
THE VILLAGE OF TINLEY PARK

**Cook County, Illinois
Will County, Illinois**

RESOLUTION NO. 2022-R-073

**A RESOLUTION APPROVING AND AWARDED A REDEVELOPMENT
GRANT TO THE WHISTLE SPORTS BAR & GRILL AT 7537 WEST
159TH STREET**

**MICHAEL W. GLOTZ, PRESIDENT
NANCY M. O'CONNOR, 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. 2022-R-073

**A RESOLUTION APPROVING AND AWARDED A REDEVELOPMENT
GRANT TO MARK MIKESELL FOR THE WHISTLE SPORTS BAR &
GRILL AT 7537 WEST 159TH STREET**

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

WHEREAS, the Village of Tinley Park ("Village") has adopted the Redevelopment Grant Program, which is a grant designed to assist in the economic development of areas not eligible for economic incentives under other programs available in the Village; and

WHEREAS, Mark Mikesell, ("Petitioner"), leases certain real estate, located at 7537 West 159th Street ("Subject Property"), legally described in the attached **Exhibit 1**, and has applied for one (1) Redevelopment Grant; and

WHEREAS, the Economic and Commercial Commission (ECC) reviewed the application on June 13, 2022 and found that the application met the intent of the Redevelopment Grant standards and voted 5-0 to recommend to the Village President and Board of Trustees for the approval of the grant. The Petitioner will utilize the funds received from the Grant to renovate the Subject Property's exterior by enclosing the existing 513 sq.ft. patio for all year round use and will remove existing concrete and construct a brick veneer wall to match existing façade. ("Façade Improvements") as attached in **Exhibit 2**, at the Subject Property; and

WHEREAS, said Petitioner is eligible for the Redevelopment Grant in an amount not to exceed \$30,000.00 or 50% of the eligible façade costs whichever is less; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of said Village of Tinley Park and its residents to award Petitioner said Redevelopment Grant in an amount no to exceed \$30,000.00; and

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

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

SECTION 2: That this President and Board of Trustees of the Village of Tinley Park hereby find that it is in the best interest of the Village of Tinley Park and its residents that the aforesaid Redevelopment Grant be awarded to Petitioner to provide financial assistance to renovate said Façade Improvements at the Subject Property. That said Redevelopment Grant shall be in an amount not greater than \$30,000.00.

SECTION 3: That the Petitioner, prior to receipt of any monies from the Village, shall provide a complete and total accounting of all costs, payments, and invoices to the Village.

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

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

PASSED THIS 21st day of June, 2022.

AYES: Brady, Brennan, MAhoney, Mueller, Sullivan

NAYS: None

ABSENT: Galante

APPROVED THIS 21st day of June, 2022.

ATTEST 
VILLAGE CLERK


VILLAGE PRESIDENT

Exhibit 1

LEGAL DESCRIPTION: BEGINNING AT THE NORTHEAST CORNER OF LOT 241 IN BREMENTOWNE ESTATES UNIT NO. 2, ACCORDING TO THE PLAT RECORDED AS DOCUMENT NO. 20856178 THENCE NORTH 89 DEGREES 58 MINUTES 42 SECONDS WEST ON THE NORTH LINE OF LOT 241 OF SAID BREMENTOWNE ESTATES UNIT NO. 2, A DISTANCE OF 125.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF OLCOTT AVENUE, AS HERETOFORE DEDICATED IN BREMENTOWNE ESTATES UNIT NO. 1, ACCORDING TO THE PLAT RECORDED AS DOCUMENT NO. 20749473; THENCE NORTH 00 DEGREES 01 MINUTE 18 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 122.65 FEET TO A POINT ON A LINE 375.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF 159TH STREET, AS HERETOFORE DEDICATED BY DOCUMENT NO. 10909313, (SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF 159TH PLACE, AS HERETOFORE DEDICATED IN SAID BREMENTOWNE ESTATES, UNIT NO. 1); THENCE NORTH 89 DEGREES 39 MINUTES 37 SECONDS WEST A DISTANCE OF 1171.53 FEET TO THE EAST LINE OF THE WEST 40.00 FEET OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 24 (SAID LINE ALSO BEING THE EASTERLY RIGHT-OF-WAY OF 76TH AVENUE AS HERETOFORE DEDICATED IN SAID BREMENTOWNE ESTATES, UNIT NO.1); THENCE NORTH 00 DEGREES 00 MINUTES 52 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 375.006 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 159TH STREET; THENCE SOUTH 89 DEGREES 39 MINUTES 37 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 1296.59 FEET TO THE EAST LINE OF THE WEST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 24; THENCE SOUTH 00 DEGREES 01 MINUTE 18 SECONDS WEST ON THE LAST DESCRIBED LINE, A DISTANCE OF 496.963 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBER: 27-24-200-004-0000

