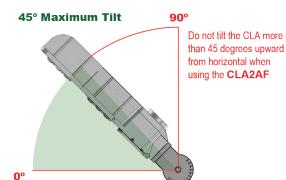
IES INDOOR REPORT PHOTOMETRIC FILE

Typical Type 5M photometric optical distribution











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55 REV. 12/20

 $Specifications \ subject \ to \ change \ without \ notice.$

TYPE IV	TYPE 4T	TYPE 5M	TYPE 5W	
System System Lm/W Lumens Watts	System System Lm/W Lumens Watts	System System Lumens Watts Lm/W	System System Lm/W	
BUG Rating	BUG Rating	BUG Rating	BUG Rating	
5557 35 160	5723 35 165	5663 35 164	5702 35 165	
B2-U0-G2	B2-U0-G1	B2-U0-G0	B3-U0-G2	
5247 53 156	8495 53 161	8405 53 159	8463 53 160	
B2-U0-G2	B3-U0-G1	B3-U0-G0	B3-U0-G2	
9920 65 152	10218 65 157	10110 65 155	10179 65 156	
B2-U0-G2	B3-U0-G1	B3-U0-G0	B4-U0-G2	
11521 78 148	11867 78 153	11742 78 151	11822 78 152	
B3-U0-G3	B3-U0-G1	B3-U0-G0	B4-U0-G2	
15216 97 157	15207 92 164	15045 92 163	15017 82 162	
B3-U0-G3	B3-U0-G1	B3-U0-G1	B4-U0-G2	
19888 134 149	20146 129 156	19931 129 154	19894 129 154	
B3-U0-G3	B3-U0-G2	B4-U0-G1	B5-U0-G3	
25204 158 160	24913 149 167	24647 149 166	24601 149 165	
B3-U0-G4	B4-U0-G2	B4-U0-G1	B5-U0-G4	
30432 194 157	30415 185 164	30090 185 163	30034 185 162	
B3-U0-G4	B4-U0-G2	B5-U0-G1	B5-U0-G4	
35095 231 152	35370 221 160	34992 221 158	34928 221 158	
B3-U0-G4	B4-U0-G2	B5-U0-G1	B5-U0-G4	
39777 267 149	40292 258 156	39861 258 154	39788 258 154	
B4-U0-G5	B4-U0-G2	B5-U0-G1	B5-U0-G4	
454187 313 144	44913 295 152	45547 304 150	45463 304 150	
B4-U0-G5	B4-U0-G2	B5-U0-G2	B5-U0-G5	
50874 332 153	49408 305 162	50663 318 159	50570 318 159	
B4-U0-G5	B4-U0-G3	B5-U0-G2	B5-U0-G5	
54442 360 151	54900 346 159	54313 346 157	54213 346 157	
B4-U0-G5	B5-U0-G3	B5-U0-G2	B5-U0-G5	
59665 401 149	60437 387 156	59792 387 154	59687 387 154	
B5-U0-G5	B5-U0-G3	B5-U0-G2	B5-U0-G5	
442 146	65680 429 153	64987 429 152	64858 429 151	
B5-U0-G5	B5-U0-G3	B5-U0-G2	B5-U0-G5	
69342 484 143	70686 470 150	69931 470 149	69802 470 149	
B5-U0-G5	B5-U0-G3	B5-U0-G2	B5-U0-G5	
693	484 143	42 484 143 70686 470 150	42 484 143 70686 470 150 69931 470 149	



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Project Name:	
-	
Location:	
Notes:	

Output ID																						
			TYPE FAW		TYPE II		TYPE III		TYPE IV		TYPE 4T			TYPE 5M		TYPE 5W						
	Nominal Lumens	System Lumens	System Watts	Lm/W	System Lumens	System Watts	Lm/W	System Lumens	System Watts	Lm/W	System Lumens	System Watts	Lm/W	System Lumens	System Watts	Lm/W	System Lumens	System Watts	Lm/W	System Lumens	System Watts	Lm/W
			BUG Rating			BUG Rating		BUG Rating			BUG Rating				BUG Rating			BUG Rating		BUG Rating		
5L	5,000	5136	35	148	5661 35 163		5253 35 152		5964	5964 35 164		5865	35	169	5803	35	168	5843	35	169		
3L	3,000	B1-U0-G1		B1-U0-G1		B1-U0-G1		B2-U0-G2		B2-U0-G1		B2-U0-G0		B3-U0-G1								
8L	8,000	8409	59	142	8402	53	159	7796	53	147	8451	53	160	7808	47	167	7726	47	165	7778	47	166
oc	0,000		B2-U0-G2			B2-U0-G2			B2-U0-G2			B2-U0-G2			B3-U0-G1			B3-U0-G0			B3-U0-G2	
10L	10,000	9931	71	139	10107	65	155	10156	71	142	10165	65	156	10470	65	160	10360	65	159	10431	65	160
	10,000		B2-U0-G2			B2-U0-G2			B2-U0-G2			B2-U0-G2			B3-U0-G1			B3-U0-G0			B4-U0-G2	
12L	12,000	11745	83	141	11738	78	151	12315	83	148	11805	78	152	12160	78	156	12032	78	155	12114	78	156
	12,000		B2-U0-G2			B2-U0-G2			B3-U0-G3			B3-U0-G3			B3-U0-G1			B3-U0-G0			B4-U0-G2	
15L	15,000	15003	111	136	15096	97	156	15184	106	143	15135	97	156	15123	92	164	14965	92	162	14937	92	161
132	15,000		B2-U0-G3			B3-U0-G3			B3-U0-G3			B3-U0-G3			B3-U0-G1			B3-U0-G1			B4-U0-G2	
20L	20,000	19989	157	128	20280	138	147	19975	147	135	19783	134	148	20039	129	155	19824	129	154	19788	129	153
			B3-U0-G3		ļ	B3-U0-G3			B3-U0-G3			B3-U0-G3			B3-U0-G2			B4-U0-G1			B5-U0-G3	
25L	25,000	24681	176	140	25005	158	158	24629	167	148	25070	158	159	24780	149	166	24516	149	165	24470	149	164
	.,,	B3-U0-G3		B3-U0-G3		B3-U0-G4		B3-U0-G4		B4-U0-G2		B4-U0-G1		B5-U0-G3								
30L	30,000	30007	221	136	30192	194	156	30368	212	146	30270	194	156	30253	185	164	29930	185	162	29874	185	161
		B3-U0-G3			B3-U0-G3		B3-U0-G4		B3-U0-G4		B4-U0-G2		B5-U0-G1		B5-U0-G4							
35L	35,000	35192	267	132	34818	231	151	34781	249	140	34908	231	151	35182	221	159	34806	221	157	34742	221	157
	,	B3-U0-G4		B4-U0-G4		B4-U0-G4		B4-U0-G4		B4-U0-G2		B5-U0-G1		B5-U0-G4								
40L	40,000	39976 313 128		39462 267 148		39950 295 135		39565 267 148		40077 158 155		39649 258 154		39576 258 153								
	·		B4-U0-G4			B4-U0-G4			B4-U0-G5			B4-U0-G5			B4-U0-G2			B5-U0-G1			B5-U0-G4	
45L	45,000	4510	332	136	44831	313	143	45552	318	143	44947	313	143	44674	295	151	45305	304	149	45221	301	149
\longrightarrow			B4-U0-G4		<u> </u>	B4-U0-G4			B4-U0-G5			B4-U0-G5			B4-U0-G2			B5-U0-G2			B5-U0-G5	
50L	50,000	49758	373	133	50473	332	152	50503	360	140	50603	332	152	49145	305	161	50393	318	158	50300	318	158
	,		B4-U0-G5		<u> </u>	B4-U0-G4			B4-U0-G5			B4-U0-G5			B4-U0-G3			B5-U0-G2			B5-U0-G5	
55L	55,000	54254	415	131	55797	373	149	55348	401	138	54152	360	151	54608	346	158	55870	360	155	55767	360	158
33,000		B4-U0-G5			B4-U0-G5		B4-U0-G5		B4-U0-G5			B5-U0-G3		B5-U0-G2		B5-U0-G5						
60L 60,000	60,000	59968	480	128	59195	401	148	59926	442	135	59348	401	148	60116	387	155	59473	387	154	59364	387	153
	00,000	B4-U0-G5				B4-U0-G5			B4-U0-G5		B5-U0-G5		B5-U0-G3		B5-U0-G2			B5-U0-G5				
65L 65,00	65.000			64090	0 442 146 6432		64324	54324 484 133		64256 442 145		65330 4229 152		64632 429 151		64513	429	151				
	65,000		N/A		B5-U0-G5		B5-U0-G5		B5-U0-G5		B5-U0-G3		B5-U0-G2		B5-U0-G5							
一				68795	484	142			68973	484	143	7310	470	150	69559	470	148	69431	470	148		
70L 70,000	N/A			B5-U0-G5		N/A		B5-U0-G5		B5-U0-G3		B5-U0-G2		B5-U0-G5								



1919 Windsor Place Fort Worth, TX 76110 800.633.8711

www.wlslighting.com

Project Name:	
-	
Location:	
Notes:	

CLA SERIES LED AREA

WARM	WHITE																					
			TYPE FAW			TYPE II			TYPE III			TYPE IV			TYPE 4T			TYPE 5M			TYPE 5W	
Output ID	Nominal Lumens	System Lumens	System Watts	Lm/W	System Lumens	System Watts	Lm/W															
			BUG Rating			BUG Rating			BUG Rating			BUG Rating			BUG Rating			BUG Rating			BUG Rating	
5L	5,000	4782	35	138	4891	32	141	4891	35	141	5301	35	153	5461	35	158	5403	35	156	5440	35	157
JL.	3,000		B1-U0-G1			B1-U0-G1			B1-U0-G1			B1-U0-G1			B2-U0-G1			B2-U0-G0			B3-U0-G1	
8L	8,000	7829	53	148	7823	53	148	8007	59	136	7868	53	149	8105	53	153	8019	53	152	8074	53	153
	5,555		B2-U0-G2			B2-U0-G2			B2-U0-G2			B2-U0-G2			B2-U0-G1			B3-U0-G0			B4-U0-G2	
10L	10,000	9915	71	139	10191	71	143	10141	78	130	12050	71	143	10558	71	148	10447	71	146	10518	71	147
	10,000		B2-U0-G2			B2-U0-G2			B2-U0-G2			B2-U0-G2			B3-U0-G1			B3-U0-G0			B4-U0-G2	stem law watts Lm/W watts Stating Statin
12L	12,000	11760	78	151	11915	79	151	12331	88	140	11946	79	151	11322	78	146	11203	78	144	11279	78	145
	,		B2-U0-G2			B2-U0-G2			B3-U0-G3			B3-U0-G3			B3-U0-G1			B3-U0-G0			B4-U0-G2	System Watts
15L	15,000	15301	97	158	14931	102	147	14991	111	135	14970	102	0147	15042	97	155	14881	97	153	14854	97	153
	13,000		B2-U0-G3			B3-U0-G3			B3-U0-G3			B3-U0-G3	-		B3-U0-G1			B3-U0-G1			B4-U0-G2	
20L	20,000	19488	138	141	19849	143	139	199747	157	128	19900	143	139	20207	138	146	19991	138	145	19954	B5-U0-G3 24604 158 156	
	,		B3-U0-G3			B3-U0-G3			B3-U0-G3			B3-U0-G3			B3-U0-G2	,		B4-U0-G1				
25L	25,000	24590	158	156	25102	167	150	24661	176	140	25167	167	151	24915	158	158	24649	158	156	24604	158	156
	,,,,,,		B3-U0-G3		Ĺ	B3-U0-G3			B3-U0-G4			B3-U0-G4			B4-U0-G2			B4-U0-G1		ļ	BUG Rating	
30L	30,000	29590	184	152	29862	203	147	29983	221	135	29940	203	147	30084	194	155	29763	194	153	29708	194	153
			B3-U0-G3			B3-U0-G3			B3-U0-G4			B3-U0-G4			B4-U0-G2			B5-U0-G1			B5-U0-G4	
35L	35,000	35401	240	148	35449	249	142	35164	267	132	35541	249	143	34694	231	150	35496	240	148	35430	35430 240 14	148
			B3-U0-G4			B4-U0-G4			B4-U0-G4			B4-U0-G4			B4-U0-G2			B5-U0-G1			B5-U0-G4	
40L	40,000	38977	277	141	39697	286	139	39947	313	128	39800	286	139	40414	277	146	39982	277	1454	39908	277	144
			B4-U0-G4			B4-U0-G4		<u> </u>	B4-U0-G5			B4-U0-G5	1		B4-U0-G2	1		B5-U0-G1			B5-U0-G4	
45L	45,000	44386	322	138	44793	305	147	44974	332	135	44909	305	147	44670	313	143	45211	322	140	45127	322	140
			B4-U0-G4		L	B4-U0-G4			B4-U0-G5			B4-U0-G5			B4-U0-G2			B5-U0-G2			B5-U0-G3 194 153 194 153 194 153 194 195 194 195 195	
50L	50,000	50307	332	151	49772	346	144	49719	373	133	49901	346	144	50292	332	151	49755	332	150	4963		
			B4-U0-G5			B4-U0-G4			B4-U0-G5			B4-U0-G5			B5-U0-G3			B5-U0-G2				
55L	55,000	54467	373 B4-U0-G5	146	54793	387 B4-U0-G5	142	54212	415 B4-U0-G5	131	54935	387 B5-U0-G5	142	55597	373 B5-U0-G3	149	55003	373 B5-U0-G2	147		### BUG Rating S440	
					_			-		120				60624								System Watts
60L	60,000	58465	415 B4-U0-G5	141	59546	429 B4-U0-G5	439	59921	470 B4-U0-G5	128	59700	429 B5-U0-G5	139	60621	415 B5-U0-G3	146	59973	415 B5-U0-G2	145			
									D4-00-G3				·	CE 4C2		·	64762					System Watts UG Rating 35 157 83-U0-G1 53 153 84-U0-G2 71 147 84-U0-G2 78 145 84-U0-G2 97 153 84-U0-G3 158 156 85-U0-G3 194 153 85-U0-G4 240 148 85-U0-G4 277 144 85-U0-G4 322 140 85-U0-G5 332 150 55-U0-G5 415 144 55-U0-G5 456 142 55-U0-G5
65L	65,000		N/A		64085	470 B5-U0-G5	136		N/A		64250	470 B5-U0-G5	137	65462	456 B5-U0-G3	144	64762	456 B5-U0-G2	142			
70L	70,000		N/A		\vdash																	



1919 Windsor Place Fort Worth, TX 76110 800.633.8711

www.wlslighting.com

Project Name: ______

Date: _____

Location: _____

Notes: ____

55 REV. 12/20

 $Specifications \ subject \ to \ change \ without \ notice.$

THE VILLAGE OF TINLEY PARK

Cook County, Illinois Will County, Illinois

ORDINANCE NO. 2021-O-037

ORDINANCE PROPOSING THE ESTABLISHMENT OF A SPECIAL SERVICE AREA NO. 4 IN THE VILLAGE OF TINLEY PARK AND PROVIDING FOR A PUBLIC HEARING AND OTHER RELATED PROCEDURES

(Tinley Park Business Campus Subdivision)

MICHAEL W. GLOTZ, PRESIDENT KRISTIN A. THIRION, VILLAGE CLERK

WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
DENNIS P. MAHONEY
MICHAEL G. MUELLER
COLLEN M. SULLIVAN
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. 2021-O-037

ORDINANCE PROPOSING THE ESTABLISHMENT OF A SPECIAL SERVICE AREA NO. 4 IN THE VILLAGE OF TINLEY PARK AND PROVIDING FOR A PUBLIC HEARING AND OTHER RELATED PROCEDURES

(Tinley Park Business Campus Subdivision)

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, special service areas are established pursuant to Article VII, Sections 6(I) and 7(6) of the Constitution of the State of Illinois, and pursuant to the provisions of the Special Service Area Tax Law, (35 ILCS 200/27-5 *et seq.*) and pursuant to the Property Tax Code (35 ILCS 200/1-1 *et seq.*); and

WHEREAS, this ordinance is to propose the establishment of Special Service Area Number 4 providing a tax to be levied associated with the provision of special services to the area; 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 establish Special Service Area Number 4;

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

SECTION 2: **Authority to Establish Special Service Area.** The Village of Tinley Park is authorized to establish Special Service Area Number 7 pursuant to Article VII, Section 6 of the Illinois Constitution, 1970, and further pursuant to the provisions of the Illinois Special Service Areas Act (Illinois Compiled Statutes, Chapter 35, Paragraph 200/27-5 *et seq.*).

SECTION 3: **Findings**. The Corporate Authorities find as follows:

- A. It is in the public interest that the creation of Special Service Area Number 4 as described in this Ordinance for the purposes set forth in this Ordinance be established.
- B. Special Service Area Number 4 is located at the northeast corner of Vollmer Road and Harlem Avenue. The area comprised of 110 acres of vacant land, with proposed light industrial use upon annexation. The permanent tax index numbers of all parcels located within the area of the proposed SSA Number 4 and legal descriptions are attached as **Exhibit 1**. An accurate map depicting the location of the proposed Special Service Area is attached to and incorporated by reference as **Exhibit 2**.

SECTION 4: Public Hearing. That a public hearing shall be held on July 20, 2021 at 7:00 pm in the Council Chambers of the Village of Tinley Park, 16250 S. Oak Park Ave., Tinley Park, IL 60477 to consider the establishment of a Special Service Area Number 4 consisting of territory legally described in **Exhibit 1** and as depicted on the map labeled **Exhibit 2**, and incorporated by reference into this ordinance. At the hearing, a tax levy for the Special Service will be considered. The proposed annual tax levy for the Special Service Area is in an amount not to exceed the annual rate of 0% (percent) of the equalized assessed value of the property within the proposed Special Service These taxes shall be in addition to all other taxes permitted by law and shall be levied pursuant to provisions of the Property Tax Code (35 ILCs 200/1-1 *et seq.*).

SECTION 5: Notice of Hearing. Notice of the public hearing shall be published at least once not less than fifteen (15) days prior to the public hearing in a newspaper of general circulation in the Village of Tinley Park. Additionally, notice of the public hearing by mail shall be provided with the public hearing notice deposited in the U.S. Mail not less than ten (10) days prior to the time set for the public hearing. The notice of public hearing shall be addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the Special Service Area, and in the event taxes for the last preceding year were not paid, the notice of the hearing was sent to the person or persons last listed on the tax rolls prior to that year as the owner or owners of said property.

SECTION 6: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 7: The Village President, the Village Clerk, the Village Manager, the Village Finance Administrator, and the Village Attorney are hereby authorized to execute all documentation, and take all action, necessary to consummate the acquisition of the Property by the Village, as may be required pursuant to applicable law and the Agreement.

SECTION 8: If any provision of this ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this ordinance is severable.

SECTION 9: 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 15 th day of June, 2021.	
AYES:	
NAYS:	
ABSENT:	
APPROVED THIS 15 th day of June, 2021.	
	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. 2021-O-037, "ORDINANCE PROPOSING THE ESTABLISHMENT OF A SPECIAL SERVICE AREA NO. 4 IN THE VILLAGE OF TINLEY PARK AND PROVIDING FOR A PUBLIC HEARING AND OTHER RELATED PROCEDURES (Tinley Park Business Campus Subdivision)," which was adopted by the President and Board of Trustees of the Village of Tinley Park on June 15, 2021.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 15th day of June, 2021.

KRISTIN A. THIRION, VILLAGE CLERK

EXHIBIT 1 Legal Description of Proposed Special Service Area and List of PINs

PARCEL 1: THE WEST HALF (EXCEPT THE WEST 70 FEET THEREOF AND EXCEPT THE SOUTH 50 FEET THEREOF) OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE SOUTHWEST QUARTER (EXCEPT THE WEST 70 FEET THEREOF) OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 19401 & 19601 Harlem Avenue, Tinley Park, Illinois PARCEL IDENTIFICATION NUMBER: P.I.N. 31-07-103-001-0000 & 31-07-300-001-0000

EXHIBIT 2 Proposed Map of Special Service Area No. 4

THE VILLAGE OF TINLEY PARK

Cook County, Illinois Will County, Illinois

RESOLUTION NO. 2021-O-052

A RESOLUTION APPROVING AND ACCEPTING A FINAL PLAT OF SUBDIVISION FOR TINLEY PARK BUSINESS CENTER AT 19501-19701 HARLEM AVENUE (SCANNELL PROPERTIES)

MICHAEL W. GLOTZ, PRESIDENT KRISTIN A. THIRION, VILLAGE CLERK

WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
DENNIS P. MAHONEY
MICHAEL G. MUELLER
COLLEEN M. SULLIVAN
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

RESOLUTION NO. 2021-O-052

A RESOLUTION APPROVING AND ACCEPTING A FINAL PLAT OF SUBDIVISION FOR TINLEY PARK BUSINESS CENTER AT 19501-19701 HARLEM AVENUE (SCANNELL PROPERTIES)

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

WHEREAS, the Village of Tinley Park ("Village") has considered the Plat of Subdivision for Southlands Second Consolidation (Plat") pertaining to certain real property located at 19501-19701 Harlem Avenue, Tinley Park, Illinois generally ("Subject Property"), a true and correct copy of which is attached hereto and made a part hereof as **Exhibit A**; and

WHEREAS, said Plat, was referred to the Plan Commission of the Village and has been processed in accordance with the Village of Tinley Park Zoning Ordinance; and

WHEREAS, the Plan Commission reviewed the proposed Plat on June 3, 2021, at public meetings at which time all persons were afforded an opportunity to be heard; and

WHEREAS, the Plan Commission voted 5-0 in favor to recommend that said Plat be approved; and

WHEREAS, the Plan Commission of this Village has filed its report of findings and recommendations that the proposed Plat be approved by 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 Plat; 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 the President and Board of Trustees of the Village of Tinley Park, hereby approve and accept said Plat, attached hereto as **Exhibit A**, and all necessary Village Officials and staff are hereby authorized to execute said Plat prior to final recording, subject to review and revision as to form by the Village Attorney and Village staff.

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

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

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

PASSED THIS 15th day of June, 2021.	
AYES:	
NAYS:	
ABSENT:	
APPROVED THIS 15th day of June, 2021.	
A TEMPORE	VILLAGE PRESIDENT
ATTEST:	
VILLAGE CLERK	

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

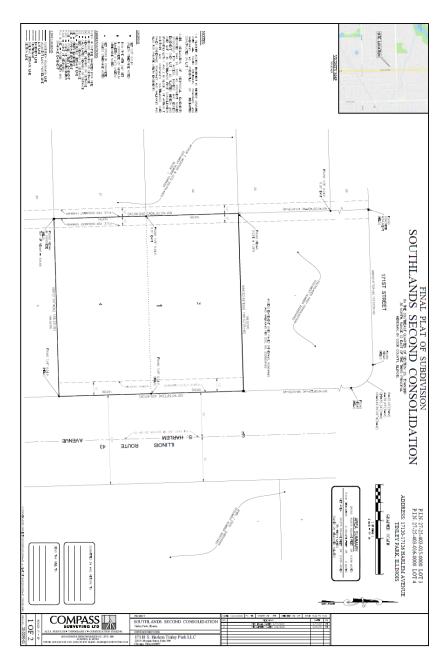
CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2021-O-052 "A RESOLUTION APPROVING AND ACCEPTING A FINAL PLAT OF SUBDIVISION FOR TINLEY PARK BUSINESS CENTER AT 19501-19701 HARLEM AVENUE (SCANNELL PROPERTIES)," which was adopted by the President and Board of Trustees of the Village of Tinley Park on June 15, 2021.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 15th day of June, 2021.

KRISTIN A. THIRION, VILLAGE CLERK

Exhibit A



FOUND IRON PIPE AT CORNER-

UNSUBDIVIDED LAND P.I.N.: 31-07-104-001

P.I.N.: 31-07-301-001

UNSUBDIVIDED LAND

UNSUBDIVIDED LAND P.I.N.: 31-07-302-003

FOUND COOK COUNTY HIGHWAY DEPT .-

MON RECORD REC. AS DOC. 24757941

BRASS PLUG AT CORNER PER

P.I.N.: 31-07-302-002

GRAPHIC SCALE

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

OWNER/DEVELOPER

SCANNELL PROPERTIES 8801 RIVER CROSSING BLVD., SUITE 300 INDIANAPOLIS, INDIANA 46240

SUBMITTED BY/RETURN TO:

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

PIN'S

31-07-300-001-0000 31-07-103-001-0000

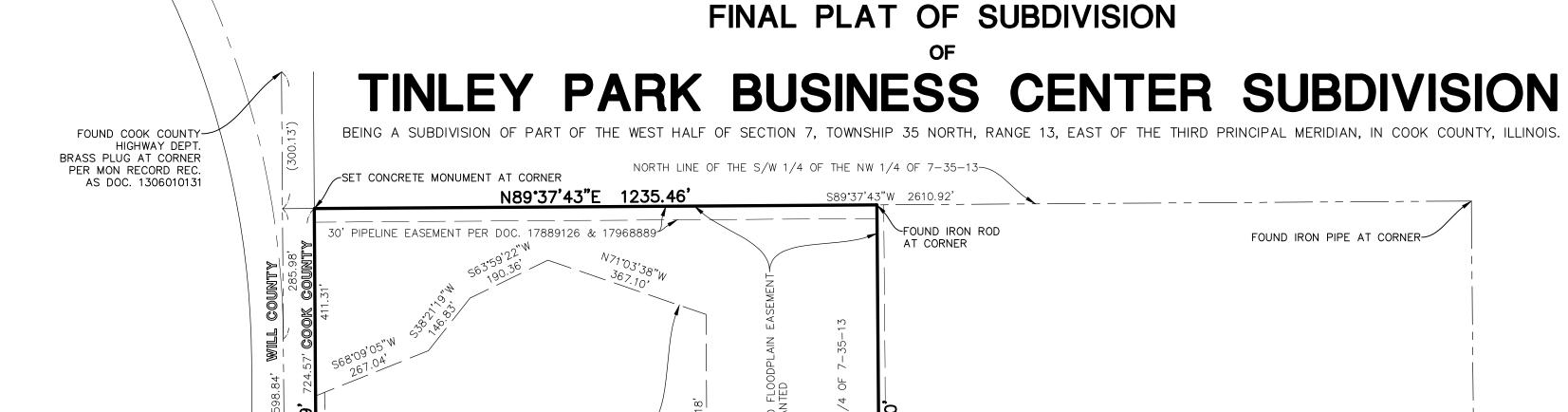
PROPOSED PROPERTY AREA

1,571,967 SQ. FT. (36.087 ACRES) 1,748,159 SQ. FT. (40.132 ACRES) 1,500,887 SQ. FT. (34.456 ACRES) 10,916 SQ. FT. (0.251 ACRES) ROW DEDICATION = 612 SQ. FT. (0.014 ACRES) TOTAL AREA = 4,832,541 SQ. FT. (110.940 ACRES)

SHEET INDEX

	LINE TABLE	-
LINE	BEARING	LENGTH
L1	S 00°29'37" E	80.00'
L2	S 89*42'38" W	136.45
L3	S 00°29'43" E	80.00'
L4	N 89°36'56" E	236.76
L5	N 55°22'53" W	144.91'
L6	N 00°22'53" W	86.86'
L7	N 45*23'06" W	32.11'
L8	S 44*37'07" W	32.10'
L9	S 00°22'53" E	86.86'
L10	S 55°22'53" E	144.91'
L11	S 00°22'53" E	4.94'
L12	S 45°22'45" E	35.36'
L13	N 00°22'57" W	56.00'

