MEETING NOTICE

NOTICE IS HEREBY GIVEN that the Regular Meeting of the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois will be held on Tuesday, July 15, 2025, beginning at 6:00 PM in the Council Chambers at the Village Hall of Tinley Park, 16250 South Oak Park Avenue, Tinley Park, Illinois.

6:00 PM CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL

ITEM #1
SUBJECT: CONSIDER APPROVAL OF AGENDA

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

COMMENTS: _____

_____

ITEM #2
SUBJECT: CONSIDER APPROVAL OF MINUTES OF THE SPECIAL VILLAGE BOARD MEETING HELD ON JULY 1, 2025.

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

COMMENTS: _____

_____

ITEM #3
SUBJECT: RECEIVE PRESENTATION OF THE TINLEY PARK BUSINESS SPOTLIGHT – ODYSSEY FUN WORLD - President Glotz & Clerk O'Connor

ACTION: Discussion: Odyssey Fun World located at 19111 Oak Park Avenue, is a family amusement center that offers a fun variety of indoor and outdoor games and entertainment for all ages. Odyssey Fun World has been serving family fun since 1994. The Village is pleased to welcome Odyssey Fun World manager, Clint Paraday.

COMMENTS: _____

_____

ITEM #4
SUBJECT: CONSIDER APPOINTING ERIN SMITH TO THE POSITION OF 911 DISPATCHER - President Glotz

ACTION: Discussion: Erin has over three (3) years of emergency and non-emergency dispatch experience in a call center environment dispatching for multiple agencies. She is familiar with working in a fast-paced, high-volume environment. She is experienced with 911 operations and is EMD and LEADS certified. **Consider appointing Erin Smith to the position of 911 Dispatcher effective July 21, 2025.**

COMMENTS: _____

_____

ITEM #5

SUBJECT: CONSIDER THE APPOINTMENT OF THE FOLLOWING COMMISSIONERS TO THE SENIOR COMMISSION FOR FISCAL YEAR 2026 - President Glotz

ACTION: Discussion:
SENIOR COMMISSION
Renee Galvin, Commissioner
Elizabeth Wyllie, Commissioner

Consider appointing the above-mentioned Commissioners to the Senior Commission for Fiscal Year 2026.

COMMENTS: _____

_____

ITEM #6

SUBJECT: CONSIDER APPROVAL OF THE FOLLOWING CONSENT AGENDA ITEMS:

A. CONSIDER ADOPTING RESOLUTION 2025-R-086 APPROVING THE PURCHASE OF DATAMARK GIS SERVICES FROM CENTRAL SQUARE FOR INDOOR SCHOOL MAPPING IN THE AMOUNT OF $98,280.

B. CONSIDER ADOPTING RESOLUTION 2025-R-087 APPROVING AN AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND TOTAL AUTOMATION CONCEPTS, INC. FOR THE VILLAGE FACILITIES AUTOMATION SYSTEMS - ANNUAL MAINTENANCE AND INSPECTIONS IN THE AMOUNT OF $39,180.

C. CONSIDER REQUEST FROM THE KNIGHTS OF COLUMBUS TO CONDUCT A TAG DAY FUNDRAISER ON FRIDAY, SEPTEMBER 12, AND SATURDAY, SEPTEMBER 13, 2025, AT CERTAIN INTERSECTIONS IN THE VILLAGE OF TINLEY PARK.

D. CONSIDER PAYMENTS OF OUTSTANDING BILLS IN THE AMOUNT OF $6,881,092.18 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED JULY 4 AND 11, 2025.

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

COMMENTS: _____

_____

ITEM #7

SUBJECT: CONSIDER ADOPTING ORDINANCE 2025-O-022 GRANTING A SPECIAL USE FOR FINAL APPROVAL OF A PLANNED UNIT DEVELOPMENT (TINLEY DOWNES) - Trustee Mahoney

ACTION: Discussion: The Village is establishing a PUD over the Tinley Downes Estates and Tinley Downes Addition subdivisions to address the fact that most of the lots in the subdivisions are non-conforming to the R-2 zoning district dimensional standards. The Village approved a development plan with an annexation agreement for each subdivision and immediately zoned each lot R-2. This action will make all existing legally nonconforming lots conform to the Zoning Ordinance and allow for Lots 1, 2, and 3 in Tinley Downes Addition to be re-subdivided and developed. (The Village is the petitioner for this item.)

The Plan Commission held a public hearing on June 19, 2025, and voted 6-0 to recommend approval of the Special Use with the plans and Findings of Fact as noted in the Staff Report. **This Ordinance is eligible for adoption.**

COMMENTS: _____

_____

ITEM #8

SUBJECT: CONSIDER ADOPTING RESOLUTION 2025-R-089 GRANTING A FINAL PLAT OF SUBDIVISION IN THE TINLEY DOWNES PLANNED UNIT DEVELOPMENT (TINLEY DOWNES) - Trustee Mahoney

ACTION: Discussion: The Petitioner is requesting a final plat of subdivision to re-subdivide lots 1, 2, and 3 in the existing Tinley Downes Addition subdivision. The Petitioner engineered a stormwater facility for lot 1 and will develop two single-family houses on lots 2 and 3. The plat meets the requirements of the Subdivision Ordinance and Zoning Ordinance, subject to the approval of the Tinley Downes PUD. The Plan Commission held a public hearing on June 19, 2025, and voted 6-0 to recommend approval of the final plat of subdivision with the plans and Findings of Fact as noted in the Staff Report. **This Resolution is eligible for adoption.**

COMMENTS: _____

_____

ITEM #9

SUBJECT: CONSIDER ADOPTING ORDINANCE 2025-O-016 GRANTING VARIATIONS FROM THE ZONING ORDINANCE TO TRU BY HILTON HOTEL AT 18303 LA GRANGE ROAD - Trustee Mahoney

ACTION: Discussion: The Petitioner is seeking eleven variations (minimum lot size, building height, Urban Design Overlay, parking, signage) to construct a hotel at 18303 LaGrange Road in the B-3 (General Business) Zoning District. The Plan Commission held a Public Hearing on June 5, 2025, and voted 7-0 to recommend approval of the Variations with the plans and Findings of Fact as noted in the Staff Report. **This Ordinance is eligible for adoption.**

COMMENTS: _____

_____

ITEM #10

SUBJECT: CONSIDER ADOPTING ORDINANCE 2025-O-021 GRANTING A VARIATION FROM THE ZONING ORDINANCE TO REDUCE THE AMOUNT OF REQUIRED OFF-STREET PARKING TO TRU BY HILTON HOTEL AT 18303 LA GRANGE ROAD - Trustee Mahoney

ACTION: Discussion: The Petitioner is seeking a variation to reduce the amount of required off-street parking to construct a hotel at 18303 LaGrange Road in the B-3 (General Business) Zoning District.

The purpose of this ordinance is to remove the condition imposed by Ordinance No. 2025-O-016 which granted a parking reduction subject to the Petitioner securing a cross-parking agreement with a neighbor. The Petitioner was unable to reach an agreement with any neighbor and instead increased the number of on-site parking stalls by ten. 101 stalls will be provided instead of the code-required 130 stalls.

The Plan Commission held a Public Hearing on July 3, 2025, and voted 6-0 to recommend approval of the Variation with the plans and Findings of Fact as noted in the Staff Report. **This Ordinance is eligible for adoption.**

COMMENTS: _____

_____

ITEM #11

SUBJECT: CONSIDER ADOPTING RESOLUTION 2025-R-088 APPROVING OCCUPATIONAL HEALTH SERVICES FROM NORTHWESTERN MEMORIAL HEALTHCARE - Trustee Brady

ACTION: Discussion: Consider approval of primary occupational health services for pre-employment, post-employment, and DOT random program consortium services through Northwestern Memorial Healthcare. This item was discussed at the Committee of the Whole meeting held prior to this meeting. **This Resolution is eligible for adoption.**

COMMENTS: _____

_____

ITEM #12

SUBJECT: ANNOUNCING A RESIDENTIAL PROPERTY TAX APPEAL SEMINAR PRESENTED BY COOK COUNTY BOARD OF REVIEW COMMISSIONER LARRY ROGERS JR, MAYOR JAMES DODGE OF THE VILLAGE OF ORLAND PARK, MAYOR MICHAEL GLOTZ OF THE VILLAGE OF TINLEY PARK, ORLAND TOWNSHIP SUPERVISOR PAUL O'GRADY AND ORLAND TOWNSHIP HIGHWAY COMMISSIONER WILLIAM BRENNAN - President Glotz

ACTION: Discussion: Members of the Cook County Board of Review will provide a summary of the appeal process, followed by a question and answer session on Tuesday, August 12, 2025, from 6:00 p.m. to 8:00 p.m. at the Tinley Park Convention Center, 18451 Convention Center Drive.

COMMENTS: _____

_____

ITEM #13

SUBJECT: RECEIVE COMMENTS FROM STAFF -

COMMENTS: _____

_____

ITEM #14

SUBJECT: RECEIVE COMMENTS FROM THE BOARD -

COMMENTS: _____

_____

ITEM #15
SUBJECT: RECEIVE COMMENTS FROM THE PUBLIC -

COMMENTS: _____

_____

ITEM #16
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. 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.

C. THE SETTING OF A PRICE FOR SALE OR LEASE OF PROPERTY OWNED BY THE PUBLIC BODY.

ADJOURNMENT

**MINUTES OF THE BOARD MEETING OF THE TRUSTEES,
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,
ILLINOIS, HELD JULY 1, 2025**

The special meeting of the Board of Trustees, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on July 1, 2025. President Pro Tem Brennan called this meeting to order at 6:48 p.m.

At this time President Pro Tem Brennan led the Board and audience in the Pledge of Allegiance.

Present and responding to roll call were the following:

Village President Pro Tem:	William A. Brennan
Recording Secretary Pro-Tem:	Diane Melone
Trustees:	William P. Brady Michael G. Mueller Kenneth E. Shaw
Absent:	Michael W. Glotz, Village President Nancy M. O'Connor, Village Clerk Dennis P. Mahoney, Village Trustee Colleen M. Sullivan, Village Trustee
Also Present:	
Village Manager:	Patrick Carr
Asst. Village Manager:	Hannah Lipman
Village Attorney:	Tiffany Nelson-Jaworski

Motion was made by Trustee Shaw, seconded by Trustee Mueller to appoint Diane Melone as Recording Secretary Pro-Tem for the Village Board Meeting dated July 1, 2025. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw. Nays: None. Absent: Mahoney, Sullivan, Glotz. President Pro Tem Brennan declared the motion carried.

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

Motion was made by Trustee Shaw, seconded by Trustee Mueller to approve and place on file the minutes of the regular Village Board Meeting held on June 17, 2025. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw. Nays: None. Absent: Mahoney, Sullivan, Glotz. President Pro Tem Brennan declared the motion carried.

At this time President Pro Tem Brennan presented the Tinley Park Business Spotlight.

- Hillgrove Tap, 9501 171st Street

Motion was made by Trustee Mueller, seconded by Trustee Brady to adopt and place on file **RESOLUTION 2025-R-081 RECOGNIZING MICHAEL SEVIER, OUTSTANDING TINLEY PARK VOLUNTEER UPON HIS RETIREMENT.** Michael Sevier was recognized for his 17 years of volunteerism in Tinley

DRAFT

Park. Donna Framke, Marketing Director, read a statement from Donna Williams, Executive Director of PASS Network for Life. Vote on roll call. Ayes: Brady, Brennan, Mueller, Shaw. Nays: None. Absent: Mahoney, Sullivan, Glotz. President Pro Tem Brennan declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brady to proclaim **AUGUST 5, 2025, AS THE 42ND ANNUAL "NATIONAL NIGHT OUT" IN THE VILLAGE OF TINLEY PARK.** National Night Out is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie. This is the 42nd year that the Village of Tinley Park has participated in this national event.

Dina Navas, Community Services Officer - Crime Prevention, stated the event will be held at Freedom Park and invited all to attend.

Trustees Brennan and Brady expressed their appreciation to Ms. Navas for her years of dedication to this event.

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

Motion was made by Trustee Mueller, seconded by Trustee Brady to appoint **VERONIKA RUIZ TO THE POSITION OF 911 DISPTACHER.** Veronika has over two (2) years of emergency and non-emergency dispatch experience in both a call center and in a municipal environment. She has dispatched police, and fire calls for multiple towns and is accustomed to working with emergencies in a high stress environment. She is familiar with CAD systems and radio communications and is LEADS certified. President Pro Tem Brennan asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Mueller, Shaw. Nays: None. Absent: Mahoney, Sullivan, Glotz. President Pro Tem Brennan declared the motion carried.

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

A. CONSIDER ADOPTING RESOLUTION 2025-R-083 APPROVING THE PURCHASE OF FOUR (4) AUTOPULSE NXT DEVICES FROM ZOLL MEDICAL CORPORATION IN THE AMOUNT OF $97,168.96.

B. CONSIDER ADOPTING RESOLUTION 2025-R-082 APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND SEWER ASSESSMENT SERVICES, LLC FOR INFLOW AND INFILTRATION INVESTIGATIONS IN THE AMOUNT OF $91,980.79.

C. CONSIDER PAYMENTS OF OUTSTANDING BILLS IN THE AMOUNT OF $1,527,481.99 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED JUNE 20 AND 27, 2025.

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

DRAFT

Motion was made by Trustee Brennan, seconded by Trustee Shaw to approve **WAIVER OF BIDDING AND AGREEMENT NEGOTIATION AUTHORITY BETWEEN THE VILLAGE OF TINLEY PARK AND THE LOWEST RESPONSIBLE BIDDER FOR THE BROOKSIDE CREEK STORMWATER IMPROVEMENTS.** This item was discussed at the Committee of the Whole meeting held prior to this meeting. Vote on roll call. Ayes: Brady, Brennan, Mueller, Shaw. Nays: None. Absent: Mahoney, Sullivan, Glotz. President Pro Tem Brennan declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Shaw to adopt and place on file **RESOLUTION 2025-R-084 AUTHORIZING THE EXECUTION OF APPLICABLE EMPLOYEE LEASING AGREEMENT WITH MGT IMPACT SOLUTIONS, LLC FOR BUILDING OFFICIAL PROFESSIONAL SERVICES FOR A 6-MONTH PERIOD.** This item was discussed at the Committee of the Whole meeting held prior to this meeting. Vote on roll call. Ayes: Brady, Brennan, Mueller, Shaw. Nays: None. Absent: Mahoney, Sullivan, Glotz. President Pro Tem Brennan declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Shaw to adopt and place on file **RESOLUTION 2025-R-085 APPROVING AN EXTENSION TO THE CONTRACT FOR KURTZ AMBULANCE SERVICE FOR EMERGENCY MEDICAL SERVICES.** This item was discussed at the Committee of the Whole held on June 17, 2025. Vote on roll call. Ayes: Brady, Brennan, Mueller, Shaw. Nays: None. Absent: Mahoney, Sullivan, Glotz. President Pro Tem Brennan declared the motion carried.

President Pro Tem Brennan asked if there were any comments from members of the Staff.

Tom Tilton, Police Chief, recognized Dina Navas for her dedication to the National Night Out event and invited everyone to attend. He noted that, under her coordination, the Tinley Park event has received national recognition.

President Pro Tem Brennan asked if there were any comments from members of the Board.

Trustee Brady invited all to attend the Independence Day event at McCarthy Park.

Trustee Shaw thanked everyone involved from the Village and Park District for their efforts in making the Independence Day event possible. He also congratulated Steve Kotz, Fire Chief, on the recent graduation of Firefighters from the academy.

President Pro Tem Brennan asked if there were any comments from members of the public. There were none.

Motion was made by Trustee Mueller, seconded by Trustee Brady, at 7:12 p.m. to adjourn to Executive Session to discuss the following:

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

B. THE APPOINTMENT, EMPLOYMENT, COMPENSATION, DISCIPLINE, PERFORMANCE, OR DISMISSAL OF SPECIFIC EMPLOYEES OF THE PUBLIC BODY OR LEGAL COUNSEL FOR THE 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.

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

Motion was made by Trustee Shaw, seconded by Trustee Mueller to adjourn the Village Board meeting at 7:31 p.m. Vote on roll call. Ayes: Brady, Brennan, Mueller, Shaw. Nays: None. Absent: Mahoney, Sullivan, Glotz. President Pro Tem Brennan 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:

_____
Village Clerk

DRAFT

TINLEY PARK
BUSINESS SPOTLIGHT

President Glotz and

Clerk O'Connor

STAFF

APPOINTMENT

President Glotz

COMMISSION APPOINTMENT

President Glotz

Interoffice Memo

Date: June 24, 2025

To: Pat Carr – Village Manager

From: Lisa Kortum, Emergency Management and 911 Director

Subject: Purchase Request – Purchase the Indoor K-12 School Mapping

Presented for the Committee of the Whole/Village Board Meeting consideration and possible action:

Description:
GIS indoor maps are to enhance situational awareness for public safety agencies when responding to school emergencies. The State of Illinois 911 office has made funding available to us and I was approved to receive a grant in the amount of $98,280.00 in order to fund the project for Tinley Park 911 Communcations.

It is the recommendation that the Village Board approve project coordination and data installation from Central Square technologies and DataMark as reflected in the attached proposal of $98,280.00.

Staff Direction Request:

1. Approve Purchase Order for necessary project coordination and data installation with Central Square technologies and DataMark, in the amount of $ 98,280.00 as requested and approved in the FY26 budget.
2. Direct Staff as necessary.

Attachment:
Proposal from Central Square – DataMark

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

RESOLUTION
NO. 2024-R-086

A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND CENTRAL SQUARE FOR GIS SERVICES

MICHAEL W. GLOTZ, PRESIDENT
NANCY M. O'CONNOR, VILLAGE CLERK

WILLIAM P. BRADY
WILLIAM A. BRENNAN
DENNIS P. MAHONEY
MICHAEL G. MUELLER
KENNETH E. SHAW
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

RESOLUTION NO. 2024-R-08

A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND CENTRAL SQUARE FOR GIS SERVICES

WHEREAS, the Village of Tinley Park, Cook and Will Counties, Illinois, is a Home Rule Unit pursuant to the Illinois Constitution of 1970; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have considered entering into an Agreement with Central square for GIS services, a true and correct copy of such Agreement being attached hereto and made a part hereof as **EXHIBIT 1**; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interests of said Village of Tinley Park that said Agreement be entered into by the Village of Tinley Park;

NOW, THEREFORE, Be It Resolved by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

Section 1: The Preambles hereto are hereby made a part of, and operative provisions of, this Resolution as fully as if completely repeated at length herein.

Section 2: That this President and Board of Trustees of the Village of Tinley Park hereby find that it is in the best interests of the Village of Tinley Park and its residents that the aforesaid "Agreement" be entered into and executed by said Village of Tinley Park, with said Agreement to be substantially in the form attached hereto and made a part hereof as **EXHIBIT 1**.

Section 3: That the President and Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois are hereby authorized to execute for and on behalf of said Village of Tinley Park the aforesaid Agreement.

Section 4: That this Resolution shall take effect from and after its adoption and approval.

ADOPTED this 15th day of July 2025, by the Corporate Authorities of the Village of Tinley Park on a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED this 15th day of July 2025, by the President of the Village of Tinley Park.

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT 1

AGREEMENT WITH CENTRAL SQUARE FOR GIS SERVICES

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. 2025-R-860, "**A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND CENTRAL SQUARE FOR GIS SERVICES**," which was adopted by the President and Board of Trustees of the Village of Tinley Park on July 15, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 15th day of July, 2025.

_____
VILLAGE CLERK

Docusign Envelope ID: 22BE16E2-9A3E-46E5-A668-39494F624313

CENTRALSQUARE

SALES ORDER
PURSUANT TO EXISTING AGREEMENT

This Sales Order is intended as a binding Agreement between Tinley Park Police Department, IL ("Customer") and CentralSquare Technologies, LLC on behalf of itself and affiliates and subsidiaries including Superion, LLC; TriTech Software Systems; and CentralSquare Canada Software, Inc. ("CentralSquare") and shall be effective as of the date of the last signature herein.

Quote Number: Q-202966 is attached to this Sales Order as Exhibit "A". The Quote contains a description of all products and services sold pursuant to this Sales Order. The Quote is hereby incorporated by reference as a term of this Sales Order.

Statement of Work. Services for the products purchased under this Sales Order shall be governed by the Statement of Work document attached to this Sales Order as Exhibit "B".

Payment Terms.

Subscription

100 % due on the Delivery Date*

Services

50 % due on the Effective Date of this Sales Order

50 % due on the Completion of Services

Third-Party

100 % due on the Effective Date of this Sales Order

*Delivery Date: For on-premise Solutions, Delivery shall be when CentralSquare delivers to Customer the initial copies of the Solutions outlined below in Exhibit A by whichever the following applies and occurs first (a) electronic delivery, by posting it on CentralSquare's network for downloading, or similar suitable electronic file transfer method, or (b) physical shipment, such as on a disc or other suitable media transfer method, or (c) installation, or (d) delivery of managed services server. Physical shipment is on FOB - CentralSquare's shipping point, and electronic delivery is at the time CentralSquare provides Customer with access to download the Solutions. For cloud-based Solutions Delivery shall be whichever the following applies and occurs first when Authorized Users have (a) received log-in access to the Solution or any module of the Solution or (b) received access to the Solution via a URL.

Payment due in full 30 days from date of invoice. Annual maintenance and Subscriptions renewals shall be due on the anniversary of the Delivery Date. Annual Maintenance and Subscription Fees are subject to increase as outlined in the Master Agreement.

Master Agreement. This Sales Order shall be governed by the terms and conditions of the existing Agreement between the parties (the "Master Agreement"). NO OTHER TERMS OR CONDITIONS OF THE MASTER AGREEMENT ARE NEGATED OR CHANGED AS A RESULT OF THIS DOCUMENT.