COMMONLY KNOWN AS: 7537 159th Street, Tinley Park, Illinois

Exhibit 2



Redevelopment Grant

Application Form

A. Applicant Information

If Applicant is not the owner of the subject property, the owner must sign this application (below) signifying they are aware of the improvements proposed as part of this grant application.

Name: MARK T. Mikkell
Mailing Address: 2537 West 155th St Suite B
City, State, Zip: Tinley Park, IL 60477
Phone Number: 708-904-4550
Fax Number: _____
Email Address: MARK@WhistleSportBar.com

B. Property Information

Property Owner(s): Bremontown Mini-mall LLC.
Mailing Address: PO Box 2551
City, State Zip: Oakland Park, IL 60462
Property Address: _____
Permanent Index No. (PINs): 27-24-200-004-0000
Existing land use: _____
Zoning District: _____
Lot dimensions and area: _____

C. Application Information

Description of proposed project (use additional sheets or attach a Project Narrative if necessary):

Exterior Windbreak

Is the applicant a for-profit entity? Yes ☒ No ☐

*If the answer is no, the applicant is ineligible to apply.

What is the total dollar amount being requested? 35,000

Please outline what the grant funds will be used for along with a breakdown of those costs. If additional space is required, please provide a separate attachment.

Use	Amount Requested
<u>See Bid that was sent</u>	

Is the applicant aware of any Variances required from the terms of the Zoning Ordinances? Yes ☐ No ☐



Redevelopment Grant

If yes, explain (note that a separate Variation application will be required to be submitted:

Is the applicant aware of any Village Code deficiencies of the property or structure? Yes ☐ No ☒

If yes, explain:

The Applicant certifies that all of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.


Signature of Applicant

4-4-2022
Date

By signing below, the owner of the property, (if not the Applicant) is aware of the Applicant's proposed improvements and approves of the Applicant's request for funding under the Village of Tinley Park's Redevelopment Grant Program.


of Owner

6-1-2022
Date

Application Requirements

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

- Completed and signed application
- Written project narrative describing the general nature of the project
- Two quotes from a licensed contractor for eligible expenditures
- Proposed plans may be required upon staff review of application
- Business Plan (if start up)

An application will not be accepted or processed until all of the items above have been submitted. If applications exceed the Village's funding budget, an application will not be considered complete until all items have been submitted.



19143 S. Blackhawk Parkway-Suite 16
Mokena, IL 60448
(708)949-8858

June 13, 2022

The Whistle
7537 W. 159th Street Suite A
Tinley Park, IL

Attention: Mark Mikesell

Creation Carpentry proposes to perform the following work in accordance to the revised plans by N. Batistich Architects, dated 3/8/22 and Village Corrections.

Carpentry \$160,000

BASE BID-\$160,000.00..... *(One Hundred Sixty Thousand Dollars)*

Clarifications:

General: (\$5,000)

- Add occupancy, electrical, fire prevention and structural concrete plans to existing drawings to incorporate Village revision changes

Concrete: (\$42,000)

- Saw cut and remove existing walk for new addition
- Excavate 81'x4'x4' trench for new footing and foundation
- Frame and pour 72'x2'x12" foundation wall
- Install rebar and dowels per plan
- Grade and pour sidewalk removed for new addition

Carpentry: (\$27,000)

- Build temporary barricade to isolate construction from customers
- Cut existing EIFS soffit for installation of new blocking
- Build new cold formed metal stud walls and headers per details A2
- Install window blocking
- Supply and install new fire treated plywood to new walls interior & exterior
- Install Tyvek building wrap
- Supply and install new knotty pine at interior with pine trim to match existing
- Supply and install new fiber cement siding at top of windows