	CURVE TABLE							
URVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD			
C1	38 ° 17 ' 21"	25.00 '	16.71'	N 04°04'41" E	16.40'			
C2	40°18'53"	45.00 '	31.66'	N 35°13'26" W	31.01'			
C3	55 ° 00'00"	85.00 '	81.59'	N 27°52'53" W	78.50'			
C4	46°43'58"	85.28'	69.56'	N 23°01'36" E	67.65'			
C5	44 ° 54'09"	45.00 '	35.27	N 22°04'12" E	34.37'			
C6	45°05'11"	85.00 '	66.89'	S 22°09'43" W	65.17'			
C7	47°51'37"	45.43	37.95'	S 23°39'31" W	36.85'			
C8	55 ° 00'00"	45.00 '	43.20'	S 27°52'53" E	41.56'			
C9	55°00'00"	85.00 '	81.59'	S 27°52'53" E	78.50'			
C10	31°25'48"	50.00'	27.43'	N 15°08'50" E	27.09'			
C11	31°14'37"	206.00'	112.33'	N 15°14'25" E	110.95'			



STORMWATER MANAGEMENT EASEMENT-HEREBY GRANTED

N89°37'07"E

LOT 1

1,574,967 S.F. 36.087 AC

194TH STREET

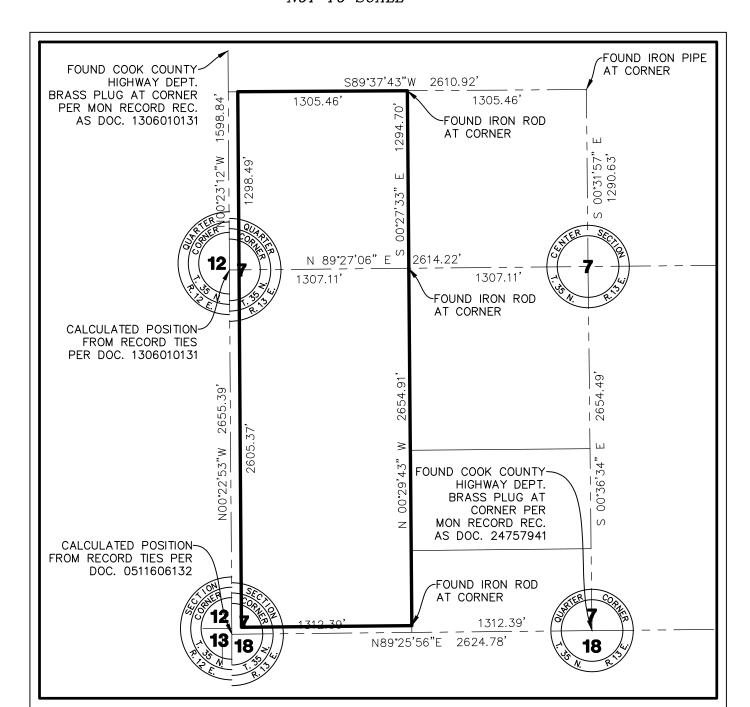
LOCATION MAP

South Green

Belt Forest

Preserve (Ccfpd)

NOT TO SCALE



SECTION CORNER DETAIL NOT TO SCALE

ACCESS NOTES

- 1. THERE SHALL BE AT MOST TWO (2) FULL VEHICULAR ACCESS POINTS ONTO HARLEM AVENUE (ILLINOIS ROUTE 43) FROM LOT 1 AND LOT 2 AS SHOWN HEREON (ACCESS POINTS 1 AND 2).
- 2. THERE SHALL BE ONE (1) RIGHT-IN, RIGHT-OUT ONLY VEHICULAR ACCESS TO HARLEM AVENUE (ILLINOIS ROUTE 43) FROM LOT 1 AS SHOWN HEREON.
- 3. THERE SHALL BE AT MOST ONE (1) FULL VEHICULAR ACCESS POINT ONTO VOLLMER ROAD (COUNTY HIGHWAY B66) FROM LOT 3 AS SHOWN HEREON (ACCESS POINT 3). 4. ACCESS TO AND FROM LOT 4 SHALL BE VIA INTERNAL CIRCULATION. A SEPARATE

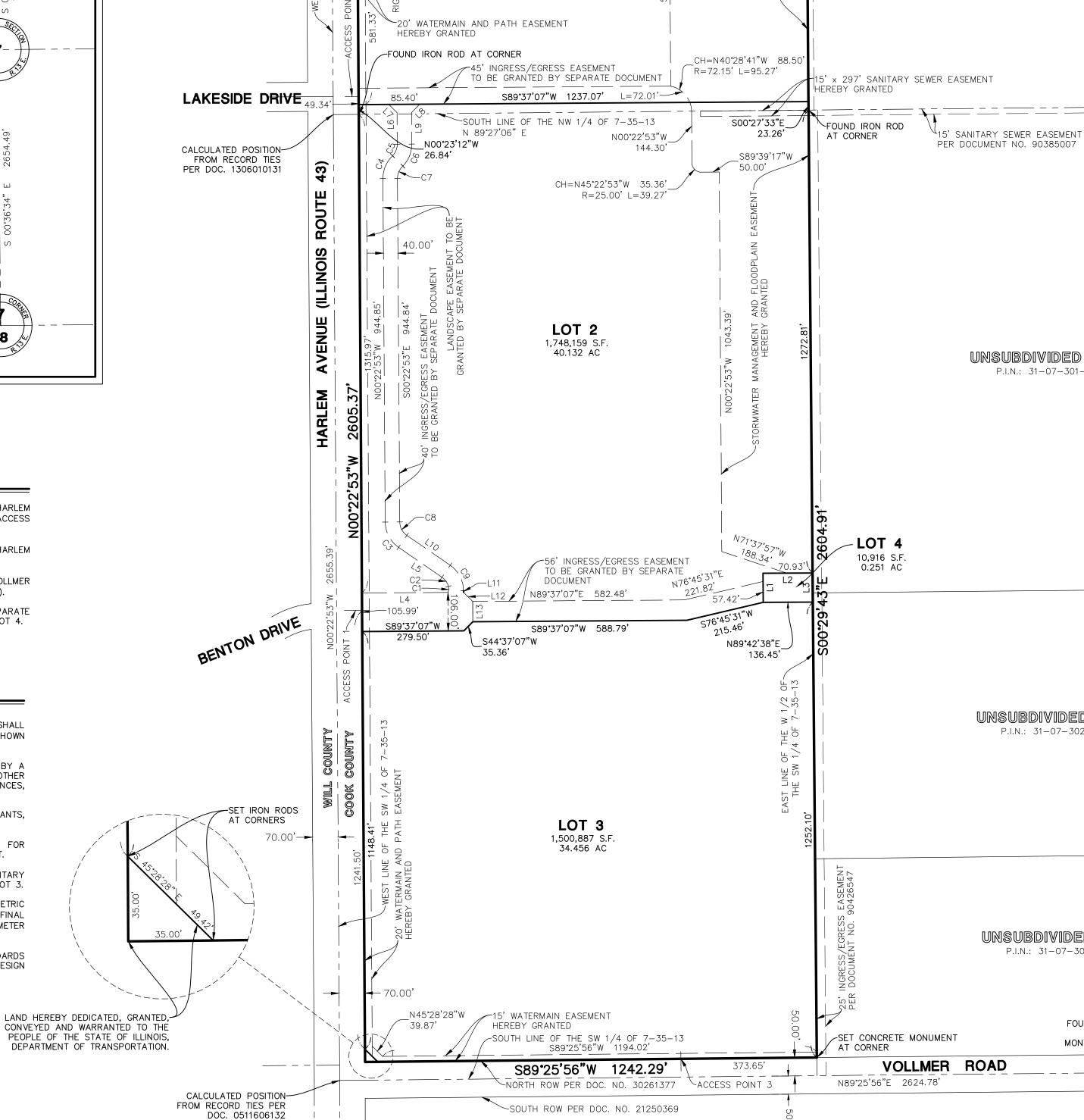
DOCUMENT SHALL GOVERN ALL INTERNAL ACCESS TO LOT 1, LOT 2, LOT 3 AND LOT 4.

SURVEYOR'S NOTES

- 1. DIMENSIONS ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.
- 2. SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- 3. SUBDIVISION MAY BE SUBJECT TO A CERTAIN DECLARATION OF PROTECTIVE COVENANTS,
- 4. INGRESS/EGRESS EASEMENTS AND LANDSCAPE EASEMENT SHOWN HEREON ARE FOR INFORMATION PURPOSES ONLY AND SHALL BE GRANTED BY A SEPARATE DOCUMENT.

CONDITIONS AND RESTRICTIONS RECORDED SEPARATELY FROM THIS PLAT.

- 5. LOT 3 EASEMENTS FOR INGRESS/EGRESS, LANDSCAPE, STORMWATER AND SANITARY SHALL BE GRANTED BY A SEPARATE DOCUMENT PRIOR TO THE DEVELOPMENT OF LOT 3.
- 4. MONUMENTS SHALL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE IN ACCORDANCE WITH 765 ILCS 205/1 UPON THE RECORDATION OF THE FINAL PLAT OF SUBDIVISION. UNLESS OTHERWISE NOTED, MONUMENTS SET ARE 5/8" DIAMETER
- 5. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2023.



SHEET 2: LEGAL DESCRIPTION AND CERTIFICATES

	LINE TABLE	<u>.</u>
LINE	BEARING	LENGTH
L1	S 00°29'37" E	80.00'
L2	S 89*42'38" W	136.45
L3	S 00°29'43" E	80.00'
L4	N 89°36'56" E	236.76
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	CURVE TABLE								
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD				
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C5	44*54'09"	45.00'	35.27'	N 22°04'12" E	34.37'				
C6	45°05'11"	85.00'	66.89'	S 22°09'43" W	65.17				
C7	47°51'37"	45.43'	37.95'	S 23°39'31" W	36.85				
C8	55°00'00"	45.00'	43.20'	S 27°52'53" E	41.56'				
С9	55°00'00"	85.00'	81.59'	S 27°52'53" E	78.50'				
C10	31°25'48"	50.00'	27.43'	N 15°08'50" E	27.09				
C11	31°14'37"	206.00	112.33'	N 15°14'25" E	110.95				

PROJ. MGR.: ZRS PROJ. ASSOC.: TJM SCALE: SHEET

SCPTPIL01

SUBDIVISIO

03/31/21 <u>1"=200'</u>

FINAL PLAT OF SUBDIVISION

OWNER'S CERTIFICATE

LOT NUMBER(S)

THIS IS TO CERTIFY THAT HARLEM AND VOLLMER HOLDINGS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND THE PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED AS THE TINLEY PARK BUSINESS CENTER SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

SCHOOL DISTRICT

ELEMENTARY SCHOOL DISTRICT NO. 159 (MATTESON) RICH TOWNSHIP HIGH SCHOOL DISTRICT NO. 227 PRAIRIE ST COMMUNITY COLLEGE 515 (CHICAGO HEIGHTS)

DATED	THIS	 DAY	OF	,	A.D.,	2021.

BY:	OWNER'S	NAME	AND	<u>ADDRESS</u>
PRINTED NAME AND TITLE				

NOTARY PUBLIC		
STATE OF)		
ŕ) SS	

COUNTY	OF)	

I, ______, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORESAID, DO HEREBY CERTIFY THAT _______ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF _____, A.D., 2021.

NOTARY PUBLIC

MORTGAGEE CONSENT

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED

______ AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY,

COUNTY,	ILLINOIS,	ON	THIS		DAY	OF				,	A.D., _	,	AS	DOCUM	ENT
IUMBER				,	HEREBY	CON	ISENTS	то	THE	SUBD	IVISION	STATED	HER	EIN.	

DATED: _____, A.D., 20__.

BY: _____

MORTGAGEE'S NAME AND ADDRESS

TEST:	

MORTGAGEE NOTARY PUBLIC

STATE OF)	
) SS
COUNTY OF)	

I, ________, A NOTAF PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

OF ______ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS

FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ___ DAY OF _____, A.D. 20__.

INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET

NOTARY PUBLIC

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF COOK)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF TINLEY PARK, COOK COUNTY,

DATED THIS ______DAY OF ______, A.D., 2021.

CHAIRMAN OF PLAN COMMISSION

TINLEY PARK BUSINESS CENTER SUBDIVISION

BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ILLINOIS STATE ROUTE 43 (HARLEM AVENUE) DEDICATION

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF VOLLMER ROAD AS DEDICATED ON A PLAT RECORDED PER DOCUMENT NUMBER 30261377, SAID LINE ALSO BEING 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND THE EAST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 43 (HARLEM AVENUE), SAID LINE ALSO BEING 70 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER;

THENCE NORTH OO DEGREES 22 MINUTES 53 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ILLINOIS ROUTE 43 (HARLEM AVENUE), A DISTANCE OF 35.00 FEET, THENCE SOUTH 45 DEGREES 28 MINUTES 28 SECONDS EAST, A DISTANCE OF 49.42 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID VOLLMER ROAD. THENCE SOUTH 89 DEGREES 25 MINUTES 56 SECONDS WEST, A DISTANCE OF 35.00 TO THE POINT OF BEGINNING.

ILLINOIS DEPARTMENT OF TRANSPORTATION ACCEPTANCE

THE PROPOSED DEDICATION TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION IS HEREBY ACCEPTED.

BY: ______, 20__ JOSE RIOS, P.E. REGION ONE ENGINEER

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

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

JOSE RIOS, P.E. REGION ONE ENGINEER

- 1. THERE SHALL BE AT MOST TWO (2) FULL VEHICULAR ACCESS POINTS ONTO HARLEM AVENUE (ILLINOIS ROUTE 43) FROM LOT 1 AND LOT 2 AS SHOWN HEREON (ACCESS POINTS 1 AND 2).
- 2. THERE SHALL BE ONE (1) RIGHT-IN, RIGHT-OUT ONLY VEHICULAR ACCESS TO HARLEM AVENUE (ILLINOIS ROUTE 43) FROM LOT 1 AS SHOWN HEREON.
- 3. ACCESS TO AND FROM LOT 3 AND LOT 4 SHALL BE VIA INTERNAL CIRCULATION.

VILLAGE TREASURER'S CERTIFICATE

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

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY.

DATED THIS _____, A.D., 2021.

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
)S.S.

VILLAGE TREASURER

COUNTY OF COOK)

APPROVED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY

DATED THIS ______, A.D., 2021.

BY: _______
VILLAGE PRESIDENT

TTEST: ______

VILLAGE ENGINEER'S CERTIFICATE

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

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

DATED THIS _____, A.D., 2021.

VILLAGE ENGINEER

SANITARY SEWER EASEMENT PROVISIONS

A PERMANENT, NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF TINLEY PARK, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, RENEW. EXTEND, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE UNDERGROUND TRANSMISSION AND DISTRIBUTION SANITARY SEWER SERVICE. THIS EASEMENT SHALL EXTEND IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AND LABELED "SANITARY SEWER EASEMENT". THE EASEMENT SHALL INCLUDE THE RIGHT OF UNOBSTRUCTED ACCESS FOR INGRESS AND EGRESS TO ALL SANITARY SEWER EASEMENTS ON THIS PLAT, THE RIGHT TO BORE UNDER PAVEMENT. THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHT HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL THESE PURPOSES. NO PERMANENT BUILDINGS, STRUCTURES OR OTHER OBSTRUCTIONS SHALL BE PLACED OVER THE GRANTEES' FACILITIES, OR IN, UPON OR OVER SAID EASEMENT, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, PARKING PAVING, CONCRETE CURBS AND SUCH OTHER PURPOSES THAT THEN AND LATER DO NOT UNREASONABLY INTERFERE WITH THE USES OR THE RIGHTS HEREIN GRANTED. IN THE EVENT THE GRANTEE ENTERS UPON SAID EASEMENT FOR PURPOSES HEREIN STATED, SAID GRANTEE SHALL BE RESPONSIBLE ONLY FOR RESTORING THE GRADE OF THE PROPERTY. ANY REMOVED PAVEMENTS AND CURBS AND RE-ESTABLISHING GRASS IN AFFECTED GRASSY AREAS.

STORMWATER MANAGEMENT AND FLOODPLAIN EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF TINLEY PARK AND TO ITS SUCCESSORS AND ASSIGNS OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" OR "STORMWATER MANAGEMENT AND FLOODPLAIN EASEMENT" ON THE PLAT HEREON DRAWN FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE STORM SEWERS AND THE STORMWATER MANAGEMENT AREAS. TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, DITCHES, SWALES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT. NO CHANGES TO THE TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE VILLAGE OF TINLEY PARK BUT SAME MAY BE USED FOR PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER DETENTION MANAGEMENT AREA AND APPURTENANCES. THE VILLAGE OF TINLEY PARK WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE VILLAGE OF TINLEY PARK.

WATERMAIN EASEMENT PROVISIONS

A PERMANENT, NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF TINLEY PARK, TOGETHER WITH THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, RENEW. EXTEND, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE UNDERGROUND TRANSMISSION AND DISTRIBUTION WATER SERVICE. THIS EASEMENT SHALL EXTEND IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AND LABELED "WATERMAIN EASEMENT" AND/OR "WATERMAIN AND PATH EASEMENT". THE EASEMENT SHALL INCLUDE THE RIGHT OF UNOBSTRUCTED ACCESS FOR INGRESS AND EGRESS TO ALL WATERMAIN EASEMENTS ON THIS PLAT, THE RIGHT TO BORE UNDER PAVEMENT, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHT HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL THESE PURPOSES. NO PERMANENT BUILDINGS, STRUCTURES OR OTHER OBSTRUCTIONS SHALL BE PLACED OVER THE GRANTEES' FACILITIES, OR IN, UPON OR OVER SAID EASEMENT, BUT THE SAME MAY BE USED FOR PLANTINGS, LANDSCAPING, PARKING, PAVING, CONCRETE CURBS AND SUCH OTHER PURPOSES THAT THEN AND LATER DO NOT UNREASONABLY INTERFERE WITH THE USES OR THE RIGHTS HEREIN GRANTED. IN THE EVENT THE GRANTEE ENTERS UPON SAID EASEMENT FOR PURPOSES HEREIN STATED, SAID GRANTEE SHALL BE RESPONSIBLE ONLY FOR RESTORING THE GRADE OF THE PROPERTY, ANY REMOVED PAVEMENTS AND CURBS AND RE-ESTABLISHING GRASS IN AFFECTED VEGETATED AREAS.

PATH EASEMENT PROVISIONS

A NON-EXCLUSIVE PATH EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF TINLEY PARK, TOGETHER WITH THEIR SUCCESSORS AND ASSIGNS, OVER AND ACROSS THE PLATTED AREAS SHOWN AND LABELED HEREON AS "PATH EASEMENT" AND/OR "WATERMAIN AND PATH EASEMENT", TO ACCESS, INSTALL, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE THE PATH, TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENT AT ALL TIMES FOR ANY AND FOR ALL OF THE PURPOSES AFORESAID AND TO TRIM OR REMOVE TREES, SHRUBS OR OTHER PLANTS ON OR ADJACENT TO THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE PATH.

COOK COUNTY HIGHWAY DEPARTMENT CERTIFICATE

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

COOK COUNTY, ILLINOIS SUPERINTENDENT OF HIGHWAYS

1. THERE SHALL BE AT MOST ONE (1) FULL VEHICULAR ACCESS POINT ONTO VOLLMER ROAD (COUNTY HIGHWAY B66) FROM LOT 3 AS SHOWN HEREON (ACCESS POINT 3).

DRAINAGE CERTIFICATE

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

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

DATED THIS ____, DAY OF ______, 2021.

OWNER/ATTORNEY: _____

PRINTED NAME AND TITLE

ILLINOIS REGISTRATION NUMBER 062-072551

LICENSE EXPIRES NOVEMBER 30, 2021

PERMISSION TO RECORD

STATE OF ILLINOIS)
) S
COUNTY OF DuPAGE)

I, TIMOTHY J. MURPHY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO ANY REPRESENTATIVE OF VILLAGE OF TINLEY PARK TO RECORD THIS PLAT BY OR BEFORE DECEMBER 31, 2022. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS

DATED THIS 26TH DAY OF MAY, A.D. 2021.





SURVEYORS CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF DUPAGE)

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

PARCEL 1
THE WEST HALF (EXCEPT THE WEST 70 FEET THEREOF AND EXCEPT THE SOUTH 50 FEET THEREOF)
OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2

THE SOUTHWEST QUARTER (EXCEPT THE WEST 70 FEET THEREOF) OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 110.940 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBERS 17031C0718J AND 17031C0716J BOTH WITH AN EFFECTIVE DATE OF JANUARY 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X (UNSHADED), ZONE X (SHADED), ZONE AE AND FLOODWAY AREAS IN ZONE AE. ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, ZONE X (SHADED) IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE, ZONE AE AND FLOODWAY AREAS IN ZONE AE ARE DEFINED AS SPECIAL FLOOD HAZARD AREAS AND IS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASEFLOOD ELEVATIONS DETERMINED. THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE INTERPOLATION AND SCALING OF THE CURRENT FLOOD INSURANCE RATE MAPS.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11–12–6.

GIVEN UNDER MY HAND AND SEAL THIS 26TH DAY OF MAY, A.D. 2021.



DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350 LICENSE EXPIRES APRIL 30, 2023

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY.



fx: 630.691.8585 manhard.com
Water & Waste Water Engineers

CONSTITUTE TO THE CONTRACT OF STATE OF

700 Springer Dri Civil Engineers

SUBDIVISION

TINLEY PARK, ILLINOIS AT OF SUBDIVISION

VILLAGE OF TINLE

TINLEY PARK BUSINE

SS

ROJ. MGR.: ZRS

PROJ. MGR.: ZRS

PROJ. ASSOC.: TJM

DRAWN BY: MGS

DATE: 03/31/21

SCALE: ---

SHEET

OF

SCPTPIL01

THE VILLAGE OF TINLEY PARK

Cook County, Illinois Will County, Illinois

RESOLUTION NO. 2021-R-051

A RESOLUTION APPROVING A COOK COUNTY CLASS 8
RECLASSIFICATION FOR TINLEY PARK BUSINESS CENTER
SUBDIVISION LOCATED AT 19501-19701 HARLEM AVENUE, TINLEY
PARK, ILLINOIS

MICHAEL W. GLOTZ, PRESIDENT KRISTIN A. THIRION, VILLAGE CLERK

WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
DENNIS P. MAHONEY
MICHAEL G. MUELLER
COLLEEN M. SULLIVAN
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. 2021-R-051

A RESOLUTION APPROVING A COOK COUNTY CLASS 8 RECLASSIFICATION FOR TINLEY PARK BUSINESS CENTER SUBDIVISION LOCATED AT 19501-19701 HARLEM AVENUE, TINLEY PARK, ILLINOIS

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 desires to promote commercial and industrial development in the Village of Tinley Park; and

WHEREAS, the Cook County Assessor is operating under an ordinance enacted by the Cook County Board of Commissioners, and amended from time to time, which has instituted a program to encourage industrial and commercial development in Cook County known as the Cook County Real Property Classification Ordinance; and

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 8 which provides an applicant a reduction in the assessment level for re-occupancy of an abandoned vacant industrial or commercial facility; and

WHEREAS, Class 8 requires the approval of the Cook County Board of Commissioners and the Village of Tinley Park; and

WHEREAS, SP HVH Tinley Park JV, LLC (Applicant) is applying for Class 8 property status pursuant to said aforementioned ordinance for certain real estate located at 19501-19701 Harlem Avenue (Subject Property) in the Village of Tinley Park, Rich Township, Cook County, Illinois, with the Property Index Numbers 31-07-103-001-0000 and 31-07-300-001-0000, and legally described in <u>Exhibit "A"</u> attached hereto, and has proven to this Board that the Subject Area is in need of revitalization, and,

WHEREAS, the Subject Property real estate is located in Rich Township; is currently vacant land; and is certified eligible for Class 8 by Cook County;

WHEREAS, SP HVH Tinley Park JV, LLC intends to develop a 1.3 million square foot business park subdivision to the Subject Property and;

WHEREAS, the granting of a Class 8 tax incentive for the Subject Property is necessary for the development of the vacant land and execution of the intended project; and

PASSED THIS 29th day of June, 2021.

WHEREAS, the business park planned by SP HVH Tinley Park JV, LLC is consistent with the overall Tinley Park comprehensive plan for rehabilitation and development of this area; 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 President and Board of Trustees agree to grant a Cook County Real Estate Classification 8 status specifically for the special assessment of "new construction" to SP HVH Tinley Park JV, LLC for development of vacant land located at 19501-19701 Harlem Avenue, Tinley Park, Rich Township, Cook County, Illinois, PIN Numbers 31-07-103-001-0000 and 31-07-300-001-0000.

BE IT FURTHER RESOLVED, that the Village Clerk is hereby authorized and directed to forward a certified copy of this Resolution to the Offices of the Cook County Assessor, the Cook County Clerk and the Cook County Board of Commissioners.

AYES:

NAYS:

ABSENT:

APPROVED THIS 29th day of June, 2021.

VILLAGE PRESIDENT

VILLAGE CLERK

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

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 2021-R-051, "A RESOLUTION APPROVING A COOK COUNTY CLASS 8 RECLASSIFICATION FOR TINLEY PARK BUSINESS CENTER SUBDIVISION LOCATED AT 19501-19701 HARLEM AVENUE, TINLEY PARK, ILLINOIS," which was adopted by the President and Board of Trustees of the Village of Tinley Park on June 29th, 2021.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 29th day of June, 2021.

KRISTIN A. THIRION, VILLAGE CLERK

EXHIBIT A

Legal Description & Location Map

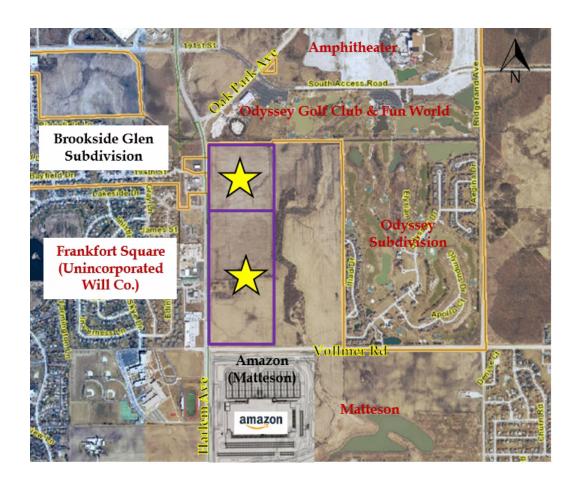
PINs: 31-07-103-001-0000 and 31-07-300-001-0000

PARCEL 1:

THE WEST HALF (EXCEPT THE WEST 70 FEET THEREOF AND EXCEPT THE SOUTH 50 FEET THEREOF) OF THE SOUTH WEST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH WEST QUARTER (EXCEPT THE WEST 70 FEET THEREOF) OF THE NORTH WEST QUARTER FRACTIONAL SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.





Date: June 10, 2021

To: David Niemeyer, Village Manager

From: Angela Arrigo, Human Resources Director

Subject: Pay Scale Recommendations for Fiscal Year Ending April 30, 2022

The attached Pay Scale Ordinance for fiscal year May 1, 2021 – April 30, 2022 has been prepared with the recommended 2.5% Market Wage Adjustment.

The Village Pay Scale Ordinance contains the following appendences:

- Appendix A Step Plan Compensation Pay Schedule
- Appendix B Merit Based Compensation Pay Schedule

Updates have been made accordingly to certain positions as previously communicated to ensure they continue to remain aligned within the pay plan. In addition, during the review of the Appendix B position pay scales for merit based positions, it was identified that for fiscal year beginning May 1, 2019 and ending April 30, 2020 the 'Maximum Base Annual Salary' as noted in Appendix B of approved Ordinance 2019-O-16 was not calculated correctly for positions notated with "M" for merit. It was erroneously calculated with the Merit Award percentage increase maximum of 4% rather than the annual 2.5% Market Wage Adjustment for fiscal year ending April 30, 2020. This error only affected merit positions and their pay ranges. This error did not affect any actual Merit Award percentage received by employees in these positions.