Purchase Order. Customer may provide CentralSquare with a valid purchase order, upon execution of this Sales Order. Notwithstanding anything to the contrary herein, purchase orders are to be used solely for Customer's accounting purposes and any terms and conditions contained therein shall be deemed null and void with respect to the parties' relationship and this Sales Order. Any such purchase order provided to CentralSquare shall in no way relieve Customer of any obligation entered into pursuant to this Sales Order including, but not limited to, its obligation to pay CentralSquare in a timely fashion.

Acceptance of Order Terms. By signing this Sales Order below, Customer represents and warrants that: (a) it has read and understands the Master Agreement and Quote that are incorporated by reference into this Sales Order and agrees to be bound by the terms thereof, and (b) it has full power and authority to accept this Sales Order.

CentralSquare Technologies, LLC	Tinley Park Police Department
1000 Business Center Drive Lake Mary, FL 32746	16250 S. Oak Park Avenue Tinley Park, IL 60477
By: DocuSigned by: 06E45FA2930A4EB...	By:
Print Name: Ron Anderson	Print Name: Lisa Kortum
Print Title: Chief Revenue Officer	Print Title: Director EMA/911
Date Signed: 5/27/2025	Date Signed: 5/12/25

Docusign Envelope ID: 22BE16E2-9A3E-46E5-A668-39494F624313

Exhibit A

Quote

Quote #: Q-202966
Primary Quoted Solution: ONESolution PS
Quote expires on: June 15, 2025

Quote prepared for:
Lisa Kortum
Tinley Park Police Department
16250 S. Oak Park Avenue
Tinley Park, IL 60477
(708) 444-5086

Thank you for your interest in CentralSquare. CentralSquare provides software that powers over 8,000 communities. More about our products can be found at www.centralsquare.com.

WHAT SERVICES ARE INCLUDED?

	DESCRIPTION	TOTAL
1.	DataMark GIS Services - Fixed Fee	98,280.00
	Services Total	98,280.00 USD

QUOTE SUMMARY

Services Subtotal

98,280.00 USD

Docusign Envelope ID: 22BE16E2-9A3E-46E5-A668-39494F624313

Quote Subtotal	98,280.00 USD
Quote Total	**98,280.00 USD**

WHAT ARE THE RECURRING FEES?

TYPE	AMOUNT
FIRST YEAR MAINTENANCE TOTAL	0.00
FIRST YEAR SUBSCRIPTION TOTAL	0.00

The amount totals for Maintenance and/or Subscription on this quote include only the first year of software use and maintenance. Renewal invoices will include this total plus any applicable uplift amount as outlined in the relevant purchase agreement.

This Quote is not intended to constitute a binding agreement. The terms herein shall only be effective once incorporated into a definitive written agreement with CentralSquare Technologies (including its subsidiaries) containing other customary commercial terms and signed by authorized representatives of both parties.

BILLING INFORMATION

Fees will be payable within 30 days of invoicing.

Please note that the Unit Price shown above has been rounded to the nearest two decimal places for display purposes only. The actual price may include as many as five decimal places. For example, an actual price of $21.37656 will be shown as a Unit Price of $21.38. The Total for this quote has been calculated using the actual prices for the product and/or service, rather than the Unit Price displayed above.

Prices shown do not include any taxes that may apply. Any such taxes are the responsibility of Customer. This is not an invoice.

Docusign Envelope ID: 22BE16E2-9A3E-46E5-A668-39494F624313

For customers based in the United States or Canada, any applicable taxes will be determined based on the laws and regulations of the taxing authority(ies) governing the "Ship To" location provided by Customer on the Quote Form.

PURCHASE ORDER INFORMATION

Is a Purchase Order (PO) required for the purchase or payment of the products on this Quote Form? (Customer to complete)

Yes [ ] No [ ]

Customer's purchase order terms will be governed by the parties' existing mutually executed agreement, or in the absence of such, are void and will have no legal effect.

PO Number: _____

Initials: _____

Docusign Envelope ID: 22BE16E2-9A3E-46E5-A668-39494F624313

EXHIBIT B

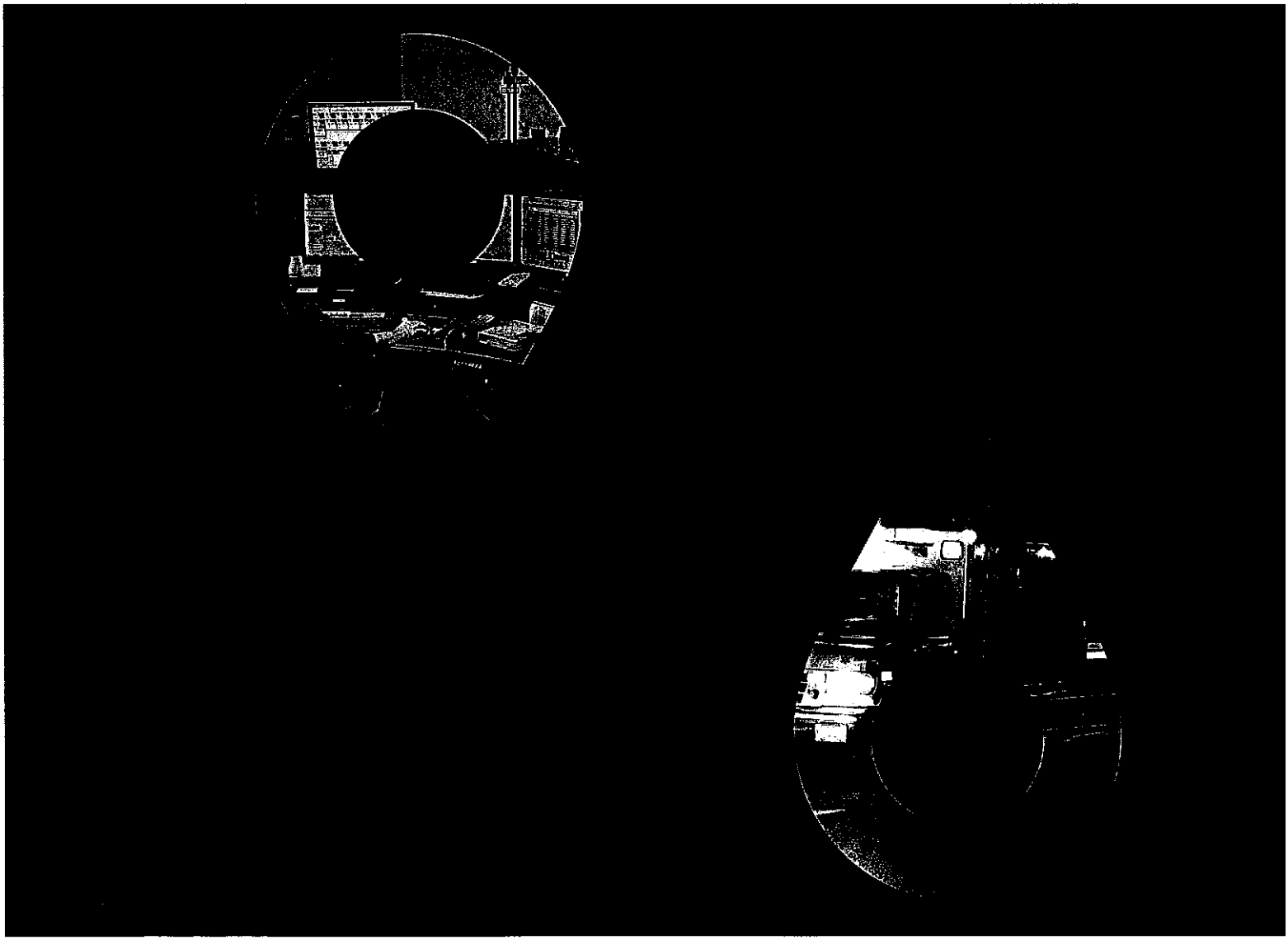
Statement of Work

(Attached)

Docusign Envelope ID: 22BE16E2-9A3E-46E5-A668-39494F624313

DATAMARK

Michael Baker
INTERNATIONAL



December 16, 2024

DATAMARK SCOPE OF WORK TO CENTRALSQUARE

Tinley Park, IL

Docusign Envelope ID: 22BE16E2-9A3E-46E5-A668-39494F624313

Proposal Summary

This proposal, including its scope of work and pricing, is a firm offer valid for 60 days after submission to CentralSquare and subject to the terms and conditions of the reseller agreement executed between CentralSquare and DATAMARK, a division of Michael Baker International, Inc.

This document provides DATAMARK's comprehensive scope of work offered to CentralSquare for the Village of Tinley Park, Illinois (Tinley Park).

DATAMARK's proposal pricing to CentralSquare is provided in a separate document.

Scope of Work

DATAMARK's scope of work includes the following professional services. Implementation of the proposed professional services follows the comprehensive Project Management Methodology provided after the scope of work exhibits.

Professional Services

- Indoor Floor Plan Data Conversion, Processing, Support, and Integration

EXHIBIT A: PROFESSIONAL SERVICES

The Scope of Work in this exhibit is attached to and made part of the executed reseller agreement between CentralSquare and DATAMARK, a division of Michael Baker International, Inc. DATAMARK's Scope of Work includes the following professional services:

- Indoor Floor Plan Data Conversion, Processing, Support, and Integration

Descriptions of DATAMARK's proposed professional services are provided in **A-1 Professional Services Descriptions**, below.

Pricing for DATAMARK's professional services is provided separately in **A-2: Professional Services Pricing**.

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A-1: Professional Services Descriptions

Indoor Floor Plan Data Conversion and Processing

DATAMARK will convert Tinley Park's existing digital and hardcopy plan files to generate public safety grade indoor floor plan data that can be viewed directly and integrated into other public safety applications. Our indoor mapping solutions utilize geospatial floor plan data, indoor location information, and key asset attributes to increase situational awareness for public safety agencies and other public stakeholders and integrate indoor floor plan data into Tinley Park's local CAD system.

Conversion of Existing Floor Plan Data Sources

DATAMARK will perform geospatial data conversion for **22 floors in 17 school buildings** in the Tinley Park PSAP jurisdictional boundary. DATAMARK will digitize existing digital and hardcopy floor plan data such as architectural drawings and computer-aided design and drafting (CADD) files into actionable geospatial floor plans that can be viewed and managed directly and integrated into public safety applications.

Digitization of Public Safety Assets

Conversion includes the digitization of up to 10 public safety assets that are identifiable within the source files and documentation. Public safety assets to be digitized can include elements such as key entry and exit doors, fire extinguishers, automated external defibrillators (AEDs), etc.

Field Inspection of Converted Data

DATAMARK will perform onsite inspection of each building that had its plans converted to geospatial indoor floor plan data to verify the accuracy, completeness, and quality of the converted dataset and to capture additional public safety asset locations that are not present in the original floor plan files.

Ownership of Converted Indoor Floor Plan Datasets

Tinley Park owns all data created during this project.

Indoor Floor Plan Data Conversion and Processing: Tasks, Responsibilities, and Deliverables

Tinley Park Tasks and Responsibilities

- Provide existing floorplan drawings to be converted from digital or hardcopy formats, as available
- Provide introductions between the DATAMARK Project Manager and contact personnel for buildings and facilities requiring floor plan data verification
- Verify the public safety assets to be captured in the converted geospatial floor plan data

DATAMARK Deliverables

- Convert existing floor plans to geospatial format
- Process converted data to into geospatial floor plans following the Esri ArcGIS Indoors data model
- Field verification of converted floor plans for accuracy and collection of public safety assets
- Add public safety assets to the geospatial floor plan data
- Provide indoor mapping data for use in CAD and 9-1-1 call handling systems

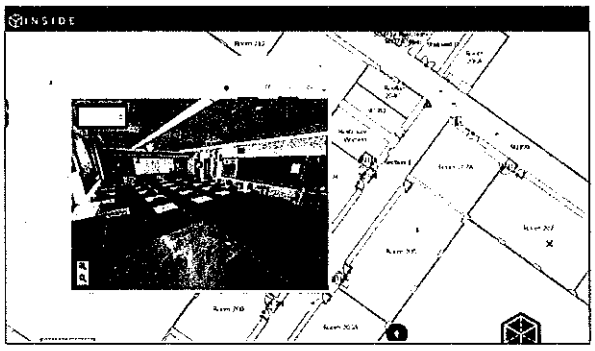
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Indoor Floor Plan Data Support and Integration

Tinley Park will maintain complete ownership of its indoor floor plan datasets created in the previous tasks and can deploy them throughout its public safety and GIS environments or stakeholders without restriction.

Following creation, DATAMARK will onboard Tinley Park's indoor floor plan data into our indoor mapping support and integration platform, provide Tinley Park with user access to view and maintain its data, and integrate it into the local CAD system for a period of **three years**.

Operationalize and Maintain Geospatial Floor Plans



This Scope of Work includes CAD integration and support for three years without any additional investment in specialized software licensing or hardware. It enables Tinley Park to enhance situational awareness and maintain 2D and 3D indoor location intelligence through an intuitive web-based mapping interface that includes tools for viewing and visually managing its indoor mapping datasets.

Access privileges are role-based, and user roles are both scalable and configurable to support a broad range of stakeholders including facility managers, first responders, and 9-1-1 dispatchers. DATAMARK will provide Tinley Park with access for **two Administrator users**, **17 Observer users**, and **six Terminal Viewer users**.

Administrator is the highest permission level assigned and provides users with access to generate reports, request updates to maps, interact with spatial data in 2D and 3D, edit building attributes, and assign new users.

Observer users have access to the web map interface to view and interact with spatial data in 2D and 3D and have access to visualize indoor data using the mapping interface.

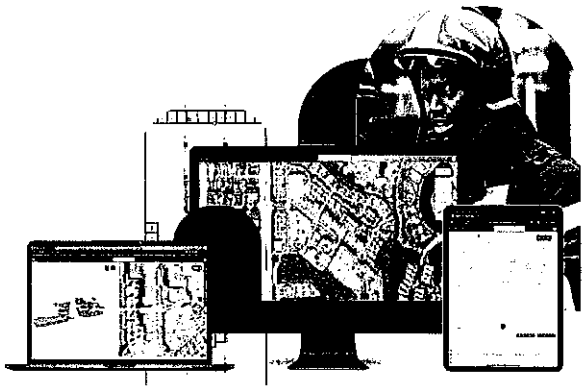
Terminal Viewer users provide access for PSAP personnel such as 9-1-1 call takers and dispatchers to integrate indoor floor plan data into their workstation displays and call handling workflows.

Direct Access to Floor Plan Data and Integration into CAD

Indoor floor plan integration enables 9-1-1 call takers, dispatchers, emergency responders, incident commanders, and other authorized personnel to access and visualize indoor mapping data directly within our platform as well as local CAD and public safety systems.

Docusign Envelope ID: 22BE16E2-9A3E-46E5-A668-39494F624313

Directly Accessing Indoor Floor Plan Data from Internet-Connected Workstations and Mobile Devices



DATAMARK will configure access for **17 Observer users**, as noted above, to securely view digitized indoor floor plan data from an internet-connected workstation, laptop, or tablet.

DATAMARK's indoor mapping solutions expand the capabilities of 9-1-1 call takers, dispatchers, emergency responders, incident command staff, fire inspectors, school officials, and other personnel by providing workstation as well as remote access to view indoor floor plan data in the field on internet-connected mobile devices.

Connecting PSAP Systems to Esri-Based Web Services to View Indoor Mapping Data

DATAMARK will configure indoor floor plan data to be integrated into Tinley Park's CAD system for **six Viewer users**, as noted above.

Many CAD and public safety systems used to answer and map 9-1-1 calls include the capability to consume Esri-based web services to directly visualize map data, including indoor floor plans. DATAMARK can configure secure web services to provision georeferenced indoor floor plan data for visualization in CAD and PSAP systems that have the capability to display floor plan data.

Integrating indoor floor plan data into Tinley Park's CAD and PSAP systems eliminates the need for dispatchers, call takers, and other PSAP staff to monitor an additional display, simplifying and streamlining emergency communications along with incident management workflows.

Viewing Static Indoor Mapping Files on PSAP Systems

DATAMARK will provide Tinley Park with a static geodatabase or map package to visualize indoor floor plan data in their CAD system and call handling, call mapping, or other PSAP systems that lack the capability to directly connect to Esri web services.

As required, DATAMARK will generate and configure georeferenced indoor maps to be loaded into Tinley Park's public safety data environment to visualize indoor map data. Tinley Park shall be responsible for downloading indoor map files into workstation and server systems, as required.

Training and Support

DATAMARK's indoor mapping support and integration services include administrator and end user training. Tinley Park will provide a suitable training location, computer equipment, and internet connectivity necessary to provide remote virtual onboarding and training to system users and administrators.

Administrator level user accounts are set up by DATAMARK and provided to Administrator users at the end of training. User level access is created by Administrator users following training. DATAMARK will work with Tinley Park to load its indoor floor plan datasets into our support and integration platform.

Docusign Envelope ID: 22BE16E2-9A3E-46E5-A668-39494F624313

Training

DATAMARK will conduct live virtual training for users in a webinar format to minimize training time and resources, encourage direct interaction with instructors, and maximize learning opportunities. Training will be scheduled to minimize impact to day-to-day operations. Training webinars may be recorded for future reference, use in refresher training, and onboarding new users after initial training has been completed.

DATAMARK can provide local in-person training; additional one-time fees for onsite training will apply.

Solution Support

DATAMARK's indoor mapping support and integration services include access to an online support center along with access to DATAMARK's Technical Support and Client Success teams. DATAMARK's support team is made up of dedicated technical support personnel and client success managers who are experts in GIS and NG9-1-1 tools, workflows, and best practices.

Support Center and Support Ticketing System

Users access our online support center directly from the user dashboard, which includes a searchable library of support articles, reference information, and training materials. The support center is accessible 24/7 to all authorized users and includes access to a support ticketing system to submit, review, and track support requests.

Technical Support Team

DATAMARK's Technical Support team responds to support tickets, and users can directly monitor and track the status of support requests. The Technical Support team also provides telephone-based technical support Monday through Friday, from 8 AM to 8 PM ET, excluding statutory holidays.

Client Success Team

A Client Success Manager will be assigned to provide a single point of contact and continuity with DATAMARK following implementation to maintain communication and ensure our solutions remain configured to achieve your indoor mapping data management goals.

Indoor Floor Plan Data Support and Integration: Tasks, Responsibilities, and Deliverables

Tinley Park Tasks and Responsibilities

- Provide space, computer equipment, and internet connectivity to support training
- Assist DATAMARK by providing additional CADD or PDF documents required to support onboarding into our support and integration platform

DATAMARK Deliverables

- Load GIS datasets into the support and integration platform
- Provide user access to the support and integration platform and the support center
- Conduct user and administrator training

Docusign Envelope ID: 22BE16E2-9A3E-46E5-A668-39494F624313

EXHIBIT B: PROJECT MANAGEMENT METHODOLOGY

Michael Baker's project management methodology has been used for more than 80 years to effectively manage project plans, schedules, budgets, and contracting. DATAMARK will manage each phase of this project in close collaboration with Tinley Park throughout the term of the contract for services.

Project Startup

Following execution of an agreement for services, DATAMARK will perform project startup tasks which include setting up budget management, developing the project plan, and scheduling a project kickoff meeting for project stakeholders.

DATAMARK uses Smartsheet, an end-to-end project management application, to manage project planning, scheduling, tasks, communications, and risk management. Smartsheet provides project team members and stakeholders with a web-based dashboard to track project and task status as well as review the schedule, communications plan, risk register, and change log through the life of the project.

Project Kickoff Meeting

DATAMARK will conduct a virtual project kickoff meeting to introduce project team members, define team member roles, and discuss the project's milestones, objectives, timeline, and approach. Topics discussed during the kickoff meeting will be documented in the project plan.

Project Management Plan

The Project Manager will create a Project Management Plan (PMP) to document project operations, budget, contracts, and quality, based on Tinley Park's project specifications and the finalized scope of work.

The PMP includes the reporting schedule and communication processes established during kickoff along with a risk register to track risks and mitigation plans. Throughout the project, the PMP will be used to document and track:

- Project stakeholders and their project responsibilities
- Project approach and objectives
- Project communication processes
- Risk and decision management
- Project schedule, budget, and progress tracking
- Progress tracking of project milestones and deliverables

The PMP is updated by the Project Manager and updates are communicated to the project team and stakeholders through the life of the project. The most current version of the PMP can be viewed by the project team and stakeholders through the Smartsheet project portal.

Scope, Schedule, and Budget Tracking

DATAMARK's Project Manager will use Smartsheet to track the project's scope, schedule, and budget from startup through completion. The Project Manager will provide regular communication with the project team to maintain focus, manage workflow efficiency, and monitor progress toward task completion.

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Project Status Reporting

The Project Manager will provide regular project status reports to the project team and stakeholders following a schedule developed during the project kickoff meeting. Project status reports include a Project Summary, Action Items, Work Completed, and a list of Issues and Risks. Project stakeholders will be provided access to Smartsheet's web portal to view project status in real time and review the most current project schedule, communications plan, risks, tasks, and project change log.

Project Invoicing

The Project Manager will deliver invoices to CentralSquare on a monthly, quarterly, or annual basis, or by project milestone, as agreed to during contracting. Invoicing will adhere to all applicable terms and conditions outlined in the project's Services Statement of Work and/or SaaS Agreement.

Project Management Tasks, Responsibilities, and Deliverables

Tinley Park Tasks and Responsibilities

- Participate in project kickoff meeting
- Review and approve the project plan, schedule, invoices, and other project documents

DATAMARK Deliverables

- Schedule and conduct the project kickoff meeting
- Schedule project status meetings and provide project status reports
- Deliver the PMP, schedule, and other project documents
- Deliver invoices to CentralSquare

Interoffice Memo

Date: July 7, 2025

To: John Urbanski, Public Works Director

From: Jimmy Quinn, Facilities Superintendent

Subject: Village Facilities Automation Systems - Annual Maintenance and Inspections Year (1 of 3)

Presented for Committee of the Whole and Village Board for consideration and possible action.