Windows: (\$44,000)

- Supply and install Chicago Bifold windows at East elevation and sliding doors at north and south entry/exit

Sliding Doors: (\$17,000)

- Supply and install (2) 6'-4"x96" bronze aluminum door pairs with concealed vertical rod panic hardware

Electrical: (\$4,500)

- Add fire alarm strobes
- Add additional service outlets
- Add piping to control box for fire alarm panel
- Make changes to existing fire alarm panel to incorporate changes to existing
- Verify as necessary existing heaters for indoor use
- Add exit signs as necessary

Masonry: (\$6,500)

- Add 4" face brick veneer per Village code
- Supply and installation of new granite sills
- Supply and installation of new asphalt flashing

Fire Prevention: (\$13,000)

- Add new dry system fire sprinklers to existing patio
- Add fire extinguishers as necessary
- Make changes to existing system as necessary for added work

Parking Lot Revisions: (\$1,000)

- Re-work existing parking spaces to add handicap parking

The following items are excluded from this proposal:

- All work at existing brick piers

Respectfully submitted,

Tom Vetter
President
Creation Carpentry Co.
(708) 264-7970
tv@creationcarpentry.com

Acceptance of Contract:

Signature: _____

Date: _____

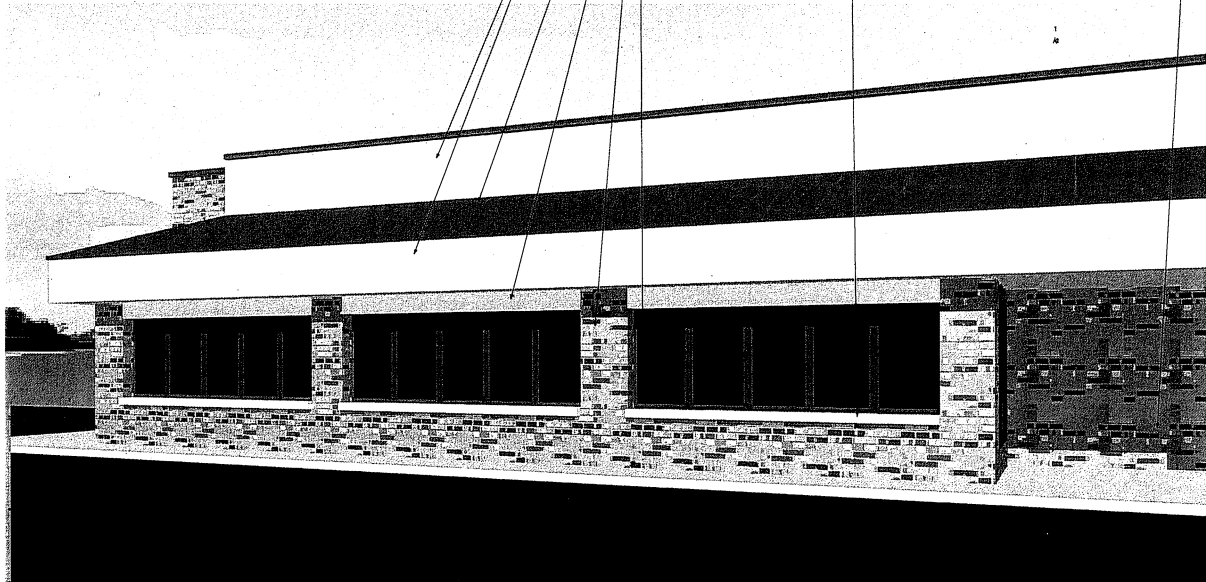
Signature: _____

Date: _____

EXTERIOR WINDBREAK

THE WHISTLE SPORTS BAR & GRILL
7537 W. 159TH ST. TINLEY PARK, IL.