As recommended, for fiscal year beginning May 1, 2021, the market wage adjustment of 2.5% for those positions will be calculated off of the fiscal year ending April 30, 2020 *corrected* maximum base amounts. This will realign the pay plan with approved board actions. The result of this adjustment will be reflective of a salary range maximum increase of approximately 1.0% over the 'Maximum Base Annual Salary' amounts listed in Ordinance 2019-O-016 and only for merit based positions listed in Appendix B.

Appendix A – Step Plan Compensation

Non-union positions listed in Appendix A are compensated based on a step plan structure that rewards successful performance with eligibility to move to the next half-step or full-step on the employee's annual anniversary date with recommendation of the supervisor and Department Head and approval of the Village Manager. Positions in Appendix A reflect the approved 2.5% Market Wage Adjustment effective May 1, 2021 and employees in these positions will receive the approved salary adjustment upon adoption of this ordinance with retro pay back to May 1, 2021.

Appendix B – Merit Based Compensation

Non-union positions listed in Appendix B, generally management level positions, are compensated based on a Merit Award annually on an employee's anniversary date. The FY2022 Merit Award range is 0% - 4%. The Merit Award is based on successful performance during the review period and with recommendation from the supervisor and Department Head and approval of the Village Manager. In the event that a Merit Award puts employee compensation at an amount greater than the maximum salary approved for the position, the employee will receive the compensation amount up to the maximum pay listed in Appendix B. Employees in positions covered in Appendix B will continue be eligible only for a Merit Award on their anniversary date.

The attached Appendix A and Appendix B will be implemented following adoption of the related Ordinance.



AGENDA - 6/15/2021,...

THE VILLAGE OF TINLEY PARK

Cook County, Illinois Will County, Illinois

ORDINANCE NO. 2021-O-040

AN ORDINANCE ESTABLISHING PAY SCALES FOR THE FISCAL YEAR ENDING APRIL 30, 2022

MICHAEL W. GLOTZ, PRESIDENT KRISTIN A. THIRION, VILLAGE CLERK

WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
DENNIS P. MAHONEY
MICHAEL G. MUELLER
COLLEEN M. SULLIVAN
Board of Trustees

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

ORDINANCE NO. 2021-O-040

AN ORDINANCE ESTABLISHING PAY SCALES FOR THE FISCAL YEAR ENDING APRIL 30, 2022

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

SECTION ONE

The rates of pay established for positions not covered by a collective bargaining agreement are hereby increased 2.5% effective May 1, 2021.

Retroactive payments shall be made only to those employees who continue to be employed by the Village when said Ordinance herein is adopted and approved.

All positions of the Village of Tinley Park that have been classified as "Step Plan Compensation", except those covered by a collective bargaining agreement as indicated in the final paragraph of this section, shall be paid in accordance with the Pay Schedule which is set forth in Appendix "A" commencing on May 1, 2021. Said Schedule as attached hereto and as hereby adopted, is approved and incorporated as fully as if said Pay Schedule had been set out at length herein.

Additionally, all positions of the Village of Tinley Park that have been classified as "Merit Based Compensation", except those covered by a collective bargaining agreement as indicated in the final paragraph of this section, shall be paid in accordance with the Pay Schedule which is set forth in Appendix "B" commencing on May 1, 2021. Said Schedule as attached hereto and as hereby adopted, is approved and incorporated as fully as if said Pay Schedule had been set out at length herein.

Patrol Officers shall be paid in accordance with the pay provisions contained in an agreement between the Village of Tinley Park and the Metropolitan Alliance of Police Tinley Park Police Chapter #192 approved and

adopted by the Village Board of Trustees on 12/15/2020, and such successor collective bargaining agreements as may be approved by the Village. Police Sergeants shall be paid in accordance with the terms and conditions of the agreement approved and adopted by the Village Board of Trustees on 5/18/2021, and such successor agreements as may be approved by the Village. Certain Public Works employees shall be paid in accordance with the pay provisions contained in an agreement between the Village of Tinley Park and the International Union of Operating Engineers, Local 150 and adopted by the Village Board of Trustees on 5/19/2020 and any successor collective bargaining agreements as may be approved by the Village.

SECTION TWO

Merit based positions outlined in Appendix "B" will have the minimum and maximum ranges hereby increased accordingly. The Village Board will determine the maximum Merit Award that can be received annually. The 2021-2022 Merit Award for Appendix "B" positions shall range from 0% to 4%.

SECTION THREE

The rates of pay established in the preceding sections of this Ordinance shall not vest and shall not constitute a property interest in the continuance of any special rate or method of compensation for any public employee, nor shall they be considered a contract of employment or guarantee of continued employment.

SECTION FOUR

No expense shall be incurred by the Corporate Authority of the Village of Tinley Park or by any committee or member thereof relative to the compensation to be paid to any public employee unless an appropriation has been previously made concerning such compensation. Any expense otherwise incurred in violation of this Section shall be null and void as to the Village of Tinley Park and no money belonging to the Village of Tinley Park shall be paid on account thereof.

SECTION FIVE

All Ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION SIX

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 immediately upon its passage, approval, and publication as required by law.

PASS	SED this 15 th day of June, 2021	
AYES	S:	
NAY	S:	
ABSI	ENT:	
APPF	ROVED this 15 th day June, 2021.	
ATTECT		Michael W. Glotz, President
ATTEST:		
	Kristin Thirion, Village Clerk	

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

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. 2021-O-XXX, "AN ORDINANCE ESTABLISHING PAY SCALES FOR THE FISCAL YEAR ENDING APRIL 30, 2022," which was adopted by the President and Board of Trustees of the Village of Tinley Park on June XX, 2021.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this XXth day of June, 2021.

KRISTIN A. THIRION, VILLAGE CLERK

APPENDIX "A"

Step Plan Compensation Pay Schedule - Effective May 1, 2021

The following pay ranges are hereby established for all positions eligible for step plan compensation for the period beginning May 1, 2021 and ending April 30, 2022. Individual compensation shall be in conformance with the step table below and shall not exceed that provided for in the budget adopted for fiscal year ending April 30, 2022.

								PART-TIME	HOURLY										
POSITION	STEP	STEP	STEP	STEP	STEP	STEP	STEP	STEP	STEP	STEP	STEP	STEP	STEP	STEP	STEP	STEP	STEP	STEP	STEP
	\$11.28	\$16.09	\$19.23	B1 NA	C NA	C1 NA	D NA	D1 NA	NA NA	E1 NA	F NA	F1 NA	G NA	G1 NA	H NA	H1 NA	I NA	NA NA	J NA
Probationary Firefighter-Class A	\$11.28	\$16.09	\$19.23	NA	NA	INA	NA	NA	NA	NA	NA	INA	INA	INA	NA	INA	INA	NA NA	NA
Firefighter-Class A Firefigher-Class B	\$19.23	\$19.42	\$19.62	\$19.81	\$20.01	\$20.20	\$20.41	\$20.61	\$20.83	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Fire Engineer-Class A																			
Fire Engineer-Class B	\$21.39	\$21.61	\$21.82	\$22.04	\$22.25	\$22.48	\$22.70	\$22.93	\$23.17	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Fire Lieutenant-Class A																			
Fire Lieutenant-Class B	\$23.43	\$23.67	\$23.90	\$24.14	\$24.37	\$24.62	\$24.87	\$25.12	\$25.38	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Fire Captain-Class A	4		4	4	4	4	4	4	4										
Fire Captain-Class B	\$24.79	\$25.04	\$25.30	\$25.54	\$25.80	\$26.06	\$26.31	\$26.58	\$26.84	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Crossing Guard (Per Run)	\$11.69	\$13.62	\$15.57	\$15.87	\$16.15	\$17.00	\$17.87	\$18.52	\$19.18	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
CCTV Operator	\$12.85	\$13.31	\$13.78	\$14.28	\$14.77	\$15.31	\$15.86	\$16.41	\$16.96	\$17.60	\$18.22	NA	NA	NA	NA	NA	NA	NA	NA
Intern	\$12.65	\$15.51	\$15.76	\$14.26	\$14.77	\$15.51	\$15.60	\$10.41	\$10.90	\$17.00	\$10.22	INA	INA	INA	INA	INA	INA	INA	INA
Custodian	\$13.58	\$14.71	\$15.85	\$16.96	\$18.10	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Bus Driver	\$13.58	\$13.79	\$13.99	\$14.41	\$14.83	\$15.35	\$15.88	\$16.42	\$16.97	\$17.66	\$18.34	NA	NA	NA	NA	NA	NA	NA	NA
Bus Dispatcher	\$13.36	\$13.75	\$13.55	314.41	\$14.03	\$15.55	\$13.00	\$10.42	\$10.57	\$17.00	\$10.54	IVA	IVA	INA	INA	INA	IVA	IVA	IVA
Work Order Technician	\$13.58	\$13.84	\$14.10	\$14.36	\$14.64	\$14.94	\$15.19	\$15.48	\$15.76	\$16.06	\$16.36	\$16.68	\$16.98	\$17.30	\$17.63	\$17.97	\$18.31	\$18.64	\$18.99
Senior Center Assistant	\$13.85	\$14.11	\$14.37	\$14.65	\$14.92	\$15.20	\$15.49	\$15.79	\$16.07	\$16.38	\$16.69	\$16.99	\$17.32	\$17.65	\$17.98	\$18.33	\$18.66	\$19.01	\$19.37
Clerical Part-Time	713.03	γ14.11	714.57	Ş14.03	Ş14.5 <u>2</u>	Ģ15.20	Ç15.45	Ģ13.73	Ģ10.07	Ģ10.50	Ģ10.03	\$10.55	Ş17.5 <u>2</u>	Ç17.03	\$17.50	Ģ10.55	Ģ10.00	Ş15.01	Ç15.57
EMA Member/Officer	\$15.31	\$21.43	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Clerk Matron	\$15.61	\$15.91	\$16.21	\$16.51	\$16.82	\$17.15	\$17.47	\$17.78	\$18.12	\$18.47	\$18.82	\$19.18	\$19.53	\$19.90	\$20.26	\$20.65	\$21.04	\$21.44	\$21.85
Patrol Officer	\$17.58	\$29.38	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Commission Secretary	\$18.22	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Community Service Officer-Field Operations	\$19.71	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Accounting Technician	\$19.98	\$20.35	\$20.74	\$21.14	\$21.53	\$21.94	\$22.35	\$22.77	\$23.20	\$23.64	\$24.08	\$24.54	\$24.99	\$25.47	\$25.94	\$26.43	\$26.94	\$27.45	\$27.95
Fire Inspector	\$22.24	\$22.66	\$23.08	\$23.52	\$23.96	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Telecommunicator	\$22.24	\$22.58	\$22.92	\$23.25	\$23.60	\$23.95	\$24.30	\$24.67	\$25.04	\$25.40	\$25.78	\$26.17	\$26.56	\$26.96	\$27.36	\$27.77	\$28.18	\$28.60	\$29.02
Zoning Administrator	\$23.41	\$23.85	\$24.29	\$24.75	\$25.23	\$25.71	\$26.18	\$26.67	\$27.18	\$27.70	\$28.20	\$28.73	\$29.28	\$29.84	\$30.40	\$30.99	\$31.54	\$32.13	\$32.75
Marketing Assistant																			
Administrative Assistant	\$21.96	\$22.38	\$22.78	\$23.21	\$23.65	\$24.10	\$24.54	\$25.01	\$25.48	\$25.96	\$26.43	\$26.94	\$27.45	\$27.98	\$28.50	\$29.04	\$29.57	\$30.14	\$30.70
Community Development Clerk																			
Community Service Officer-Animal Control	\$24.24	\$24.70	\$25.15	\$25.63	\$26.11	\$26.60	\$27.09	\$27.61	\$28.14	\$28.67	\$29.21	\$29.77	\$30.30	\$30.87	\$31.47	\$32.06	\$32.66	\$33.27	\$33.90
Fire Alarm Services Officer																			
Public Education Officer	\$26.37	\$26.88	\$27.37	\$27.88	\$28.40	\$28.94	\$29.48	\$30.03	\$30.61	\$31.18	\$31.76	\$32.36	\$32.97	\$33.61	\$34.22	\$34.88	\$35.56	\$36.22	\$36.90
Accountant																			
Public Information Coordinator																			
Special Events Coordinator	\$27.98	\$28.52	\$29.04	\$29.59	\$30.15	\$30.72	\$31.28	\$31.89	\$32.47	\$33.10	\$33.71	\$34.36	\$34.97	\$35.64	\$36.31	\$37.00	\$37.70	\$38.41	\$39.12
Community Engagement Coordinator					<u> </u>			<u> </u>	<u> </u>		1								

	FULL TIME HOURLY - 35 HOURS PER WEEK - 1,820 ANNUALLY																		
POSITION	STEP	STEP	STEP	STEP	STEP	STEP	STEP	STEP	STEP	STEP	STEP	STEP	STEP	STEP	STEP	STEP	STEP	STEP	STEP
	Α	A1	В	B1	С	C1	D	D1	E	E1	F	F1	G	G1	Н	H1		l1	J
Clerk I	\$21.96	\$22.38	\$22.78	\$23.21	\$23.65	\$24.10	\$24.54	\$25.01	\$25.48	\$25.96	\$26.43	\$26.94	\$27.45	\$27.98	\$28.50	\$29.04	\$29.57	\$30.14	\$30.70
Clerk Matron	\$22.83	\$23.26	\$23.70	\$24.15	\$24.60	\$25.06	\$25.53	\$26.01	\$26.52	\$27.02	\$27.51	\$28.04	\$28.57	\$29.11	\$29.65	\$30.22	\$30.76	\$31.35	\$31.94
Clerk II	\$23.28	\$23.72	\$24.18	\$24.64	\$25.09	\$25.56	\$26.05	\$26.54	\$27.03	\$27.55	\$28.07	\$28.61	\$29.13	\$29.69	\$30.23	\$30.80	\$31.40	\$31.99	\$32.58
Community Service Officer	\$24.24	\$24.70	\$25.15	\$25.63	\$26.11	\$26.60	\$27.09	\$27.61	\$28.14	\$28.67	\$29.21	\$29.77	\$30.30	\$30.87	624.47	\$32.06	\$32.66	\$33.27	\$33.90
Secretary	\$24.24	\$24.70	\$25.15	\$25.65	\$20.11	\$26.60	\$27.09	\$27.61	\$20.14	\$20.07	\$29.21	\$29.77	\$30.30	\$50.67	\$31.47	\$32.06	\$52.00	\$55.27	\$55.90
Utility Billing Technician	\$25,23	\$25.71	\$26.16	\$26.65	\$27.16	\$27.68	\$28.19	\$28.72	\$29.27	\$29.83	\$30.37	\$30.96	\$31.52	\$32.11	\$32.75	\$33.36	\$33.97	\$34.60	\$35.42
Work Order Technician	\$25.25	\$23.71	\$20.10	\$20.05	\$27.10	327.00	320.19	\$20.72	Ş29.21	\$29.03	Ş30.37	\$30.96	\$31.32	332.II	332.73	<i>\$33.30</i>	\$55.97	\$34.00	Ş33.4Z

	FULL TIME HOURLY - 40 HOURS PER WEEK - 2,080 ANNUALLY																		
POSITION	STEP A	STEP A1	STEP B	STEP B1	STEP C	STEP C1	STEP D	STEP D1	STEP E	STEP E1	STEP F	STEP F1	STEP G	STEP G1	STEP H	STEP H1	STEP I	STEP I1	STEP J
Senior Custodian	\$19.58	\$19.94	\$20.33	\$20.72	\$21.12	\$21.51	\$21.90	\$22.32	\$22.74	\$23.18	\$23.60	\$24.05	\$24.51	\$24.97	\$25.44	\$25.92	\$26.39	\$26.90	\$27.41
Public Works Service Representative	\$21.96	\$22.38	\$22.78	\$23.21	\$23.65	\$24.10	\$24.54	\$25.01	\$25.48	\$25.96	\$26.43	\$26.94	\$27.45	\$27.98	\$28.50	\$29.04	\$29.57	\$30.14	\$30.70
Senior Public Works Clerk	\$22.51	\$22.94	\$23.36	\$23.80	\$24.24	\$24.70	\$25.16	\$25.65	\$26.12	\$26.61	\$27.11	\$27.62	\$28.15	\$28.68	\$29.22	\$29.78	\$30.32	\$30.90	\$31.48
Senior Finance Clerk	\$22.51	\$22.94	\$23.30	\$23.60	\$24.24	\$24.70	\$25.16	\$25.05	\$20.12	\$20.01	\$27.11	\$27.62	\$20.15	\$20.00	\$29.22	\$29.76	\$30.32	\$50.90	\$51.46
Administrative Assistant																			
Midnight Records Clerk	\$22.83	\$23.26	\$23.70	\$24.15	\$24.60	\$25.06	\$25.53	\$26.01	\$26.52	\$27.02	\$27.51	\$28.04	\$28.57	\$29.11	\$29.65	\$30.22	\$30.76	\$31.35	\$31.94
Police Clerk Matron																			
Building Permit Technician	\$25.23	\$25.71	\$26.16	\$26.65	\$27.16	\$27.68	\$28.19	\$28.72	\$29.27	\$29.83	\$30.37	\$30.96	\$31.52	\$32.11	\$32.75	\$33.36	\$33.97	\$34.60	\$35.42
Telecommunicator	\$26.37	\$26.88	\$27.37	\$27.88	\$28.40	\$28.94	\$29.48	\$30.03	\$30.61	\$31.18	\$31.76	\$32.36	\$32.97	\$33.61	\$34.22	\$34.88	\$35.56	\$36.22	\$36.90
Telecommunicator EMD	\$26.89	\$27.39	\$27.88	\$28.39	\$28.92	\$29.45	\$29.99	\$30.55	\$31.12	\$31.69	\$32.28	\$32.87	\$33.49	\$34.12	\$34.74	\$35.39	\$36.07	\$36.74	\$37.41
Emergency Planner	\$27.98	\$28.52	\$29.04	\$29.59	\$30.15	\$30.72	\$31.28	\$31.89	\$32.47	\$33.10	\$33.71	\$34.36	\$34.97	\$35.64	\$36.31	\$37.00	\$37.70	\$38.41	\$39.12
Lead Telecommunicator EMD	\$30.21	\$30.77	\$31.32	\$31.92	\$32.49	\$33.11	\$33.71	\$34.35	\$34.97	\$35.63	\$36.29	\$36.97	\$37.64	\$38.35	\$39.05	\$39.78	\$40.52	\$41.28	\$42.05
Fire Inspector I	\$32.78	\$33.39	\$34.02	\$34.68	\$35.31	\$35.99	\$36.65	\$37.35	\$38.05	\$38.77	\$39.49	\$40.24	\$41.00	\$41.77	\$42.56	\$43.37	\$44.18	\$45.02	\$45.85

						FULL TIN	JE SALARIE	D - 40 HOU	RS WEEK - 2	2,080 ANNL	JALLY								
POSITION	STEP A	STEP A1	STEP B	STEP B1	STEP C	STEP C1	STEP D	STEP D1	STEP E	STEP E1	STEP F	STEP F1	STEP G	STEP G1	STEP H	STEP H1	STEP I	STEP I1	STEP J
Management Analyst	\$58,203.60	\$59,312.24	\$60,399.56	\$61,550.84	\$62,702.12	\$63,896.04	\$65,068.64	\$66,326.52	\$67,541.76	\$68,842.28	\$70,121.48	\$71,464.64	\$72,743.84	\$74,129.64	\$75,515.44	\$76,965.20	\$78,414.96	\$79,886.04	\$81,378.44
Associate Planner	\$61,764.04	\$62,936.64	\$64,087.92	\$65,324.48	\$66,518.40	\$67,797.60	\$69,055.48	\$70,377.32	\$71,677.84	\$73,042.32	\$74,406.80	\$75,835.24	\$77,221.04	\$78,692.12	\$80,163.20	\$81,676.92	\$83,211.96	\$84,789.64	\$86,388.64
Executive Assistant	\$64,194.98	\$65,157.92	\$66,120.63	\$67,112.44	\$68,103.98	\$69,125.55	\$70,146.17	\$71,198.37	\$72,251.73	\$73,335.49	\$74,419.51	\$75,535.80	\$76,650.64	\$77,800.40	\$78,950.80	\$80,135.06	\$81,318.84	\$82,538.63	\$83,760.42
Staff Accountant	\$68,133.41	\$69,155.42	\$70,176.73	\$71,229.38	\$72,284.55	\$73,368.81	\$74,450.07	\$75,566.81	\$76,683.47	\$77,833.72	\$78,987.00	\$80,171.81	\$81,356.18	\$82,576.52	\$83,794.35	\$85,051.27	\$86,309.48	\$87,604.12	\$88,899.28
Assistant to the Village Manager	700,200	700,200112	φ. σ,Ξ. σ σ	4 · 2,220.00	, , , , , , , , , , , , , , , , , , ,	, , , , , , , , , , , , , , , , , , ,	** 1,100101	4.0,000.00	4 · • • • • • • • • • • • • • • • • • •	* · · · / · · · ·	<i>***</i> • <i>***</i>	700,272.02	702,000.20	702,010.00	700,10 1100	700,000	700,000 110	701,00	700,000.00
Code Enforcement Officer																			
Health & Consumer Protection Officer	\$68,181.36	\$69,460.56	\$70,761.08	\$72,125.56	\$73,447.93	\$74,846.53	\$76,245.12	\$77,687.42	\$79,129.71	\$80,637.57	\$82,145.43	\$83,696.99	\$85,270.41	\$86,887.53	\$88,520.64	\$90,204.92	\$91,889.20	\$93,637.44	\$95,366.49
Inspector-Building																			
Computer Technician																			
Senior Planner	\$71,244.79	\$72,313.45	\$73,383.14	\$74,483.89	\$75,582.60	\$76,716.33	\$77,849.95	\$79,017.69	\$80,186.29	\$81,389.09	\$82,595.06	\$83,833.99	\$85,070.58	\$86,346.64	\$87,621.92	\$88,936.25	\$90,251.30	\$91,605.08	\$92,958.77
Accountant II																			
Senior Accountant	\$79,071.85	\$80,258.43	\$81,445.00	\$82,666.50	\$83,888.00	\$85,146.50	\$86,405.00	\$87,701.00	\$88,997.00	\$90,332.00	\$91,667.00	\$93,042.00	\$94,417.00	\$95,833.50	\$97,250.00	\$98,709.00	\$100,168.00	\$101,670.50	\$103,173.00
Lead Computer Technician	\$75,071.85	300,230.43	301,443.00	362,000.50	\$65,666.00	\$65,140.50	380,403.00	387,701.00	\$66,557.00	\$50,532.00	\$51,007.00	\$33,042.00	334,417.00	\$55,655.50	\$57,230.00	\$30,703.00	\$100,108.00	\$101,070.30	\$103,173.00
Head Mechanic	\$85,182.59	\$86,460.33	\$87,739.57	\$89,055.67	\$90,371.25	\$91,726.81	\$93,078.69	\$94,474.87	\$95,876.68	\$97,314.82	\$98,752.71	\$100,233.99	\$101,714.74	\$103,240.45	\$104,759.36	\$106,330.74	\$107,903.53	\$109,522.09	\$111,145.02
Foreman	\$87,757.68	\$89,074.05	\$90,391.60	\$91,747.47	\$93,101.32	\$94,497.85	\$95,891.37	\$97,329.75	\$98,771.93	\$100,253.52	\$101,736.23	\$103,262.27	\$104,789.90	\$106,361.76	\$107,929.55	\$109,548.49	\$111,165.38	\$112,832.86	\$114,503.04
Foreman (Streets, Hired Prior to 5/1/06)	\$90,409.70	\$91,765.85	\$93,123.95	\$94,520.81	\$95,915.14	\$97,353.86	\$98,790.03	\$100,271.90	\$101,758.85	\$103,285.23	\$104,813.66	\$106,385.87	\$107,955.58	\$109,574.92	\$111,189.15	\$112,856.98	\$114,525.67	\$116,243.56	\$117,964.02

APPENDIX "B"

Merit Based Compensation Pay Schedule - Effective May 1, 2021

The following pay ranges are hereby established for all positions eligible for merit based compensation for the period beginning May 1, 2021 and ending April 30, 2022. The 2021-2022 Merit Award for these positions shall range from 0% to 4% and will be based on employee performance. Individual compensation shall be in conformance with the step table below and shall not exceed that provided for in the budget adopted for fiscal year ending April 30, 2022.

HOURLY POSITIONS										
POSITION	MINIMUM	MAXIMUM								
POSITION	Hourly Rate	Hourly Rate								
Assistant Fire Chief	\$29.01	\$30.78								
Deputy Fire Chief - Fire Supression	\$40.42	\$45.27								

SALARY POSITIONS (40 HOURS PER WEEK - 2,080 ANNUALLY)									
POSITION	MINIMUM	MAXIMUM							
POSITION	Annual Salary	Annual Salary							
Office Coordinator	\$66,135	\$86,291							
Human Resources Generalist	\$71,246	\$92,961							
Quality and Training Coordinator	\$71,240	\$52,501							
Police Records Supervisor	\$72,315	\$94,355							
Deputy Village Clerk									
Executive Administrative Assistant	\$75,619	\$98,667							
Business Development Manager									
Telecommunications Supervisor	\$86,462	\$112,813							
Planning Manager	\$95,959	\$125,205							
Marketing Director	\$95,959	\$125,205							
Human Resources Director									
Village Engineer									
Street Superintendent	\$98,859	\$128,989							
Water and Sewer Superintendent									
Fleet and Facilities Superintendent									
Building Official	\$100,342	\$130,923							
Assistant Public Works Director									
Assistant Treasurer	¢106 F00	¢120.050							
IT Manager	\$106,500	\$138,958							
Emergency Management & Communications Director									
Deputy Fire Chief - Fire Prevention	\$111,365	\$145,305							
Community Development Director	\$113,035	\$147,487							
Police Commander	\$114,731	\$149,698							
Assistant Village Manager	\$116,452	\$151,945							
Deputy Police Chief	\$119,972	\$156,536							
Treasurer	\$121,772	\$158,886							
Director of Public Works	\$123,599	\$161,269							
Fire Service Administrator	¢120.245	¢169.636							
Police Chief	\$129,245	\$168,636							
Village Manager	\$168,970	\$220,466							



Date: June 15, 2021

To: Village Board of Trustees

Cc: David Niemeyer, Village Manager

From: Hannah Lipman, Assistant to the Village Manager

Subject: Class P Liquor License Request Request – Salinas Pizza & Catering –7551

175th St

Background:

The petitioner, Salinas Pizza and Catering, approached the Mayor's Office seeking a Class P Liquor License, which allows for BYOB. Coming out of the pandemic, the establishment would like to expand their offerings to remain competitive. In the warmer months of the year, Salinas is looking to have some outdoor seating arrangments, and believe allowing BYOB will help compliment their menu.

More information is attached in the letter received by the Mayor's Office.