Description:
Public Works is requesting the approval of the Service Agreement Year 1 (one) of 3 (three) with Total Automation Concepts, Inc. of Alsip, Illinois for the annual maintenance and inspections of Village Facilities Building Automation Systems.

1. Inspection of all field equipment, controllers, and network elements for wear/damage.
2. Routine preventive maintenance, technical assistance, and equipment/system updates.
3. Equipment testing, calibration and control repairs.

Background: Public Works is tasked with proper upkeep of all Village Facilities Building Automation Systems to optimize indoor air quality. Continual routine preventive maintenance and inspections conserves the life span of vital Village owned equipment.

The Village has had agreements with Total Automation Concepts, Inc. and using their programming and software for approximately the past 15 years and found them to perform all agreed services satisfactorily.

Budget / Finance: Funding is budgeted for Maintenance and Inspections and is available in the approved FY25 Budget, Facilities. Budget was increased due to some aging equipment.

Budget Available	$75,000
Contract Amount	$39,180
Difference – Under Budget	$35,820

Staff Direction Request:

1. Approve a service agreement renewal with Total Automation Concepts, Inc. of Alsip, Illinois for the annual maintenance and repairs as estimated in the following amount of $39,180.
2. Direct staff as necessary.

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

RESOLUTION
NO. 2025-R-087

A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND TOTAL AUTOMATION CONCEPTS, INC. FOR THE VILLAGE FACILITIES AUTOMATION SYSTEMS - ANNUAL MAINTENANCE AND INSPECTIONS

MICHAEL W. GLOTZ, PRESIDENT
NANCY M. O'CONNOR, VILLAGE CLERK

WILLIAM P. BRADY
WILLIAM A. BRENNAN
DENNIS P. MAHONEY
MICHAEL G. MUELLER
KENNETH E. SHAW
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

RESOLUTION NO. 2025-R-087

A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND TOTAL AUTOMATION CONCEPTS, INC. FOR THE VILLAGE FACILITIES AUTOMATION SYSTEMS - ANNUAL MAINTENANCE AND INSPECTIONS

WHEREAS, the Village of Tinley Park, Cook and Will Counties, Illinois, is a Home Rule Unit pursuant to the Illinois Constitution of 1970; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have considered entering into an Agreement with Total Automation Concepts a true and correct copy of such Agreement being attached hereto and made a part hereof as **EXHIBIT 1**; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interests of said Village of Tinley Park that said Agreement be entered into by the Village of Tinley Park.

NOW, THEREFORE, Be It Resolved by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

Section 1: The Preambles hereto are hereby made a part of, and operative provisions of, this Resolution as fully as if completely repeated at length herein.

Section 2: That this President and Board of Trustees of the Village of Tinley Park hereby find that it is in the best interests of the Village of Tinley Park and its residents that the aforesaid "Agreement" be entered into and executed by said Village of Tinley Park, with said Agreement to be substantially in the form attached hereto and made a part hereof as **EXHIBIT 1**.

Section 3: That the President and Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois are hereby authorized to execute for and on behalf of said Village of Tinley Park the aforesaid Agreement.

Section 4: That this Resolution shall take effect from and after its adoption and approval.

ADOPTED this 15th day of July 2025, by the Corporate Authorities of the Village of Tinley Park on a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED this 15th day of July 2025, by the President of the Village of Tinley Park.

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT 1

AGREEMENT WITH TOTAL AUTOMATION CONCEPTS, INC. FOR THE VILLAGE FACILITIES AUTOMATION SYSTEMS - ANNUAL MAINTENANCE AND INSPECTIONS

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. 2025-R-087, "**RESOLUTION APPROVING AN AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND TOTAL AUTOMATION CONCEPTS, INC. FOR THE VILLAGE FACILITIES AUTOMATION SYSTEMS - ANNUAL MAINTENANCE AND INSPECTIONS"** which was adopted by the President and Board of Trustees of the Village of Tinley Park on July 15, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 15th day of July 2025.

_____
VILLAGE CLERK

TOTAL AUTOMATION CONCEPTS, INC.
Total Automation Concepts, Inc.
5602 W. 120th Street
Alsip, Illinois 60803
Phone: 708-597-3143
Fax: 708-824-3845
www.ta-concepts.com

BUILDING AUTOMATION SERVICE AGREEMENT #TINLPK1
COMMERCIAL – 1 Year

Purchaser
Village of Tinley Park
16250 Oak Park Ave
Tinley Park, Illinois 60477

This agreement includes planned maintenance services on your Schneider Electric building automation systems at the following locations:

- Village Hall – 16250 Oak Park Ave, Tinley Park, Il
- Police Department – 7850 W. 183rd Street, Tinley Park, Il
- Public Works – 7980 W. 183rd Street, Tinley Park, Il
- Oak Park Ave Train Station – 6700 South Street, Tinley Park, Il
- 80th Ave Train Station – 18001 80th Ave, Tinley Park, Il
- Fire Station 1 (Safety Building) – 17255 68th Court, Tinley Park, Il
- Fire Station 47 – 7825 W. 167th Street, Tinley Park, Il
- Fire Station 3 – 9191 175th Street, Tinley Park, Il
- Fire Station 4 – 7801 W. 191st Street, Tinley Park, Il

Total Automation Concepts will check all field devices, controllers and network elements as indicated below.
This is recommended for all sites to maintain original condition of the installed and commissioned systems.
This is accomplished by providing necessary testing and calibration, identifying detects and potential problem areas and reducing the likelihood that emergencies will occur.

This agreement will be performed during normal business hours (7:00am to 4:00pm, Monday thru Friday)
This agreement is in effect for a period of one (1) year beginning **5/1/25** and ending **4/30/26**.
This agreement will include (3) additional quarterly inspections.

This agreement includes:
System Software Upgrades:

- This includes system and security software upgrades. You will receive the latest software and security revisions and documentation.
- All field devices will receive the latest necessary firmware upgrades.
- We will update your system once a year with these updates. At that time we will include on-site training to familiarize you with these new features as they are added to your system to be sure that you gain the full benefit of the latest product enhancements.

Database Protection:

- The database protection prepares your system to be restored in the event of damage to the system or the information contained within it. Upon completion of the system backup you will receive a copy of the backup and another copy will be stored off-site (with your approval) at our local office. This provides additional protection in the event of damage to your on-site copy.
- This agreement will include (1) backup routine a year, performed on the entire building automation system, including the front end work station or servers as well as your entire network of field controllers.

Building Automation Network Equipment and Field Controller Inspections:

- This includes planned maintenance routines preformed on network interfaces, routers and field controllers.
- Checking the battery backup circuit, scan times and verifying control loops.

System Testing:

TOTAL AUTOMATION CONCEPTS, INC.
Total Automation Concepts, Inc.
5602 W. 120th Street
Alsip, Illinois 60803
Phone: 708-597-3143
Fax: 708-824-3845
www.ta-concepts.com

- System testing involves testing individual systems and validating items such as critical alarms, smoke control sequences and safety circuits. Results of this testing will verify proper operation of critical systems and identify any potential problems.

Remote Support Service:

- A service engineer or system programmer will assist you with troubleshooting software programs, PID loops and any other issues with which you need assistance.
- This includes (1) hour per month of remote support services. Additional remote services will be billed at preferred rates.
- You the customer are responsible for local system communication cost and access.

Priority Telephone Assistance:

- We will provide access to our emergency service call line which enables you to access our pool of on-call engineers, upon placing a call you will be asked details about your site, system and your contact number. An engineer will then contact you to discuss the problem and will attempt to identify the solution over the remote access.
- Should the engineer be unable to identify the solution remotely then he will advise you of the initial cost of a site visit and the availability of a service engineer.

This agreement provides you with preferential treatment as a Service Agreement Customer, and guarantees you same day service for Normal and Emergency Service calls.

This agreement gives you preferred labor rates which is 10% off Total Automation Concepts standard labor rates.

This agreement gives you 10% off all parts and labor on all repair service while under agreement.

This agreement maintain records of service inspections, indicating type of service, or adjustments made on the system by our technicians.

Any items found in need of repair or replacement during our inspections will be quoted to the customer for authorization to proceed.

This agreement does not include:

The items below are not included in this agreement, Labor and material will be billed at preferred rates with a four (4) hour minimum charge.

Repair/Emergency Services:

- Labor and material repair/replacement cost to your system.
- Labor and material repair/replacement will be performed during normal business hours (7:00am thru 4:00pm, Monday thru Friday) and will be billed at preferred rates with a (4) four hour minimum charge.
- **24 Hour Emergency Repair Service** including Saturdays, Sundays, and Holidays, labor and material preformed after normal working hours will be billed at premium rates with a (4) four hour minimum charge.

Short Term Cancellation Provision:

If the Purchaser cancels this Agreement short of the Full Term, the Return Premium shall be based upon 90% of the unearned Pro-Rated Premium less any service calls that have been performed and any equipment/material installed under this Agreement. If Total Automation Concepts cancels the Agreement short of full term, the Return Premium shall be based upon 100% of the Pro-Rated Premium

LonMark Associate BACnet ENERGY STAR PARTNER

TOTAL AUTOMATION CONCEPTS, INC.
Total Automation Concepts, Inc.
5602 W. 120th Street
Alsip, Illinois 60803
Phone: 708-597-3143
Fax: 708-824-3845
www.ta-concepts.com

Agreement Cost: *Monthly*
The cost of this Agreement is **$39,180.00**, payable in (12) equal monthly installments of **$3,265.00** throughout the term of the Agreement.

Or

Agreement Cost: *Quarterly*
The cost of this Agreement is **$39,180.00**, payable in (4) equal quarterly installments of **$9,795.00** throughout the term of the Agreement.

Terms:

All invoices are due by the 10th of the month.

We will provide Certificates of Insurance upon request.

Acceptance:
Accepted Date:_____
Village of Tinley Park

Title:_____

Agreement #TINLPK1
Respectfully Submitted:
Total Automation Concepts, Inc.
[redacted]
Zachary S. Propper
Project Estimator

Site Contact Information
Name:
Position:
Office Phone:
Cell Phone:
Fax #:
Email:
Special site notes:

Billing Information
Contact Name:
Position:
Office Phone:
Cell Phone:
Fax #:
Email:

Bill to address:

Attention to:

Billing Cycle: Monthly_____ Quarterly_____ Semiannually_____ Annually_____

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 3/20/2025

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 have ADDITIONAL INSURED provisions or 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).

PRODUCER Marsh & McLennan Agency LLC 20 North Martingale Road Schaumburg IL 60173	**CONTACT NAME:** Lindsey Todt **PHONE (A/C, No, Ext):** (847) 598-8753 **FAX (A/C, No):** (847) 440-9123 **E-MAIL ADDRESS:** Lindsey.Todt@MarshMMA.com
INSURED AMBEMEC-02 Total Automation Concepts Inc. 5602 W. 120th Street Alsip IL 60803	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** Amerisure Insurance Company 19488 **INSURER B :** Hanover Insurance Co. 22292 **INSURER C :** Amerisure Partners Insurance C 11050 **INSURER D :** Amerisure Mutual Insurance Co. 23396 **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 1411254384 **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.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
C	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC OTHER:			CPP21115720605	4/1/2025	4/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 2,000,000 $ 500,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
D	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY			CA21115710602	4/1/2025	4/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
D	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED RETENTION $			CU21115730602	4/1/2025	4/1/2026	EACH OCCURRENCE AGGREGATE $	$ 10,000,000 $ 10,000,000 $
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WC21142640501	4/1/2025	4/1/2026	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
B	Leased & Rented			IHCA257257	4/1/2025	4/1/2026	Limit Deductible	$100,000 $1,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Proof of Insurance

CERTIFICATE HOLDER

Village of Tinley Park
16250 S. Oak Park Ave.
Tinley Park IL 60477-0000

CANCELLATION

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

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Fr. C.C. Boyle Council 4698 Tinley Park, IL 60477

Serving the parishes of:

July 1, 2025

St. George
St. Julie
St. Stephen
St. Elizabeth Seton
St. Damian

Village Clerk
Village of Tinley Park
Tinley Park, Ill 60477

This year our annual Tootsie Roll Drive for the Intellectually Disabled will be on Friday & Saturday September 12 & 13, of 2025. This is a noteworthy cause benefiting the special population in our community. Some of the agencies that we work with are Orland Park Special Recreation, Area 7 Special Olympics, Southwest Community Services and Andrew High School. We are therefore, asking for your cooperation in this endeavor by allowing the Knights of Columbus volunteers to use your facilities 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,
Nick Carone

[redacted]

Approved
By_____
Date_____

VOTP VOUCHER REPORT FOR VILLAGE OF TINLEY PARK
EXP CHECK RUN DATES 07/04/2025 - 07/04/2025
POSTED PAID
BANK ACCOUNTS: 53CNT - 5/3 - CENTRAL DISBURSEMENTS

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
ACH Transaction						
AL WARREN OIL CO INC						
W1758741	AL WARREN OIL CO INC	01-26-023-73535 555.07 01-26-025-73535 277.54 60-00-000-73535 291.41 63-00-000-73535 97.14 64-00-000-73535 166.52	EO-P CHVURSA SPR+ EC15W40 CK	569	ACH Transaction	1,387.68
W1759038	AL WARREN OIL CO INC	01-17-205-73530 7,142.60 01-19-000-73530 697.61 01-21-000-73530 352.23 60-00-000-73530 815.28 63-00-000-73530 203.82 64-00-000-73530 436.76 01-26-023-73530 1,126.06 01-26-025-73530 544.02 01-33-300-73530 117.09 01-33-300-73530 39.54 01-14-000-73531 4,569.05 01-42-000-73530 356.79 01-12-000-73530 75.25	N.I. GAS USED 6/14-6/24/25	569	ACH Transaction	16,476.10
Total AL WARREN OIL CO INC:						17,863.78
AMAZON CAPITAL SERVICES, INC.						
11MG-LTPT-GYXR	AMAZON CAPITAL SERVICES, INC.	01-17-225-73600 41.90	OPTIMUM DVD-R BLANK DISCS 4.	570	ACH Transaction	41.90
1C6K-6GCK-734V	AMAZON CAPITAL SERVICES, INC.	01-41-056-72937 7.98	RITZ CHEESE SANDWICH CRACKER	570	ACH Transaction	7.98
1PRP-RDVK-R1YM	AMAZON CAPITAL SERVICES, INC.	01-21-000-73870 106.43	STACKABLE CLEAR STORAGE BOXE	570	ACH Transaction	106.43
19XL-NK4W-VY4Q	AMAZON CAPITAL SERVICES, INC.	01-21-000-73870 85.72	CUTTER SKINSATIONS INSECT RE	570	ACH Transaction	85.72
1XD7-F4X6-R3H7	AMAZON CAPITAL SERVICES, INC.	01-21-000-73870 37.70	BATTERY COMPATIBLE W STREAM	570	ACH Transaction	37.70
1FYK-1PHQ-VNNG	AMAZON CAPITAL SERVICES, INC.	01-17-205-73110 113.96	ANKER SURGE PROTECTOR, ANKER	570	ACH Transaction	113.96
16CT-LJDX-9XPT	AMAZON CAPITAL SERVICES, INC.	01-26-023-73840 17.98	3/8-16x3/4" BUTTON HEAD SOCK	570	ACH Transaction	17.98
16DL-MV1Y-7DGG	AMAZON CAPITAL SERVICES, INC.	01-26-023-73610 164.95	ARIAT MALE'S TURBO 6" WATERP	570	ACH Transaction	164.95

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ACH Transaction						
AMAZON CAPITAL SERVICES, INC.						
1FVY-JHP4-6PM4	AMAZON CAPITAL SERVICES, INC.	01-26-023-73845 300.57	FULL FACE RESPIRATOR 4PK, 3M	570	ACH Transaction	300.57
191K-DPLX-XK6G	AMAZON CAPITAL SERVICES, INC.	01-26-025-73580 43.88	LOOPED-END MOP HEAD REPLACEM	570	ACH Transaction	43.88
1CYD-TWPR-CLXY	AMAZON CAPITAL SERVICES, INC.	60-00-000-73610 314.49 63-00-000-73610 59.90 64-00-000-73610 160.46	CATERPILLER MEN'S INVADER WA	570	ACH Transaction	534.85
11WM-RFNR-4Y4H	AMAZON CAPITAL SERVICES, INC.	60-00-000-73610 91.70 63-00-000-73610 17.47 64-00-000-73610 46.79	SKSAFETY HI VIS WORK SAFETY	570	ACH Transaction	155.96
1X7Q-KMR1-JLRW	AMAZON CAPITAL SERVICES, INC.	01-21-000-73870 267.03	KEURIG K-DUO COFFEE MAKER, C	570	ACH Transaction	267.03
1Y1N-N6KF-64N1	AMAZON CAPITAL SERVICES, INC.	60-00-000-73610 216.94 63-00-000-73610 41.32 64-00-000-73610 110.69	MUCK MEN'S WIDE CALF BOOT BL	570	ACH Transaction	368.95
17CX-7G7X-9KP7	AMAZON CAPITAL SERVICES, INC.	01-19-000-73110 63.02	AMAZON BASIC TRASH BAGS 13GA	570	ACH Transaction	63.02
1KRT-XP11-D44T	AMAZON CAPITAL SERVICES, INC.	01-19-000-73110 42.59	BIC BRITE LINER HIGHLIGHTERS	570	ACH Transaction	42.59
Total AMAZON CAPITAL SERVICES, INC.:						2,353.47
AQUAMIST PLUMBING & LAWN						
141692	AQUAMIST PLUMBING & LAWN	01-26-023-72790 3,110.95 01-26-025-72790 0.00	IRRIGATION REPAIRS	572	ACH Transaction	3,110.95
141732	AQUAMIST PLUMBING & LAWN	01-26-023-72790 0.00 01-26-025-72790 466.49	IRRIGATION REPAIRS	572	ACH Transaction	466.49
141733	AQUAMIST PLUMBING & LAWN	01-26-023-72790 0.00 01-26-025-72790 741.22	IRRIGATION REPAIRS - POLICE	572	ACH Transaction	741.22
141731	AQUAMIST PLUMBING & LAWN	01-26-023-72790 0.00 01-26-025-72790 489.16	IRRIGATION REPAIRS - FIRE ST	572	ACH Transaction	489.16
137708	AQUAMIST PLUMBING & LAWN	01-26-025-72790 298.00 01-26-023-72790 0.00	IRRIGATION - 171ST ST MEDIAN	572	ACH Transaction	298.00
137709	AQUAMIST PLUMBING & LAWN	01-26-025-72790 0.00 01-26-023-72790 2,497.00	IRRIGATION	572	ACH Transaction	2,497.00

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ACH Transaction						
AQUAMIST PLUMBING & LAWN						
137707	AQUAMIST PLUMBING & LAWN	01-26-025-72790 247.00 01-26-023-72790 0.00	IRRIGATION - FIRE STATION #4	572	ACH Transaction	247.00
137706	AQUAMIST PLUMBING & LAWN	01-26-025-72790 336.00 01-26-023-72790 0.00	IRRIGATION - POLICE STATION	572	ACH Transaction	336.00
137703	AQUAMIST PLUMBING & LAWN	01-26-025-72790 256.00 01-26-023-72790 0.00	IRRIGATION - OP TRAIN STATIO	572	ACH Transaction	256.00
137704	AQUAMIST PLUMBING & LAWN	01-26-025-72790 249.00 01-26-023-72790 0.00	IRRIGATION	572	ACH Transaction	249.00
137701	AQUAMIST PLUMBING & LAWN	01-26-025-72790 378.00 01-26-023-72790 0.00	IRRIGATION - VILLAGE HALL	572	ACH Transaction	378.00
137705	AQUAMIST PLUMBING & LAWN	01-26-025-72790 0.00 01-26-023-72790 286.00	IRRIGATION - ZABROCKI PLAZA	572	ACH Transaction	286.00
137700	AQUAMIST PLUMBING & LAWN	01-26-025-72790 0.00 01-26-023-72790 1,014.00	IRRIGATION - STREETSCAPES	572	ACH Transaction	1,014.00
141776	AQUAMIST PLUMBING & LAWN	01-26-025-72790 651.38	IRRIGATION REPAIRS - VH	572	ACH Transaction	651.38
141774	AQUAMIST PLUMBING & LAWN	01-26-025-72790 826.15	IRRIGATION REPAIRS - OAK PAR	572	ACH Transaction	826.15
141775	AQUAMIST PLUMBING & LAWN	01-26-023-72790 341.38	IRRIGATION REPAIRS - ZABROCK	572	ACH Transaction	341.38
141691	AQUAMIST PLUMBING & LAWN	01-26-023-72790 680.35	IRRIGATION REPAIRS - 171ST S	572	ACH Transaction	680.35
141643	AQUAMIST PLUMBING & LAWN	01-26-023-72790 1,416.12	IRRIGATION REPAIRS - LAGRANG	572	ACH Transaction	1,416.12
Total AQUAMIST PLUMBING & LAWN:						14,284.20
CHICAGO PARTS & SOUND ENTERPRISES LLC						
43V0003698	CHICAGO PARTS & SOUND ENTERPRISES LLC	60-00-000-72540 106.03 63-00-000-72540 35.34 64-00-000-72540 60.59	WATER #86 - BULK BAGM48H6760	574	ACH Transaction	201.96
43V0003631	CHICAGO PARTS & SOUND ENTERPRISES LLC	01-26-025-72540 5.54	#13 FACILITIES - OE STYLE OI	574	ACH Transaction	5.54
43V0003818	CHICAGO PARTS & SOUND ENTERPRISES LLC	01-26-023-72540 18.97	PAG OIL -- STREET SHOP EQUI	574	ACH Transaction	18.97
Total CHICAGO PARTS & SOUND ENTERPRISES LLC:						226.47
CONSERV FS, INC.						