- EXISTING SYNTHETIC STUCCO - TO REMAIN
- EXISTING STANDING SEAM METAL ROOF, DARK BRONZE, TO REMAIN
- NEW FIBER CEMENT SIDING OVER WINDOWS- COLOR TO MATCH EXISTING SYNTHETIC STUCCO, OFF WHITE
- FULL SIZED FACE BRICK TO MATCH EXISTING COLOR BLEND
- NEW DARK BRONZE ALUMINUM FRAME WINDOWS, COLOR TO MATCH EXISTING
- NEW LIMESTONE SILLS



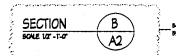
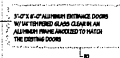
EXTERIOR WINDBREAK
THE WHISTLE SPORTS BAR & GRILL
7537 W. 159TH ST., TINLEY PARK, IL.

mb SK1

DATE: 5-25-21
PROJECT: 17278
SHEET: 11
SCALE: 1/8" = 1'-0"

THESE DOCUMENTS ARE THE PROPERTY OF INBOLITICH ARCHITECTS, P.C. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF INBOLITICH ARCHITECTS, P.C.

inbolitich architects
15500 S. PULASKI AVE. SUITE 200
CHICAGO, IL 60643
TEL: 773.555.1111
WWW.INBOLITICHARCHITECTS.COM



DOOR SCHEDULE										REMARKS
P.W.C.	QUANTITY	DOOR		CONFIGURATION				FRAME		REMARKS
		MODEL	HEIGHT	THICKNESS	CONSTRUCTION	INTERNAL	FINISH	INTERNAL	FINISH	
A	2	3'-0"	6'-0"			ALUMINUM	ANODIZED	ALUMINUM	ANODIZED	INTERLOCKED GLASS DOOR, THERMOGLASS, SELF-CLOSING, FINISH HARDWARE

NOTE

[illegible]

FINISH HARDWARE

DOOR "X"
HARDWARE FOR THE ALUMINUM DOORS AND DOOR FRAMES SHALL BE FURNISHED BY THE ENTRANCE MANUFACTURER WHERE PRACTICAL. ALL HARDWARE FITTINGS SHALL BE INSTALLED AT THE FACTORY BEFORE SHIPMENT. PROVIDE ALL HARDWARE FOR COMPLETE INSTALLATION. THE HARDWARE IS TO HAVE THE SAME FINISH AS THE DOOR. THE ANODIZED FINISH IS TO MATCH THAT OF THE EXISTING FRAMES.

HINGE: DOOR CONSTRUCTED TO RECEIVE PIVOT TYPE HINGE.

CLOSER: OVERHEAD SURFACE MOUNTED DOOR CLOSER.

PANIC HARDWARE

THE PANIC HARDWARE IS TO BE OF THE PUSH-PAD TYPE AND THE ACTUATING PORTION OF THE
RELEASING DEVICE SHALL EXTEND AT LEAST ONE-HALF OF THE DOOR LEAF WIDTH.

THE MAXIMUM UNLATCHING FORCE SHALL NOT EXCEED 15 POUNDS

— 1717

EXTERIOR WINDBREAK
THE WHISTLE SPORTS BAR & GRILL
7537 W 159TH ST., TINLEY PARK, IL

PLAN No. AB 526-2
SHEET No. A2

n. batistich, architects
MEADOWBROOK OFFICE CENTER
166 WAYS S. FRONTAGE RD., SUITE 201
SUNBURRIDGE, IL 60577 (630) 906-1773
DESIGN FIRM LLC, NO. 104 004499

HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE REQUIREMENTS OF THE APPLICABLE BUILDING CODES.



LEGEND

⊕ — WALL MOUNTED DUPLEX RECEPTACLE MOUNTED T-5'S A.F.F. UNLESS OTHERWISE NOTED

EXIT SIGNS AND EMERGENCY LIGHTS

EXIT SIGNS AND EMERGENCY LIGHTS
ALL EXITS SHALL BE PROPERLY IDENTIFIED BY ILLUMINATED EXIT SIGNS WITH BATTERY BACKUP CAPABILITIES. THIS SHALL BE FIELD VERIFIED BY THE ELECTRICAL AND BUILDING INSPECTORS

EMERGENCY LIGHT SYSTEMS, INCLUDING THOSE FOR THE EXIT DISCHARGES, SHALL BE DESIGNED AND INSTALLED SO THAT FAILURE OF ANY ONE INDIVIDUAL LIGHTING UNIT CANNOT LEAVE IN TOTAL DARKNESS ANY SPACE THAT REQUIRES EMERGENCY ILLUMINATION.