Request: Award a Class P Liquor License to Salinas Pizza & Catering located at 7551 175th St

THE VILLAGE OF TINLEY PARK

Cook County, Illinois Will County, Illinois

ORDINANCE NO. 2021-O-039

AN ORDINANCE INCREASING THE NUMBER OF CLASS "P" LIQUOR LICENSES THAT CAN BE ISSUED IN THE VILLAGE (SALINAS PIZZA AND CATERING – 7551 175TH ST)

MICHAEL W. GLOTZ, PRESIDENT KRISTIN A. THIRION, VILLAGE CLERK

WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
DENNIS P. MAHONEY
MICHAEL G. MUELLER
COLLEEN M. SULLIVAN
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. 2021-O-039

AN ORDINANCE INCREASING THE NUMBER OF CLASS "N" LIQUOR LICENSES THAT CAN BE ISSUED IN THE VILLAGE (EVEN HOTEL LOCATED AT 18501 CONVENTION CENTER DRIVE)

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 Title XI, Chapter 112, Section 22 of the Village Code, liquor licenses may be authorized by the President and Board of Trustees of the Village of Tinley Park and the number of liquor licenses authorized to be issued for each class shall be kept on record in the office of the Village Clerk; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park desire to amend Title XI, Chapter 112, Section 22 of the Village Code to add one (1) additional Class "P" liquor license; 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 said Village of Tinley Park and its residents to amend Title XI, Chapter 112, Section 22 of the Village Code to increase the number of Class "N" liquor licenses authorized to be issued pursuant to this Ordinance; and

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

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

SECTION 2: Pursuant to Title XI, Chapter 112, Section 22 of the Village of Tinley Park Village Code, the number of Class "N" licenses that can be issued by the Village shall be and is hereby increased from one (1) to two (2), (this increase in the number of Class "N" liquor licenses reflects the availability of one additional Class "N" liquor license to be issued to Salinas Pizza and Catering, located at 7551 175th St).

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

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

PASSED THIS 15th day of June, 2021.	
AYES:	
NAYS:	
ABSENT:	
APPROVED THIS 15th day of June, 2021.	
A TOTAL COT	VILLAGE PRESIDENT
ATTEST:	
VILLAGE CLERK	

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

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2021-O-039, "AN ORDINANCE INCREASING THE NUMBER OF CLASS "P" LIQUOR LICENSES THAT CAN BE ISSUED IN THE VILLAGE (SALINAS PIZZA AND CATERING, 7551 175TH ST) which was adopted by the President and Board of Trustees of the Village of Tinley Park on June 15, 2021.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 15th day of June, 2021.

KRISTIN A. THIRION, VILLAGE CLERK



May 24, 2021

Dear Mayor Glotz,

On behalf of Salinas Pizza and Catering, we would welcome the opportunity to expand our outdoor dining experience this summer by offering our customers a BYOB option as they dine with us under our beautiful new Tinley Park Village subsidized 20x20 tent!

We at Salina's have enjoyed serving our Tinley Park neighbors for the past 25 years as their favorite take- out and delivery pizzeria, but realize we need to expand to stay competitive.

Due to the past years Covid constraints on all restaurants, we thought we truly would love to expand our pizza service with unique outdoor dining experience now that the state is opening up and reducing restrictions.

In addition to our BYOB license request, we plan on making "Weekends at Salinas" a family friendly outdoor experience. We will offer popcorn and snow-cones for the kids, while we set-up "bags" for families to play while ordering a pizza and perhaps enjoying a beer from their cooler.

We thank you for reviewing our request for a BYOB license and will look forward to receiving your direction in the next steps in this licensing process.

Sincerely,

Owner

Salinas Pizza and Catering







Date: June 11, 2021

To: Village Board

From: Dave Niemeyer, Village Manager

cc: Pat Carr, Assistant Village Manager

Paul O'Grady, Village Attorney
Patrick Connelly, Village Attorney

Subject: Push Tax

As we have discussed in the past, the Village of Tinley Park has the authority to regulate video gaming activity in the Village and has the authority to impose a tax upon amusements (also known as a push tax). We initially discussed this in March 2020 and the Board COW voted to move the push tax to the next Board agenda. However, shortly after that vote the COVID 19 crisis hit that shuttered all essential businesses, so the Board tabled this discussion.

At this point with almost all pandemic restrictions being lifted, staff recommends moving forward with the attached ordinance which imposes a tax of 1 cent per play. The Village's push tax will provide much needed revenue to promote the general health, safety and welfare of the Village and its residents, and provide adequate funds to offset the adverse effects of gambling within the Village.

The recommendation is to implement this tax beginning April 30, 2022.



THE VILLAGE OF TINLEY PARK

Cook County, Illinois Will County, Illinois

ORDINANCE NO. 2021-0-44

AN ORDINANCE AMENDING TITLE XI CHAPTER 113 AND TITLE XI CHAPTER 125 PERTAINING TO AMUSEMENT TAXES (PUSH TAX)

MICHAEL W. GLOTZ, PRESIDENT KRISTIN A. THIRION, VILLAGE CLERK

WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
DENNIS P. MAHONEY
MICHAEL G. MUELLER
COLLEN M. SULLIVAN
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. 2021-O-

AN ORDINANCE AMENDING TITLE XI CHAPTER 113 AND TITLE XI CHAPTER 125 PERTAINING TO AMUSEMENT TAXES (PUSH TAX)

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 Video Gaming Act ("VGA"), 230 ILCS 40/1 et seq., regulates the operation, licensing, and administration of video gambling; and

WHEREAS, the Village of Tinley Park ("Village") in accordance with the VGA regulates video gaming activity within the Village; and

WHEREAS, pursuant to the Article V II, Section 6(a) and Section 60) of the III. Const. of 1970 in conjunction with 65 ILCS 5/11-42-5 of the Illinois Municipal Code, the Village is authorized to impose a tax upon amusements; and

WHEREAS, the Village now desires to impose a tax upon the amusement of playing a video gaming terminal within the Village ("Push Tax"); and

WHEREAS, said Push Tax will be imposed at a rate of \$0.01 per play; and

WHEREAS, the Village's Push Tax will provide much needed revenue to promote the general health, safety, and welfare of the Village and its residents, and provide adequate funds to offset the adverse effects of gambling within the Village; and

WHEREAS, the President and Board of Trustees of the Village, hereby believe that it is in the best interest of the Village and its residents to impose said Push Tax; 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 ONE

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

SECTION TWO

That Title XI Chapter 113 of the Village of Tinley Park Municipal Code entitled "AMUSEMENTS" is hereby amended by deleting the following strikethrough language and adding the following underlined language as follows:

§113.37 VIDEO GAMING TERMINALS.

- (A) <u>License required. The licensing requirements shall be in accordance with Chapter 110 and Sections §112.20 and §132.23 of this Village Code.</u>
- (B) The fees for such license shall be as provided in Sections §112.20 and §132.23 of this Village Code.
- (C) A Video Gaming Terminal is defined in Section §125.025 of this Village Code.

SECTION THREE

That Title XI Chapter 125 of the Village of Tinley Park Municipal Code entitled "MUNICIPAL TAXES" is hereby amended by deleting the following strikethrough language and adding the following underlined language as follows:

§ 125.025 **DEFINITIONS**.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

"AMUSEMENT." Any theatrical, dramatic, musical, or other types of concerts, or spectacular performance or show, or motion picture show, or similar exhibition for public entertainment, in the Village. Any use of a Video Gaming Terminal in the Village.

"PERSON." Any natural person, trustee, receiver, administrator, executor, conservator, assignee, trust in perpetuity, trust, estate, firm, partnership, joint venture, club, company, business, trust, domestic or foreign corporation, association, syndicate, society, or any group of individuals acting as a unit, whether mutual, cooperative, fraternal, or otherwise. Whenever the term "PERSON" is used in any section prescribing and imposing a penalty, the term as applied to associations shall mean the owners or part-owners thereof, and as applied to corporations, the officers thereof.

"PLAY." Each individual push of the Video Gaming Terminal which initiates the simulation provided by the Video Gaming Terminal. Play shall not include the push of individual wager

amounts, selection of types of games on the Video Gaming Terminal or entry of any information or printing of winning receipts.

"TERMINAL OPERATOR." Any individual, partnership, corporation, or limited liability company that is licensed under the Video Gaming Act, 230 ILCS 40/1 et seq., and that owns, services, and maintains Video Gaming Terminals for placement in licensed establishments, licensed truck stop establishments, licensed large truck stop establishments, licensed fraternal establishments, or licensed veterans establishments.

"VIDEO GAMING TERMINAL." Any electronic video game machine that, upon insertion of cash, electronic cards or vouchers, or any combination thereof, is available to play or simulate the play of a video game, including but not limited to video poker, line up, and blackjack, as authorized by the Illinois Gaming Board utilizing a video display and microprocessors in which the player may receive free games or credits that can be redeemed for cash. The term does not include a machine that directly dispenses coins, cash, or tokens or is for amusement purposes only.

§ 125.026 TAX IMPOSED.

- (A) A tax is hereby levied and imposed upon all amusements within the Village at the rate of 5% of the purchase price of a ticket of admission for each person entering the premises of a place of amusement for the purpose of witnessing, viewing or participating in the amusement. The tax herein levied shall be in addition to any and all other taxes.
- (B) The ultimate incidence of and liability for payment of said tax shall be borne by the ticket user or purchaser.
- (C) The tax hereby levied and imposed shall not apply to or be imposed upon the purchase price of tickets for those persons witnessing, viewing or participating in any amusement, the proceeds of which inure exclusively to the benefit of religious, charitable or educational institutions or organizations, or not-for-profit entities duly qualified under the laws of this state.
- (D) The tax rate of 5% shall be effective for all amusements occurring on or after January 1, 2017.
- (E) The tax rate of 4% shall remain in effect for all amusements occurring through December 31, 2016
- (F) Video Gaming Push Tax.
 - (1) Except as otherwise provided by this Chapter, an amusement tax is imposed upon any person who participates in the Play of a Video Gaming Terminal that takes place within the jurisdictional boundaries of the Village of Tinley Park. The rate of the tax shall be equal to one cent (\$0.01) per Play on a Video Gaming Terminal.
 - (2) The Terminal Operator of a Video Gaming Terminal may separately itemize and charge each Person who Plays a Video Gaming Terminal.
- (G) The taxes imposed in this Chapter is in addition to all other taxes imposed by the State of Illinois or any municipal corporation or political subdivision thereof.

§ 125.027 PAYMENT AND COLLECTION OF TAX.

(A) Amusement Tax.

The owner, manager, licensee or operator of each amusement shall bear, jointly and severally, the duty to collect the tax from each ticket user or purchaser. Every person required to collect the tax levied by this chapter shall secure said tax from the ticket user or purchaser at the time that he collects the price or charge for the ticket of admission. Whenever suitable, the amount of the tax shall be shown separately on each ticket of admission or the ticket shall indicate that the purchase price includes local taxes; provided, however, in no event shall tickets of admission printed prior to the effective date of this chapter be required to separately show the tax hereby imposed. The tax shall be paid to the Village Treasurer under procedures prescribed by the Village Treasurer and as otherwise provided by this chapter.

(B) Video Gaming Push Tax.

- (1) It shall be the duty of every Terminal Operator of a Video Gaming Terminal(s) to secure from each Person participating in the Play of a Video Gaming Terminal the Push Tax imposed by this Chapter. For purposes of this Chapter, it shall be presumed that the amount of the Push Tax imposed on each Person, unless the taxpayer or tax collector provides otherwise with books, records, or other documentary evidence, has been collected from the Person by the Terminal Operator.
- (2) Push Tax payments accompanied by tax returns prescribed by the Village shall be remitted to the Village on or before the 20th day of the month following the month in which payment for the Push Tax is made.
- (3) Every Terminal Operator of a Video Gaming Terminal who is required to collect the Push Tax by this Chapter shall be considered a tax collector for the Village. All Push Tax amount collected shall be held by the Terminal Operator as trustee for and on behalf of the Village. The failure of the Operator to collect the tax shall not excuse or release the Person from the obligation to pay the tax. The ultimate incidence of the Push Tax shall remain on the Person and shall never be shifted to the Terminal Operator.
- (4) Notwithstanding any other provision of this Chapter, in order to permit sound fiscal planning and budgeting by the Village, no person shall be entitled to a refund of, or credit for, the Push Tax imposed by this Chapter unless the person files a claim for a refund or credit within one (1) year after the date on which the Push Tax was paid or remitted to the Village.

§ 125.028 ADMINISTRATION AND ENFORCEMENT.

(A) The Village Treasurer or his designated agent is designated as the administration and enforcement officer of the tax hereby imposed on behalf of the Village. It shall be the responsibility and duty of the Village Treasurer or his designated agent to collect all amounts

due the Village from the owners, managers, licensees and operators of amusements in the Village. A sworn monthly amusement admission tax return, on a calendar month basis, shall be filed by each owner, manager, licensee or operator of each amusement in the Village with the Village Treasurer or his designated agent, regardless of whether there is any tax due for the month covered by the return, on forms prescribed by him, showing the gross receipts from the amusement and the number of admission tickets sold and issued, the purchase price thereof and the tax imposed, if any. Said returns are to be filed by the last day of the month following the month covered by said return. The tax herein imposed due and owing shall accompany the return and shall likewise be due as of the last day of the month following the month covered by said return.

- (B) The Village Treasurer or his designated agent may enter the premises of any amusement for the purposes of inspection and examination of its books and records for the proper administration of this chapter, and for the enforcement of the collection of the tax hereby imposed. It is unlawful for any person to prevent, hinder or interfere with the Village Treasurer or his designated agent in the discharge of his duties hereunder. It shall be the duty of every owner, manager, licensee or operator of any amusement to keep accurate a complete set of books and records, containing all information necessary for the collection of the tax herein imposed, to which the Village Treasurer or his designated agent shall at all times have full access, which records shall include a daily sheet showing:
 - (1) The number of tickets of admission issued during the 24-hour period; and
 - (2) The actual amusement tax receipts collected for the date in question.

(A) AMUSEMENT TAX.

- (1) The Village Treasurer or his designated agent is designated as the administration and enforcement officer of the tax hereby imposed on behalf of the Village. It shall be the responsibility and duty of the Village Treasurer or his designated agent to collect all amounts due the Village from the owners, managers, licensees and operators of amusements in the Village. A sworn monthly amusement admission tax return, on a calendar month basis, shall be filed by each owner, manager, licensee or operator of each amusement in the Village with the Village Treasurer or his designated agent, regardless of whether there is any tax due for the month covered by the return, on forms prescribed by him, showing the gross receipts from the amusement and the number of admission tickets sold and issued, the purchase price thereof and the tax imposed, if any. Said returns are to be filed by the last day of the month following the month covered by said return. The tax herein imposed due and owing shall accompany the return and shall likewise be due as of the last day of the month following the month covered by said return.
- (2) The Village Treasurer or his designated agent may enter the premises of any amusement for the purposes of inspection and examination of its books and records for the proper administration of this chapter, and for the enforcement of the collection of the tax hereby imposed. It is unlawful for any person to prevent, hinder or interfere with the Village Treasurer or his designated agent in the discharge of his duties hereunder. It shall be the duty of every owner, manager, licensee or operator of any amusement to keep accurate a

complete set of books and records, containing all information necessary for the collection of the tax herein imposed, to which the Village Treasurer or his designated agent shall at all times have full access, which records shall include a daily sheet showing:

- (a) The number of tickets of admission issued during the 24-hour period; and
- (b) The actual amusement tax receipts collected for the date in question.

(B) VIDEO GAMING TERMINAL PUSH TAX.

The Terminal Operator of any Video Gaming Terminal(s) shall be subject to audit, inspection, and record keeping provisions of this Code. It shall be unlawful for any Terminal Operator and/or Person to prevent, hinder, or interfere with the Village's Officials, employees, and/or agents designated to discharge their respective duties in the performance and enforcement of the provisions of this Chapter. It is the duty of every Terminal Operator of a Video Gaming Terminal(s) to keep accurate and complete books and records to which the Village's officials, employees, and/or agents will at all times have full access.

(C) VIDEO GAMING PUSH TAX REGISTRATION.

Every Terminal Operator of Video Gaming Terminals located in the Village of Tinley Park shall apply for registration as a tax collector with the Village no later than thirty (30) days after commencing such business, or thirty (30) days after the effective date of the Ordinance imposing the Push Tax, whichever occurs later.

The application shall be submitted to the Village on the forms provided by the Village and contain such information as reasonably required by the Village to impose, collect, and audit all amounts related to the Push Tax.

§ 125.029 SUIT FOR COLLECTION; REVOCATION OF LICENSE.

Whenever any person shall fail to pay any taxes herein provided, or when any owner, manager, licensee or operator of an amusement in the Village shall fail to collect the tax hereby imposed from any person who has the ultimate liability for payment of the same, the Village Attorney shall, upon request of the Village, bring or cause to be brought, an action to enforce the payment of said tax on behalf of the Village in any court of competent jurisdiction. If the Village President, after a hearing held by or for him, shall find that any amusement owner, manager, licensee or operator has willfully evaded his responsibility to collect the tax imposed by this chapter, he may suspend or revoke all Village licenses, including but not limited to any <u>business</u>, liquor, or <u>gaming</u> license issued to and held by such person. Said person shall have an opportunity to be heard at such hearing, to be held not less than five days after notice is given of the time and place thereof, addressed to him at his last known place of business. Pending notice, hearing and finding, any license of which such person may be possessed may be temporarily suspended by the Village President. Any suspension or conviction resulting from such hearing shall not relieve or discharge any civil liability for nonpayment of the tax due.

§ 125.030 INTEREST AND PENALTIES.

In the event of failure by any amusement owner, manager, licensee or operator to collect and pay to the Village Treasurer the tax required hereunder within ten days after the same shall be due, a penalty shall be assessed and interest shall become due, all in accordance with the provisions of §41.04(B) and (C) of this code.

§ 125.031 DISPOSITION OF PROCEEDS OF TAX.

All proceeds resulting from the imposition of the tax under this chapter, including interest and penalties, shall be paid into the Treasury of the Village and shall be credited to and deposited in the General Fund of the Village.

SECTION FOUR

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 FIVE

That this Ordinance shall be in full force and effect beginning on April 30, 2022

SECTION SIX

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 15 th day of June, 2001
AYES:
NAYS:
ABSENT:
APPROVED THIS 15 th day of June, 2001.
VILLAGE PRESIDENT
ATTEST:
VILLAGE CLERK

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

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2021-O-044, "AN ORDINANCE AMENDING TITLE XI CHAPTER 113 AND TITLE XI CHAPTER 125 PERTAINING TO AMUSEMENT TAXES (PUSH TAX)," which was adopted by the President and Board of Trustees of the Village of Tinley Park on June 15, 2021.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 15th day of June, 2021.

KRISTIN A. THIRION, VILLAGE CLERK



PLAN COMMISSION STAFF REPORT

May 20, 2021 - Public Hearing

Petitioner

Daniel Kelly, on behalf of CenterPoint Integrated Solutions

Property Location

7061-7063 159th Street

PIN

28-19-100-012-0000

Zoning

B-2 (Community Shopping)

Approvals Sought

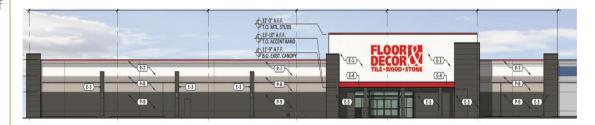
- Variations
- Site Plan & Architectural Approval

Project Planner

Daniel Ritter, AICP Senior Planner

Floor & Décor Redevelopment

7061-7063 159th Street



EXECUTIVE SUMMARY

Daniel Kelly, on behalf of CenterPoint Integrated Solutions (Petitioner) has requested Site Plan and Architectural Approval for redevelopment of an existing site at 7061-7063 159th Street in the B-2 (Community Shopping) zoning district. The proposal includes façade changes, parking lot changes, landscaping additions, and traffic control upgrades throughout the commercial shopping center. Also requested is that the Village Board grant Sign Variation from Section IX.F.1. (Wall Signs – Business Zoning Districts) of the Zoning Code to permit a 290.5 sq. ft. wall sign, 10.25 ft. in height.

Floor & Décor is proposing to locate in the existing Burlington tenant space, which is expected to be vacated this year when they relocate to their newly constructed space in the adjacent Tinley Park Plaza redevelopment. Floor & Decor is proposing façade upgrades to bring the building in compliance with their corporate standards. Additionally, due to the need for a separate customer pickup area, the east side of the building will have adjustments to the parking and drive aisles. Lastly, the property owner is proposing to make upgrades to the overall site that would increase landscaping, enhance its overall appearance, and improve traffic safety. The improvements help to tie the property into the neighboring interconnected shopping centers with more recent upgrades (Menard's and Tinley Park Plaza).

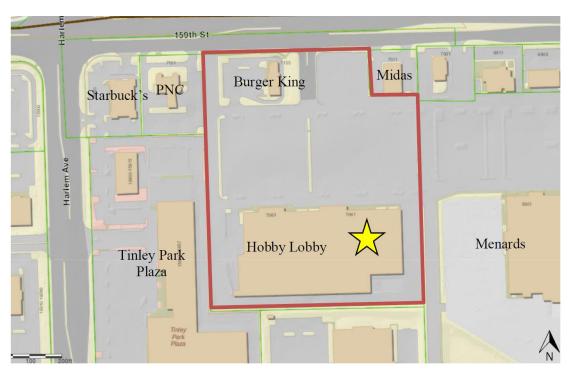
With many large commercial developments, there is some flexibility given to large anchor tenant signs since those tenants tend to take up a large amount of the building space and are often set back from roadways. Due to these issues, wall signage variations have been previously approved to allow for flexibility with sign regulations, based on the unique design of commercial centers. Sign variations typically consider the proposed sign's proportionality to the building's size and the overall development appearance. The proposed sign exceeds the maximum total size allowed (capped at 120 sq. ft.) and the maximum sign height. The sign is similar in size to those approved for similar anchor tenants in shopping centers (Menards, Sam's Club, Burlington, Aldi, Target, Kohl's, etc.) The overall façade design accommodates the proposed sign well and keeps it looking proportionate to the building's façade.

Changes to the May 20, 2021 Plan Commission Workshop Staff Report are indicated in RED.

EXISTING SITE & HISTORY

The subject site is located along the south side of 159th Street, near the intersection with Harlem Avenue. The property was one of the first commercial

developments in the area constructed and was around 1971 for K-Mart Corporation (predating neighboring the Brementowne Mini Mall). K-Mart occupied building until May 1996, when they relocated to the Super K-mart location on Harlem Avenue (now owned by Pete's Fresh Market). The center has



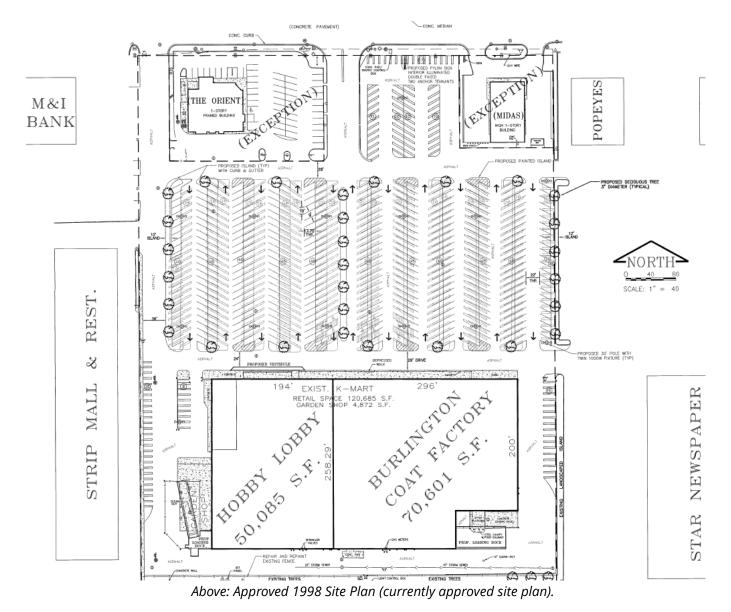
cross-access to the properties to the west (Tinley Park Plaza) and East (Menards/Bremen Towne Mini Mall). The property includes an outlot building (Burger King) located on the northwest corner of the lot and a small parking area along 159th Street that is currently being marketed for future development. The Burger King replaced a previously existing vacant restaurant on the site in 2010.

The building remained vacant for a few years after K-Mart left until it was occupied by Burlington and Hobby Lobby in 1998. The center had façade and site changes in 1998 to make it more accommodating for two tenants and to add some landscaping and end islands to the largely asphalted site. Burlington signed a lease last year to move to a new space being constructed at the adjacent Tinley Park Plaza along Harlem Avenue. The new building has been constructed with interior buildout and final site work underway. Burlington intends to occupy the space by summer this year and will vacate its current space at that time. The current property owner was able to find Floor & Décor as a preferable tenant that could take the large space. Hobby Lobby also intends to remain occupying their portion of the building.



Above: Existing building façade and signage.

The site was believed to be in a Planned Unit Development (PUD) for many years due to a mapping error carried over from a Zoning Map in 1978. However, the error was corrected a few years ago when it was noticed the site has never had a PUD ordinance approved for the site (similarly was discovered on multiple properties in the area). The site was developed before the current version of the Zoning Code (adopted in 1978) and before the Village's first PUD ordinance was adopted. Due to its age, much of the site development is considered "legal non-conforming" to current code requirements. The non-conforming aspects of the site are permitted to remain as they are. However, the Village works to bring sites closer into compliance whenever possible, while also understanding that meeting every aspect of new codes may not be possible on redevelopment sites. It is likely when/if the outlot is developed that the site may request to be a PUD at that time, similar to what was done with Tinley Park Plaza in 2020, and would bring the site into full conformance at that time.



ZONING & NEARBY LAND USES

The subject site is zoned B-2 (Community Shopping). Adjacent properties to the east (Menards, Midas, Popeyes, etc.), south (Centennial Bowling), and west (PNC Bank, Tinley Park Plaza) are also similarly zoned B-2. All neighboring properties have cross-access between them. To the north of the subject property across 159th Street in Orland Park, where they have a variety of commercial outlots, and zoned BIZ (General Business District). Orland Park's BIZ zoning is similar to Tinley Park's B-2 and B-3 (General Business & Commercial) zoning districts.

Floor & Décor is proposing to reutilize the existing loading docks for deliveries. The loading docks are located more than 500 ft. from the nearest residence and thus do not have limits related to truck loading times that are required of businesses within 300 ft. of a predominantly residential area.



PROPOSED USE

Floor & Décor is a national commercial retailer specializing in residential and commercial remodeling products that include flooring, tile, installation materials, and accessories. They operate mostly as a "Brick and Mortar" company but do allow for some online purchase and ordering options. The retail locations are vital though due to the difficulty with shipping some of the products and a preference for many customers to physically see the products before purchasing. Their retail



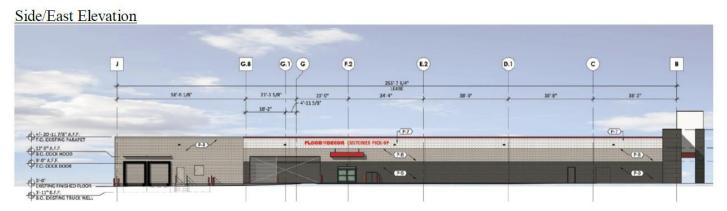
locations keep a large stock of product on-site and require high ceilings for rack storage systems. Floor & Décor is open to the public but has a strong returning customer base of construction professionals like designers and contractors. Many of their locations are near home improvement stores like Menards and Home Depot and tend to compliment those stores well. Floor & Décor would occupy the full ~70,300 sq. ft. space being vacated by Burlington. Hobby Lobby will continue to occupy their ~53,800 sq. ft. space they do now.

ARCHITECTURE

Among the most important items for Floor & Décor to locate at this site is a need to change the exterior of the building. Floor & Décor strives to create a clean and consistent look across its stores. The changes proposed include new decorative column elements and some vertical striping. Changes also include adding grey decorative vertical elements at the entrance, building corner, and separating the two differing tenant façade styles. These new façade elements help to break up the long and flat façade by giving it some added dimension. Changes have also been proposed on the east/side elevation that was previously dismissed. On that east side there will be a customer pickup entrance along with an overhead door that allows customers to drive their vehicles into the building for quick loading of materials.

Front/North Elevation





Open Item #1: Review the proposed Floor & Décor elevation changes.