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ACH Transaction						
CONSERV FS, INC.						
66064845	CONSERV FS, INC.	60-00-000-73680 70.88 63-00-000-73680 7.88 64-00-000-73680 33.74	GREENSKEEPER SUNNY GLAMOUR M	575	ACH Transaction	112.50
Total CONSERV FS, INC.:						112.50
CORE & MAIN LP						
W837133	CORE & MAIN LP	01-19-000-72520 2,666.54	EQUIPMENT FOR FIRE ENGINE	576	ACH Transaction	2,666.54
X161923	CORE & MAIN LP	60-00-000-74175 1,351.76 64-00-000-74175 579.32	PULSE CABLE, FLG ACC RR FF	576	ACH Transaction	1,931.08
X153883	CORE & MAIN LP	60-00-000-74175 1,624.00 64-00-000-74175 696.00	IPERL 3/4S 3TS 1G 7.5LL 7WHL	576	ACH Transaction	2,320.00
X167062	CORE & MAIN LP	60-00-000-73630 719.76 63-00-000-73630 79.97 64-00-000-73630 342.75	860-54-0217-16 8 HYMAX 2 FLI	576	ACH Transaction	1,142.48
X156727	CORE & MAIN LP	60-00-000-73630 1,149.63 63-00-000-73630 127.74 64-00-000-73630 547.44	6 MR 90 C153 USA, 6 STAR 300	576	ACH Transaction	1,824.81
X169113	CORE & MAIN LP	60-00-000-73630 947.52 63-00-000-73630 105.28 64-00-000-73630 451.20	860-56-0315-16 12 HYMAX COUP	576	ACH Transaction	1,504.00
Total CORE & MAIN LP:						11,388.91
CORNERSTONE GOVERNMENT AFFAIRS						
VTP-082025	CORNERSTONE GOVERNMENT AFFAIRS	01-14-000-72790 5,500.00	GOVERNMENT RELATIONS AND CON	577	ACH Transaction	5,500.00
Total CORNERSTONE GOVERNMENT AFFAIRS:						5,500.00
CROSSMARK PRINTING INC						
100316	CROSSMARK PRINTING INC	60-00-000-72310 1,302.95 64-00-000-72310 558.41	WATER RATE EDDM POSTCARD W M	578	ACH Transaction	1,861.36
100377	CROSSMARK PRINTING INC	01-21-000-72310 269.95	BUSINESS CARDS - HAGNER, MER	578	ACH Transaction	269.95
Total CROSSMARK PRINTING INC:						2,131.31
FOX VALLEY FIRE & SAFETY CO.						

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ACH Transaction						
FOX VALLEY FIRE & SAFETY CO.						
IN00782652	FOX VALLEY FIRE & SAFETY CO.	14-00-000-72800 550.00	RADIO INSTALLATION - PETE'S	579	ACH Transaction	550.00
Total FOX VALLEY FIRE & SAFETY CO.:						550.00
G. W. BERKHEIMER CO., INC.						
7985020	G.W. BERKHEIMER CO., INC.	01-26-025-72520 182.38	AIR FILTER 20X24X2	580	ACH Transaction	182.38
7987300	G.W. BERKHEIMER CO., INC.	01-26-025-72520 51.60	AIR FILTER 16X25X2	580	ACH Transaction	51.60
7985432	G.W. BERKHEIMER CO., INC.	01-26-025-72520 162.70	AIR FILTER 20X25X5	580	ACH Transaction	162.70
7994510	G.W. BERKHEIMER CO., INC.	01-26-025-72520 176.04	AIR FILTER 24X24X4, 20X24X4	580	ACH Transaction	176.04
79945492	G.W. BERKHEIMER CO., INC.	01-26-025-72520 50.40	AIR FILTER 0474801 16X20X2 X	580	ACH Transaction	50.40
7994594	G.W. BERKHEIMER CO., INC.	01-26-025-72520 65.60	AIR FILTERS XPH-STD4-411 20X	580	ACH Transaction	65.60
Total G. W. BERKHEIMER CO., INC.:						688.72
HENRY'S HOUSE OF DECORATED						
1926	HENRY'S HOUSE OF DECORATED APPAREL	01-21-000-73610 350.00	BLACK SILVER STAR, EMA LOGO	581	ACH Transaction	350.00
1929	HENRY'S HOUSE OF DECORATED APPAREL	01-19-000-73610 42.00	BLANKET P.O.- UNIFORMS - LAD	581	ACH Transaction	42.00
Total HENRY'S HOUSE OF DECORATED:						392.00
HOMER INDUSTRIES						
S231734	HOMER INDUSTRIES	01-26-023-72890 100.00	DROP CHARGE - CHIPS 6/19/25	582	ACH Transaction	100.00
S231704	HOMER INDUSTRIES	01-26-023-72890 100.00	DROP CHARGE - CHIPS 6/18/25	582	ACH Transaction	100.00
Total HOMER INDUSTRIES:						200.00
HOMEWOOD DISPOSAL SERVICE						
9426484	HOMEWOOD DISPOSAL SERVICE	01-26-023-72890 2,677.60	SPOILS REMOVAL 6/16 TKTS# 11	583	ACH Transaction	2,677.60
9428115	HOMEWOOD DISPOSAL SERVICE	01-26-023-72890 897.60	HWD TSF GARBAGE TONS 6/18/25	583	ACH Transaction	897.60
Total HOMEWOOD DISPOSAL SERVICE:						3,575.20
KASPER, MICHAEL J						
070125	KASPER, MICHAEL J.	01-14-000-72850 5,000.00	MONTHLY FEE - $5000 - VILLAG	584	ACH Transaction	5,000.00
Total KASPER, MICHAEL J:						5,000.00
MGT IMPACT SOLUTIONS LLC						
62734	MGT IMPACT SOLUTIONS LLC	01-16-000-72790 13,440.00	MGT EMPLOYEE LEASING & RECRU	585	ACH Transaction	13,440.00
Total MGT IMPACT SOLUTIONS LLC:						13,440.00
MIDWEST MECHANICAL GROUP LLC						
112171557	MIDWEST MECHANICAL GROUP LLC	01-26-025-72520 2,204.08	SERVICE CALL #2506-0359 - PO	586	ACH Transaction	2,204.08

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ACH Transaction						
MIDWEST MECHANICAL GROUP LLC						
Total MIDWEST MECHANICAL GROUP LLC:						2,204.08
NORTHERN SAFETY CO. INC.						
906947569	NORTHERN SAFETY CO. INC.	60-00-000-73845 31.63 63-00-000-73845 3.52 64-00-000-73845 15.06 01-26-023-73845 50.20 01-26-025-73845 25.11	STANDARD GOATSKIN DRIVERS GL	587	ACH Transaction	125.52
Total NORTHERN SAFETY CO. INC.:						125.52
OFFICE REVOLUTION LLC						
126251	OFFICE REVOLUTION LLC	77-00-000-75112-0470 4,446.00 77-00-000-75112-0470 210.00 77-00-000-75112-0470 3,067.20 77-00-000-75112-0470 2,163.53	EOC RENOVATION NOVA DESKS	588	ACH Transaction	9,886.73
126252	OFFICE REVOLUTION LLC	77-00-000-75112-0470 541.43	EOC RENOVATION CONFERENCE TA	588	ACH Transaction	541.43
126253	OFFICE REVOLUTION LLC	77-00-000-75112-0470 9,707.68 77-00-000-75112-0470 2,788.00	SEATING FOR EOC RENOVATION	588	ACH Transaction	12,495.68
Total OFFICE REVOLUTION LLC:						22,923.84
PLACER LABS INC						
INUS03019	PLACER LABS INC	01-16-000-72655 21,500.00	LOCATION ANALYTICS SOFTWARE	589	ACH Transaction	21,500.00
Total PLACER LABS INC:						21,500.00
PRECISE MRM LLC						
IN200-2006181	PRECISE MRM LLC	01-26-023-72655 180.00	5MB FLAT DATA PLAN US W/ NAF	590	ACH Transaction	180.00
Total PRECISE MRM LLC:						180.00
R.C.WEGMAN CONSTRUCTION CO						
09	R.C.WEGMAN CONSTRUCTION CO	77-00-000-75112-0470 66,319.53	EOC (EMERGENCY OPERATIONS CE	591	ACH Transaction	66,319.53
Total R.C.WEGMAN CONSTRUCTION CO:						66,319.53
RAY O' HERRON CO INC						
2419197	RAY O' HERRON CO INC	01-19-000-73610 64.26	BLANKET PURCHASE ORDER FOR U	592	ACH Transaction	64.26
2419322	RAY O' HERRON CO INC	01-19-000-73610 152.08	BLANKET PURCHASE ORDER FOR U	592	ACH Transaction	152.08
2419350	RAY O' HERRON CO INC	01-19-000-73610 124.18	BLANKET PURCHASE ORDER FOR U	592	ACH Transaction	124.18

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ACH Transaction						
RAY O' HERRON CO INC						
2419495	RAY O' HERRON CO INC	01-19-000-73610 (144.90)	BLANKET PURCHASE ORDER FOR U	592	ACH Transaction	(144.90)
2418789	RAY O' HERRON CO INC	01-19-000-73610 96.32	BLANKET PURCHASE ORDER FOR U	592	ACH Transaction	96.32
2418909	RAY O' HERRON CO INC	01-19-000-73610 60.48	BLANKET PURCHASE ORDER FOR U	592	ACH Transaction	60.48
2418995	RAY O' HERRON CO INC	01-19-000-73610 53.99	BLANKET PURCHASE ORDER FOR U	592	ACH Transaction	53.99
2419150	RAY O' HERRON CO INC	01-19-000-73610 55.79	BLANKET PURCHASE ORDER FOR U	592	ACH Transaction	55.79
2419758	RAY O' HERRON CO INC	01-19-000-73610 49.48	BLANKET PURCHASE ORDER FOR U	592	ACH Transaction	49.48
2419592	RAY O' HERRON CO INC	01-19-000-73610 98.99	BLANKET PURCHASE ORDER FOR U	592	ACH Transaction	98.99
2419887	RAY O' HERRON CO INC	01-19-000-73610 76.48	BLANKET PURCHASE ORDER FOR U	592	ACH Transaction	76.48
2419892	RAY O' HERRON CO INC	01-19-000-73610 342.08	BLANKET PURCHASE ORDER FOR U	592	ACH Transaction	342.08
2419921	RAY O' HERRON CO INC	01-19-000-73610 170.99	BLANKET PURCHASE ORDER FOR U	592	ACH Transaction	170.99
Total RAY O' HERRON CO INC:						1,200.22
ROBINSON ENGINEERING LTD.						
25060259	ROBINSON ENGINEERING LTD.	20-00-000-72840-0437 4,800.00	24-R0677 PROFESSIONAL ENGINE	593	ACH Transaction	4,800.00
2506258	ROBINSON ENGINEERING LTD.	33-00-002-75118 3,750.00	24-R0395 FORMER BECHSTEIN PR	593	ACH Transaction	3,750.00
25060256	ROBINSON ENGINEERING LTD.	65-00-002-75310-0364 25,875.00	21-R0545.05 KIMBERLY HEIGHTS	593	ACH Transaction	25,875.00
2506291	ROBINSON ENGINEERING LTD.	60-00-002-75806-0113 3,433.25 64-00-002-75806-0113 3,433.25	16-R0402.04 175TH ST CONSTRU	593	ACH Transaction	6,866.50
25060373	ROBINSON ENGINEERING LTD.	16-00-000-72840 253.75	21-R0681 TP OAK RIDGE SUBDIV	593	ACH Transaction	253.75
25060421	ROBINSON ENGINEERING LTD.	01-14-000-72840 10,018.25	24-R0386 TP SPORTS DOME (760	593	ACH Transaction	10,018.25
25060467	ROBINSON ENGINEERING LTD.	18-00-000-72840-0373 18,920.00	21-R0945 RIVERWALK - HYDRAUL	593	ACH Transaction	18,920.00
Total ROBINSON ENGINEERING LTD.:						70,483.50
SERVICE SANITATION, INC.						
9093912	SERVICE SANITATION, INC.	01-75-206-72923-0070 1,390.00	PORTA POTTY UNITS FOR MIP	594	ACH Transaction	1,390.00
9093915	SERVICE SANITATION, INC.	01-75-206-72923-0070 1,390.00	PORTA POTTY UNITS FOR MIP	594	ACH Transaction	1,390.00
Total SERVICE SANITATION, INC.:						2,780.00
STEINER ELECTRIC COMPANY						
S007787487.001	STEINER ELECTRIC COMPANY	01-26-025-72520 58.85	OPTANIUM 3 LAMP, T8 BALLAST	595	ACH Transaction	58.85
S007784626.001	STEINER ELECTRIC COMPANY	01-26-025-72520 348.50	PHIL ALTO FLUOR LAMP, , PHIL	595	ACH Transaction	348.50

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ACH Transaction						
STEINER ELECTRIC COMPANY						
S007785015.001	STEINER ELECTRIC COMPANY	01-26-025-72520 107.10	PHIL F32T8 30PK	595	ACH Transaction	107.10
Total STEINER ELECTRIC COMPANY:						514.45
TRUGREEN						
210792545	TRUGREEN	01-26-023-72881 73.95	FERTILIZATION TREATMENTS - O	596	ACH Transaction	73.95
210241039	TRUGREEN	01-26-023-72881 73.95	FERTILIZATION TREATMENTSPOST	596	ACH Transaction	73.95
Total TRUGREEN:						147.90
WAREHOUSE DIRECT INC						
5943994-0	WAREHOUSE DIRECT INC	01-14-000-73110 263.94	COPY PAPER - VILLAGE HALL	597	ACH Transaction	263.94
Total WAREHOUSE DIRECT INC:						263.94
Total ACH Transaction:						266,349.54
Paper Check						
A T & T						
1248263012	A T & T	01-14-000-72120 1,167.89 60-00-000-72120 74.55	ACCT#8310012334811 VILL OF T	1045	Paper Check	1,242.44
7960573010	A T & T	01-14-000-72120 2,236.28 60-00-000-72120 74.55	ACCT#831001-1782085 VILL OF	1045	Paper Check	2,310.83
Total A T & T:						3,553.27
AMERICAN MEDICAL RESPONSE						
11118	AMERICAN MEDICAL RESPONSE	01-21-000-72856 47,599.27	EMS SERVICE AGREEMENT - MONT	1047	Paper Check	47,599.27
Total AMERICAN MEDICAL RESPONSE:						47,599.27
AMERICAN WATER						
060125	AMERICAN WATER	64-00-000-73225 62,581.60	SEWER TREATMENT SERVICE - BR	1048	Paper Check	62,581.60
Total AMERICAN WATER:						62,581.60
AMERICA'S PARKING REMARKING LLC						
254001P-003	AMERICA'S PARKING REMARKING LLC	01-26-023-75802 2,830.50 01-26-023-75406 0.00	PAVEMENT MARKING PROGRAM THR	1046	Paper Check	2,830.50
254001P-001	AMERICA'S PARKING REMARKING LLC	01-26-023-75802 0.00 01-26-023-75406 16,527.58	PAVEMENT MARKING PROGRAM THR	1046	Paper Check	16,527.58
254001P-005	AMERICA'S PARKING REMARKING LLC	01-26-023-75802 31,801.88 01-26-023-75406 0.00	PAVEMENT MARKING PROGRAM THR	1046	Paper Check	31,801.88
Total AMERICA'S PARKING REMARKING LLC:						51,159.96

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Paper Check						
ANDERSON PUMP SERVICE						
053025-06	ANDERSON PUMP SERVICE	01-26-025-72520 310.00	SERVICE 5/30, CONSUMABLE, FU	1049	Paper Check	310.00
Total ANDERSON PUMP SERVICE:						310.00
APPLE CHEVROLET						
649532	APPLE CHEVROLET	60-00-000-72540 109.59 63-00-000-72540 36.53 64-00-000-72540 62.63	TAG #1815 #1 WATER MULTI-POI	1050	Paper Check	208.75
421910	APPLE CHEVROLET	01-19-000-72540 546.15	FIRE ENGINE 1502 - GASKET, M	1050	Paper Check	546.15
421912	APPLE CHEVROLET	01-19-000-72540 29.08	FIRE ENGINE 1502 - SEAL KIT	1050	Paper Check	29.08
421925	APPLE CHEVROLET	01-19-000-72540 98.79	FIRE ENGINE 1502 - LIFTER	1050	Paper Check	98.79
Total APPLE CHEVROLET:						882.77
BETTENHAUSEN CONSTRUCTION SERV						
250082	BETTENHAUSEN CONSTRUCTION SERV	01-26-023-72890 243.75 60-00-000-73681 358.31 63-00-000-73681 39.81 64-00-000-73681 170.63	VTP2525 SEMI TRUCK TIME FOR	1051	Paper Check	812.50
250084	BETTENHAUSEN CONSTRUCTION SERV	01-26-023-72890 300.00 60-00-000-73681 441.00 63-00-000-73681 49.00 64-00-000-73681 210.00	VTP2525 SEMI TRUCK TIME FOR	1051	Paper Check	1,000.00
250083	BETTENHAUSEN CONSTRUCTION SERV	01-26-023-73860 75.00 60-00-000-73860 94.50 63-00-000-73860 10.50 64-00-000-73860 45.00 70-00-000-73860 25.00	VTP2525 SEMI TRUCK TIME FOR	1051	Paper Check	250.00

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Paper Check						
BETTENHAUSEN CONSTRUCTION SERV						
VTP2524	BETTENHAUSEN CONSTRUCTION SERV	01-26-023-72890 1,125.00 60-00-000-73681 1,653.75 63-00-000-73681 183.75 64-00-000-73681 787.50 01-26-023-73860 75.00 60-00-000-73860 94.50 63-00-000-73860 10.50 64-00-000-73860 45.00 70-00-000-73860 25.00	REMOVAL OF SPOILS/STONE	1051	Paper Check	4,000.00
Total BETTENHAUSEN CONSTRUCTION SERV:						6,062.50
BILL FIGEL PUBLIC RELATION LLC						
037	BILL FIGEL PUBLIC RELATION LLC	01-14-000-72790 1,500.00	PUBLIC RELATIONS ACTIVITIES	1052	Paper Check	1,500.00
Total BILL FIGEL PUBLIC RELATION LLC:						1,500.00
BRUNT WORKWEAR						
D414424	BRUNT WORKWEAR	01-19-000-73610 2,598.22	FD UNIFORMS-BOOTS	1053	Paper Check	2,598.22
Total BRUNT WORKWEAR:						2,598.22
CDW GOVERNMENT INC						
AE4Y24E	CDW GOVERNMENT INC	01-16-000-74128 144.02	KINGSTOM 32GB DDR4 3200MHZ M	1054	Paper Check	144.02
Total CDW GOVERNMENT INC:						144.02
CELTIC COMMERCIAL PAINTING,LLC						
13202	CELTIC COMMERCIAL PAINTING,LLC	01-19-000-72520 750.00	25-346TE 17355 68TH CT FIRES	1055	Paper Check	750.00
Total CELTIC COMMERCIAL PAINTING,LLC:						750.00
CHICAGO STREET CCDD, LLC						
28403	CHICAGO STREET CCDD, LLC	01-26-023-72890 880.00	DUMP FEE 6/10, 6/11, 6/12/25	1056	Paper Check	880.00
Total CHICAGO STREET CCDD, LLC:						880.00
CINTAS CORPORATION						
4233883158	CINTAS CORPORATION	01-26-025-72790 392.33	MATS-PW GARAGE	1057	Paper Check	392.33
Total CINTAS CORPORATION:						392.33
COMCAST CABLE						
8771401810028977 606	COMCAST CABLE	01-26-025-72517 43.46	ACCT #8771401810028977 PW 6/	1058	Paper Check	43.46
8771401810316240 614	COMCAST CABLE	01-17-205-72517 70.62	ACCT#8771401810316240 PD 6/2	1058	Paper Check	70.62

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Paper Check						
COMCAST CABLE						
8771401810265348 615	COMCAST CABLE	01-19-000-72517 129.73	ACCT#8771401810265348 FD 6/2	1058	Paper Check	129.73
Total COMCAST CABLE:						243.81
COMED - COMMONWEALTH EDISON						
4167292111 060925	COMED - COMMONWEALTH EDISON	64-00-000-72510 240.89	ACCT #4167292111 16852 LAKEW	1059	Paper Check	240.89
2563562000 061825	COMED - COMMONWEALTH EDISON	01-26-025-72510 17.53	ACC#2563562000 9342 PARKWOOD	1060	Paper Check	17.53
8834574000 061825	COMED - COMMONWEALTH EDISON	01-26-025-72510 63.13	ACCT#8834574000 19948 SILVER	1061	Paper Check	63.13
7271373000 061625	COMED - COMMONWEALTH EDISON	01-26-025-72510 3,014.01	ACCT#7271373000 18001 80TH A	1062	Paper Check	3,014.01
3446710807 061725	COMED - COMMONWEALTH EDISON	01-75-206-72510 40.67	ACCT#3446710807 17317 NORTH	1063	Paper Check	40.67
8480205000 061625	COMED - COMMONWEALTH EDISON	70-00-000-72510 28.11	ACCT#8480205000 7650 TIMBER	1064	Paper Check	28.11
4267014000 061825	COMED - COMMONWEALTH EDISON	64-00-000-72510 152.37	ACCT#4267014000 LAPORTE & WA	1065	Paper Check	152.37
1955173000 061825	COMED - COMMONWEALTH EDISON	64-00-000-72510 506.72	ACCT#1955173000 BROOKSIDE GL	1066	Paper Check	506.72
1201166000 061625	COMED - COMMONWEALTH EDISON	64-00-000-72510 108.83	ACCT#1201166000 7950 W TIMBE	1067	Paper Check	108.83
9910061397	COMED - COMMONWEALTH EDISON	01-75-206-72510 330.73	ACCT#9910061397 17323 NORTH	1068	Paper Check	330.73
4108445955	COMED - COMMONWEALTH EDISON	01-75-206-72510 39.27	ACCT#4108445955 17315 NORTH	1069	Paper Check	39.27
Total COMED - COMMONWEALTH EDISON:						4,542.26
CONNECTION						
76518238	CONNECTION	01-16-000-74128 557.82	HP 305A BLACK/CYAN/MAGENTA/Y	1070	Paper Check	557.82
Total CONNECTION:						557.82
DURBIN'S OF TINLEY INC						
061825	DURBIN'S OF TINLEY INC	01-12-000-72220 404.24	MEAL W/ DEVELOPMENT TEAM OF	1071	Paper Check	404.24
Total DURBIN'S OF TINLEY INC:						404.24
DYNEGY ENERGY SERVICES LLC						
010000111974	DYNEGY ENERGY SERVICES LLC	60-00-000-72510 4,425.56 63-00-000-72510 4,425.56	ACCT #9804210600 INV #010000	1072	Paper Check	8,851.12
010000111974	DYNEGY ENERGY SERVICES LLC	64-00-000-72510 884.24	ACCT#7703793007 INV#01000011	1072	Paper Check	884.24
010000111974	DYNEGY ENERGY SERVICES LLC	64-00-000-72510 309.97	ACCT#7601631787 INV#01000011	1072	Paper Check	309.97
010000111974	DYNEGY ENERGY SERVICES LLC	60-00-000-72510 4,964.84 63-00-000-72510 4,964.84	ACCT#1904247358 INV#01000011	1072	Paper Check	9,929.68