ALL EMERGENCY LIGHTING UNITS SHALL BE FIELD VERIFIED BY THE ELECTRICAL AND BUILDING INSPECTORS

EMERGENCY LIGHTING- PROVIDE # 10 WIRE. PROVIDE A SEPARATE CONDUIT SYSTEM. PROVIDE LOCK-ON DEVICE FOR EACH CIRCUIT BREAKER.

EXIT SIGNS AND EMERGENCY LIGHTS SHALL BE DUAL VOLTAGE

ELECTRICAL NOTES

ELECTRICAL NOTES
FOR ANY ELECTRICAL REVISIONS, THE MINIMUM CONDUCTOR SIZE IS TO BE NO LESS THAN NO. 12 COPPER

MINIMUM CONDUIT SIZE SHALL BE 3/4"

FITTINGS FOR RIBBON CONDUIT SHALL BE GALVANIZED

MINIMUM WIRE SIZE TO BE NUMBER 12 GAUGE WITH TYPE THHN COPPER INSULATION.

HVAC EQUIPMENT

HVAC EQUIPMENT

UNIT 12 IS A "MASS" AIR CURTAIN, STS200-304-06-35 WITH AN UNHEATED HEATING OPTION 32'-0" LONG X 17' HIGH

UNIT 21 IS A "SLAB" HIGH PERFORMANCE INTERIOR EXTERIOR INDOOR REFINED HEATER

HVAC NOTES

HVAC NOTES
ALL EXISTING HVAC EQUIPMENT ARE TO REMAIN. NO CHANGES.

ADDED SHEET

NOTE

ALL WIRING ABOVE FINISH SHALL BE INSTALLED IN THINWALL. SHALL BE INSTALLED IN THINWALL, SELECTING METALLIC TUBING (ETT). ALL WIRING BELOW THE CONCRETE SLAB SHALL BE INSTALLED IN INTERMEDIATE METALLIC CONDUIT (PVC) OR GALVANIZED RIBB CONDUIT (GRC). ALL WIRING INSTALLED IN AREAS SUBJECT TO DAMAGE OR WEATHER SHALL BE INSTALLED IN PVC OR GRC.

ALL FITTINGS FOR EMT SHALL BE STEEL SET SCREW. ALL FITTINGS FOR B/C AND GRC SHALL BE THREADED OR STEEL THREADLESS (SET SCREW)

FIRE ALARM NOTE

FIRE ALARM NOTE
 RIGGING IN A DUCT WITH SH/ CONDUIT STUBBED INTO THE NEAREST CEILING CAVITY FOR A CONTROLLER AND FOR ALL FIRE ALARM DEVICES. ALL WIRING SHALL BE MADE BY THE ELECTRICAL CONTRACTOR. ALL AMENDMENTS, THE IN PROVISIONS, AND FINAL CONNECTIONS SHALL BE MADE BY THE FIRE ALARM CONTRACTOR.



EXTERIOR WINDBREAK
THE WHISTLE SPORTS BAR & GRILL
7537 W 159th ST., TINLEY PARK, IL

n. batstlich, architects
HEADQUARTERS OFFICE CENTER
16447S 5. FRONTAGE RD., SUITE 201
BURNING RIDGE, IL 60527 (630) 966-1773
L. DESIGN FIRM LLC, NO. 164.004499

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE

[illegible]

40	10/10/20	10/10/20	10/10/20	10/10/20
30	10/10/20	10/10/20	10/10/20	10/10/20
20	10/10/20	10/10/20	10/10/20	10/10/20
10	10/10/20	10/10/20	10/10/20	10/10/20
0	10/10/20	10/10/20	10/10/20	10/10/20

1	26-2	
---	------	--

IN No.	103
OUT No.	103

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

CERTIFICATE

I, NANCY M. O'CONNOR, 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. 2022-R-073, "A RESOLUTION APPROVING AND AWARDED A REDEVELOPMENT GRANT TO MARK MIKESELL FOR THE WHISTLE SPORTS BAR & GRILL AT 7537 WEST 159th STREET," which was adopted by the President and Board of Trustees of the Village of Tinley Park on June 21, 2022.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 21st day of June, 2022.

VILLAGE CLERK