One of the major challenges with the proposed façade changes, is to blend the differing façade styles of the two tenant spaces. It is common for larger "anchor tenants (typically over 40,000 sq. ft. in floor space) to have distinct facades from each other or an adjacent shopping center. For example, the neighboring Tinley Park Plaza/Brixmor development has a unique façade for Burlington and the new grocer. Aldi, Target, and Dick's Sporting Goods are other examples of this trend. However, even with a unique façade, the preference is to have a smooth transition between spaces rather than an abrupt change in the façade color, materials, or design elements. This usually means carrying some common elements through an entire facade.

While the proposal only includes Floor & Décor's façade changes, the property owner has indicated their agreement and desire to make changes to Hobby Lobby's portion of the façade. However, they will need additional time to coordinate with the tenant and work with an architect that is beyond Floor & Décor's timeframe for occupancy of the building. It was also recommended that a deadline be placed on the work to ensure that portion of the façade receives an update and is not left in its outdated state next to the new Floor & Décor Façade. A specific date has been requested from the Petitioner based on what they think is a reasonable timeframe to plan and complete the work. Staff has also recommended that they utilize matching decorative "column" and corner elements through the front façade that are similar in style and color to Floor & Décor's proposal. The deadline and any required design elements will be included as conditions of approval.

Open Item #2: Discuss and review the overall façade look, including the phasing of the Hobby Lobby front façade and staff recommendations for consistent design elements and a deadline for completion of the Phase 2 work.

Staff will be working with Hobby Lobby and the property owner on the changes to the Hobby Lobby portion of the front façade. The goal is not to have a uniform look since they are two large anchor tenant spaces, but instead to have a smooth transition between the two spaces and not have them contrast along the front façade. The Village's architectural standards in Section III.U.6. of the Zoning Ordinance have specific language that should guide the review and approval. Color or design coordination is recommended with minimal structural changes anticipated. A recommended condition has been included requiring permit submittal by the end of 2021 and completion of the work by 2022.

While the front and side facades of the building's two tenant spaces will be completed in two phases, staff has recommended that the rear façade be painted one color at one time with the proposed Floor & Décor work. This will ensure that the rear of the building is not different shades or colors along a flat façade. Painting it at one time will be more appealing and avoid future maintenance issues.

Open Item #3: Staff recommends conditioning the approval on the painting of the rear façade with Phase 1 (Floor & Décor) façade work.

A recommended condition has been added to require complete painting of the entire rear façade at the same time and in one color/shade to be completed with the Phase 1 work.

SITE PLAN & LANDSCAPE UPGRADES

The property is showing signs of wear and aging (50+ years old) with a lack of clear traffic control and lacking landscaping compared to the neighboring properties. With the project, the property owner has worked with staff to design the proposed plans that would provide upgrades to the site that bring it closer to compliance with current Village codes.

The proposed work creates a more attractive and safer environment for customers and visitors. Most notably, the installation of end islands and traffic control signage/striping will create better traffic circulation through the site. Following the site improvements, traffic control and landscaping will remain consistent between the subject site and the adjacent interconnected shopping centers (Menards and Tinley Park Plaza).

Overall Site Upgrades Include:

- Repair and replacement of internal walkways to ensure a smooth walking surface that is Illinois Accessibility Code (IAC) compliant.
- Repaving, restriping, and new signage for required accessible parking spaces.
- Installation of missing landscape end islands along the parking lot to create a more attractive development and well-defined main drive aisles.
- Installation of a landscaped island on the west side of the building by Hobby Lobby where there is an awkward parking area with a grade difference and a large area of undefined pavement.
- Installation of trees and landscaping in any new end islands and in existing islands with missing trees.
- New planter landscaping installed along the front façade.
- Restriping of shopping center entrances and intersections with appropriate traffic control mechanisms (stop bars, arrows, lane striping, etc.)
- Replacement and installation of missing or worn traffic control signage.
- Striping of crosswalk areas in front of the commercial tenant entrances to help slow traffic.
- Create a smooth front curb line between the tenants along the main drive aisle (currently an awkward drive aisle with a walkway bump out in front of Hobby Lobby).

The Petitioner has adjusted the east side of the site where Floor & Décor will be installing a customer pickup area. Parking will shift from being on the east side of the drive aisle to being against the building. Additionally, an existing fire hydrant will be moved to make for a straight access aisle on that east side of the building.

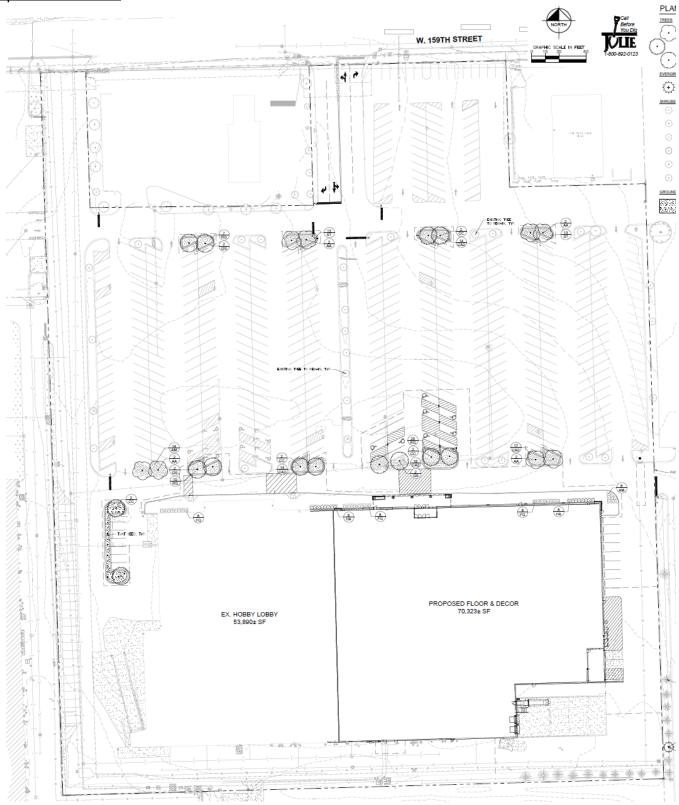
Open Item #4: Review overall site plan and site circulation based on Site Plan Standards.

The plans are still under review from the Village Engineer and are subject to their final review and approval in regards to traffic control and grading. Staff has recommended a standard condition that the approval be subject to Final Engineering Plan review and approval.

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

The overall site plan was seen as a big improvement to its overall appearance and in regards to traffic control and landscaping. A condition has been added requiring final engineering review and approval for the proposed changes.

Proposed Site Plan



PARKING

The site currently has 574 parking spaces and the proposal would have 556 spaces. The reduction is primarily from the removal of spaces added along the east side and the additional of new ADA spaces. These spaces were not a part of the originally approved plan for the site and other spaces were approved along the west side of the site. The original Plans included 554 spaces and thus, there is no reduction to that total with the proposed plans.

The parking spaces on this east side have largely been unused as they are far from the building's entrance. The center was developed in the 1970's for a K-Mart department store. Additionally, the code requirements of 1 space per 650 sq. ft. is a parking requirement dating from 1978 and result in a total requirement of 807 spaces. While the proposed site doesn't comply with the current parking minimum requirements (short 241 stalls), it is considered legal non-conforming and permitted to remain per the original parking approval.

Staff does not have concerns with the proposed parking on the site based on the proposed retail users. While specific parking counts weren't conducted, staff has noticed that the site has a significant amount of open parking, including on nights and weekend peak times. Additionally, Floor & Décor is expected to have even lower parking demand than Burlington currently has. Additional spaces can be added by designing the ADA accessible stalls to share drive aisles, which is now permitted with the newest version of the Illinois Accessibility Code. However, there does not appear to be a need for any additional parking stalls to be added at this time or a need to revise the proposal.

LIGHTING

Lighting in the parking lot and on the building has been proposed to be upgraded with more modern and efficient LED fixtures. However, the submitted plans only indicate this happening on the Floor & Décor side of the building and parking lot. Staff recommends maintaining a consistent light fixture style for



appearance purposes and to ensure a consistent lighting level, color, and intensity on the site. Any exterior lighting upgrades will need to happen simultaneously throughout the property with a uniform pole and fixture appearance.

Open Item #6: Staff recommends revising the lighting plans be revised to include consistent lighting upgrades throughout the site to provide a consistent look and lighting intensity to the site.

A recommended condition has been added requiring that all light poles and light fixtures match and are replaced with Phase 1 work.

SIGNAGE AND VARIATION

The Floor & Décor wall sign is permitted to be 1 sq. ft. in size per lineal foot of tenant frontage, with a maximum of 120 square feet. Additionally, there is a maximum sign height of 7 ft. Floor & Décor is proposing a sign that is 290.5 sq. ft. and ~10′ 3″ in height. The total tenant frontage is 294 feet in length so without the 120 sq. ft. cap, the sign's size would be permitted. The sign's overall height is related to its size and the proportionality of its logo. Variations have been requested to exceed the maximum wall sign size and the maximum total sign height.

Wall signage in large commercial centers are viewed as unique because the regulations are largely related to site aesthetics and architectural design of the development. While

FLOOR STONE

28-6 3/16" [342 3/16"]

7-1111/2*

FLOOR STONE

19-9"

TILE - WOOD - STONE

Floor & Décor Wall Sign Variation Requests				
	Size	Sign Ht. Max.		
Code Required	120 sq. ft.	7 ft		
Requested	290.5 ft	10′ 3″		

certain limits are needed, large commercial developments can present challenges that prevent signage from being visible and providing adequate wayfinding. Similar Variations in size (including allowing up to 1.5 sq. ft. in size per lineal foot) have recently been permitted for surrounding anchor tenants like Menards, Aldi, Sam's Clubs, and the Burlington/grocer tenants in Tinley Park Plaza. These spaces are unique in that they are large anchor tenants that take up a large amount of commercial space and set back far from the roadway, making wall signage visibility difficult. These properties also have exterior facades specifically designed for the size signage and results in the sign's size look proportionate to the façade. Due to these unique factors, the request would not set any new precedents that might make for unattractive signage elsewhere in the Village.

Complying with the code is possible but a smaller sign would look disproportionately small on the building's façade. Additionally, it would be difficult to ready from 159th Street, which is over 475 feet away, and thus making wayfinding more difficult for customers. Due to these concerns and the proposal being within existing precedent, staff is supportive of the proposed sign Variations.

Open Item #7: Review sign Variation requests for signage (max. size, max. sign height, max. rows of lettering.

A second wall sign will be added to the east side of the building for customer pickup and complies with code requirements. The ground sign will also comply with the code; it remains largely the same with a panel change and a change in the color of the base.



The Variation request was generally viewed as compatible with the previously approved signage and with regards to similar requests in the area. It was noted by Commissioners that the proposed size beyond the maximum of 120 sq. ft. is proportionate to the size of the tenant space and the overall façade area purposefully designed for the wall sign.

STANDARDS FOR A VARIATION

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

- 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.
 - If the sign met code would be difficult to read due to the distance from roadways and the size of the space. The proposed sign's size has been properly designed for and is proportionate to the size of the space and the façade area specifically designed for signage.
- 2. The plight of the owner is due to unique circumstances.
 - The property is existing and has had similar size signage for many years. The size of the signs remains compatible with the size allowance calculations, it just exceeds the maximum size. The overall floor area and frontage length is large compared to many shopping center tenants.
- 3. The Variation, if granted, will not alter the essential character of the locality.
 - An additional signage allowance has been approved for many surrounding commercial properties for their large anchor tenant properties. The sign request is proportionate to the size of the tenant space and façade. It is also similar to approvals from other neighboring commercial shopping centers and thus will not detract from the overall area.
- 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 & ARCHITECTUAL APPROVAL

Section III.U.6. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan and Architectural approval. Specific findings are not required but all standards shall be considered to have been met upon review from the Plan Commission.

Architectural

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

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

Site Design

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

MOTIONS TO CONSIDER

If the Plan Commission wishes to act on the Petitioner's requests, the appropriate wording of the motions is listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan, it simply brings the requested motion forward for a vote. The conditions listed below are recommended by staff, but can be added to, changed, or removed by the Commission based on their discussion and what they wish to approve or recommend.

Motion 1 (Sign Variation)

"...make a motion to recommend that the Village Board grant, Daniel Kelly on behalf of CenterPoint Integrated Solutions, a Variation from Section IX.F.1. (Wall Signs in Business Districts) of the Zoning Ordinance to permit a wall sign that is 290.5 sq. ft. instead of the maximum 120 sq. ft. and is 10' 3" in height instead of the maximum of 7 feet at 7061 159th Street in the B-2 (Community Shopping) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the June 3, 2021 Staff Report."

Motion 2 (Site Plan):

"...make a motion to grant the Petitioner, Daniel Kelly on behalf of CenterPoint Integrated Solutions, Site Plan and Architectural Approval for proposed changes at 7061-7063 159th Street in the B-2 (Community Shopping) zoning district, in accordance with the plans submitted and subject to the following conditions:

- 1. Approval is subject to final engineering review and approval by the Village Engineer.
- 2. Approval is subject to the parking lot light poles/fixtures and building light fixtures matching and being replaced at the same time during the required Phase 1 work.
- 3. The rear façade shall be painted and completed in Phase 1 of work and be one color/shade.
- 4. The front façade upgrades that are part of Phase 2 work on the Hobby Lobby portion of the building shall have a permit submitted by December 31, 2021, and be completed by December 31, 2022. The façade changes shall be in conformance with all architectural review standards in Sec. II.U.6 of the Zoning Ordinance.

THE VILLAGE OF TINLEY PARK

Cook County, Illinois Will County, Illinois

ORDINANCE NO.2021-O-040

AN ORDINANCE GRANTING WALL SIGN SIZE VARIATIONS AT 7061-7063 159TH STREET (FLOOR & DÉCOR)

> MICHAEL W. GLOTZ, PRESIDENT KRISTIN A. THIRION, VILLAGE CLERK

> > WILLIAM P. BRADY
> > WILLIAM A. BRENNAN
> > DIANE M. GALANTE
> > DENNIS P. MAHONEY
> > MICHAEL G. MUELLER
> > COLLEEN M. SULLIVAN
> > 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. 2021-O-040

AN ORDINANCE GRANTING WALL SIZE SIGN VARIATIONS AT 7061-7063 159TH STREET (FLOOR & DÉCOR)

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 sign face variation ("Variation") to permit a wall sign ("Sign") to be larger and taller than permitted has been filed by Daniel Kelly on behalf of CenterPoint Integrated Solutions ("Petitioner") with the Village Clerk and has been processed in accordance with the Tinley Park Zoning Ordinance; and

WHEREAS, the Village of Tinley Park Plan Commission held a public hearing on the question of whether the Variation should be granted on June 03, 2021, at the Village Hall of this Village, at which time all persons present were afforded an opportunity to be heard; and

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

WHEREAS, the Plan Commission vote 6-0 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 finding of fact 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.
 - If the sign met code it would be difficult to read due to the distance from roadways and the size of the space. The proposed sign's size has been properly designed for and is proportionate to the size of the space and the façade area specifically designed for signage.
- 2. The plight of the owner is due to unique circumstances.
 - The property is existing and has had similar size signage for many years. The size of the signs remains compatible with the size allowance calculations, it just exceeds the maximum size. The overall floor area and frontage length is large compared to many shopping center tenants.
- 3. The Variation, if granted, will not alter the essential character of the locality.
 - An additional signage allowance has been approved for many surrounding commercial properties for their large anchor tenant properties. The sign request is proportionate to the size of the tenant space and façade. It is also similar to approvals from other neighboring commercial shopping centers and thus will not detract from the overall area.
- 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.

SECTION 3: The Variation set forth herein below shall be applicable to the following described property:

LEGAL DESCRIPTION: THAT PART OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON A LINE 1094 FEET EAST OF THE WEST LINE OF SAID NORTHWEST 1/4 AT THE SOUTH RIGHT-OF-WAY LINE OF 159TH STREET; THENCE SOUTH ON SAID LINE 1094 FEET EAST OF SAID WEST LINE 800 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 45 SECONDS WEST 665 FEET TO THE EAST LINE OF THE WEST 26 RODS OF SAID WEST ½ OF THE NORTHWEST ¼; THENCE NORTH 790 FEET ALONG SAID LAST SAID LINE TO THE SOUTH RIGHT-OF-WAY LINE OF 159TH STREET; THENCE NORTH 87 DEGREES 15 MINUTES 43 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE 212.24 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 45 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE 453 FEET TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM THE NORTH 150 FEET OF THE EAST 150 FEET), ALL IN COOK COUNTY, ILLINOIS. ALSO EXCEPTING THEREFROM THAT PORTION TAKEN BY CONDEMNATION BY THE STATE OF ILLINOIS, IN CASE NO. 93 L 50936, ALL IN COOK COUNTY, ILLINOIS

PARCEL IDENTIFICATION NUMBER: 28-19-100-012-0000

COMMONLY KNOWN AS: 7061-7062 159th Street, Tinley Park, Illinois

SECTION 4: That Variations from Section IX.F.1. (Wall Signs in Business Districts) of the Zoning Ordinance to permit a wall sign that is 290.5 sq. ft. instead of the maximum 120 sq. ft. and is 10' 3" in height instead of the maximum of 7 feet are hereby granted to the Petitioner in the B-2 (Community Shopping) Zoning District at the above-mentioned Property to erect said Sign as indicated in **Exhibit 1**:

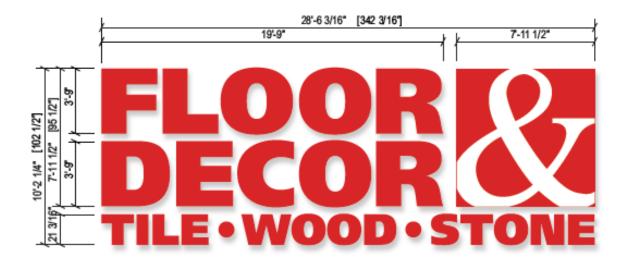
SECTION 5: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

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 15th day of June, 2021.	
AYES:	
NAYS:	
ABSENT:	
APPROVED THIS 15th day of June, 2021.	
ATTEST:	VILLAGE PRESIDENT
ATTEST.	
VILLAGE CLERK	

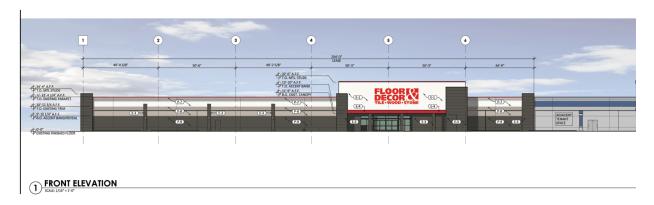
 $\underline{\text{Exhibit 1}}$ Floor & Décor Wall Sign Details and Dimensions



Sign Layout Detail

Scale: 3/16" = 1'-0"

FD-95LOGO-45CLS-TWS-UC-21



COUNTY OF COOK

COUNTY OF WILL

STATE OF ILLINOIS)

SS

)

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. 2021-O-040, "AN ORDINANCE GRANTING WALL SIGN SIZE VARIATIONS AT 7061-7063 159TH STREET (FLOOR & DÉCOR)," which was adopted by the President and Board of Trustees of the Village of Tinley Park on June 15, 2021.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 15th day of June, 2021.

KRISTIN A. THIRION, VILLAGE CLERK

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MAY 20, 2021 REGULAR MEETING

ITEM#1 WORKSHOP – FLOOR & DÉCOR REDEVELOPMENT, 7061-7063 159TH STREET –

ARCHITECTURE/SITE PLAN APPROVAL AND SIGN VARIATION

Consider recommending that the Village Board grant Daniel Kelly on behalf of CenterPoint Integrated Solutions a Variation from Section IX.F.1. (Wall Signs – Business Zoning Districts) of the Zoning Code to permit a 290.5 sq. ft. wall sign instead of the maximum 120 sq. ft. at 7061-7063 159th Street in the B-2 (Community Shopping) zoning district. This items also includes Final Site

Plan/Architectural Approval.

Present Plan Commissioners: Chairman Garrett Gray

Eduardo Mani Steven Vick James Gaskill Kehla West Frank Loscuito

Absent Plan Commissioners: Angela Gatto

Mary Aitchison

Village Officials and Staff: Dan Ritter, Senior Planner

Kimberly Clarke, Comm. Dev. Dir. Kathy Congreve, Commission Secretary

Mayor Michael Glotz

Petitioners: Parker Lange, Development Mgr. with CenterPoint Integrated

Solutions and members of his team (participated electronically) Adam Silverman, 7061-7063 159th St. Property Owner (participated

electronically)

Members of the Public: None

CHAIRMAN GRAY recused himself from the discussion on this item to avoid any perception of proprietary gain as the company he works for does Geotech work for Floor & Décor. He would manage the meeting but not participate beyond that. He then invited staff to start with the workshop portion of this item.

DAN RITTER, Senior Planner, noted that the Staff Report has been distributed to the Commission and posted on the Village website and will be attached to the minutes as part of the meeting record. Dan gave his presentation, summarizing the history of the site, the proposed use, and open items for review.

CHAIRMAN GRAY invited the petitioner to speak. Parker Lange with CenterPoint was on the line, representing Floor & Décor. His team was with him as well as the property owner, to answer any questions commissioners may have.

CHAIRMAN GRAY asked if there were any comments or discussions from Commissioners. Comments were as follows:

COMMISSIONER VICK stated that the recommended changes are good, he agrees with staff that the backside of the building be painted on color at one time. Referring to the circulation, he stated that the owner should look into the westbound travel on the road; the lot has been fixed and keeps collapsing. There's

something structurally wrong with the ground that should be looked at. He sees no problem with the sign variance as it looks proportionate to the overall building.

COMMISSIONER MANI echoed Commissioner Vick's comments. He commented on the signage, stating that we're looking a 241% difference from code on the signs and wondered how the proportion will look. DAN RITTER stated that current Burlington and Hobby Lobby signs exceed the code (but doesn't know when it had been approved). So, the new sign will look very similar in size to the existing sign. If Hobby Lobby changes their sign or someone new moves in, they will try to keep a 1:1 ratio on the size, but a sign variance may be required at that time. For now, the new sign (Floor & Décor) and the current sign (Hobby Lobby) will be in proportion to the facade. COMMISSIONER MANI agrees that the façade should be updated overall to include the Hobby Lobby side; he likes what he sees on the plans.

COMMISSIONER WEST feels it will be a great addition to improve the traffic flow, as navigating that area on and off Oak Park Avenue and 159th Street can be tricky. She doesn't have any concerns about the sign and feels it's in balance due to the large setback from the roadway.

COMMISSIONER LOSCUITO stated that the Staff Report was well done. He likes how the parking lot and site plan are set up and he likes the cosmetic changes to the building. These are positive upgrades.

CHAIRMAN GRAY asked if there was anyone from the public wishing to speak; there were none and there had not been any comments submitted in writing.

DAN RITTER stated that they'll work with the Petitioner to work through two of the seven open items-- the suggestions for the rear façade, and a deadline for Phase 2 to be completed. Other than that, the commissioners seemed to like the overall site plan and look of the building.

CHAIRMAN GRAY announced that there will be a Public Hearing on this item at the June 3, 2021 regularly scheduled Plan Commission meeting.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JUNE 3, 2021 REGULAR MEETING

ITEM #1 PUBLIC HEARING – FLOOR & DÉCOR REDEVELOPMENT, 7061-7063 159TH STREET

- ARCHITECTURE/SITE PLAN APPROVAL AND SIGN VARIATION

Consider recommending that the Village Board grant Daniel Kelly on behalf of CenterPoint Integrated Solutions A Variation from Section IX.F.1 (Wall Signs – Business Zoning Districts) of the Zoning Code to permit a 290.5 sq. ft. wall sign instead of the maximum 120 sq. ft. at 7061-7063 159th Street in the B-2 (Community Shopping) zoning district. This item also includes Final Site

Plan/Architectural Approval.

Present Plan Commissioners: Acting Chairperson Kehla West

Eduardo Mani Angela Gatto James Gaskill

Frank Loscuito (participated remotely) Mary Aitchison (participated remotely)

Absent Plan Commissioners: Garrett Gray

Steven Vick

Village Officials and Staff: Dan Ritter, Senior Planner

Kimberly Clarke, Comm. Dev. Dir. Kathy Congreve, Commission Secretary Lori Kosmatka, Associate Planner

Petitioners: Parker Lange, Development Mgr. with CenterPoint Integrated

Solutions and members of his team

(participated electronically)

Adam Silverman, 7061-7063 159th St. Property Owner

(participated electronically)

Members of the Public: None

ACTING CHAIRPERSON WEST stated she received proof of the Notice of Publication for this Public Hearing, and asked for a motion to open the Public Hearing. Motion made by COMMISSIONER GASKILL, seconded by COMMISSIONER MANI. ACTING CHAIRPERSON WEST requested a voice vote asking if any were opposed to the motion; hearing none, she declared the motion carried.

ACTING CHAIRPERSON WEST invited staff to start with the presentation of this item.

DAN RITTER, Senior Planner, noted that the Staff Report has been distributed to the Commission and posted on the Village website and will be attached to the minutes as part of the meeting record. He reviewed the Floor & Décor proposed elevation changes, site plan and landscape upgrades, proposed lighting and sign variation.

ACTING CHAIRPERSON WEST asked if there were any comments or discussion from Commissioners. The Commissioners did not have any comments.

ACTING CHAIRPERSON WEST asked if the Petitioner had anything they would like to present. The Petitioner stated there was nothing to add in addition to the Staff Report.

ACTING CHAIRPERSON WEST asked if there was anyone from the public wishing to speak; there were none.

ACTING CHAIRPERSON WEST asked if there were any further discussion from Commissioners. The Commissioners did not have any comments for discussion.

ACTING CHAIRPERSON WEST asked for a motion to close the Public Hearing. Motion made by COMMISSIONER MANI, seconded by COMMISSIONER GATTO. ACTING CHAIRPERSON WEST requested a voice vote asking if any were opposed to the motion; hearing none, she declared the motion carried.

DAN RITTER reviewed the draft Standards of Approval on these requests, summarizing the Sign Variation and Site Plan Approval, as outlined in the Staff Report.

There were two motions for this item.

Motion 1-Sign Variation

COMMISSIONER GATTO made a motion to recommend that the Village Board grant Daniel Kelly, on behalf of CenterPoint Integrated Solutions, a Variation from Section IX.F.1. (Wall Signs in Business Districts) of the Zoning Ordinance to permit a wall sign that is 290.5 sq. ft. instead of the maximum 120 sq. ft. and is 10'-3" in height instead of the maximum of 7 feet at 7061 159th Street in the B-2 (Community Shopping) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the June 3, 2021 Staff Report. Motion seconded by COMMISSIONER LOSCIUTO. Vote taken by Roll Call; all in favor. ACTING CHAIRPERSON WEST declared the motion carried.

Motion 2-Site Plan Approval

COMMISSIONER LOSCIUTO made a motion to grant Daniel Kelly, on behalf of CenterPoint Integrated Solutions, Site Plan and Architectural Approval for proposed changes at 7061-7063 159th Street in the B-2 (Community Shopping) zoning district, in accordance with the plans submitted and subject to the following conditions:

- 1. Approval is subject to final engineering review and approval by the Village Engineer.
- 2. Approval is subject to the parking lot light poles/fixtures and building light fixtures matching and being replaced at the same time during the required Phase 1 work.
- 3. The rear façade shall be painted and completed in Phase 1 of work and be one color/shade.
- 4. The front façade upgrades that are part of Phase 2 work on the Hobby Lobby portion of the building shall have a permit submitted by December 31, 2021, and be completed by December 31, 2022. The façade changes shall be in conformance with all architectural review standards in Sec. II.U.6 of the Zoning Ordinance.

Motion seconded by COMMISSIONER GATTO. Vote taken by Roll Call; all in favor. ACTING CHAIRPERSON WEST declared the motion carried.