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Paper Check						
DYNEGY ENERGY SERVICES LLC						
010000111974	DYNEGY ENERGY SERVICES LLC	64-00-000-72510 3,845.89	ACCT#4106881262 INV#01000011	1072	Paper Check	3,845.89
Total DYNEGY ENERGY SERVICES LLC:						23,820.90
ECOLAB PEST ELIMINATION INC.						
8322621	ECOLAB PEST ELIMINATION INC.	01-26-025-72790 93.40	COCKROACH/RODENT PROGRAM	1073	Paper Check	93.40
8322620	ECOLAB PEST ELIMINATION INC.	01-26-025-72790 638.25	COCKROACH/RODENT PROGRAM, RO	1073	Paper Check	638.25
Total ECOLAB PEST ELIMINATION INC.:						731.65
ETP LABS INC.						
25-137790	ETP LABS INC.	60-00-000-72865 842.80 63-00-000-72865 361.20	COLIFORM SAMPLES	1074	Paper Check	1,204.00
Total ETP LABS INC.:						1,204.00
FIRESTATIONFURNITURE.COM						
8606	FIRESTATIONFURNITURE.COM	01-19-000-72524 3,479.88 01-19-000-72524 549.99	CONFERENCE ROOM CHAIRS AND C	1075	Paper Check	4,029.87
Total FIRESTATIONFURNITURE.COM:						4,029.87
FLEETPRIDE						
126467403	FLEETPRIDE	01-26-023-72540-0005 112.94	STREET PLOW TRUCK - FUEL CAR	1076	Paper Check	112.94
126442507	FLEETPRIDE	01-26-023-72540-0005 (17.00)	CREDIT STREET PLOW TRUCKS -	1076	Paper Check	(17.00)
126567471	FLEETPRIDE	01-26-023-72540-0005 203.84	STREET PLOW TRUCKS - FUEL CA	1076	Paper Check	203.84
Total FLEETPRIDE:						299.78
FLEMING, DAVID						
070825	FLEMING, DAVID	01-75-206-72923 250.00	BALLOONS FOR CRUISE NIGHTS 7	1077	Paper Check	250.00
060925	FLEMING, DAVID	01-75-206-72923-0197 250.00	BALLOONS IN FRONT OF VFW	1078	Paper Check	250.00
Total FLEMING, DAVID:						500.00
FMP						
52-593058	FMP	01-17-220-72540 105.88	COATED BREAK ROTOR	1079	Paper Check	105.88
Total FMP:						105.88
FOX RIVER SYSTEMS INC						
7663	FOX RIVER SYSTEMS INC	60-00-000-72528 975.00 63-00-000-72528 975.00	VIBRATION TESTING, INFRARED	1080	Paper Check	1,950.00
Total FOX RIVER SYSTEMS INC:						1,950.00
FOXIT CORPORATION						

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Paper Check						
FOXIT CORPORATION						
INV-3123457109177578	FOXIT CORPORATION	01-16-000-72655 823.20	FOXIT PDF EDITOR	1081	Paper Check	823.20
Total FOXIT CORPORATION:						823.20
FUN FUN FUN DJS						
072225	FUN FUN FUN DJS	01-75-206-72923-0197 200.00	DJ SERVICES AT 7/22/25 CRUIS	1082	Paper Check	200.00
Total FUN FUN FUN DJS:						200.00
GATTO'S RESTAURANT & BAR						
062325	GATTO'S RESTAURANT & BAR	01-42-000-72954 3,203.40	SENIOR SUPPER CLUB DINNER	1083	Paper Check	3,203.40
Total GATTO'S RESTAURANT & BAR:						3,203.40
GRAPHIC SCREEN PRINTING						
22564	GRAPHIC SCREEN PRINTING	01-19-000-73610 1,458.00	WHITE IMPRINT TSHIRTS ON RED	1084	Paper Check	1,458.00
Total GRAPHIC SCREEN PRINTING:						1,458.00
HANSEN DOOR INC						
13806	HANSEN DOOR INC	01-26-025-72520 3,200.00	OVERHEAD DOOR OPERATOR	1085	Paper Check	3,200.00
13838	HANSEN DOOR INC	01-26-025-72520 531.90	LOCATION S-E-W-D REPLACED CA	1085	Paper Check	531.90
Total HANSEN DOOR INC:						3,731.90
HEIDELBERG MATERIALS MIDWEST						
44024262	HEIDELBERG MATERIALS MIDWEST	60-00-000-73860 445.00 63-00-000-73860 49.45 64-00-000-73860 211.91 01-26-023-73860 353.17 70-00-000-73860 117.72	BED/BACKFILL 6/16/25 SVCS	1086	Paper Check	1,177.25
Total HEIDELBERG MATERIALS MIDWEST:						1,177.25
HOME DEPOT CREDIT SERVICES						
H1906-289109	HOME DEPOT CREDIT SERVICES	75-00-000-72742-0323 1,838.00	****2304 LG REFRIGERATOR 26	1087	Paper Check	1,838.00
H1906-289108	HOME DEPOT CREDIT SERVICES	01-26-025-74110 1,838.00	****2304 LG REFRIGERATOR 26	1087	Paper Check	1,838.00
9805889	HOME DEPOT CREDIT SERVICES	60-00-000-73410 94.19 63-00-000-73410 10.47 64-00-000-73410 44.85 01-26-023-73410 149.49	****2304 - 18V 1/4 HP LITHIU	1087	Paper Check	299.00
Total HOME DEPOT CREDIT SERVICES:						3,975.00
INTERSTATE BATTERY SYSTEM						

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Paper Check						
INTERSTATE BATTERY SYSTEM						
366282	INTERSTATE BATTERY SYSTEM	01-17-220-72540 140.93	MT-47/H5 BATTERY - #4W POLIC	1088	Paper Check	140.93
366462	INTERSTATE BATTERY SYSTEM	60-00-000-72528 40.47 63-00-000-72528 40.47	SLA1075 BATTERY - INVENTORY	1088	Paper Check	80.94
366421	INTERSTATE BATTERY SYSTEM	60-00-000-72528 35.95 63-00-000-72528 35.95	SLA1075 BATTERY	1088	Paper Check	71.90
Total INTERSTATE BATTERY SYSTEM:						293.77
J AND R SALES AND SERVICE INC.						
22614	J AND R SALES AND SERVICE INC.	60-00-000-72530 1.13 63-00-000-72530 0.38 64-00-000-72530 0.65	FULE LINE PER IN	1089	Paper Check	2.16
Total J AND R SALES AND SERVICE INC.:						2.16
KLEIN, THORPE & JENKINS, LTD						
250004	KLEIN, THORPE & JENKINS, LTD	01-14-000-72850 120.00	MATTER 0114-495 LEGAL SVC 72	1090	Paper Check	120.00
Total KLEIN, THORPE & JENKINS, LTD:						120.00
KOETTING INSURANCE AND RESOURCE AGENCY LLC						
K01496	KOETTING INSURANCE AND RESOURCE AGENCY LLC	01-14-000-72421 3,588.00	HELIPAD INSURANCE COVERAGE -	1091	Paper Check	3,588.00
Total KOETTING INSURANCE AND RESOURCE AGENCY LLC:						3,588.00
LEXIPOL, LLC						
INVLEX11253322	LEXIPOL, LLC	01-17-205-72720 5,933.90	SUBSCRIPTION LEXIPOL POLICY	1092	Paper Check	5,933.90
Total LEXIPOL, LLC:						5,933.90
LINDE GAS & EQUIPMENT INC						
50510052	LINDE GAS & EQUIPMENT INC	60-00-000-73730 24.16 63-00-000-73730 24.16 64-00-000-73730 20.71 01-26-023-73730 69.03 01-26-025-73730 34.51	INDUSTRIAL ACETYLENE, IND HI	1093	Paper Check	172.57
Total LINDE GAS & EQUIPMENT INC:						172.57
LONDON, SONNY						
062325	LONDON, SONNY	01-17-205-72170 59.87	REIM: MEALS DURING ILSROA CO	1094	Paper Check	59.87
062325	LONDON, SONNY	01-17-205-72170 89.02	REIM: MEALS DURING IJOA CONF	1094	Paper Check	89.02

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Paper Check						
LONDON, SONNY						
Total LONDON, SONNY:						148.89
MAP AUTOMOTIVE OF CHICAGO						
40FI9306	MAP AUTOMOTIVE OF CHICAGO	01-17-220-72540 (18.00)	CORE RETURN - PD #13A	1095	Paper Check	(18.00)
40FJ8563	MAP AUTOMOTIVE OF CHICAGO	01-26-025-72540 123.44	HUB ASSEMBLY - PW FACILITIES	1095	Paper Check	123.44
40FJ8564	MAP AUTOMOTIVE OF CHICAGO	01-17-220-72540 284.94	HUB ASSEMBLY, BATTERY 36 MOS	1095	Paper Check	284.94
Total MAP AUTOMOTIVE OF CHICAGO:						390.38
MASTER AUTO SUPPLY / MONARCH						
15030-154526	MASTER AUTO SUPPLY	01-26-023-72540 30.90	CIRCUIT BREAKER CQ AM P/U CA	1096	Paper Check	30.90
Total MASTER AUTO SUPPLY / MONARCH:						30.90
MC CANN INDUSTRIES, INC.						
P37821	MC CANN INDUSTRIES, INC.	01-26-025-72520 624.41	18"X12' FIBER FORMING TUBE .	1097	Paper Check	624.41
Total MC CANN INDUSTRIES, INC.:						624.41
MENARDS						
77917	MENARDS	01-26-023-72526 19.98	ACCT# 30860257 - CONCRETE MI	1098	Paper Check	19.98
77786	MENARDS	01-26-023-73410 17.98	ACCT# 30860257 - 6 GAL WATER	1098	Paper Check	17.98
77801	MENARDS	01-26-025-73840 50.43	ACCT# 30860257 - ANTI-SEIZE	1098	Paper Check	50.43
78076	MENARDS	01-26-025-72520 10.99	ACCT#30860257 - WATER LINE F	1098	Paper Check	10.99
78080	MENARDS	01-26-025-72520 8.22	ACCT#30860257 - WOOD BRASS,	1098	Paper Check	8.22
77916	MENARDS	01-26-025-73410 33.98	ACCT#30860257 - POWER SPRAY	1098	Paper Check	33.98
77743	MENARDS	01-26-025-72520 23.39	ACCT#30860257 - EXTENSION CO	1098	Paper Check	23.39
77742	MENARDS	01-26-025-73580 34.50	ACCT#30860257 - FEBREEZE, AI	1098	Paper Check	34.50
77744	MENARDS	01-14-000-73115 13.92	ACCT#30860257 - WATER	1098	Paper Check	13.92
77727	MENARDS	01-26-023-73410 59.98	ACCT#30860257 - BLACK CABLE	1098	Paper Check	59.98
75405	MENARDS	01-19-000-73605 616.49	GRAIN LEATHER GLOVE, GRAIN D	1098	Paper Check	616.49
Total MENARDS:						889.86
MES SERVICE COMPANY LLC						
IN2288448	MES SERVICE COMPANY LLC	01-19-000-72530 1,017.73	ELKHART NOZZLES	1099	Paper Check	1,017.73
Total MES SERVICE COMPANY LLC:						1,017.73
MOTOROLA SOLUTIONS						
8282146478	MOTOROLA SOLUTIONS	77-00-000-74150 132,433.92	RADIO REPLACEMENT FOR APPARA	1100	Paper Check	132,433.92

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Paper Check						
MOTOROLA SOLUTIONS						
Total MOTOROLA SOLUTIONS:						132,433.92
MSC INDUSTRIAL SUPPLY CO.						
7773300001	MSC INDUSTRIAL SUPPLY CO.	60-00-000-72540 197.04 63-00-000-72540 65.68 64-00-000-72540 112.59 01-26-023-72540 375.31 01-26-025-72540 187.66	AMP CIRCUIT BREAKERS (5/10/1	1101	Paper Check	938.28
Total MSC INDUSTRIAL SUPPLY CO.:						938.28
MURMANN, VINCENT						
062325	MURMANN, VINCENT	01-17-220-72140 57.97	REIM: MEALS DURING TPPK RTF	1102	Paper Check	57.97
Total MURMANN, VINCENT:						57.97
OPENGOV INC						
INV19867	OPENGOV INC	01-26-023-72655 33,710.04 01-26-025-72655 16,855.02 60-00-000-72655 21,068.78 63-00-000-72655 2,528.25 64-00-000-72655 10,113.01	OMS USER/ADVANCED MATERIAL M	1103	Paper Check	84,275.10
Total OPENGOV INC:						84,275.10
PARK ACE HARDWARE						
75561/1	PARK ACE HARDWARE	01-26-025-72520 10.56	CUST#89143 FASTENERS	1104	Paper Check	10.56
075599/1	PARK ACE HARDWARE	60-00-000-73410 110.24 63-00-000-73410 12.25 64-00-000-73410 52.49	CUST#891432 - TRIMMER LINE,	1104	Paper Check	174.98
75594/1	PARK ACE HARDWARE	01-26-025-72520 24.96	CUST# 89143 - RAID WASP & HO	1104	Paper Check	24.96
075592/1	PARK ACE HARDWARE	01-19-000-72530 6.80	CUST#94040-FASTENERS	1104	Paper Check	6.80
75575/1	PARK ACE HARDWARE	01-19-000-72540 2.99	CUST#9404-CORED HEX PLUG	1104	Paper Check	2.99
075613/1	PARK ACE HARDWARE	01-19-000-73870 40.99	CUST# 9404 - FLAG USA POLY 3	1104	Paper Check	40.99
Total PARK ACE HARDWARE:						261.28
PDQ COM CORPORATION						
PDQ-51839	PDQ COM CORPORATION	01-16-000-72655 4,425.00	COMPUTER IMAGING SOFTWARE	1105	Paper Check	4,425.00

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Paper Check						
PDQ COM CORPORATION						
Total PDQ COM CORPORATION:						4,425.00
POSTMASTER, U. S. POST OFFICE						
517469775	POSTMASTER, U. S. POST OFFICE	60-00-000-72110 3,725.60 64-00-000-72110 1,596.69	JULY WATER BILLS	1106	Paper Check	5,322.29
517632401	POSTMASTER, U. S. POST OFFICE	60-00-000-72110 634.50 64-00-000-72110 271.93	JUNE LATE NOTICES - WATER BI	1106	Paper Check	906.43
Total POSTMASTER, U. S. POST OFFICE:						6,228.72
PROVEN BUSINESS PRODUCTS						
1318228	PROVEN BUSINESS PRODUCTS	01-16-000-72756 1,127.85	CONTRACT#12521-01 MONTHLY CH	1107	Paper Check	1,127.85
1330314	PROVEN BUSINESS PRODUCTS	01-16-000-72756 1,127.85	CONTRACT#12521-01 MONTHLY CH	1107	Paper Check	1,127.85
Total PROVEN BUSINESS PRODUCTS:						2,255.70
QUILL CORPORATION						
184901346	QUILL CORPORATION	01-33-000-73110 12.38	POST ITS	1108	Paper Check	12.38
Total QUILL CORPORATION:						12.38
REGIONAL TRUCK EQUIPMENT CO						
217010	REGIONAL TRUCK EQUIPMENT CO	60-00-000-72540 68.27 63-00-000-72540 22.76 64-00-000-72540 39.00	SWISS LOCK ACTUATOR - WATER	1109	Paper Check	130.03
Total REGIONAL TRUCK EQUIPMENT CO:						130.03
RUSH TRUCK CENTERS						
3041969285	RUSH TRUCK CENTERS	01-26-023-72540 919.77	LUBE/AIR/FUEL FILTER	1110	Paper Check	919.77
3042041166	RUSH TRUCK CENTERS	01-26-023-72655 583.20	NAVISTAR SOFTWARE UPDATE - S	1110	Paper Check	583.20
3042226257	RUSH TRUCK CENTERS	01-26-023-72540 1,563.30	OIL PAN, OIL PAN GASKET, SNO	1110	Paper Check	1,563.30
Total RUSH TRUCK CENTERS:						3,066.27
SAFETY KLEEN SYSTEMS, INC.						
97470571	SAFETY KLEEN SYSTEMS, INC.	60-00-000-72540 37.69 63-00-000-72540 12.56 64-00-000-72540 21.54 01-26-023-72540 71.78 01-26-025-72540 35.90	16G PARTS WASHER - SOLVENT,	1111	Paper Check	179.47
Total SAFETY KLEEN SYSTEMS, INC.:						179.47

VOTP VOUCHER REPORT FOR VILLAGE OF TINLEY PARK
EXP CHECK RUN DATES 07/04/2025 - 07/04/2025
POSTED PAID
BANK ACCOUNTS: 53CNT - 5/3 - CENTRAL DISBURSEMENTS

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
SBA STEEL,LLC						
IN14079605	SBA STEEL,LLC	60-00-000-72631 302.99 63-00-000-72631 302.99 64-00-000-72631 302.99 01-19-000-72631 504.97 01-17-205-72631 605.97	TOWER SITE RENT #IL46494-A-0	1112	Paper Check	2,019.91
Total SBA STEEL,LLC:						2,019.91
SCHMECKPEPER GREGORY						
061125	SCHMECKPEPER, GREGORY	01-17-220-72140 20.66	REIM: MEALS DURING FEMA ICS-	1113	Paper Check	20.66
Total SCHMECKPEPER GREGORY:						20.66
SHOREWOOD HOME & AUTO INC						
02-472924	SHOREWOOD HOME & AUTO INC	30-00-000-74226 17,750.00 30-00-000-74226 250.00 30-00-000-74226 30.00 30-00-000-74226 2,018.89	POLARIS R25MAU57B5 2025	1114	Paper Check	20,048.89
02-474034	SHOREWOOD HOME & AUTO INC	01-21-000-72530 83.96	POL-KEY BLANK KEYSWITCH, POL	1114	Paper Check	83.96
Total SHOREWOOD HOME & AUTO INC:						20,132.85
SIEVERT ELECTRIC/CRANE & HOIST						
I0012017	SIEVERT ELECTRIC/CRANE & HOIST	01-19-000-72750 825.00	MAY 2025 ANNUAL INSPECTION	1115	Paper Check	825.00
Total SIEVERT ELECTRIC/CRANE & HOIST:						825.00
STANDARD EQUIPMENT						
P04359	STANDARD EQUIPMENT	01-26-023-72540 893.81	STREET SWEEPER UNIT 99 - WLD	1116	Paper Check	893.81
P04437	STANDARD EQUIPMENT	01-26-023-72540 (271.91)	CREDIT STREET SWEEPER #90 BE	1116	Paper Check	(271.91)
Total STANDARD EQUIPMENT:						621.90
STUDENT TRANSPORTATION OF						
1425812	STUDENT TRANSPORTATION OF	01-75-206-72923-0050 2,415.00	SHUTTLE FOR BP	1117	Paper Check	2,415.00
1425813	STUDENT TRANSPORTATION OF	01-75-206-72923-0050 2,205.00	SHUTTLE FOR BP	1117	Paper Check	2,205.00
1425811	STUDENT TRANSPORTATION OF	01-75-206-72923-0070 1,575.00	HARMONY SQUARE GRAND OPENING	1118	Paper Check	1,575.00
Total STUDENT TRANSPORTATION OF:						6,195.00
SUB TRAILER HITCH INC						
14798	SUB TRAILER HITCH INC	01-26-023-72540 207.95	STREET UNIT 94 - RD 7 CORD,	1119	Paper Check	207.95

VOTP VOUCHER REPORT FOR VILLAGE OF TINLEY PARK
EXP CHECK RUN DATES 07/04/2025 - 07/04/2025
POSTED PAID
BANK ACCOUNTS: 53CNT - 5/3 - CENTRAL DISBURSEMENTS