This will be reviewed by the Village Board at their June 15th meeting.



PLAN COMMISSION STAFF REPORT

June 3, 2021 – Workshop/Public Hearing

Petitioner

Robert Bettinardi, on behalf of X-Cel Technologies Inc (d/b/a as Bettinardi Golf)

Property Location

7800 Graphics Drive

PIN

19-09-01-176-001-0000

Zoning

ORI PD (Office & Restricted Industrial, Hickory Creek PUD)

UDOD (Urban Design Overlay District)

Approvals Sought

- Special Use Permit for a Substantial Deviation From PUD
- Site Plan Approval

Project Planner

Daniel Ritter, AICP Senior Planner

Bettinardi Golf Parking Expansion

7800 Graphics Drive



EXECUTIVE SUMMARY

The Petitioner, Robert Bettinardi, on behalf of X-Cel Technologies Inc (property owner), is seeking Site Plan Approval and a Special Use Permit for a Substantial Deviation from the Hickory Creek Planned Unit Development (PUD) to allow for site changes and installation of new parking stalls in the front yard at 7800 Graphics Drive.

The proposed changes are due to the growth experienced at Bettinardi Golf and a need for seven additional parking stalls for employees and guests. The majority of the property is already developed and the stalls are proposed in a small green space adjacent to the current parking lot. The request for a Substantial Deviation relates to an Exception to the Zoning Code that prohibits parking in front yards. Front yard parking is common in the PUD and surrounding area, and will not detract from the overall development area. The proposed front yard parking is also similar to the request recently approved at 7650 Graphics Drive (IGOR building) which they will be occupying once an addition is made to the building. Existing trees will be removed where the parking is proposed, but will be replaced in front of the building next to the detention pond. Other minor proposed changes at the entrance include modifications to allow for easier truck turning and a new parking light pole to light the entrance and parking lot.

EXISTING SITE & ZONING OVERVIEW

The subject property (shown with a star on the image on the right) consists of a 2.12-acre parcel on the north side of Graphics Drive. The property is zoned Office and Restricted Industrial (ORI) and is part of the Hickory Creek PUD. The existing site includes an approximately 32,780 sq. ft. building, parking lot areas, detention pond, and trash enclosure.

The subject site was originally approved in 1994 by Vernon Development and purchased by Bettinardi in 1996. The building was a ~20,000 sq. ft. office and warehouse building. In 2004 a ~12,000 sq. ft. addition was placed

130 St. Hariam to 112 Am

Above: Zoning Map around subject property (indicated with star) in the Hickory Creek PUD (outlined in Red). Four lots (outlined in blue) were previously constructed before the PUD was established.

on the rear/north side of the building along with some site changes to increase the parking count.

In 2019, Bettinardi purchased a nearby property at 7650 Graphics Drive (two lots to the east referred to as the IGOR building). That site was approved in April 2021 for a building addition and site changes allowing Bettinardi/X-Cel to utilize the space along with IGOR remaining as a tenant. A request to expand the parking lot into the front yard was approved for that site as well.

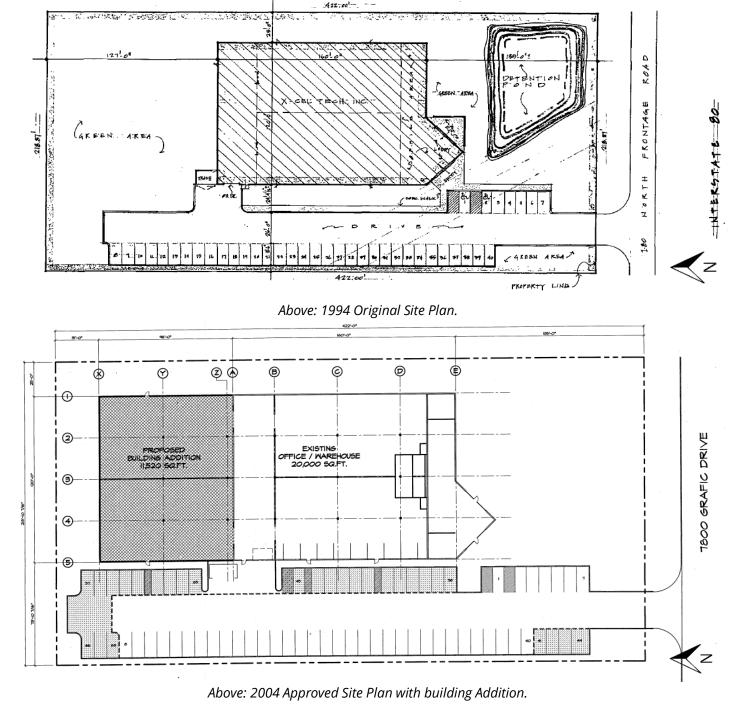
The Hickory Creek PUD was originally approved in 2006 (Ord. 2006-O-028) with the ORI base zoning covering the full area. The PUD was unique in that it included four previously constructed properties along Graphics Drive into the plan that allows for some flexibility in uses, dock locations, and other ORI district design requirements. Staff notes that the corner lot east of the subject site (A. Dinovi Heating & Cooling at 18650 76th Avenue) was rezoned as part of the PUD Ordinance, but is not shown as a PUD on the zoning map above. This error will be corrected going forward on the map. The Hickory Creek PUD has been entirely developed, and includes a mixture of office, light industrial, warehouse, and service uses. The majority of uses fit with the industrial/office park feel with limited traffic from the general public. The majority of people traveling through this park are employees or truck drivers.



Above: Aerial of subject property.

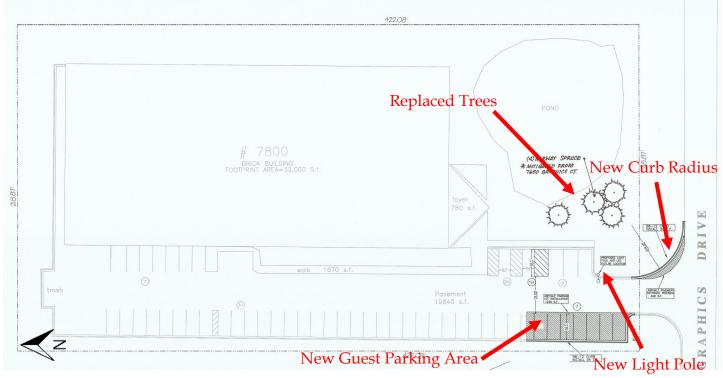
In PUDs, any changes to approved building sizes require a Special Use Permit for a Substantial Deviation from the approved PUD. Deviations from Village's Zoning Ordinance, when located in a PUD, are considered "Exceptions" rather than "Variations". Exceptions do not require the standard Findings of Fact as required with a Variation. A PUD Exception is typically viewed more specifically to how it relates to the goals and context of that specific PUD, rather than a Variation, that has a larger context which can affect requirements in the entire Village.

The site is also located within the Urban Design Overlay District (UDOD), which promotes walkability, lesser front yard setbacks, and a more urbanized look. The UDOD regulations do not apply to the existing building and layout of the site. However, any changes to the site do need to comply and cannot make the site further non-conforming in any way.



SITE PLAN

The primary purpose behind the plan is to increase the available parking on the site as much as possible. The additional parking has been needed due to growth in their business and increased production. The result is the addition of 8 new parking spaces at the southwest corner of the site where there is existing green space adjacent to the existing parking lot. One existing parking space will be converted to an access aisle for a net increase of 7 stalls.



Above: Plan of Proposed Site Changes.

Front Yard Parking

The new parking stalls are located in the front yard which is not permitted, except for single-family residences (who can park on driveways in the front yard). Parking in the front yard requires an exception to the code. The Petitioner has proposed this location for additional parking because it is the best location to add visitor parking near to the main entrance, separate from employee parking. The subject site already has existing front yard parking, and the proposed additional parking will just be extending the existing parking row on the west side of the site. Additionally, there are other sites in the area, including those that have front yard parking (see image below) that are existing or approved. The proposed front yard parking Exception will not negatively change the character of the overall PUD area or the street frontage.



Above: Nearby existing front yard parking (circled in Blue) and approved front yard parking (circled in Purple) on Graphics Drive.

Open Item #1: Review the overall site plan layout and Exception for front yard parking, where it is prohibited.

Since engineering and stormwater management aspects have not been fully submitted or reviewed by the Village Engineer, staff recommends the typical condition to clarify that the approvals are subject to final engineering review which will be submitted with the building permit.

Open Item #2: Staff is recommending the site plan approval be conditioned upon final engineering review and approval.

LANDSCAPE

The existing green space that will be lost due to the parking expansion includes 4 existing trees and some shrubs. Those trees will be replaced with similar species (spruce/evergreen) around the pond that is currently predominantly bare. Staff notes these locations may block views to the existing ground sign, and the exact tree locations may need to be revised with the permit. While there are landscape aspects of the site that are non-conforming, that is typical of existing sites developed under previous codes. It can be difficult to bring existing properties into precisive conformance with newer code requirements including the landscape code. This is even more difficult on industrial sites which are largely developed with impervious surfaces and require truck maneuvering that conflicts with landscaping. However, it has typically been the desire for the Village to bring non-conforming sites into closer compliance when possible and with a focus on public-facing frontages. The trees being replaced were not required originally but are required under the current code, so the focus was on maintaining the existing tree ratio already located on the site. A recommended condition has been added requiring comparable replacement of all existing landscaping on the site. This requirement will be reviewed by staff with the permit submittal.

Open Item #3: Review and discuss the proposed Landscape Plan.

STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff will provide draft Findings in the Staff Report for the Public Hearing.

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - The proposed parking exception is safe for the public and employees.
- 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 additional parking does not affect neighboring property enjoyment or impair property values.
- 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;
 - Neighboring properties are already developed and the proposal will not negatively affect any future development or redevelopment of the neighboring properties.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - The site is already developed with adequate utilities and no additional utilities are needed for the parking lot.
- 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
 - Site layout is designed to allow for safe circulation by trucks, employees, and the general public.
- 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.
 - All other Village code requirements will be met.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - The addition allows for an existing successful business to continue to grow and employ people within the community.

STANDARDS FOR SITE PLAN APPROVAL

Section III.U.6. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. Specific findings are not required but all standards shall be considered to have been met upon review and approval from the Plan Commission. Since no changes to the building are proposed, only the Site Plan Standards have been included.

Site Design

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

MOTIONS TO CONSIDER

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

Motion 1 (Special Use for Substantial Deviation):

"...make a motion to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation from the Hickory Creek PUD with an Exception from the Zoning Ordinance for front yard parking location, to the Petitioner, Robert Bettinardi on behalf of X-Cel Technologies Inc, to permit site changes at 7800 Graphics Drive in the ORI PD (Office & Restricted Industrial, Hickory Creek PUD) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the June 3, 2021 Staff Report."

[any conditions that the Commission would like to add]

Motion 2 (Site Plan):

"...make a motion to grant the Petitioner, Robert Bettinardi on behalf of X-Cel Technologies Inc, Site Plan Approval for proposed site changes at 7800 Graphics Drive in the ORI PD (Office & Restricted Industrial, Hickory Creek PUD) zoning district, in accordance with the plans submitted and subject to the following conditions:

- 1. Approval is subject to final engineering review and approval by the Village Engineer.
- 2. Approval is subject to the acceptance of the request for a Special Use for a Substantial Deviation to the PUD by the Village Board.
- 3. All landscaping removed shall be replaced with comparable landscaping around the front pond area, including the four trees and any shrubs or bushes.

[any conditions that the Commission would like to add]

THE VILLAGE OF TINLEY PARK

Cook County, Illinois Will County, Illinois

ORDINANCE NO. 2021-O-041

AN ORDINANCE GRANTING A SPECIAL USE FOR SUBSTANTIAL DEVIATION FROM THE HICKORY CREEK PUD AT CERTAIN PROPERTY LOCATED AT 7800 GRAPHICS DRIVE (BETTINARDI GOLF)

MICHAEL W. GLOTZ, PRESIDENT KRISTIN A. THIRION, VILLAGE CLERK

WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
DENNIS P. MAHONEY
MICHAEL G. MUELLER
COLLEEN M. SULLIVAN
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. 2021-O-041

AN ORDINANCE GRANTING A SPECIAL USE FOR SUBSTANTIAL DEVIATION FROM THE HICKORY CREEK PUD AT CERTAIN PROPERTY LOCATED AT 7800 GRAPHICS DRIVE (BETTINARDI GOLF)

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

WHEREAS, a petition for the granting of a Special Use for a Substantial Deviation from the Hickory Creek Planned Unit Development for an Exception from the Zoning Ordinance to allow front yard parking for property located at 7800 Graphics Drive, Tinley Park, Illinois 60477 ("Subject Property") has been filed by Robert Bettinardi on behalf of X-Cel Technologies Inc. ("Petitioner") with the Village Clerk of this Village and has been referred to the Plan Commission of the Village and has been processed in accordance with the Tinley Park Zoning Ordinance; and

WHEREAS, said Plan Commission held a public hearing on the question of whether the Special Use Permit should be granted on June 3, 2021, at the Village Hall of this Village of Tinley Park ("Village"), 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 voted 6-0 and has filed its report of findings and recommendations regarding the Special Use for a Substantial Deviation with this Village President and Board of Trustees, and this Board of Trustees has duly considered said report, findings, and recommendations; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village of Tinley Park and its residents to approve said Special Use for a Substantial Deviation; and

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

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

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

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - The proposed parking exception is safe for the public and employees.
- 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 additional parking does not affect neighboring property enjoyment or impair property values.
- 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;
 - Neighboring properties are already developed and the proposal will not negatively affect any future development or redevelopment of the neighboring properties.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - The site is already developed with adequate utilities and no additional utilities are needed for the parking lot.
- 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
 - Site layout is designed to allow for safe circulation by trucks, employees, and the general public.

- 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.
 - All other Village code requirements will be met.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - The addition allows for an existing successful business to continue to grow and employ people within the community.

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

LEGAL DESCRIPTION: LOT 3 IN TINLEY CORPORATE CENTER PHASE 1, BEING A SUBDIVISION OF THE SOUTH 422 FEET OF THE EAST 20 ACRES OF THE WEST 60 ACRES OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12 EAST, (EXCEPT THAT PART THEREOF TAKEN BY THE PEOPLE OF THE STATE OF ILLINOIS, IN CASE # W66G1592H) TOGETHER WITH THE WEST 15 FEET OF THE SOUTH 422 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 (LYING NORTH OF THE PROPERTY CONVEYED TO THE STATE OF ILLINOIS BY DEED RECORDED DECEMBER 22, 1966 DOC R66-18876) OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINICPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBER (PIN): 19-09-01-176-001-0000

COMMONLY KNOWN AS: 7800 Graphics Drive, Tinley Park, Illinois

SECTION 4: That a Special Use Permit for a Substantial Deviation, as defined in Zoning Ordinance Section VII.B.6., from the approved Hickory Creek Planned Unit Development at certain property described in the above section at 7800 Graphics Drive in the ORI PD zoning district, in accordance with the plans submitted, for a building expansion and with the following Exception:

1. An Exception from Sections V.D.B.(2). (Urban Design Overlay – Parking Lots) and VIII.A.7 (Off-street Parking – Yards) to permit parking to be located in the front yard per the plans in **Exhibit 1**.

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 15th day of June, 2021.	
AYES:	
NAYS:	
ABSENT:	
APPROVED THIS 15th day of June, 2021.	
	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 Ordinance No. 2021-O-041, "AN ORDINANCE GRANTING A SPECIAL USE FOR SUBSTANTIAL DEVIATION FROM THE HICKORY CREEK PUD AT CERTAIN PROPOERTY LOCATED AT 7800 GRAPHICS DRIVE," which was adopted by the President and Board of Trustees of the Village of Tinley Park on June 15, 2021.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 15th day of June, 2021.

KRISTIN A. THIRION, VILLAGE CLERK

5-Apr-21 DJG

S.F.

Technologies, BETTINARD

Visitor Parking

60477 Park IL Tinely Court, 7800 Graphics Address: Common

GEOME

7800 Graphics Ct Tinley Park, IL 60477 "guidar Parking"

CEOWELKIC PROPOSED SITE

JimSr@Wanerent.com 00S8-ES4-807 Chicago Ridge, IL 60415 10150 Virginia Ave, Ste J Warner Enterprises Contractor: James Waner, Sr.

32000 S.F. 780 S.F. 1670 S.F. 19840 S.F. 54290 S.F.

59.01%

9455 Enterprise Ave D. Warren Opperman Surveyor of Record:

1245 S.F.

60.36%

32000 S.F. 780 S.F. 1670 S.F. 19840 S.F. 1245 S.F. 55535 S.F.

0001-027 (807) Mokena IL 60048

dgreccod@aim.com ₽290-745-0584 Lisle, IL 60532 1042 Maple Ave, Suite 130 Dan Grecco, P.E. CIAIT ENGINEEE:

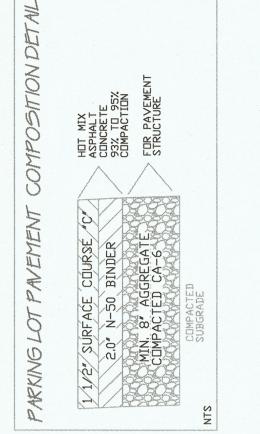
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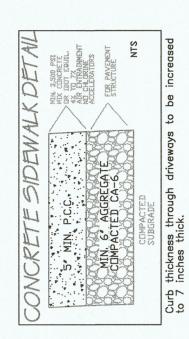
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PREPARED HUBER

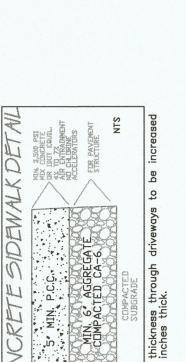
CALL J.U.L.I.E. BEFORE YOU DIG 1-800-892-0123

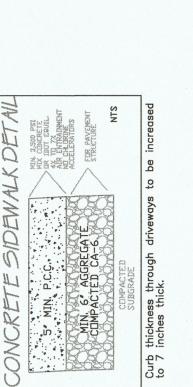
SHEET:

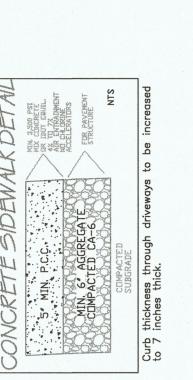




1 APRIL 05, 2021







422,08

NORTH

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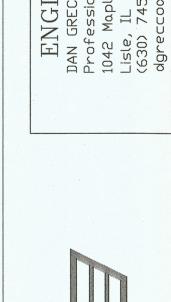
1" = 20'

SCALE IN FEET

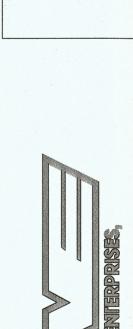
IMPERVIOUS LOT COVERAGE STORMWATER
EXISTING
BUILDING
FOYERS
WALK ON W. SIDE OF BLD
PARKING AREA
EXISTING IMPERVIOUS = WALK ON W. SIDE OF BLD
PARKING AREA
NEW PARKING AREA
PROPOSED IMPERVIOUS = INCREASED IMPERVIOUS = LOT SQUARE FOOTAGE CALCULATIONS PROPOSED STORM
BUILDING
FOYERS DKIAE GRAPHICS B6-12 INSTALL 18,815 (4) NORWAY SPRUCE ** MITIGATED FROM 7650 GRAPHICS CT. ASPHALT PARKING LOT INSTALLATION 1245 S.F. Pavement 19840 s.f.

7800 BRICK BUILDING FOOTPRINT AREA=32,000 S.f.

18,81







ENGINEER

DAN GRECCO, P.E.
Professional Civil Engineer
1042 Maple Avenue, Suite 130
Lisle, IL 60532
(630) 745-0524
dgreccod@aim.com

Area Work

(F)

<u>C</u>

~ COVER SHEET ~ BETTINARDI X-Cel Technologies, Inc.

VISITOR PARKING ADDITION

Common Address: 7800 Graphics Court, Tinely Park IL 60477

6. Details

2. Existing Site

7. Details

PROJECT PHASING

INDEX

3. Demolition/S.E.S.C. Plan

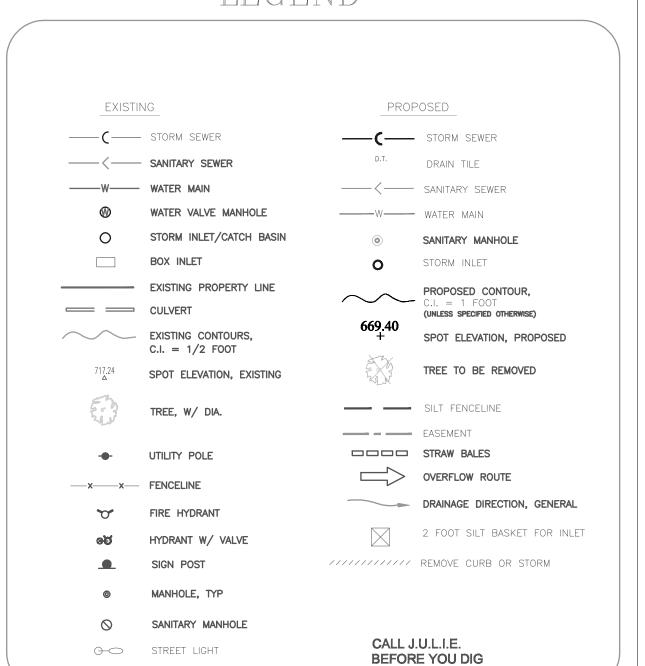
4. Proposed Geometric Site

1. Cover Sheet and Information

5. Proposed Drainage & Utility Plan

- a.) Follow Demolition and SESC plan;
- b.) Verify utilities, both known and unknown;
- d.) Install Asphalt Parking Lot additions; e.) Restoration of Turf;
- f.) Strip Parking Lot;
- g.) Remove Silt Control only once approved.

LEGEND



1-800-892-0123

Lattitude & Longitude

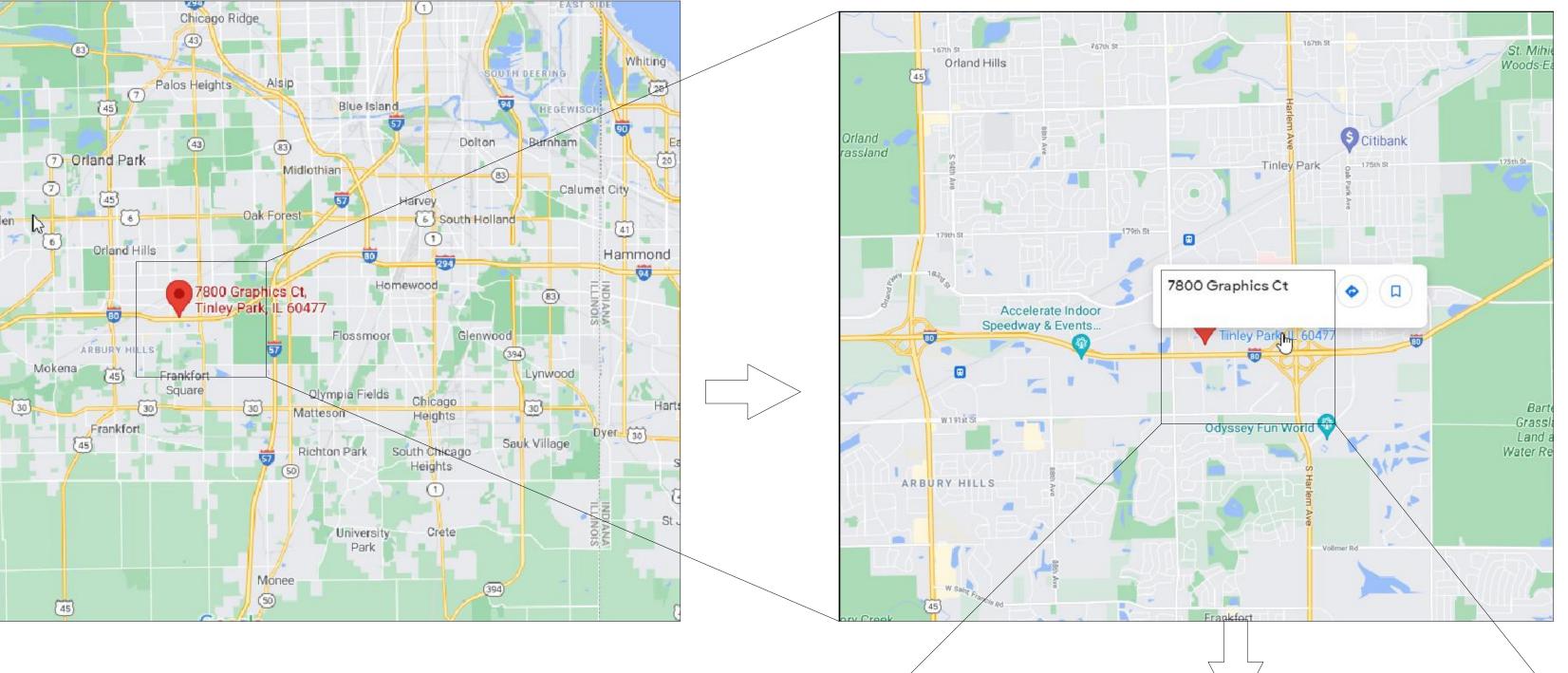
Adjacent to: 7800 Graphics Court Tinely Park IL 60477

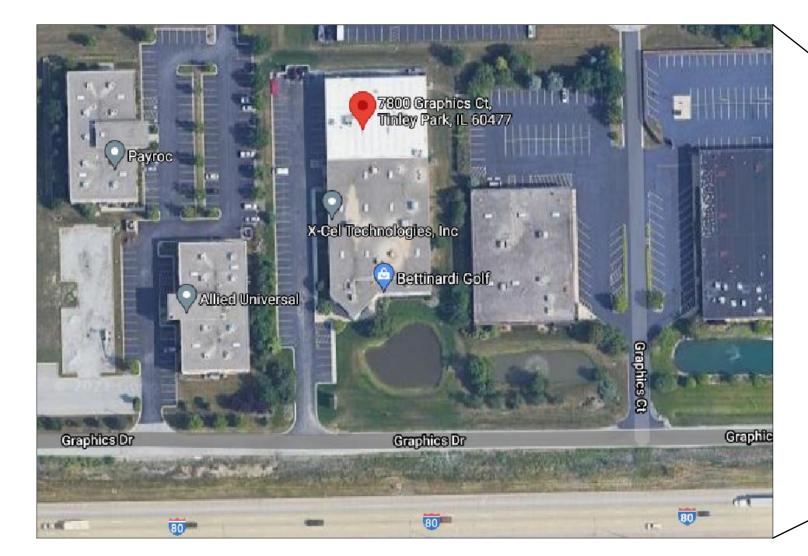
Will County P.I.N. 19-09-01-176-001

Lattitude: 41.553080 ° Longitude: -87,805690 °

Source: Latlong, net

PROJECT LOCATION MAP #1 PROJECTION LOCATION MAP #2





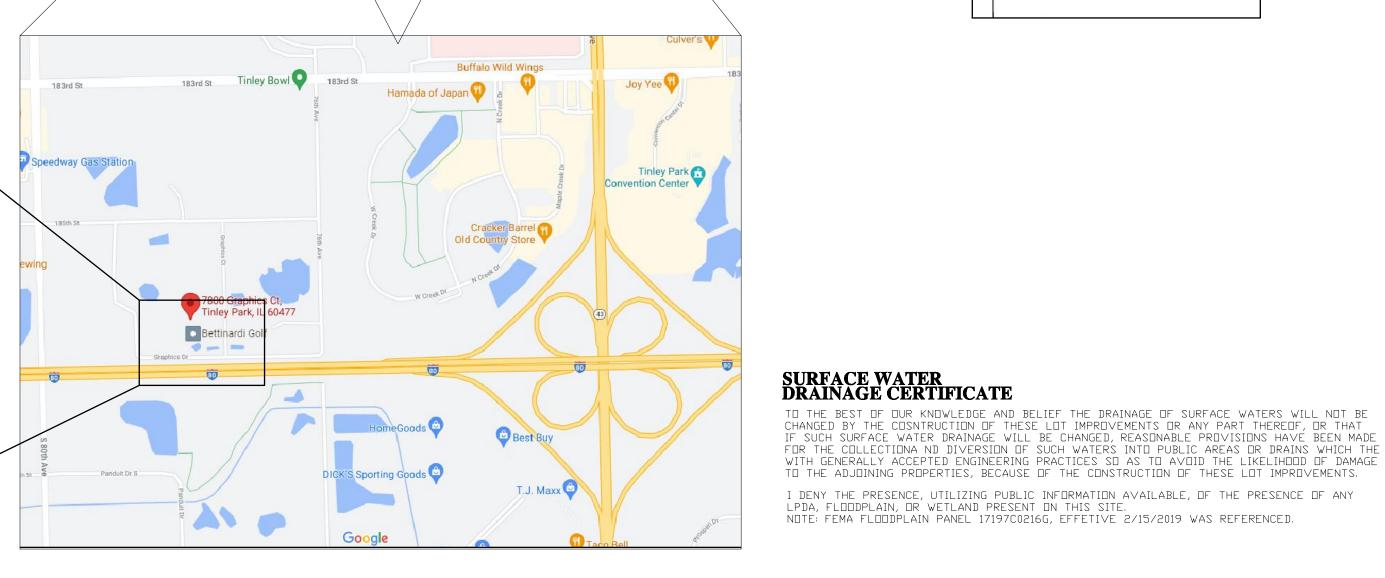


AERIAL VIEW

prevail, unless otherwise noted by Village of Chicago Ridge Details provided.

Specifications

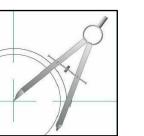
The latest edition of the water and sewer specification manual shall prevail, unless otherwise note by Village of Tinley Park Details provided. The latest edition of the Illinois Standard Specifications For Road and Bridge construction shall



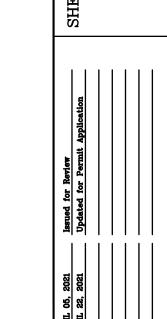
PROJECTION LOCATION MAP #3



ENGINEER DAN GRECCO, P.E. Professional Civil Engineer 1042 Maple Avenue, Suite 130 Lisle, IL 60532 (630) 745-0524 dgreccod@aim.com



CALL J.U.L.I.E. BEFORE YOU DIG 1-800-892-0123



SHEET ATION COVER NFORM

AS SHOWN

PROFESSIONAL ENGINEER'S SEAL: EXPIRES 11/30/2021

VILLAGE OF TINLEY... AGENDA - 6/15/2021,...

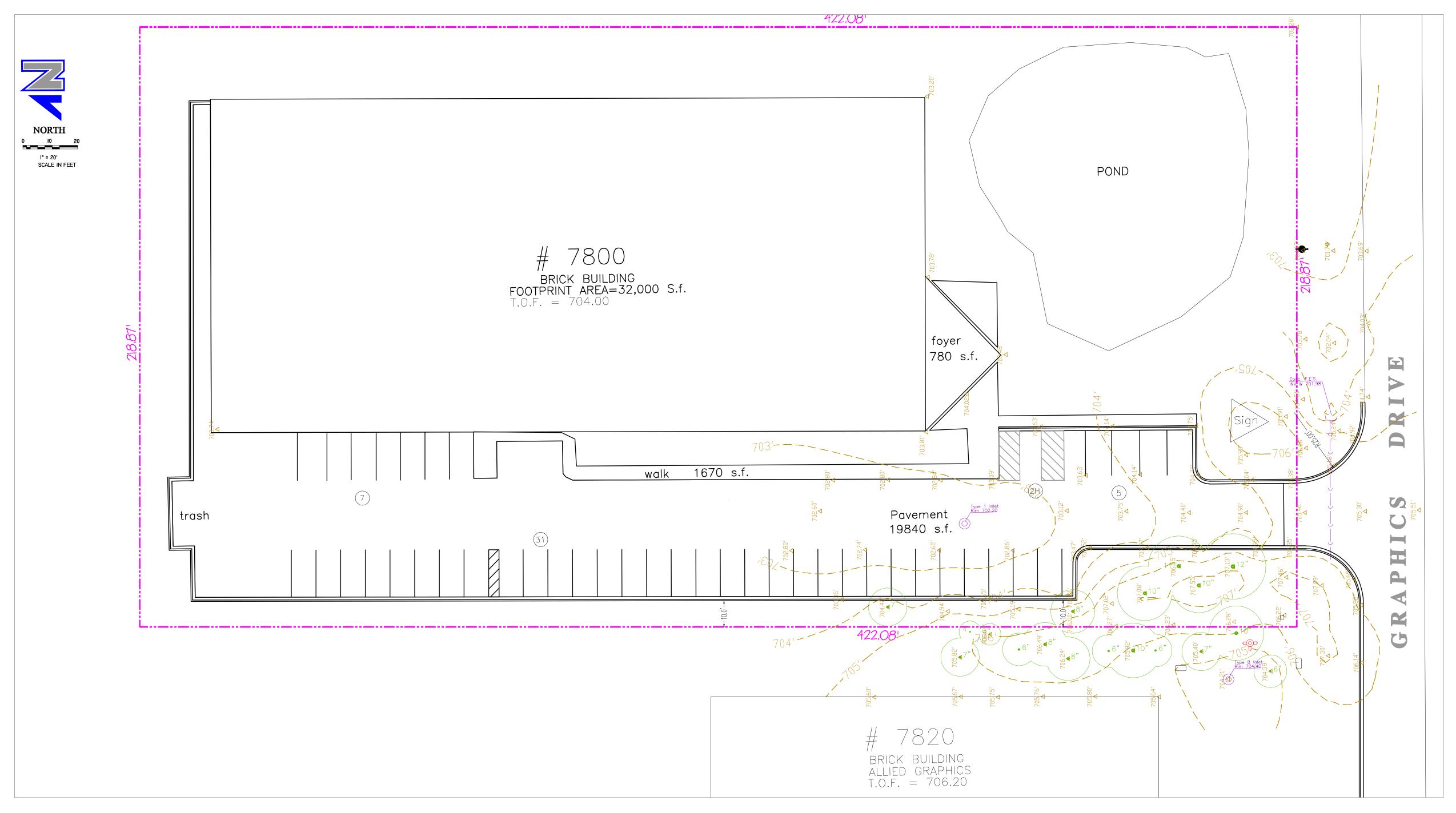
BETTINARDI

X-Cel Technologies, Inc.

Visitor Parking

Common Address: 7800 Graphics Court, Tinely Park IL 60477

EXISTING SITE





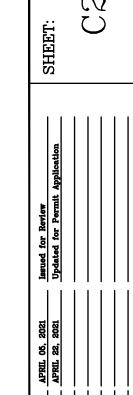
ENGINEER

DAN GRECCO, P.E.

Professional Civil Engineer 1042 Maple Avenue, Suite 130 Lisle, IL 60532 (630) 745-0524 dgreccod@aim.com



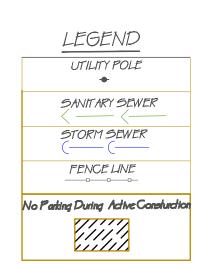


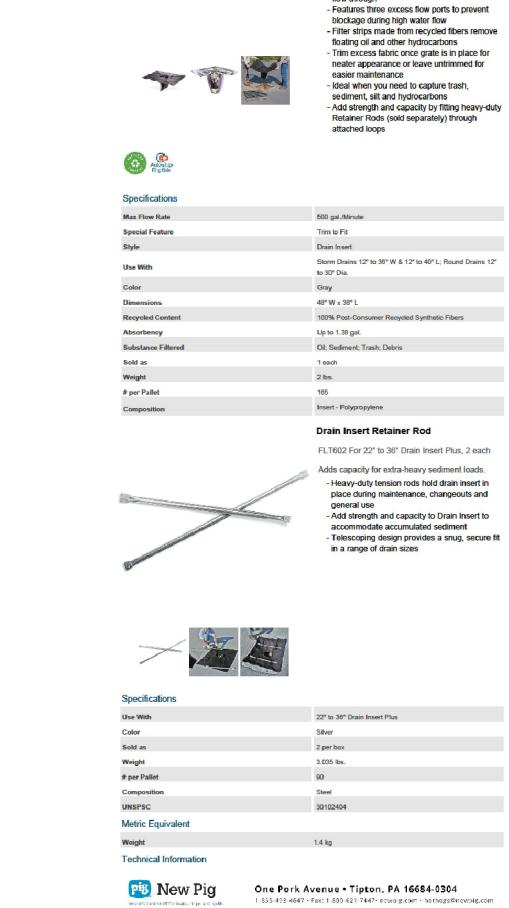


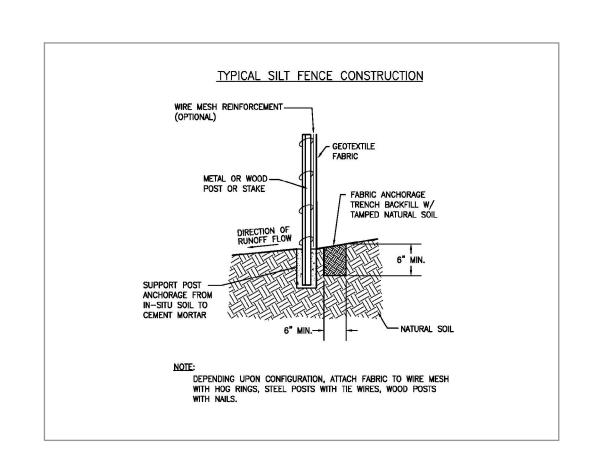
BETTINARDI X-Cel Technologies, Inc. Visitor Parking

Common Address: 7800 Graphics Court, Tinely Park IL 60477

DEMOLITION PLAN/SESC PLAN







Concrete wash out must not occur within the right-of-way. The contractor/developer will have the responsibility to keep all public right-of-way free from dirt and debris. Trucks and other construction equipment should be cleaned onsite to prevent mud from being deposited on the public right-of-way. Stockpiles shall be for foundation backfill only. All other excavated materials shall be removed from the site immediately. Stockpiles of soil that will remain for a period of 7 days shall be stabilized and provided with the appropriate erosion and sedimentation control measures.

All construction traffic will utilize Graphics Drive. No debris, dirt, etc. will be tracked onto Graphics Drive or the northern access. It will be the Contractor's responsibility to follow and maintain Graphics Drive during this construction.



PIG® Frameless Storm Drain Filter FLT116 For Oil; Sediment; Trash; Debris, For

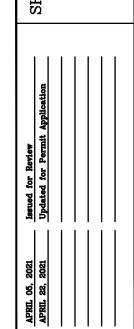
Drains 12" to 30" Dia., Trim to Fit

Storm Drains 12" to 36" W & 12" to 40" L; Round

In high-traffic areas with catch basins, there's no easier way to control oily runoff and sediment - and

- Below-grate design stays intact in areas with 18"-deep accumulation pocket collects oil,

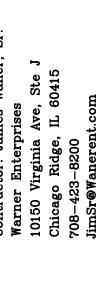
sediment and other contaminants but lets water



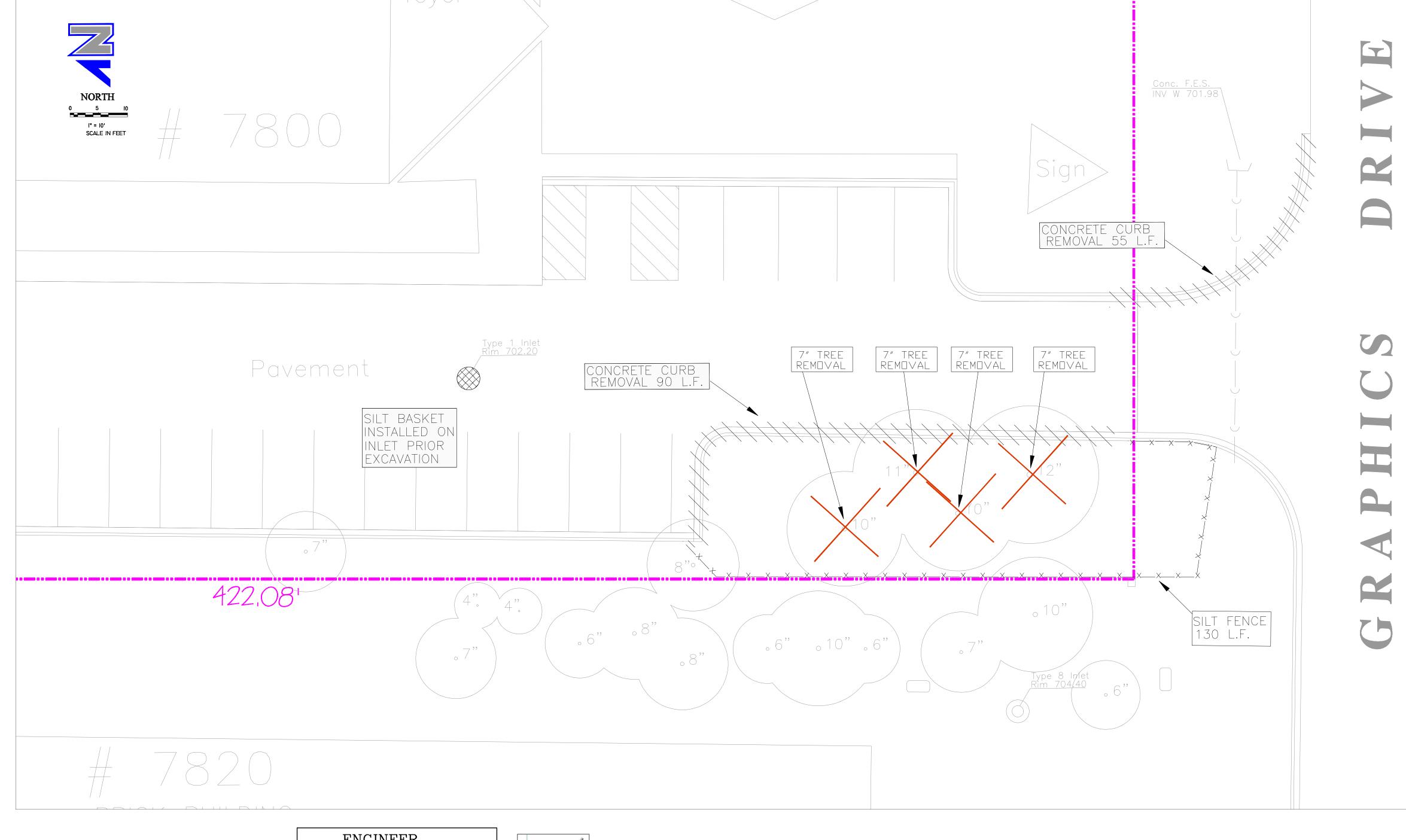




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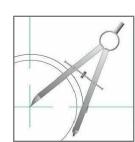


AS SHOWN





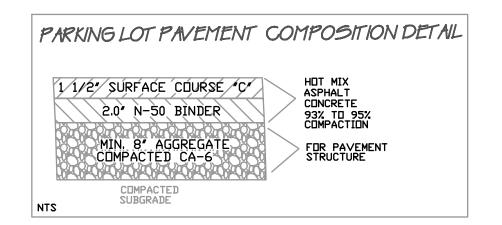


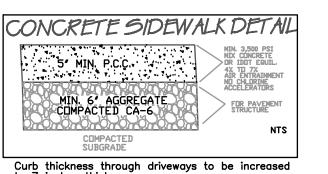


BETTINARDI X-Cel Technologies, Inc. Visitor Parking

Common Address: 7800 Graphics Court, Tinely Park IL 60477

PROPOSED GEOMETRIC SITE PLAN





FOOTPRINT AREA=32,000 S.f. PROPOSED LIGHT POLE AND LED ASPHALT PAVEMENT ENTRANCE WIDENING 460 S.F. Pavement ASPHALT PARKING LOT INSTALLATION 19840 s.f. 1245 S.F. B6-12 CURB INSTALL 94 L.F. 422,081

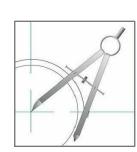
IMPERVIOUS LOT C	OVERA	1
CALCULATIONS		
	5-Apr-21	
LOT SQUARE FOOTAGE	92000	5
STORMWATER		
EXISTING		
BUILDING	32000	5
FOYERS	780	5
WALK ON W. SIDE OF BLD	1670	5
PARKING AREA	19840	
EXISTING IMPERVIOUS =	54290	5
=	59.01%	
PROPOSED STORM		
BUILDING	32000	5
FOYERS	780	5
WALK ON W. SIDE OF BLD	1670	5
PARKING AREA	19840	5
NEW PARKING AREA	1245	
PROPOSED IMPERVIOUS =	55535	5
=	60.36%	
INCREASED IMPERVIOUS =	1245	



ENGINEER

DAN GRECCO, P.E.

Professional Civil Engineer 1042 Maple Avenue, Suite 130 Lisle, IL 60532 (630) 745-0524 dgreccod@aim.com



CALL J.U.L.I.E. BEFORE YOU DIG 1-800-892-0123

PROPOSED

AGENDA - 6/15/2021,...
VILLAGE OF TINLEY...

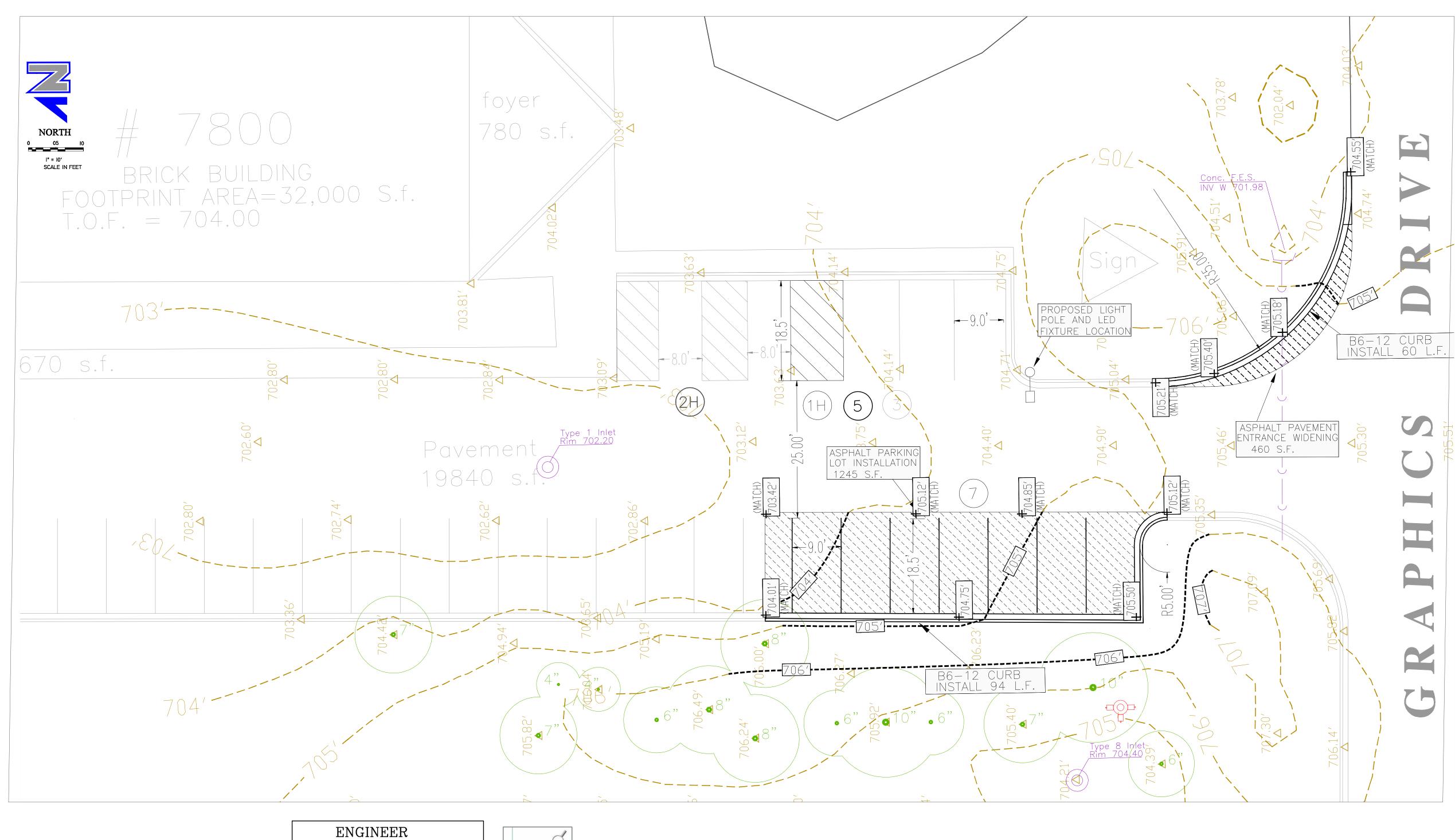
BETTINARDI

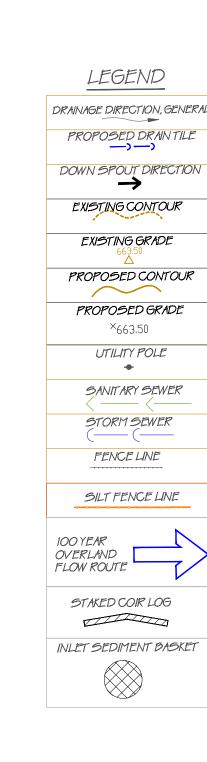
X-Cel Technologies, Inc.

Building Addition

Common Address: 7650 Graphics Court, Tinely Park IL 60477

PROPOSED GRADING & UTILITY SITE PLAN





Mar-21 98697	
98697	S.F.
23996	S.F.
140	S.F.
670	S.F.
24390	S.F.
11000	S.F.
5000	S.F.
65196	S.F.
66.06%	
23996	S.F.
7176	S.F.
140	S.F.
670	S.F.
16908	S.F.
	S.F.
10860	10000 2000 100
1125	-
5000	S.F.
66661	S.F.
67.54%	
	5000 66661



ENGINEER

DAN GRECCO, P.E.

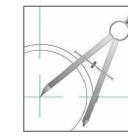
Professional Civil Engineer

1042 Maple Avenue, Suite 130

Lisle, IL 60532

(630) 745-0524

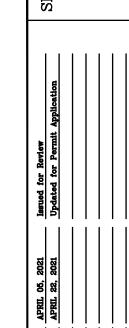
dgreccod@aim.com



greccod@aim.com (708) 720-1

SHEET:
C5

CALL J.U.L.I.E. BEFORE YOU DIG 1-800-892-0123



"Visitor Parking" 7800 Graphics Ct Tinley Park, IL 60477

> ROPOSED SITE RADING & UTILITY

Record:Contractor: James Waner, Sr.OppermanWarner EnterprisesOrise Ave10150 Virginia Ave, Ste JS0048Chicago Ridge, IL 60415000708-423-8200

Dan Grecco, P.E.

1042 Maple Ave, Suite 130

Lisle, IL 60532

630-745-0524

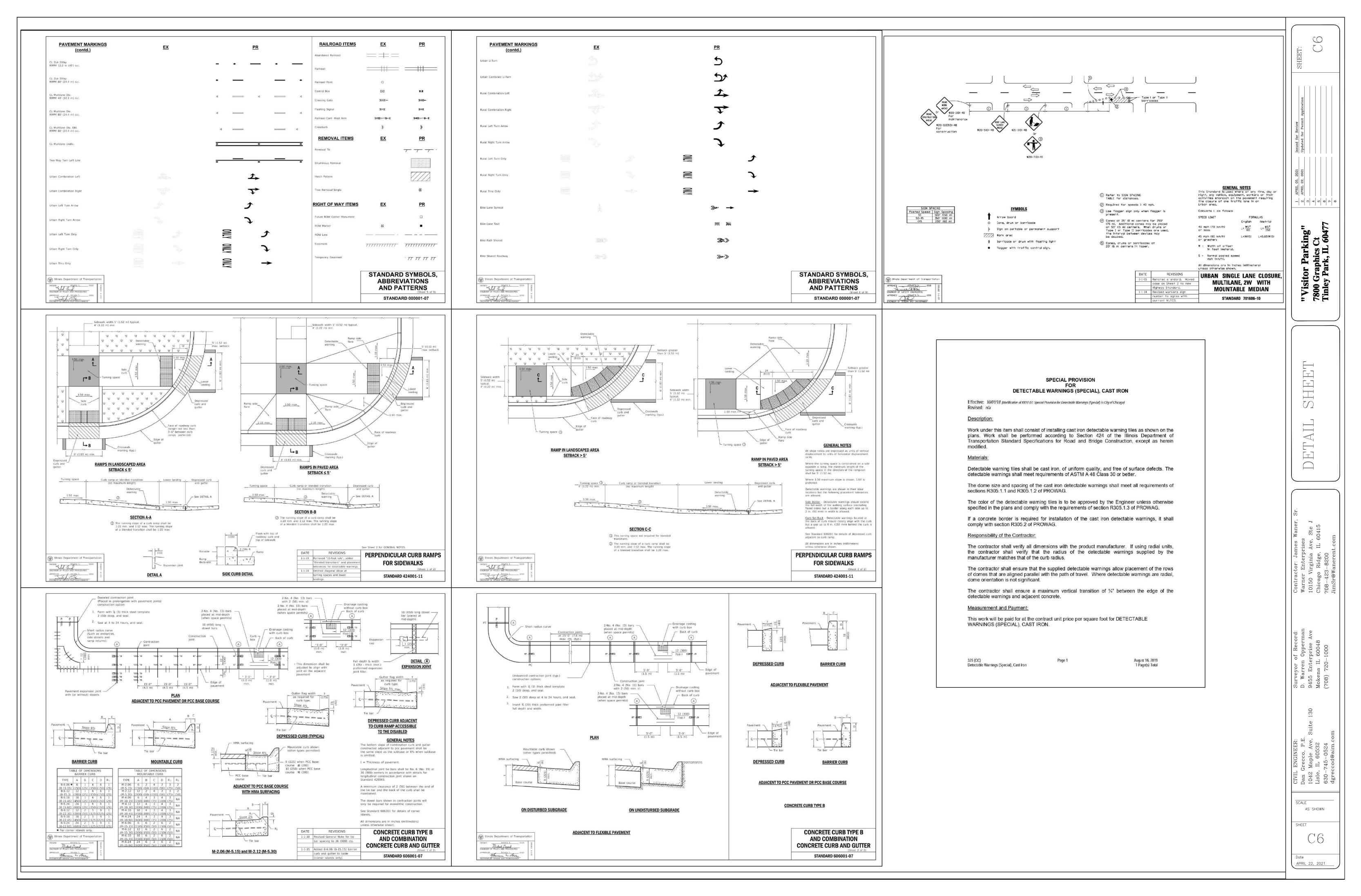
dgreccod@aim.com

SCALE
AS SHOWN

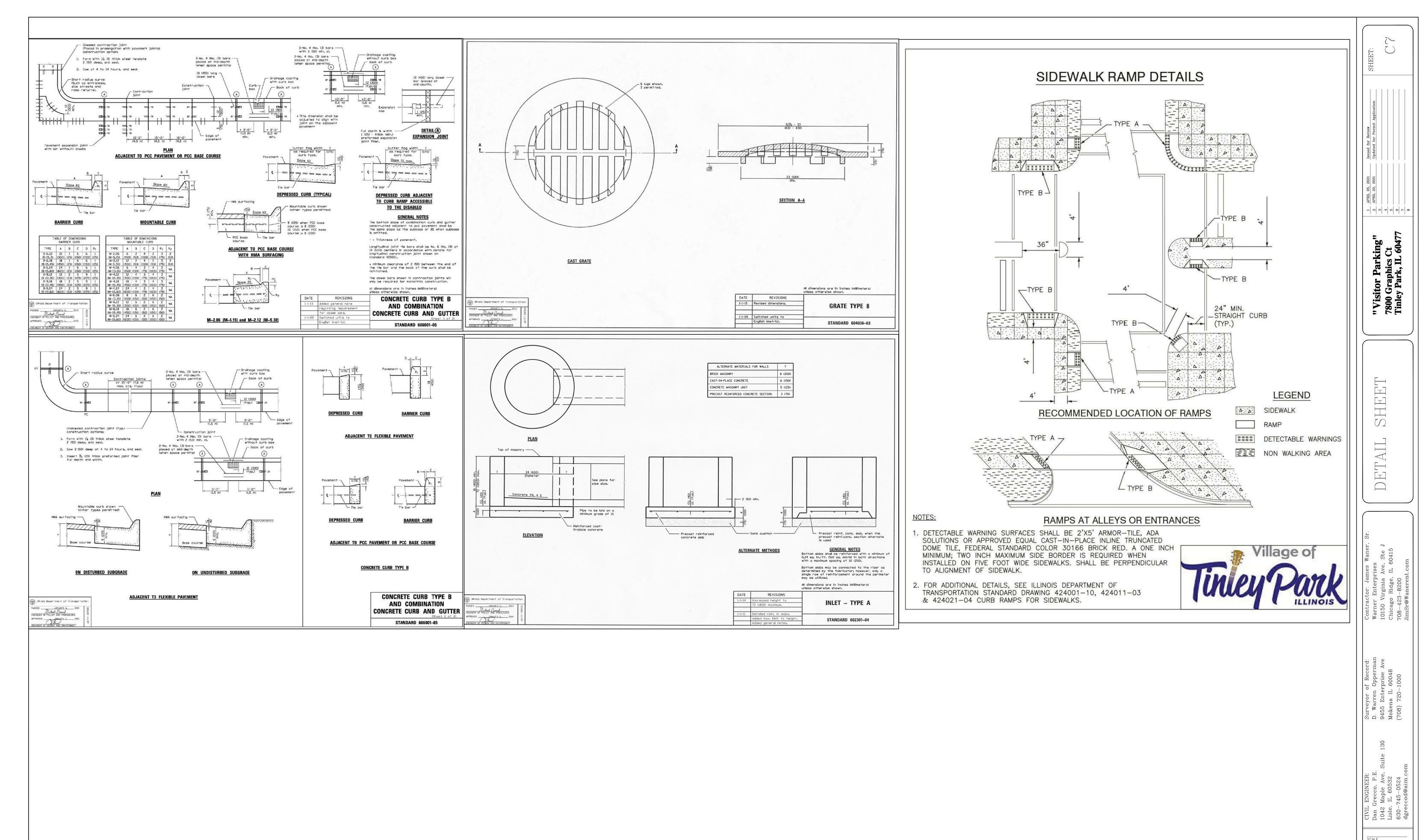
SHEET

C5

AGENDA - 6/15/2021,...
VILLAGE OF TINLEY...