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
SUB TRAILER HITCH INC						
Total SUB TRAILER HITCH INC:						207.95
SZYMUSIAK BRYAN						
062425	SZYMUSIAK BRYAN	01-17-205-72170 52.78	REIM: MEALS DURING ILSRO SCH	1120	Paper Check	52.78
Total SZYMUSIAK BRYAN:						52.78
TERRY'S RV CENTER						
1063	TERRY'S RV CENTER	60-00-000-72540 199.49 63-00-000-72540 66.50 64-00-000-72540 113.99	UNIT 85 AUX WATER - FUEL PUM	1121	Paper Check	379.98
Total TERRY'S RV CENTER:						379.98
THOMPSON ELEVATOR INSPECTION						
25-1437	THOMPSON ELEVATOR INSPECTION	01-33-300-72853 342.00	8 ELEVATOR CODE INSPECTIONS	1122	Paper Check	342.00
Total THOMPSON ELEVATOR INSPECTION:						342.00
TRI-ELECTRONICS, INC.						
1011373	TRI-ELECTRONICS, INC.	01-26-025-73570 12,222.00	CONTROLLERS - MERCURY INTELL	1123	Paper Check	12,222.00
Total TRI-ELECTRONICS, INC.:						12,222.00
TUSKANY EVENT RENTALS						
80093.	TUSKANY EVENT RENTALS	01-75-206-72923 6,305.45	SWINGS FOR BP	1124	Paper Check	6,305.45
Total TUSKANY EVENT RENTALS:						6,305.45
USABLUEBOOK						
INV00751966	USABLUEBOOK	60-00-000-73550 183.38 63-00-000-73550 183.38 64-00-000-73550 157.19	HACH DPD FOR 10ML SAMPLE; 10	1125	Paper Check	523.95
Total USABLUEBOOK:						523.95
USSI RENTALS INC						
7003713-IN	USSI RENTALS INC	01-26-023-72266 570.00	ANSI INSPECTION, DIELECTRIC	1126	Paper Check	570.00
7003711-IN	USSI RENTALS INC	01-26-023-72266 570.00	ANSI INSPECTION, DIELECTRIC	1126	Paper Check	570.00
7003712-IN	USSI RENTALS INC	01-26-025-72266 570.00	ANSI INSPECTION, DIELECTRIC	1126	Paper Check	570.00
7003710-IN	USSI RENTALS INC	01-26-025-72266 570.00	ANSI INSPECTION, DIELECTRIC	1126	Paper Check	570.00
Total USSI RENTALS INC:						2,280.00
VANTAGE AV						
14120-2	VANTAGE AV	01-75-206-72923-0070 2,700.00	SOUND PRODUCTION FOR MUSIC I	1127	Paper Check	2,700.00

VOTP VOUCHER REPORT FOR VILLAGE OF TINLEY PARK
EXP CHECK RUN DATES 07/04/2025 - 07/04/2025
POSTED PAID
BANK ACCOUNTS: 53CNT - 5/3 - CENTRAL DISBURSEMENTS

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
VANTAGE AV						
Total VANTAGE AV:						2,700.00
WITAS, ROBERT J.						
053025	WITAS, ROBERT J.	01-26-023-75200 2,613.00	REIMBUSEMENT- COST SHARE- 18	1128	Paper Check	2,613.00
Total WITAS, ROBERT J.:						2,613.00
Total Paper Check:						536,292.02
Report Total:						802,641.56

VOTP VOUCHER REPORT FOR VILLAGE OF TINLEY PARK

EXP CHECK RUN DATES 07/11/2025 - 07/11/2025
POSTED PAID
BANK ACCOUNTS: 53CNT - 5/3 - CENTRAL DISBURSEMENTS

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
ACH Transaction						
AL WARREN OIL CO INC						
W1759039	AL WARREN OIL CO INC	01-19-000-73545 2,810.18 60-00-000-73545 834.05 63-00-000-73545 208.51 64-00-000-73545 446.81 01-26-023-73545 3,301.19 01-26-025-73545 417.95 01-14-000-73531 633.56 01-21-000-73530 12.75	DIESEL USED 5/10-6/24/25	598	ACH Transaction	8,665.00
Total AL WARREN OIL CO INC:						8,665.00
AMAZON CAPITAL SERVICES, INC.						
17RW-CK6F-JDD3	AMAZON CAPITAL SERVICES, INC.	01-26-025-73580 97.80	REPLACEMENT PART FOR ORECK V	599	ACH Transaction	97.80
1H1M-LPX7-QCDW	AMAZON CAPITAL SERVICES, INC.	01-26-025-73570 32.66	FIBERSHACK - FIBER OPTIC COU	599	ACH Transaction	32.66
1YDW-9CRL-QR4J	AMAZON CAPITAL SERVICES, INC.	01-19-000-73110 33.98	AMERICANFLAT 16X20 PICTURE F	599	ACH Transaction	33.98
1MYV-Y1VT-H6TH	AMAZON CAPITAL SERVICES, INC.	01-35-000-73870 430.25	VERADEK BLOCK SERIES PLANTER	599	ACH Transaction	430.25
1PL6-LQJT-GTCK	AMAZON CAPITAL SERVICES, INC.	01-35-000-73110 33.86	AVERY CUSTOMIZABLE NAME BADG	599	ACH Transaction	33.86
1R3Q-CHRH-7QYK	AMAZON CAPITAL SERVICES, INC.	01-75-206-72923-0050 81.83	AVERY ECOFRIENDLY RECYCLED N	599	ACH Transaction	81.83
1HN6-NV1N-GL16	AMAZON CAPITAL SERVICES, INC.	01-35-000-73210 14.21	CONFORT COLORS LONG SLEEVE T	599	ACH Transaction	14.21
1GMK-QFQN-DQHX	AMAZON CAPITAL SERVICES, INC.	01-35-000-73210 16.02	COMFORT COLORS LONG SLEEVE T	599	ACH Transaction	16.02
13KL-DJM4-7K43	AMAZON CAPITAL SERVICES, INC.	01-75-206-73870 159.74	PREMIER PROTIEN SHAKE, 8 FLA	599	ACH Transaction	159.74
1KRT-XP11-D44T	AMAZON CAPITAL SERVICES, INC.	01-19-000-73110 42.59	LINER GRIP HIGHLIGHTER CHISE	599	ACH Transaction	42.59
1DLG-YLV3-DR6G	AMAZON CAPITAL SERVICES, INC.	01-35-000-73610 39.72	SPORT-TEK WOMENS POLO #113-9	599	ACH Transaction	39.72
1VC6-41TC-DY7N	AMAZON CAPITAL SERVICES, INC.	01-35-000-73110 44.74	AVERY PRINTABLE TRI-FOLD BRO	599	ACH Transaction	44.74
1RGN-47GK-GFDN	AMAZON CAPITAL SERVICES, INC.	01-21-000-73870 113.97	LYLTING RECHARGABLE LED FLAS	599	ACH Transaction	113.97
1RKX-YW4N-KXF3	AMAZON CAPITAL SERVICES, INC.	01-21-000-73870 209.99	TOSHIBA MICROWAVE #114-06327	599	ACH Transaction	209.99
11HK-MYHV-TQ1K	AMAZON CAPITAL SERVICES, INC.	01-21-000-73870 30.69	CARDINAL ECONOMY 3 RING BIND	599	ACH Transaction	30.69
1R9M-MW1X-Y46Y	AMAZON CAPITAL SERVICES, INC.	01-75-206-72954 359.80	JORAMOY HEAVY DUTY WEIGHT BA	599	ACH Transaction	359.80
1XC3-YLLY-V3FL	AMAZON CAPITAL SERVICES, INC.	01-41-056-72937 16.99	BETTER OFFICE COMPOSITION BO	599	ACH Transaction	16.99

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
ACH Transaction						
AMAZON CAPITAL SERVICES, INC.						
1Y6R-QW7N-VGPD	AMAZON CAPITAL SERVICES, INC.	60-00-000-73110 11.97 63-00-000-73110 1.33 64-00-000-73110 5.70	HLF-HO BROCHURE HOLDER 4 TIE	599	ACH Transaction	19.00
Total AMAZON CAPITAL SERVICES, INC.:						1,777.84
ARC ILLINOIS / ARC IMAGING						
965766	ARC ILLINOIS / ARC IMAGING	01-35-000-73110 123.65	HP 727 CYAN INK CTG 130ML	601	ACH Transaction	123.65
Total ARC ILLINOIS / ARC IMAGING:						123.65
CHICAGO PARTS & SOUND ENTERPRISES LLC						
43V0003839	CHICAGO PARTS & SOUND ENTERPRISES LLC	60-00-000-72540 2.91 63-00-000-72540 0.97 64-00-000-72540 1.66	OE SYTLE OIL FILTER - WATER	602	ACH Transaction	5.54
43V0003852	CHICAGO PARTS & SOUND ENTERPRISES LLC	01-26-023-72540 32.51	ELEMENT ASSEMBLY - AIR STREE	602	ACH Transaction	32.51
43V0003889	CHICAGO PARTS & SOUND ENTERPRISES LLC	01-12-000-72540 257.46	22-25 EXPLORER ST BLACK - UN	602	ACH Transaction	257.46
Total CHICAGO PARTS & SOUND ENTERPRISES LLC:						295.51
CITY ESCAPE GARDEN & DESIGN						
14607	CITY ESCAPE GARDEN & DESIGN	01-26-023-72881 42,175.23	MOWING - JUNE 2025 SERVICES	603	ACH Transaction	42,175.23
Total CITY ESCAPE GARDEN & DESIGN:						42,175.23
CORE & MAIN LP						
X196196	CORE & MAIN LP	60-00-000-73630 31.41 63-00-000-73630 3.49 64-00-000-73630 14.95	1/8" RED RUBBER GASKET MATER	604	ACH Transaction	49.85
X225508	CORE & MAIN LP	60-00-000-73630 29.91 63-00-000-73630 3.32 64-00-000-73630 14.25	6 PVC SDR35 SWR GSKT CAP	604	ACH Transaction	47.48
X209881	CORE & MAIN LP	01-26-025-73570 2,667.72	ELECTRICAL SUPPLIES - *EMERG	604	ACH Transaction	2,667.72
X245171	CORE & MAIN LP	60-00-000-74175 812.00 64-00-000-74175 348.00	IPERL 3/4S 3TS 1G SM 7WHEEL	604	ACH Transaction	1,160.00
Total CORE & MAIN LP:						3,925.05
CROSSMARK PRINTING INC						

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
ACH Transaction						
CROSSMARK PRINTING INC						
100529	CROSSMARK PRINTING INC	60-00-000-72310 36.37 64-00-000-72310 15.58	PUBLIC WORKS CONNIE YOUPEL B	605	ACH Transaction	51.95
6951	CROSSMARK PRINTING INC	01-75-206-73870 105.00	BODEANS METAL MAX PLAQUE	605	ACH Transaction	105.00
Total CROSSMARK PRINTING INC:						156.95
DACRA TECH LLC						
DT 2025-06-106	DACRA TECH LLC	01-16-000-72655 2,282.28	E-TICKET SOFTWARE	606	ACH Transaction	2,282.28
DT 2025-05-102	DACRA TECH LLC	01-16-000-72655 2,282.28	E-TICKET SOFTWARE	606	ACH Transaction	2,282.28
Total DACRA TECH LLC:						4,564.56
ENTERPRISE FLEET MANAGEMENT						
FBN5385273	ENTERPRISE FLEET MANAGEMENT	30-00-000-96141 659.34 60-00-000-20201 822.23 60-00-000-20201 568.95 60-00-000-20201 526.31 30-00-000-96141 604.89 30-00-000-96141 919.54 60-00-000-20201 526.30 60-00-000-20201 573.56	JULY '25 ENT FLT MGMNT 1W,	607	ACH Transaction	5,201.12
FBN538258	ENTERPRISE FLEET MANAGEMENT	30-00-000-96141 570.55 30-00-000-96141 565.96 30-00-000-96141 510.18 30-00-000-96141 510.18 30-00-000-96141 507.40	JULY '25 ENT FLT MGMT 70, 7	608	ACH Transaction	2,664.27
FBN5385200	ENTERPRISE FLEET MANAGEMENT	30-00-000-96141 927.96 30-00-000-96141 887.13 30-00-000-96141 887.13	JULY '25 ENT FLT MGMT 2301,	608	ACH Transaction	2,702.22
FBN5385192	ENTERPRISE FLEET MANAGEMENT	30-00-000-96141 574.56 30-00-000-96141 568.12 30-00-000-96141 630.29 30-00-000-96145 877.77	JULY '25 ENT FLT MGMT 676, 1	608	ACH Transaction	2,650.74

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
ACH Transaction						
ENTERPRISE FLEET MANAGEMENT						
FBN5385232	ENTERPRISE FLEET MANAGEMENT	30-00-000-96141 674.71 30-00-000-96141 583.87 30-00-000-96141 665.42 30-00-000-96141 657.32 30-00-000-96141 655.73	JULY '25 ENT FLT MGMT 12D, 2	608	ACH Transaction	3,237.05
FBN5385174	ENTERPRISE FLEET MANAGEMENT	30-00-000-96141 663.35 30-00-000-96141 1,005.43 30-00-000-96141 635.67 30-00-000-96141 752.63	JULY '25 ENT FLT MGMT 63E,	608	ACH Transaction	3,057.08
FBN5385230	ENTERPRISE FLEET MANAGEMENT	30-00-000-96141 812.10 30-00-000-96141 1,154.12 30-00-000-96141 905.00 30-00-000-96141 598.47 30-00-000-96141 1,147.86 30-00-000-96141 905.00	JULY '25 ENT FLT MGMT 61S,	608	ACH Transaction	5,522.55
FBN5376168	ENTERPRISE FLEET MANAGEMENT	30-00-000-96141 659.31 30-00-000-96141 928.01 30-00-000-96141 977.07 60-00-000-96141 2,152.02 60-00-000-96145 4,390.00 01-21-000-72540 173.00 60-00-000-72860 91.69 64-00-000-72860 51.90 63-00-000-72860 29.41	JULY 25 ENT FLT MGMT 717,	608	ACH Transaction	9,452.41
Total ENTERPRISE FLEET MANAGEMENT:						34,487.44
FOX VALLEY FIRE & SAFETY CO.						
IN00784869	FOX VALLEY FIRE & SAFETY CO.	14-00-000-72550 175.00	FA ANNUAL RADIO INSPECTIONS,	609	ACH Transaction	175.00
Total FOX VALLEY FIRE & SAFETY CO.:						175.00
G. W. BERKHEIMER CO., INC.						

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
ACH Transaction						
G. W. BERKHEIMER CO., INC.						
8000735	G.W. BERKHEIMER CO., INC.	01-26-025-72520 131.20	41024 FILTERS 20X24X4	610	ACH Transaction	131.20
8001194	G.W. BERKHEIMER CO., INC.	01-26-025-72520 37.98	74352 A 48 HI-POWER 11 BELT	610	ACH Transaction	37.98
Total G. W. BERKHEIMER CO., INC.:						169.18
GENESISONE						
985718	GENESISONE	01-16-000-72756 472.00	CONTRACT #8018-01 RATE CHARG	611	ACH Transaction	472.00
Total GENESISONE:						472.00
HEARTLAND BUSINESS SYSTEMS LLC						
808368-H	HEARTLAND BUSINESS SYSTEMS LLC	01-16-000-72650 107.50	ENTERPRISE TECH ENGINEER IV	612	ACH Transaction	107.50
803508-H	HEARTLAND BUSINESS SYSTEMS LLC	01-16-000-72650 161.25	ENTERPRISE TECHNICAL ENGINEE	612	ACH Transaction	161.25
Total HEARTLAND BUSINESS SYSTEMS LLC:						268.75
HENRY'S HOUSE OF DECORATED						
4350	HENRY'S HOUSE OF DECORATED APPAREL	01-19-000-73610 997.00	BLANKET P.O.- UNIFORMS - MER	613	ACH Transaction	997.00
4352	HENRY'S HOUSE OF DECORATED APPAREL	01-19-000-73610 926.00	BLANKET P.O.- UNIFORMS - GIA	613	ACH Transaction	926.00
Total HENRY'S HOUSE OF DECORATED:						1,923.00
HOMEWOOD DISPOSAL SERVICE						
9431333	HOMEWOOD DISPOSAL SERVICE	01-26-023-72890 560.35	30 YD EXCHANGE - HAUL, DUMP	614	ACH Transaction	560.35
Total HOMEWOOD DISPOSAL SERVICE:						560.35
LENNY'S GAS N WASH 183RD ST						
5462	LENNY'S GAS N WASH 183RD ST	01-12-000-72540 4.00	CAR WASH - VM JUNE '25 ACCT	615	ACH Transaction	4.00
Total LENNY'S GAS N WASH 183RD ST:						4.00
MANICZ MEDIA LLC						
1968	MANICZ MEDIA LLC	01-35-100-72983 10,086.67	2025 MANICZ MEDIA LEISURE CA	616	ACH Transaction	10,086.67
Total MANICZ MEDIA LLC:						10,086.67
MARATHON SPORTSWEAR INC						
102183	MARATHON SPORTSWEAR INC	01-75-206-72923-0050 2,815.00	BLOCK PARTY 2025 TIE-DYE T-S	617	ACH Transaction	2,815.00
Total MARATHON SPORTSWEAR INC:						2,815.00
MEADE, INC.						
713291	MEADE, INC.	01-26-025-72775 629.55	TRAFFIC SIGNAL MAINTENANCE C	618	ACH Transaction	629.55
Total MEADE, INC.:						629.55
MGT IMPACT SOLUTIONS LLC						
MGT36892	MGT IMPACT SOLUTIONS LLC	01-15-000-72790 16,066.74	MGT EMPLOYEE LEASING & RECRU	619	ACH Transaction	16,066.74

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
ACH Transaction						
MGT IMPACT SOLUTIONS LLC						
62733	MGT IMPACT SOLUTIONS LLC	01-16-000-72790 13,084.00	MGT EMPLOYEE LEASING & RECRU	619	ACH Transaction	13,084.00
64339	MGT IMPACT SOLUTIONS LLC	01-16-000-72790 12,800.00	MGT EMPLOYEE LEASING & RECRU	619	ACH Transaction	12,800.00
64338	MGT IMPACT SOLUTIONS LLC	01-16-000-72790 12,560.00	MGT EMPLOYEE LEASING & RECRU	619	ACH Transaction	12,560.00
Total MGT IMPACT SOLUTIONS LLC:						54,510.74
MIDWEST MECHANICAL GROUP LLC						
112172099	MIDWEST MECHANICAL GROUP LLC	01-26-025-72520 848.50	SERVICE CALL # 2506-1746 SIT	620	ACH Transaction	848.50
112172188	MIDWEST MECHANICAL GROUP LLC	01-26-025-72520 597.00	SERVICE CALL #2502-1768 SITE	620	ACH Transaction	597.00
112172639	MIDWEST MECHANICAL GROUP LLC	01-26-025-72520 1,995.18	SERVICE CALL #2506-1912 SITE	620	ACH Transaction	1,995.18
112172175	MIDWEST MECHANICAL GROUP LLC	01-26-025-72520 438.00	SERVICE CALL # 2504-1140 SIT	620	ACH Transaction	438.00
Total MIDWEST MECHANICAL GROUP LLC:						3,878.68
MUNICIPAL GIS PARTNERS, INC						
8294	MUNICIPAL GIS PARTNERS, INC	01-16-000-72652 10,016.52 60-00-000-72652 6,410.57 63-00-000-72652 600.99 64-00-000-72652 3,004.95	GIS CONSORTIUM 2025-05 TO 20	621	ACH Transaction	20,033.03
8295	MUNICIPAL GIS PARTNERS, INC	01-16-000-72652 10,016.52 60-00-000-72652 6,410.57 63-00-000-72652 600.99 64-00-000-72652 3,004.95	GIS CONSORTIUM 2025-05 TO 20	621	ACH Transaction	20,033.03
Total MUNICIPAL GIS PARTNERS, INC:						40,066.06
NORTHERN SAFETY CO. INC.						
906944623	NORTHERN SAFETY CO. INC.	60-00-000-73845 62.07 63-00-000-73845 6.90 64-00-000-73845 29.56 01-26-023-73845 98.53 01-26-025-73845 49.27	ORDER# 982407192 - NINJA FLE	622	ACH Transaction	246.33

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
ACH Transaction						
NORTHERN SAFETY CO. INC.						
906944624	NORTHERN SAFETY CO. INC.	60-00-000-73845 70.60 63-00-000-73845 7.84 64-00-000-73845 33.62 01-26-023-73845 112.06 01-26-025-73845 56.02	ORDER# 982407200 - NINJA FLE	622	ACH Transaction	280.14
Total NORTHERN SAFETY CO. INC.:						526.47
P.T. FERRO CONSTRUCTION COMPAN						
48345	P.T. FERRO CONSTRUCTION COMPAN	05-00-000-75405 0.00 06-00-000-75405 0.00 05-00-000-75405-0179 448,999.17 06-00-000-75405-0179 901,035.90	PMP - PAY APPLICATION #2	623	ACH Transaction	1,350,035.07
Total P.T. FERRO CONSTRUCTION COMPAN:						1,350,035.07
PRIMUS ELECTRONICS CORPORATION						
1048215	PRIMUS ELECTRONICS CORPORATION	77-00-000-74150 416.29	TRI-BAND FLEXI-WHIP ANNTENA	624	ACH Transaction	416.29
1048763	PRIMUS ELECTRONICS CORPORATION	01-77-000-72550 182.19	MOTOROLA LOW PROFILE ANTENNA	624	ACH Transaction	182.19
Total PRIMUS ELECTRONICS CORPORATION:						598.48
R.C.WEGMAN CONSTRUCTION CO						
16 2023-09	R.C.WEGMAN CONSTRUCTION CO	75-00-000-72742-0323 123,569.52 75-00-002-72742-0323 1,678,875.86 33-00-002-72742-0323 343,866.14	HARMONY SQUARE BID PACKAGE #	625	ACH Transaction	2,146,311.52
Total R.C.WEGMAN CONSTRUCTION CO:						2,146,311.52
RAY O' HERRON CO INC						
2420067	RAY O' HERRON CO INC	01-19-000-73610 53.99	BLANKET PURCHASE ORDER FOR U	626	ACH Transaction	53.99
2420253	RAY O' HERRON CO INC	01-19-000-73610 114.33	BLANKET PURCHASE ORDER FOR U	626	ACH Transaction	114.33
2420263	RAY O' HERRON CO INC	01-19-000-73610 68.30	BLANKET PURCHASE ORDER FOR U	626	ACH Transaction	68.30
2420272	RAY O' HERRON CO INC	01-19-000-73610 174.23	BLANKET PURCHASE ORDER FOR U	626	ACH Transaction	174.23
2420370	RAY O' HERRON CO INC	01-19-000-73610 36.88	BLANKET PURCHASE ORDER FOR U	626	ACH Transaction	36.88
2420414	RAY O' HERRON CO INC	01-19-000-73610 102.59	BLANKET PURCHASE ORDER FOR U	626	ACH Transaction	102.59
2420672	RAY O' HERRON CO INC	01-19-000-73610 106.37	BLANKET PURCHASE ORDER FOR U	626	ACH Transaction	106.37