AGENDA - 6/15/2021,...
VILLAGE OF TINLEY...



AS SHOWN

APRIL 22, 2021

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JUNE 3, 2021 REGULAR MEETING

ITEM #2 WORKSHOP/PUBLIC HEARING – BETTINARDI HQ SITE CHANGES, 7800 GRAPHICS

DRIVE - SITE PLAN APPROVAL AND SPECIAL USE FOR A SUBSTANTIAL

DEVIATION FROM A PLANNED UNIT DEVELOPMENT

Consider recommending the Village Board grant Robert Bettinardi, on behalf of X-Cel Technologies Inc (d/b/a/ Bettinardi Golf) (Property Owner) a Special Use Permit for a Substantial Deviation from the Planned Unit Development (PUD) with exceptions from the Zoning Ordinance for the property located at 7800 Graphics Drive in the ORI PUD (Office and Restricted Industrial, Hickory Creek PUD) zoning district. The request will include Site Plan Approval to allow a parking expansion in the front yard.

Present Plan Commissioners: Acting Chairperson Kehla West

Eduardo Mani Angela Gatto James Gaskill

Frank Loscuito (participated remotely)
Mary Aitchison (participated remotely)

Absent Plan Commissioners: Garrett Gray

Steven Vick

Village Officials and Staff: Dan Ritter, Senior Planner

Kimberly Clarke, Comm. Dev. Dir. Kathy Congreve, Commission Secretary Lori Kosmatka, Associate Planner

Petitioners: Jim Wagner, Contractor on behalf of Bettinardi

Members of the Public: None

ACTING CHAIRPERSON WEST invited staff to start with their presentation.

DAN RITTER, Senior Planner, noted that the Staff Report has been distributed to the Commission and posted on the Village website and will be attached to the minutes as part of the meeting record. This is a combined Workshop/Public Hearing.

ACTING CHAIRPERSON WEST asked if there were any comments or discussion from Commissioners. Comments were as follows:

COMMISSIONER LOSCIUTO stated she agreed with staff recommendations on open items #1 and #2.

ACTING CHAIRPERSON WEST asked if the Petitioner had anything to add. The Petitioner did not have anything to add.

ACTING CHAIRPERSON WEST noted that she received proof of the Notice of Publication for this Public Hearing.

ACTING CHAIRPERSON WEST noted the workshop was complete, and asked for a motion to open the Public Hearing. Motion made by COMMISSIONER GASKILL, seconded by COMMISSIONER MANI. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

ACTING CHAIRPERSON WEST invited staff to start with their presentation. DAN RITTER noted there was nothing further to present.

ACTING CHAIRPERSON WEST asked if the Petitioner wished to present anything to the Commission. The Petitioner did not have anything to present to the Commission.

ACTING CHAIRPERSON WEST asked if there were any comments or discussion from Commissioners. The Commissioners did not have any comments.

ACTING CHAIRPERSON WEST asked if there was anyone from the public wishing to speak; there were none.

ACTING CHAIRPERSON WEST asked for a motion to close the Public Hearing. Motion made by COMMISSIONER MANI, seconded by COMMISSIONER GATTO. ACTING CHAIRPERSON WEST requested a voice vote asking if any were opposed to the motion; hearing none, she declared the motion carried.

DAN RITTER reviewed the draft Standards of Approval on these requests, summarizing the Special Use Permit for a Substantial Deviation from the Planned Unit Development (PUD) and Site Plan Approval as outlined in the Staff Report.

There were two motions for this item.

Motion 1-Special Use Permit for a Substantial Deviation

COMMISSIONER GASKILL made a motion to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation from the Hickory Creek PUD with an Exception from the Zoning Ordinance for front yard parking location, to the Petitioner Robert Bettinardi on behalf of X-Cel Technologies Inc, to permit site changes at 7800 Graphics Drive in the ORI PD (Office & Restricted Industrial, Hickory Creek PUD) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the June 3, 2021 Staff Report. Motion seconded by COMMISSIONER GATTO. Vote taken by Roll Call; all in favor. ACTING CHAIRPERSON WEST declared the motion carried.

Motion 2-Site Plan Approval

COMMISSIONER MANI made a motion to grant the Petitioner, Robert Bettinardi on behalf of X-Cel Technologies Inc, Site Plan Approval for proposed site changes at 7800 Graphics Drive in the ORI PD (Office & Restricted Industrial, Hickory Creek PUD) zoning district, in accordance with the plans submitted and subject to the following conditions:

- 1. Approval is subject to final engineering review and approval by the Village Engineer.
- 2. Approval is subject to the acceptance of the request for a Special Use for a Substantial Deviation to the PUD by the Village Board.
- 3. All landscaping removed shall be replaced with comparable landscaping around the front pond area, including the four trees and any shrubs or bushes.

Motion seconded by COMMISSIONER LOSCUITO. Vote taken by Roll Call; all in favor. ACTING CHAIRPERSON WEST declared the motion carried.

This will be reviewed by the Village Board at their June 15th meeting.

THE VILLAGE OF TINLEY PARK

Cook County, Illinois Will County, Illinois

ORDINANCE NO. 2021-O-042

ORDINANCE AMENDING CHAPTER 79 OF THE VILLAGE CODE (Parking Schedules)

MICHAEL W. GLOTZ, PRESIDENT KRISTIN A. THIRION, VILLAGE CLERK

WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
DENNIS P. MAHONEY
MICHAEL G. MUELLER
COLLEN M. SULLIVAN
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. 2021-O-042

ORDINANCE AMENDING CHAPTER 79 OF THE VILLAGE CODE (Parking Schedules)

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; and

WHEREAS, the Village President and the Board of Trustees are committed to ensuring the health, safety, and welfare of individuals residing in, working in, and visiting the Village of Tinley Park (the "Village"); and

WHEREAS, the Tinley Park Municipal Code restricts parking in certain areas of the Village for safety and traffic control reasons; and

WHEREAS, in light of the age of certain portions of the Village, and the resulting narrowness of certain roadways, public safety vehicles are unable to operate effectively when vehicles are parked on both sides of the roadway; 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 amend the Tinley Park Municipal Code impose parking restrictions on certain Village roadways;

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 Section 79 (Parking Schedules) of Title VII (Traffic Code) is hereby amended by adding the underlined language and deleting the strikethrough language to the table below in alphabetical order as follows:

SCHEDULE I. PARKING PROHIBITED.

STREET	LOCATION	ORD. NO.
Chelsea Rd.	South side of roadway	
Crown Ln.	North side of roadway	
Kingston Dr. <u>Rd.</u>	On south side from	
	Brementowne Dr. east to	
	Oxford Dr.	
	South Side of roadway	
Oxford Dr.	On west side from Kingston	
	Dr. south to Winston Dr.	
	West side of roadway, and	
	east side of roadway between	
	signs designating "No Parking	
	From Here to Corner"	
Sussex Rd.	South side, from	
	Brementowne Drive to	
	Oxford Drive	
	South side of roadway	
Winston Dr.	On north side from	
	Manchester St. east to Oxford	
	Dr.	
	North side of roadway	

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

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

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

PASSED THIS 15th day of June, 2021.

AYES:

NAYS:

ABSENT:

APPROVED THIS 15th day of June, 2021.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

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

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2021-)-042, "ORDINANCE AMENDING CHAPTER 79 OF THE VILLAGE CODE (Parking Schedules)" which was adopted by the President and Board of Trustees of the Village of Tinley Park on June 15, 2021.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 15th day of June, 2021., 2021.

KRISTIN A. THIRION, VILLAGE CLERK



Date: June 7, 2021

To: David Niemeyer- Village Manager

John Urbanski – Public Works Director

From: Colby Zemaitis, PE, CFM – Assistant Public Works Director

Subject: Resolution Confirming Jurisdictional Transfer of 80th Avenue

From 191st Street to 183rd Street

Prepared for Committee of the Whole and Village Board Meeting for consideration and possible action:

<u>Description:</u> Will County Department of Transportation has requested that the Village pass a Resolution confirming the Jurisdictional Transfer (JT) of 80th Avenue from the south side 183rd Street to north side of 191st Street from Will County Department of Transportation (WCDOT) to the Village of Tinley Park.

The Will County Department of Transportation (WCDOT) prepared the contract plans, acquired the necessary right of way and currently has out to bid the construction plans for the improvements of 80th Avenue from 183rd Street to 191st Street. This work is within the corporate limits of the Village of Tinley Park.

This resolution will show the Village's support of taking ownership of this stretch of 80th Avenue upon completion of this project.

Staff Direction Request:

- 1. Approve resolution and direct to Village Board for approval.
- 2. Direct Staff as necessary.

Attachments:

- 1. Jurisdiction Transfer Agreement (IDOT)
- 2. Project Location Map



AGENDA - 6/15/2021,... Illinois Department of Transportation

VILLAGE OF TINLEY...

Jurisdictional Transfer Agreement (Local Public Agency)



CONVEYOR RECIPIENT Local Public Agency No. 1 County Local Public Agency No. 2 County Will Will County Div.of Transportation Village of Tinley Park Cook In accordance with authority granted in Section 4-409 of the Illinois Highway Code, this agreement is made and entered into between the above Local Public Agency No. 1 hereinafter referred to as "Conveyor" and the above Local Public Agency No. 2, hereinafter referred to as "Recipient", to transfer the jurisdiction of the designated location from the Conveyor to the Recipient. **Location Description** Road Name Route(s) Length **CH 83** 80th Avenue Key Route(s) Information 099 92755 000000 (Station 0.00 to 1.00) from the north edge of pavement of 191st Street north to the south edge of pavement of 183rd Street, in its entirety. This transfer 099-0430, 099-3405 ☐ does not Include for Municipalities Only WHEREAS, the authority to make changes to the Municipal Street System is granted to the Municipality of Section 7-101 of the Illinois Highway Code.NOW THEREFORE IT IS AGREED that the corporate authority of said municipality will pass an ordinance providing for the transfer of the above location and shall attach hereto and make a part thereof a copy of a location map as Addendum No. 1 and an original of the ordinance as Addendum No. 2 and **Include for Counties Only** WHEREAS, the authority to make changes to the County Highway System is granted to the County by Section 5-105 of the Illinois Highway Code NOW THEREFORE IT IS AGREED that the County Board of said County will pass a resolution providing for the transfer of the above location and shall attach hereto and make a part thereof a copy a location map as Addendum No. 1 and an original of the

resolution as Addendum No. 2, and
Include for Township/Road Districts Only

6-201.3 of the Illinois Highway Code. The Conveyor Agrees to prepare a map of the above location and attach a copy of such location map hereto. IT IS MUTUALLY AGREED, that this jurisdictional transfer will become effective (check one):

Upon IDOT approval

calendar days after

downward with the above location and attach a copy of such location map hereto. IT IS MUTUALLY AGREED, that this jurisdictional transfer will become effective (check one):

WHEREAS, the authority to make changes to the Township/Road District System is granted to the Highway Commissioner under Section

Upon IDOT approval	calendar days after	upon final acceptance

VILLAGE OF TINLEY... Attachments

Page | 302

Additional information and/or stipulations, if any, are ne	reby	attached and identified below as being a part of this agreement.
	\boxtimes	Village Ordinance (Addendum No. 3)

IT IS FURTHER AGREED, that the provisions of this agreement shall be binding upon and insure to the benefit of the parties hereto, their successor and assigns.

Signatures					
APPROVED BY CONVEYOR		APPROVED BY RECIPIENT		APPROVED	
Name of Local Public Agency Official		Name of Local Public Agency Official		STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION	
Title		Title		Director	
Will County Executive		Mayor			
Local Public Agency Official	Date	Local Public Agency Official	Date	Office of Program Development	Date

This form shall be used when a Local Public Agency (LPA) and another Local Public Agency desire a jurisdictional transfer of a roadway. For more information see Chapter 5 of the Bureau of Local Roads and Street Manual (BLRS Manual). For signature requirements, refer to Chapter 2, Section 3.05(b) of the BLRS Manual.

Conveyor

Local Public Agency No. 1 Insert the name of LPA who is the conveyor for the jurisdictional transfer

County Insert the name of the county in which the LPA is located.

Recipient

Local Public Agency No. 2 Insert the name of LPA who is the recipient for the jurisdictional transfer

County Insert the name of the county in which the LPA is located.

Location Description

Local Name Insert the local(common) name of the roadway involved in the transfer.

Route Insert the route number of the roadway involved in the transfer.

Length Insert the length of the transfer in miles to the nearest hundredth.

Key Route Information Insert the key route(s) information of the roadway involved in the transfer. This information will need to be

obtained from the Department of Transportation. It will be a 14 digit code.

Termini Insert the beginning and ending termini of the transfer. When describing the limits of the jurisdictional transfer

the wording of the termini description should be consistent between the agreement itself and any ordinances,

or resolutions that may be included with the agreement. If not enough room insert page.

Structure Transfer Check the appropriate box as to the status of the transfer of any structures located within termini of the

roadway transfer. List structures on the line provided. If no structure exists then insert N/A on the line. Any structure not specifically excluded is considered part of the jurisdictional transfer. The number must be the NBIS number. If there is not enough room to list all NBIS structures, then attach list of structures on a

separate piece of paper as an addendum.

Effective Jurisdictional

Transfer Date Check the appropriate box as to when the jurisdictional transfer will become effective. For a number of

calendar days transfer insert the number of calendar days and the date after. For other check the box and

insert when effective, example upon final acceptance.

The LPA shall insert their name, title then sign and date.

Attachments List any additional information and/or stipulations that are part of this agreement.

Signatures

(Recipient)

Local Public Agency

(Conveyor)

Local Public Agency

The LPA shall insert their name, title then sign and date.

State of Illinois Upon approval the Department of Transportation shall sign and date here.

Attachments: Attach as required a location map of the jurisdictional transfer as Addendum No.1, and if required a

resolution or ordinance as Addendum No. 2, along with any other required attachments. All attachments

must be legible and in black and white.

A minimum of three (3) signed originals must be submitted to the Regional Engineer's District office.

Following the IDOT's Approval, distribution will be as follows:

Local Public Agency Clerk (one for each LPA)

District File (Electronically after execution)

Bureau of Local Roads and Streets Central Office

Bureau of Operations District Office (Electronically after execution)

District Roadway Inventory (Electronically after execution)

Printed 06/10/21 BLR 05212 (Rev. 10/25/18)



Date: June 8, 2021

To: David Niemeyer- Village Manager

John Urbanski – Public Works Director

From: Colby Zemaitis, PE, CFM – Assistant Public Works Director

Subject: Grant of Easement for Dog Park Bike Path – 84th Avenue and Nielsen

Prepared for Committee of the Whole and Village Board Meeting for consideration and possible action:

<u>Description:</u> The Village of Tinley Park has requested Robinson Engineering to prepare and submit an application for a CMAP Grant to help fund construction of an extension to the Village's existing bike path located in the Com Ed right of way that extends from just north of 163rd Street south to 179th Street. This will extend the path south in the Com Ed right of way from 179th Street to the north property line of the Tinley Park Park District property and out to the to the existing path on 84th Avenue. This application process requires these easements to be established.

The CMAP Funding is 80% Federal and 20% Local. The estimated cost of the project is \$210,000, so the Village share would be \$42,000. The Construction Engineering is estimated at \$31,000 and is also 80/20 eligible. The Village share would be \$6,200.

Staff Direction Request:

- 1. Approve resolution and direct to Village Board for approval.
- 2. Direct Staff as necessary.

Attachments:

- 1. Cover Sheet of Construction Plans
- 2. Easement Documents



THE VILLAGE OF TINLEY PARK

Cook County, Illinois Will County, Illinois

RESOLUTION NO. 2021-R-053

A RESOLUTION APPROVING A GRANT OF EASEMENT FOR A BIKE PATH AND TEMPORARY CONSTRUCTION EASEMENT

MICHAEL W. GLOTZ, PRESIDENT KRISTIN A. THIRION, VILLAGE CLERK

WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
DENNIS P. MAHONEY
MICHAEL G. MUELLER
COLLEEN M. SULLIVAN
Board of Trustees

VILLAGE OF TINLEY PARK

Cook County, Illinois Will County, Illinois

RESOLUTION NO. 2021-R-053

A RESOLUTION APPROVING A GRANT OF EASEMENT FOR A BIKE PATH AND TEMPORARY CONSTRUCTION EASEMENT

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

WHEREAS, the Village of Tinley Park ("Village"), has considered a 'Grant of Easement' for temporary construction from Standard Bank, Grant of Easement from the Tinley Park Park District in preparation for the extension to the Village's existing bike path. This will extend the path south in the ComEd right of way from 179th Street to the north property line of the Tinley Park Park District property (Dog Park) and out to the existing path. within the Village; and

WHEREAS, a true and correct copy of said Grant of Easement for Temporary Construction (Standard Bank) is attached hereto and made a part hereof as **Exhibit 1** and Grant of Easement (Tinley Park Park District) is attached hereto and made a part hereof as **Exhibit 2**; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of said Village of Tinley Park that said Plat be approved and accepted; 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 approve and accept the Grant of Easement for Temporary Construction from Standard Bank attached hereto as **Exhibit 1**, and approve and accept the Grant of Easement from the Tinley Park Park District, attached hereto as **Exhibit 2**, and all necessary Village Officials are hereby authorized to execute the Grant of Easement prior to the final recording subject to review and revision as to form by the Village Attorney and Village Staff.

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.

VILLAGE CLERK

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 15th day of June, 2021.

AYES:

NAYS:

ABSENT:

APPROVED THIS 15th day of June, 2021.

VILLAGE PRESIDENT

EXHIBIT 1

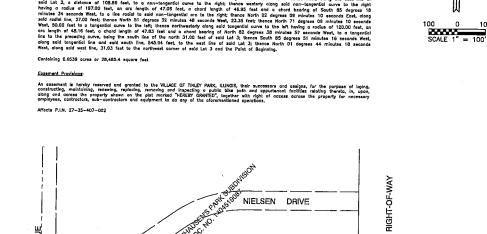
GRANT OF EASEMENT TINLEY PARK PARK DISTRICT DOG PARK BIKE PATH

N

GRANT OF EASEMENT

FOR A BIKE PATH TO THE VILLAGE OF TINLEY PARK, ILLINOIS Of

That part of Let 3 is Battenbusser's Port's subdivision of that part of the West Helf of the Southeast Quarter of Section 35, Township 36 North, Romps 12 Ears is the Third Principal Mendion, which lies north of the Annih lies of the Chicago Rock Island and Pocific Rollwood right of way or it is an left out the section of the Southeast Quarter of Section 35, accept the sect 21:500 feet thereof, and does section, and honth 80.00 feet thereof decidence of 17 This Direct per decument number 05:03818074, as per plot Darred recorder February 14, 2014 as document number 1404319087, in Coak County, Links being more particularly bounded and described as follows:



LOT 2 BIKE PATH EASEMENT (HEREBY GRANTED) COMMONWEALTH N71'09'10"W 50.00 .=47.06', R=197.00' CH=46.95', CH BRC=585'18'34'W N02'09'10"E 27.00 PIN 27-35-407-002 RAILROAD PACIFIC AND ISLAND ROCK

STATE OF ILLINOIS) SS

	WOOLAND.
State of likinois County of	,
The undersigned, the Tinley Pork Park District, does hereby certify that it is the holder of record tills to the property described hereon and does consent to the granting of an Ecsement for a Bike Poht as shewn hereon.	
Ooted this day of, A.D. 201	Approved by the Mayor and Board of Trustees of the Village of Tinley Park, Illinois, at
BY:ATTEST:	d meeting held this day of A.0. 2017.
TILE TILE	By
State of Illinois) SS	
County of	
This instrument was acknowledged before me on the day of A.D. 20	
by	
Notory Public	16-R0364
My Commission Expires	RÓBINSON ENGINEERING, LTD. CONSULTAG REGISTERIES PROFESSIONAL ENGINEERS

CHICAGO

Robinson Engineering, Ltd., and the employment on not warrant or guarantee the occurry of the information netable to the commanily of the property covered by this instrument. A thorough sorth of the title about he mode prior to any inforce on the ownership indicated herein. Use of the instrument as indexended to the information on indicated herein.

COMPULTING REGISTERING PROFESSIONAL EARNEST STATE

17000 SOUTH PARK AVENUE SOUTH HOLLING SLUKOS SOUTS

(704) 331-4700 FAX (705) 331-3225 THE VILLAGE OF TINLEY PARK 16250 S. OAK PARK AVENUE TINLEY PARK, IL 60477

EXHIBIT 2

GRANT OF EASEMENT STANDARD BANK DOG PARK BIKE PATH

GRANKGEDEASEMENT

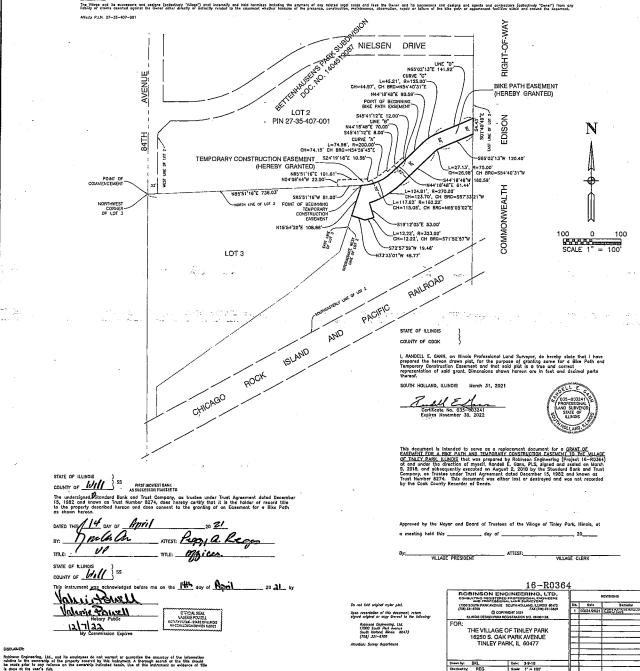
FOR A BIKE PATH AND TEMPORARY CONSTRUCTION EASEMENT TO THE VILLAGE OF TINLEY PARK, ILLINOIS

As assument is hereby reserved and growted to the VILLOG of That PARK LILLOGO, Bulb receives and salies, for the purpose of tologo, contraction, mobilating, reserving, repacting, removing, code inserting a patic that path and represent facilities referred to the purpose of the serving of the purpose of the serving of th

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section fact, it right enjoyed by the lost extended face, 220 feet, be the greater in section fact, it is a few powers in section fact, it right extended face and the section fact of the little beauty factors and the section factors and the little beauty factors and the section factors and the little beauty factors and the little beau

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

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 2021-R-053, "A RESOLUTION APPROVING A GRANT OF EASEMENT FOR A BIKE PATH AND TEMPORARY CONSTRUCTION EASEMENT," which was adopted by the President and Board of Trustees of the Village of Tinley Park on June 15, 2021.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 15th day of June, 2021.

KRISTIN A. THIRION, VILLAGE CLERK

COVER SHEET
SUMMARY OF QUANTITIES
& GENERAL NOTES
MWRD GENERAL NOTES
PLAN & PROFILE
CONSTRUCTION DETAILS
CROSS SECTIONS

1. 2. 3. 4. 5.-6. 7.

INDEX OF SHEETS

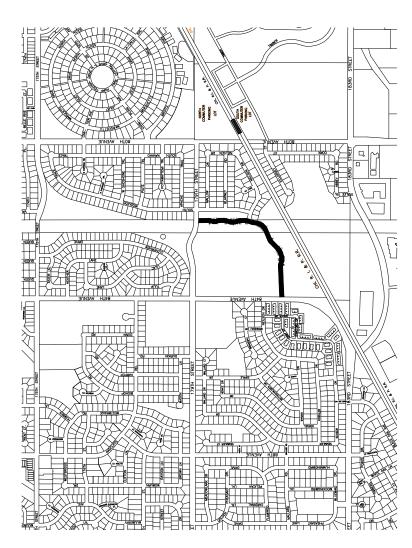
PROJECT NO. 16-R0364

Robinson

REPARED BY OR UNDER THE DIRECT SUPERVISION OF:

VILLAGE of TINLEY PARK, ILLINOIS

84TH AVE. AND 179TH ST. BIKE PATH EXTENSION





GROSS LENGTH= 2491 FEET = 0.47 MILES NET LENGTH= 2491 FEET = 0.47 MILES

LOCATION MAP

SECTION 35, TOWNSHIP 36, RANGE 12

STAFF COMMENT

BOARD COMMENT

PUBLIC COMMENT