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
ACH Transaction						
RAY O' HERRON CO INC						
2420837	RAY O' HERRON CO INC	01-19-000-73610 108.42	BLANKET PURCHASE ORDER FOR U	626	ACH Transaction	108.42
2420838	RAY O' HERRON CO INC	01-19-000-73610 80.98	BLANKET PURCHASE ORDER FOR U	626	ACH Transaction	80.98
Total RAY O' HERRON CO INC:						846.09
SCIENTEL SOLUTIONS LLC						
INV-008562	SCIENTEL SOLUTIONS LLC	75-00-002-72742-0323 1,618.26 75-00-002-72742-0323 206.01 75-00-002-72742-0323 2,863.11 75-00-002-72742-0323 364.41	WIRELESS APS	627	ACH Transaction	5,051.79
INV-008559	SCIENTEL SOLUTIONS LLC	01-16-000-74128 906.78	FORTIAP-231 INDOOR WIRELESS	627	ACH Transaction	906.78
INV-008560	SCIENTEL SOLUTIONS LLC	01-16-000-74128 1,515.30	1GE SFP SX TRANSCEIVER MODUL	627	ACH Transaction	1,515.30
INV-008561	SCIENTEL SOLUTIONS LLC	75-00-002-72742-0323 2,836.44 75-00-002-72742-0323 361.02 75-00-002-72742-0323 3,458.86 75-00-002-72742-0323 440.23 75-00-002-72742-0323 543.20	NETWORK SWITCHES	627	ACH Transaction	7,639.75
Total SCIENTEL SOLUTIONS LLC:						15,113.62
SERVICE SANITATION, INC.						
9093839	SERVICE SANITATION, INC.	01-75-206-72923-0082 510.00	BATHROOM UNITS FOR 7/5 FARME	628	ACH Transaction	510.00
9131784	SERVICE SANITATION, INC.	01-19-000-72750 205.28	FIREMAN TRAINING CENTER - BA	628	ACH Transaction	205.28
Total SERVICE SANITATION, INC.:						715.28
SIERRA ITS						
2569	SIERRA ITS	01-16-000-72790 2,000.00	PC TECH STAFF AUGMENTATION E	629	ACH Transaction	2,000.00
2562	SIERRA ITS	01-16-000-72790 2,000.00	PC TECH STAFF AUGMENTATION E	629	ACH Transaction	2,000.00
2551	SIERRA ITS	01-16-000-72790 4,000.00	PC TECH STAFF AUGMENTATION E	629	ACH Transaction	4,000.00
2534	SIERRA ITS	01-16-000-72790 2,000.00	PC TECH STAFF AUGMENTATION E	629	ACH Transaction	2,000.00
2510	SIERRA ITS	01-16-000-72790 2,000.00	PC TECH STAFF AUGMENTATION E	629	ACH Transaction	2,000.00
Total SIERRA ITS:						12,000.00
STEINER ELECTRIC COMPANY						
S007790686.001	STEINER ELECTRIC COMPANY	01-26-025-73570 240.42	INTERMEDIATE IMC 3IN CONDUIT	630	ACH Transaction	240.42

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
ACH Transaction						
STEINER ELECTRIC COMPANY						
S007796562.001	STEINER ELECTRIC COMPANY	01-26-025-72520 24.83	FLUORESCENT LAMP 30 PACK	630	ACH Transaction	24.83
Total STEINER ELECTRIC COMPANY:						265.25
TOTAL AUTOMATION CONCEPTS, INC						
W39738	TOTAL AUTOMATION CONCEPTS, INC	01-26-025-72520 160.20	REPLACED FAUTLY THERMOSTAT O	631	ACH Transaction	160.20
W39742	TOTAL AUTOMATION CONCEPTS, INC	01-26-025-72520 555.70	AUTOMATION SERVER AND I/O'S	631	ACH Transaction	555.70
Total TOTAL AUTOMATION CONCEPTS, INC:						715.90
TRUGREEN						
212054252	TRUGREEN	01-26-023-72881 527.65	FERTILIZATION TREATMENTS - S	632	ACH Transaction	527.65
212008855	TRUGREEN	01-26-023-72881 2,837.00	LAWN TREATMENTS - FIRE HOUSE	632	ACH Transaction	2,837.00
Total TRUGREEN:						3,364.65
UNDERGROUND PIPE & VALVE CO						
073595-01	UNDERGROUND PIPE & VALVE CO	60-00-000-73630 452.34 63-00-000-73630 50.26 64-00-000-73630 215.40 60-00-000-73630 226.17 63-00-000-73630 25.13 64-00-000-73630 107.70	WATER MAIN CLAMPS	633	ACH Transaction	1,077.00
Total UNDERGROUND PIPE & VALVE CO:						1,077.00
US GAS						
477294	US GAS	60-00-000-73730 36.96 63-00-000-73730 36.96 64-00-000-73730 31.68 01-26-023-73730 105.60 01-26-025-73730 52.80	TINLE4 - CYLINDER RENT 6/1-	634	ACH Transaction	264.00
Total US GAS:						264.00
VILLAGE OF OAK LAWN						
01-9990015-00	VILLAGE OF OAK LAWN	60-00-000-73220 972,457.78 63-00-000-73220 897,653.34	ACCT#1-9990015-00 6/1-7/1/2	635	ACH Transaction	1,870,111.12
Total VILLAGE OF OAK LAWN:						1,870,111.12
WAREHOUSE DIRECT INC						

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
ACH Transaction						
WAREHOUSE DIRECT INC						
5921362-0	WAREHOUSE DIRECT INC	01-26-025-74110 377.81 01-26-025-74110 508.41 01-26-025-74110 667.70 01-26-025-74110 102.03 01-26-025-74110 194.08 01-26-025-74110 102.03 01-26-025-74110 115.84 01-26-025-74110 489.81 01-26-025-74110 133.10 01-26-025-74110 137.70 01-26-025-74110 411.18 01-26-025-74110 260.44 01-26-025-74110 120.44 01-26-025-74110 60.22 01-26-025-74110 1,390.22 01-26-025-74110 386.05 01-26-025-74110 112.77 01-26-025-74110 112.77 01-26-025-74110 117.37 01-26-025-74110 171.45 01-26-025-74110 101.64 01-26-025-74110 1,100.00	FURNITURE FOR HR OFFICE	636	ACH Transaction	7,173.06
5906281-0	WAREHOUSE DIRECT INC	01-26-025-74110 2,037.33 01-26-025-74110 72.44 01-26-025-74110 72.44 01-26-025-74110 57.01 01-26-025-74110 33.42 01-26-025-74110 44.02 01-26-025-74110 12.19	FURNITURE FOR FORMER FILE RO	636	ACH Transaction	9,715.92

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
ACH Transaction						
WAREHOUSE DIRECT INC						
		01-26-025-74110				
		79.81				
		01-26-025-74110				
		185.56				
		01-26-025-74110				
		402.58				
		01-26-025-74110				
		455.26				
		01-26-025-74110				
		30.67				
		01-26-025-74110				
		109.68				
		01-26-025-74110				
		9.04				
		01-26-025-74110				
		50.33				
		01-26-025-74110				
		58.97				
		01-26-025-74110				
		371.53				
		01-26-025-74110				
		371.53				
		01-26-025-74110				
		399.44				
		01-26-025-74110				
		399.44				
		01-26-025-74110				
		1,056.38				
		01-26-025-74110				
		227.24				
		01-26-025-74110				
		127.36				
		01-26-025-74110				
		110.88				
		01-26-025-74110				
		55.44				
		01-26-025-74110				
		127.36				
		01-26-025-74110				
		25.95				
		01-26-025-74110				
		55.44				
		01-26-025-74110				
		205.22				
		01-26-025-74110				
		110.08				
		01-26-025-74110				
		46.40				
		01-26-025-74110				
		507.94				
		01-26-025-74110				
		434.82				
		01-26-025-74110				
		372.72				
		01-26-025-74110				
		1,000.00				
Total WAREHOUSE DIRECT INC:						16,888.98

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
ACH Transaction						
WELLNESS IQ INC						
22317	WELLNESS IQ INC	01-14-000-72447 1,600.00	FY26 MOBILE WELLNESS PROGRAM	637	ACH Transaction	1,600.00
Total WELLNESS IQ INC:						1,600.00
WEST CENTRAL MUNICIPAL						
0004429-IN	WEST CENTRAL MUNICIPAL	01-26-023-75630 31,888.60	TREE PLANTING THROUGH 5/30/2	638	ACH Transaction	31,888.60
0007749-IN	WEST CENTRAL MUNICIPAL	01-26-023-75630 5,608.00	TREE PLANTING - APEX LANDSCA	638	ACH Transaction	5,608.00
Total WEST CENTRAL MUNICIPAL:						37,496.60
WRIGHT MATERIALS LLC						
4968	WRIGHT MATERIALS LLC	01-26-023-73680 750.00	IKEA - PULVERIZED - 4 WHEELE	639	ACH Transaction	750.00
5028	WRIGHT MATERIALS LLC	01-26-023-73680 250.00	IKEA PULVERIZED 4 WHEELER (7	639	ACH Transaction	250.00
5027	WRIGHT MATERIALS LLC	01-26-023-73680 250.00	IKEA PULVERIZED 4 WHEELER (7	639	ACH Transaction	250.00
5307	WRIGHT MATERIALS LLC	01-26-023-73680 250.00	IKEA PULVERIZED 4 WHEELER (7	639	ACH Transaction	250.00
9745	WRIGHT MATERIALS LLC	01-26-023-73680 125.00	IKEA PULVERIZED - 4 WHEELER	639	ACH Transaction	125.00
Total WRIGHT MATERIALS LLC:						1,625.00
Total ACH Transaction:						5,671,285.24
Paper Check						
07/10/2025	CHRIS & BRANDI TANNER	60-00-000-20100 185.52	UB refund for account: 01332	1140	Paper Check	185.52
07/10/2025	JAMES & MARGARET BURNS	60-00-000-20100 32.03	UB refund for account: 01867	1179	Paper Check	32.03
07/10/2025	ROBERT & JENNIFER RASMUSSEN	60-00-000-20100 55.62	UB refund for account: 00060	1201	Paper Check	55.62
Total :						273.17
A T & T MOBILITY						

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
A T & T MOBILITY						
287322524764X0627202	A T & T MOBILITY	01-26-025-72120 1.30 60-00-000-72120 3.48 01-11-000-72120 2.42 01-14-000-72120 2.42 01-15-000-72120 2.42 01-16-000-72120 2.42 01-17-205-72120 2.42 01-19-000-72120 2.42 01-19-000-72120 2.42 01-21-000-72120 2.42 01-33-000-72120 2.42 01-26-023-72120 2.42 01-35-000-72120 2.42 01-42-000-72120 2.42 01-26-025-72120 2.42	ACCT# 287322524764 TP PD 708	1129	Paper Check	36.24
Total A T & T MOBILITY:						36.24
ANDERSON PUMP SERVICE						
060325-41	ANDERSON PUMP SERVICE	01-26-025-72520 262.50	SERVICE 6/4, CONSUMABLE, FUE	1130	Paper Check	262.50
Total ANDERSON PUMP SERVICE:						262.50
AREA LANDSCAPE SUPPLY, INC.						
2094513	AREA LANDSCAPE SUPPLY, INC.	01-26-023-73680 656.00	X/6" X 8" X 8' PINE TREATED	1131	Paper Check	656.00
Total AREA LANDSCAPE SUPPLY, INC.:						656.00
AURELIO'S PIZZA						
070425	AURELIO'S PIZZA	01-21-000-72220 311.69	PIZZA EVENT - PD, FD, EMA 4T	1132	Paper Check	311.69
Total AURELIO'S PIZZA:						311.69
BACKFLOW SOLUTIONS INC						
10468R	BACKFLOW SOLUTIONS INC	60-00-000-72790 5,394.26	CROSS CONNECTION CONTROL PRO	1133	Paper Check	5,394.26
10458R	BACKFLOW SOLUTIONS INC	60-00-000-72790 495.00	ANNUAL SUBSCRIPTION FEE - FY	1133	Paper Check	495.00
Total BACKFLOW SOLUTIONS INC:						5,889.26
CALUMET CITY PLUMBING CO, INC.						

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
CALUMET CITY PLUMBING CO, INC.						
68319	CALUMET CITY PLUMBING CO, INC.	60-00-000-72790 7,865.30	WATER METER REPLACEMENT	1134	Paper Check	7,865.30
Total CALUMET CITY PLUMBING CO, INC.:						7,865.30
CCS CHICAGO CONTRACTORS SUPPLY						
568906	CCS CHICAGO CONTRACTORS SUPPLY	64-00-000-73800 1,500.00	INVOICE NO: 568226 - SPEEDBL	1135	Paper Check	1,500.00
568904	CCS CHICAGO CONTRACTORS SUPPLY	01-26-023-73790 1,500.00	INVOICE NO 568226 SPEEDBL50	1135	Paper Check	1,500.00
Total CCS CHICAGO CONTRACTORS SUPPLY:						3,000.00
CDW GOVERNMENT INC						
AE5MR2M	CDW GOVERNMENT INC	01-16-000-74128 474.33	HP COLOR LASERJET PRO PRINTE	1136	Paper Check	474.33
AE5MR2S	CDW GOVERNMENT INC	01-16-000-74128 474.33	HP COLOR LASERJET PRO PRINTE	1136	Paper Check	474.33
AE6BC2B	CDW GOVERNMENT INC	01-16-000-74128 522.26	FLUKE VISUAL FAULT LOCATOR	1136	Paper Check	522.26
AE5RK8A	CDW GOVERNMENT INC	01-16-000-74128 378.09	EATON GIGABIT NETWORK CARD M	1136	Paper Check	378.09
AE5DT6Q	CDW GOVERNMENT INC	01-16-000-74128 71.54	CRUCIAL BX500 SSD CARD FOR L	1136	Paper Check	71.54
AE7TZ9V	CDW GOVERNMENT INC	01-16-000-74128 898.92	SAMSUNG 43IN HUD BED COMMERC	1136	Paper Check	898.92
Total CDW GOVERNMENT INC:						2,819.47
CENTRAL SOD FARMS INC						
55-7400	CENTRAL SOD FARMS INC	01-26-023-73680 828.00	KENTUCKY BLUEGRASS SOD	1137	Paper Check	828.00
55-7422	CENTRAL SOD FARMS INC	01-26-023-73680 576.00	KENTUCKY BLUEGRASS SOD	1137	Paper Check	576.00
55-7440	CENTRAL SOD FARMS INC	01-26-023-73680 414.00	KENTUCKY BLUEGRASS SOD	1137	Paper Check	414.00
Total CENTRAL SOD FARMS INC:						1,818.00
CHICAGO STREET CCDD, LLC						
28440	CHICAGO STREET CCDD, LLC	01-26-023-72890 800.00	DUMP FEE 6/16, 6/17, 6/19 &	1138	Paper Check	800.00
Total CHICAGO STREET CCDD, LLC:						800.00
CHICAGO TRIBUNE COMPANY LLC						
74072186	CHICAGO TRIBUNE COMPANY LLC	01-13-000-72720 190.99	DAILY SOUTHTOWN - VILLAGE HA	1139	Paper Check	190.99
Total CHICAGO TRIBUNE COMPANY LLC:						190.99
CINTAS CORPORATION						
4235976405	CINTAS CORPORATION	01-26-025-73117 129.83	MATS - PD	1141	Paper Check	129.83
9327271700	CINTAS CORPORATION	01-26-025-73117 800.00	ZOLL 2 AED AUTOMATIC AGREEME	1142	Paper Check	800.00
9327271704	CINTAS CORPORATION	01-26-025-73117 180.00	SD EYEWASH SERVICE AGREEMENT	1142	Paper Check	180.00

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
CINTAS CORPORATION						
9327437037	CINTAS CORPORATION	01-26-025-73117 200.00	ZOLL 3 AED AUTOMATIC AGREEME	1142	Paper Check	200.00
9327446629	CINTAS CORPORATION	01-26-025-73117 100.00	ZOLL 3 AED AUTOMATIC AGREEME	1142	Paper Check	100.00
9327433710	CINTAS CORPORATION	01-26-025-73117 100.00	ZOLL 3 AED AUTOMATIC AGREEME	1142	Paper Check	100.00
9317353765	CINTAS CORPORATION	01-26-025-73117 37.56	MEDICINE CABINET - PUMP HOUS	1142	Paper Check	37.56
9327439034	CINTAS CORPORATION	01-26-025-73117 200.00	ZOLL 3 AED AUTOMATIC AGREEME	1142	Paper Check	200.00
Total CINTAS CORPORATION:						1,747.39
COMCAST CABLE						
877140181078470 0616	COMCAST CABLE	01-19-000-72517 122.35	ACCT#8771401810784702 7825 1	1143	Paper Check	122.35
Total COMCAST CABLE:						122.35
COMED - COMMONWEALTH EDISON						
5557327517 062725	COMED - COMMONWEALTH EDISON	60-00-000-72510 55.41	ACCT#5557327517 8951 171ST S	1144	Paper Check	55.41
2655034000 062525	COMED - COMMONWEALTH EDISON	12-00-000-72510 31.31	ACCT#2655034000 17238 OAK PA	1145	Paper Check	31.31
6754025000 062525	COMED - COMMONWEALTH EDISON	70-00-000-72510 15.54	ACCT#6754025000 6750 SOUTH	1146	Paper Check	15.54
6836637000 062525	COMED - COMMONWEALTH EDISON	12-00-000-72510 54.42	ACCT#6836637000 17231 OAK PA	1147	Paper Check	54.42
9173342222 062525	COMED - COMMONWEALTH EDISON	70-00-000-72510 224.44	ACCT#9173342222 1 OAK PARK	1148	Paper Check	224.44
6804825000 062525	COMED - COMMONWEALTH EDISON	01-26-025-72510 1,637.13	ACCT#6804825000 6720 SOUTH	1149	Paper Check	1,637.13
5112535000 062525	COMED - COMMONWEALTH EDISON	01-26-025-72510 40.38	ACCT#5112535000 17048 OAK P	1150	Paper Check	40.38
1909555000 062025	COMED - COMMONWEALTH EDISON	01-26-025-72510 172.82	ACCT#1909555000 7980 W 183RD	1151	Paper Check	172.82
7268242222 062525	COMED - COMMONWEALTH EDISON	01-26-025-72510 78.18	ACCT#7268242222 7053 W 183R	1152	Paper Check	78.18
8034667000 062525	COMED - COMMONWEALTH EDISON	01-26-025-72510 84.35	ACCT#8034667000 7000 183RD	1153	Paper Check	84.35
9294051222 062525	COMED - COMMONWEALTH EDISON	01-26-025-72510 85.74	ACCT#9294051222 17529 66TH	1154	Paper Check	85.74
0641953000 062525	COMED - COMMONWEALTH EDISON	60-00-000-72510 82.84 63-00-000-72510 82.83	ACCT#0641953000 16301 CENTR	1155	Paper Check	165.67
5851937000 062625	COMED - COMMONWEALTH EDISON	64-00-000-72510 69.84	ACCT#5851937000 7813 174TH	1156	Paper Check	69.84
1438968503 062725	COMED - COMMONWEALTH EDISON	01-26-025-72510 224.49	ACCT#1438968503 17368 68TH	1157	Paper Check	224.49
9666518111 062725	COMED - COMMONWEALTH EDISON	64-00-000-72510 148.43	ACCT#9666518111 9550 183RD	1158	Paper Check	148.43
9356723333 062725	COMED - COMMONWEALTH EDISON	60-00-000-72510 57.42	ACCT#9356723333 8950 175TH	1159	Paper Check	57.42

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
COMED - COMMONWEALTH EDISON						
4186676000 062725	COMED - COMMONWEALTH EDISON	60-00-000-72510 74.96	ACCT#4186676000 8800 183RD S	1160	Paper Check	74.96
2677476000 062725	COMED - COMMONWEALTH EDISON	01-26-023-72510 235.98	ACCT#2677476000 17495 LAGRA	1161	Paper Check	235.98
4167292111 070225	COMED - COMMONWEALTH EDISON	64-00-000-72510 215.28	ACCT #4167292111 16852 LAKEW	1162	Paper Check	215.28
5432778000 070225	COMED - COMMONWEALTH EDISON	60-00-000-72510 121.86 63-00-000-72510 121.87	ACCT #5432778000 179TH & 82N	1163	Paper Check	243.73
3196442000 080225	COMED - COMMONWEALTH EDISON	01-26-023-72510 611.31	ACCT #3196442000 175TH & SAN	1164	Paper Check	611.31
8920653000 070125	COMED - COMMONWEALTH EDISON	01-26-025-72510 459.31	ACCT#8920653000 6761 NORTH S	1165	Paper Check	459.31
Total COMED - COMMONWEALTH EDISON:						4,986.14
CONNECTION						
76543843	CONNECTION	01-16-000-74128 62.40	IT HELPDESK - WIRELESS KEYBO	1166	Paper Check	62.40
76543841	CONNECTION	01-16-000-74128 78.62	VILLAGE MANAGER - DUAL MONIT	1166	Paper Check	78.62
76539340	CONNECTION	01-16-000-74128 87.66	720J/15K CEW/6OUT/6 CORD	1166	Paper Check	87.66
76539289	CONNECTION	01-16-000-74128 456.00	IT HELPDESK - MONITORS - 23.	1166	Paper Check	456.00
76539292	CONNECTION	01-16-000-74128 278.54	PD - MONITORS - LB	1166	Paper Check	278.54
76539334	CONNECTION	01-16-000-74128 86.54	HELPDESK - MOUSE & MOUSE GRI	1166	Paper Check	86.54
76609271	CONNECTION	01-16-000-74128 61.55	PW - GALATI - USB =-C 65W LA	1166	Paper Check	61.55
76578536	CONNECTION	01-16-000-74128 267.40	CHRIS FLUKE ADAPTERS - 1.25	1166	Paper Check	267.40
Total CONNECTION:						1,378.71
CORRPRO COMPANIES						
793669	CORRPRO COMPANIES	60-00-000-72750 1,034.25 63-00-000-72750 1,034.25 64-00-000-72750 886.50	CATHODIC PROTECTION CORROSIO	1167	Paper Check	2,955.00
Total CORRPRO COMPANIES:						2,955.00
CRYDER ENTERPRISES, INC.						
3114	CRYDER ENTERPRISES, INC.	60-00-000-75710 24,000.00	HYDRANT PAINTING	1168	Paper Check	24,000.00
Total CRYDER ENTERPRISES, INC.:						24,000.00
DARLA'S DELI & CAFE						
144032509	DARLA'S DELI & CAFE	01-42-000-72954 243.30	CHOCOLATE CHUNK COOKIE 12CT	1169	Paper Check	243.30
Total DARLA'S DELI & CAFE:						243.30

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
EAGLE UNIFORM CO INC						
31222-3	EAGLE UNIFORM CO INC	01-19-000-73610 355.00	BLANKET P.O. UNIFORMS - MALT	1170	Paper Check	355.00
Total EAGLE UNIFORM CO INC:						355.00
ENDLESS COMMUNICATIONS USA LLC						
DG-3383	ENDLESS COMMUNICATIONS USA LLC	01-42-000-72550 45.89	PUSH TO TALK KTE DATA RADIO	1171	Paper Check	45.89
Total ENDLESS COMMUNICATIONS USA LLC:						45.89
GORDON ELECTRIC SUPPLY						
S3022568.001	GORDON ELECTRIC SUPPLY	01-26-025-73570 78.36	ADVANCE CERTADRIVE X 34W 675	1172	Paper Check	78.36
Total GORDON ELECTRIC SUPPLY:						78.36
GORDON FOOD SERVICE INC.						
768217060	GORDON FOOD SERVICE INC.	01-41-056-72937 69.86	TABLE COVERS, NAVY, RED, BLU	1173	Paper Check	69.86
Total GORDON FOOD SERVICE INC.:						69.86
GRAINGER						
9563296608	GRAINGER	01-26-025-73410 62.18	WORM GEAR HOSE CLAM 9/16"W 2 6		Paper Check	62.18
Total GRAINGER:						62.18
HEIDELBERG MATERIALS MIDWEST						
44033619	HEIDELBERG MATERIALS MIDWEST	60-00-000-73860 387.90 63-00-000-73860 43.10 64-00-000-73860 184.70 01-26-023-73860 307.86 70-00-000-73860 102.64	BED/BACKFILL 6/18/25 TKTS# 1	1174	Paper Check	1,026.20
Total HEIDELBERG MATERIALS MIDWEST:						1,026.20
HINCKLEY SPRINGS						
32542175977593	HINCKLEY SPRINGS	01-21-210-73110 194.85	ACCT#32542175977593 JUNE'25	1175	Paper Check	194.85
Total HINCKLEY SPRINGS:						194.85
HOME DEPOT CREDIT SERVICES						
WJ87550329	HOME DEPOT CREDIT SERVICES	01-26-025-73410 249.00	****2304 - M18 18V LITHIUM-I	1176	Paper Check	249.00
Total HOME DEPOT CREDIT SERVICES:						249.00
HUB INTERNATIONAL MIDWEST LTD.						
4183936	HUB INTERNATIONAL MIDWEST LTD.	01-15-000-73110 20.00	4-YEAR NOTARY BOND FOR NOTAR	1177	Paper Check	20.00
Total HUB INTERNATIONAL MIDWEST LTD.:						20.00
ILLINOIS EPA						

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
ILLINOIS EPA						
ILR400460 (A)	ILLINOIS EPA	65-00-000-72861 1,000.00	FY-2026 BILING (STORMWATER (	1178	Paper Check	1,000.00
Total ILLINOIS EPA:						1,000.00
JETCO, LTD.						
3523	JETCO, LTD.	62-00-000-75338-0399 0.00 60-00-002-75338-0399 116,209.35	POST 11 WATER TOWER REHABILI	1180	Paper Check	116,209.35
Total JETCO, LTD.:						116,209.35
JEWEL OSCO						
802673-063025-3165	JEWEL OSCO	01-19-000-72974 83.88	****0413 PEPSI, MTN DEW FOR	1181	Paper Check	83.88
00805309	JEWEL OSCO	01-41-056-72937 5.49	****8778 LIPTON ICE TEA	1181	Paper Check	5.49
Total JEWEL OSCO:						89.37
K BROTHERS FENCE INC						
113613	K BROTHERS FENCE INC	16-00-000-75806 7,288.00 16-00-000-75806 10,890.00 16-00-000-75806 450.00	FENCING FOR FREEDOM POND	1182	Paper Check	18,628.00
Total K BROTHERS FENCE INC:						18,628.00
KLEIN, THORPE & JENKINS, LTD						
250407	KLEIN, THORPE & JENKINS, LTD	01-14-000-72876 838.50	ADMINISTRATIVE HEARINGS 5409	1183	Paper Check	838.50
Total KLEIN, THORPE & JENKINS, LTD:						838.50
M. COOPER WINSUPPLY CO.						
227541 01	M. COOPER WINSUPPLY CO.	01-26-025-72520 95.83	B/F PREVENTER WATTS	1184	Paper Check	95.83
Total M. COOPER WINSUPPLY CO.:						95.83
MAC TOOLS DISTRIBUTOR						
218040	MAC TOOLS DISTRIBUTOR	01-26-023-73410 119.99	INJECTOR SEAL INSTALLER - SH	1185	Paper Check	119.99
Total MAC TOOLS DISTRIBUTOR:						119.99
MASTER AUTO SUPPLY / MONARCH						
15030-154813	MASTER AUTO SUPPLY	01-26-023-72540 27.29	THREAD LOCK-BLUE STREET UNIT	1186	Paper Check	27.29
15030-154815	MASTER AUTO SUPPLY	01-26-023-72540 5.76	PAINT MARKER WHT - STREET UN	1186	Paper Check	5.76
15030-154852	MASTER AUTO SUPPLY	01-26-023-72540 8.32	EXHAUST SYSTEM CEMEN - STREE	1186	Paper Check	8.32
Total MASTER AUTO SUPPLY / MONARCH:						41.37
MENARDS						
78267	MENARDS	01-26-023-73840 16.91	ACCT# 30860257 - 1/4" T50 ST	1187	Paper Check	16.91

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
MENARDS						
78264	MENARDS	01-26-025-72520 19.98	ACCT# 30860257 - ALIEN TAPE	1187	Paper Check	19.98
77378	MENARDS	60-00-000-73410 28.22 63-00-000-73410 3.14 64-00-000-73410 13.43	ACCT# 30860257 - 32" POWERGE	1187	Paper Check	44.79
78623	MENARDS	60-00-000-73410 12.60 63-00-000-73410 1.40 64-00-000-73410 6.00 01-26-023-73410 20.00 01-26-025-73410 9.99	ACCT# 30830257 - 5/8 X 100 S	1187	Paper Check	49.99
77974	MENARDS	01-26-023-73410 33.78	ACCT# 30860257 - MF-BITSKT H	1187	Paper Check	33.78
78330	MENARDS	01-26-025-73410 20.98	ACCT# 30860257 - 9PC TITANIU	1187	Paper Check	20.98
77977	MENARDS	01-26-025-72520 376.00	ACCT# 30860257 - 6" MEASURIN	1187	Paper Check	376.00
78406	MENARDS	01-26-025-72520 13.98	ACCT# 30860257 - RESCUE FRUI	1187	Paper Check	13.98
77983	MENARDS	01-26-025-73410 5.99	ACCT# 30860257 - #1X9 HP SCR	1187	Paper Check	5.99
Total MENARDS:						582.40
MERIDIAN IT INC						
562005	MERIDIAN IT INC	01-16-000-72655 4,540.50	ADVANCED SPAM PROTECTION	1188	Paper Check	4,540.50
Total MERIDIAN IT INC:						4,540.50
MOTOROLA SOLUTIONS						
8282140382	MOTOROLA SOLUTIONS	77-00-000-74150 346.75	CABLES - ADAPTER CABLES, REP	1189	Paper Check	346.75
8628420240701	MOTOROLA SOLUTIONS	01-77-000-72550 240.00	USER FEES FOR (2) ITTF RADIO	1189	Paper Check	240.00
Total MOTOROLA SOLUTIONS:						586.75
NICK'S EMBROIDERY						
17658	NICK'S EMBROIDERY	01-35-000-73210 5,280.00	PURPLE PICNIC BLANKETS	1190	Paper Check	5,280.00
Total NICK'S EMBROIDERY:						5,280.00
NICOR						
11057661792	NICOR	64-00-000-72511 94.98	ACCT#11057661792METER#533355	1191	Paper Check	94.98
41883243671 061825	NICOR	01-26-025-72511 116.48	ACCT#41883243671 METER 42836	1191	Paper Check	116.48
81423710003 061825	NICOR	01-26-025-72511 75.28	ACCT#81423710003 METER 28316	1191	Paper Check	75.28

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
NICOR						
64423710009 061825	NICOR	01-26-025-72511 519.69	ACCT#64423710009 METER 33583	1191	Paper Check	519.69
90223493009 061925	NICOR	01-26-025-72511 180.96	ACCT#90223493009 METER 50807	1191	Paper Check	180.96
13206858170 062525	NICOR	01-26-025-72511 54.00	ACCT#13206858170 METER 56327	1191	Paper Check	54.00
96019958527 062625	NICOR	01-26-025-72511 91.20	ACCT#96019958527 METER#45826	1191	Paper Check	91.20
54072310003 062625	NICOR	01-26-025-72511 943.58	ACCT#54072310003 METER 54208	1191	Paper Check	943.58
83523710008 062625	NICOR	01-26-025-72511 172.03	ACCT#83523710008 METER 30262	1191	Paper Check	172.03
53463710003 062625	NICOR	01-26-025-72511 56.59	ACCT#53463710003 METER 29122	1191	Paper Check	56.59
74433410003 062625	NICOR	01-26-025-72511 54.02	ACCT#74433410003 METER 35754	1191	Paper Check	54.02
019815100090062625	NICOR	01-26-025-72511 92.65	ACCT#01981510009 METER#39689	1191	Paper Check	92.65
73675410002 062625	NICOR	01-26-025-72511 937.77	ACCT#73675410002 METER 35613	1191	Paper Check	937.77
03839268152 062625	NICOR	01-26-025-72511 136.44	ACCT#03839268152 METER 5698	1191	Paper Check	136.44
41951136781	NICOR	01-26-025-72511 94.98	ACCT#41951136781 METER 5333	1191	Paper Check	94.98
89127484718 062525	NICOR	01-75-206-72511 54.96	ACCT#89127484718 METER 54870	1192	Paper Check	54.96
42400848794 062625	NICOR	01-75-206-72511 78.01	ACCT#42400848794 METER 54799	1192	Paper Check	78.01
56760349854 062725	NICOR	01-75-206-72511 2,263.09	ACCT#56760349854 METER 52995	1192	Paper Check	2,263.09
14726888333 062525	NICOR	01-26-025-72511 54.00	ACCT#14726888333 17713 OAK P	1192	Paper Check	54.00
06821610000 062725	NICOR	60-00-000-72511 20.31 63-00-000-72511 20.31 64-00-000-72511 17.39	ACCT#06821610000 METER 27693	1192	Paper Check	58.01
12213610004 063025	NICOR	01-26-025-72511 261.29	ACCT#12213610004 METER 50313	1192	Paper Check	261.29
Total NICOR:						6,390.01
NSN EMPLOYER SERVICES, INC.						
12648	NSN EMPLOYER SERVICES, INC.	01-14-000-72445 581.37	FY26 NSN EMPLOYER ADMINISTRA	1193	Paper Check	581.37
Total NSN EMPLOYER SERVICES, INC.:						581.37
O'HAGAN, TIMOTHY						
062725	O'HAGAN TIMOTHY	01-19-000-72220 59.16	REIM: STAFF ONSITE FOR GAS	1194	Paper Check	59.16
Total O'HAGAN, TIMOTHY:						59.16
PACE SYSTEMS INC						

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
PACE SYSTEMS INC						
216721	PACE SYSTEMS INC	01-16-000-72650 401.47	VIL013 - CAMERA DOWN	1195	Paper Check	401.47
Total PACE SYSTEMS INC:						401.47
PARK ACE HARDWARE						
75640/1	PARK ACE HARDWARE	60-00-000-73845 10.07 63-00-000-73845 1.19 64-00-000-73845 4.72	CUST# 891431 - KNEEL PAD, GA	1196	Paper Check	15.98
075673/1	PARK ACE HARDWARE	01-26-023-73550 63.98	CUST# 891432 - HTH POOL CHLR	1196	Paper Check	63.98
075668/1	PARK ACE HARDWARE	01-26-025-72520 47.95	CUST# 89143 - GRAFFITI REMOV	1196	Paper Check	47.95
075630/1	PARK ACE HARDWARE	01-26-025-73840 1.39	CUST# 89143 - FASTENERS	1196	Paper Check	1.39
Total PARK ACE HARDWARE:						129.30
PHOTOS BY RICK						
5769	PHOTOS BY RICK	01-33-000-73110 160.00	PORTRAIT SITTING IN STUDIO,	1197	Paper Check	160.00
Total PHOTOS BY RICK:						160.00
POSTMASTER, U. S. POST OFFICE						
070325	POSTMASTER, U. S. POST OFFICE	60-00-000-72110 245.00 64-00-000-72110 105.00	PERMIT#6 ANNUAL FEE	1198	Paper Check	350.00
Total POSTMASTER, U. S. POST OFFICE:						350.00
PROVEN BUSINESS PRODUCTS						
1340908	PROVEN BUSINESS PRODUCTS	01-16-000-72756 1,127.85	CONTRACT# 12521-01 SERVICE C	1199	Paper Check	1,127.85
Total PROVEN BUSINESS PRODUCTS:						1,127.85
QBF GRAPHICS GROUP						
56085	QBF GRAPHICS GROUP	01-35-000-73210 978.58	POLKA DOT BEACH BALLS	1200	Paper Check	978.58
Total QBF GRAPHICS GROUP:						978.58
RORY GROUP, LLC						
4318	RORY GROUP, LLC	01-11-000-72790 3,500.00	BUSINESS CONSULTING - JUNE 2	1202	Paper Check	3,500.00
Total RORY GROUP, LLC:						3,500.00
ROTOHELP INC						
TPFD0010	ROTOHELP INC	01-16-000-72650 3,134.25	FIRE SCHEDULE APP SUPPORT	1203	Paper Check	3,134.25
Total ROTOHELP INC:						3,134.25
RUSH TRUCK CENTERS						

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
RUSH TRUCK CENTERS						
3042326829	RUSH TRUCK CENTERS	60-00-000-72540 20.77 63-00-000-72540 6.92 64-00-000-72540 11.87	VALVE, QUICK RELEASE, BRAKE	1204	Paper Check	39.56
Total RUSH TRUCK CENTERS:						39.56
SENTINEL SECURITY PLLC						
2148	SENTINEL SECURITY PLLC	01-17-205-72750 1,000.00	MONTHLY FEE - $1000 - POLICE	1205	Paper Check	1,000.00
Total SENTINEL SECURITY PLLC:						1,000.00
STAPLES BUSINESS ADVANTAGE						
7660434428	STAPLES BUSINESS ADVANTAGE	01-14-000-73110 99.54	CUST# 0001036833 RIBBON CALC	1206	Paper Check	99.54
Total STAPLES BUSINESS ADVANTAGE:						99.54
SUBURBAN LABORATORIES INC.						
GA5003398	SUBURBAN LABORATORIES INC.	60-00-000-72865 1,851.50 64-00-000-72865 793.50	DRINKING WATER TESTING	1207	Paper Check	2,645.00
Total SUBURBAN LABORATORIES INC.:						2,645.00
SUTTON FORD INC./FLEET SALES						
070725-1	SUTTON FORD INC./FLEET SALES	30-00-000-74234 69,082.00	FORD F550 CHASSIS WITH AERIA	1208	Paper Check	69,082.00
Total SUTTON FORD INC./FLEET SALES:						69,082.00
SWANK MOTION PICTURES, INC						
BO 2517022	SWANK MOTION PICTURES, INC	01-75-206-72923-0472 1,020.00	TOY STORY WIDESCREEN DVD, RA	1209	Paper Check	1,020.00
BO 2522324	SWANK MOTION PICTURES, INC	01-75-206-72923-0472 510.00	ENCANTO WIDESCREEN DVD	1209	Paper Check	510.00
Total SWANK MOTION PICTURES, INC:						1,530.00
TED'S GREENHOUSE INC						
530960	TED'S GREENHOUSE INC	01-75-206-72923-0018 905.04	FLOWERS AND MAINTENANCE FOR	1210	Paper Check	905.04
Total TED'S GREENHOUSE INC:						905.04
THIRD DISTRICT FIRE CHIEF ASSN						
5620	THIRD DISTRICT FIRE CHIEF ASSN	01-19-000-72720 1,825.25	QUARTERLY MABAS 24 DUES - 3R	1211	Paper Check	1,825.25
Total THIRD DISTRICT FIRE CHIEF ASSN:						1,825.25
THOMPSON ELEVATOR INSPECTION						
25-0972	THOMPSON ELEVATOR INSPECTION	01-33-300-72853 228.00	6 ELEVATOR CODE INSPECTIONS	1212	Paper Check	228.00
Total THOMPSON ELEVATOR INSPECTION:						228.00
TYLER TECHNOLOGIES INC						

VOTP VOUCHER REPORT FOR VILLAGE OF TINLEY PARK

EXP CHECK RUN DATES 07/11/2025 - 07/11/2025
POSTED PAID
BANK ACCOUNTS: 53CNT - 5/3 - CENTRAL DISBURSEMENTS

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
TYLER TECHNOLOGIES INC						
045-524031	TYLER TECHNOLOGIES INC	01-15-000-72655 800.00	PAYROLL MIGRATION/IMPLEMENTA	1213	Paper Check	800.00
Total TYLER TECHNOLOGIES INC:						800.00
VERIZON WIRELESS						
6116670983	VERIZON WIRELESS	60-00-000-72127 50.83	ACCT#442345192-00001 WATER	1214	Paper Check	50.83
Total VERIZON WIRELESS:						50.83
VILLAGE OF FRANKFORT						
400-1000-00-01	VILLAGE OF FRANKFORT	64-00-000-73227 102,679.26	ACCT#400-1000-00-01 BRKSIDE	1215	Paper Check	102,679.26
Total VILLAGE OF FRANKFORT:						102,679.26
Total Paper Check:						407,165.38
Report Total:						6,078,450.62

PLAN COMMISSION STAFF REPORT

June 19, 2025 – Public Hearing

Tinley Downes Estates – Planned Unit Development and Final Plat

SE Corner of 80th Avenue & 171st Street

Petitioner
Michael J. Murphy

Property Location
SE Corner of 80th Avenue and 171st Street

Zoning
R-2 (Single-Family Residential)

Approval Sought
Special Use for Planned Unit Development; Plat Approval

Project Planner
Michael O. Whalen, AICP

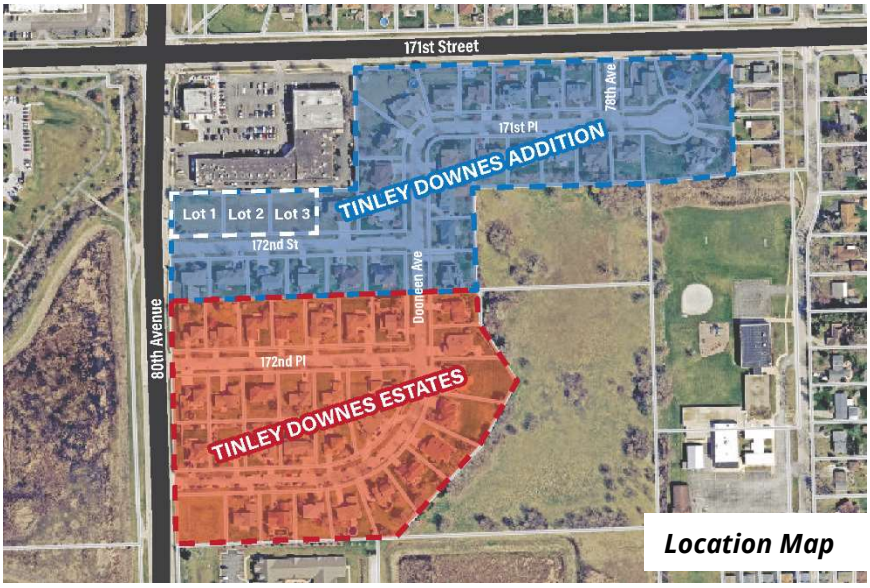


EXECUTIVE SUMMARY

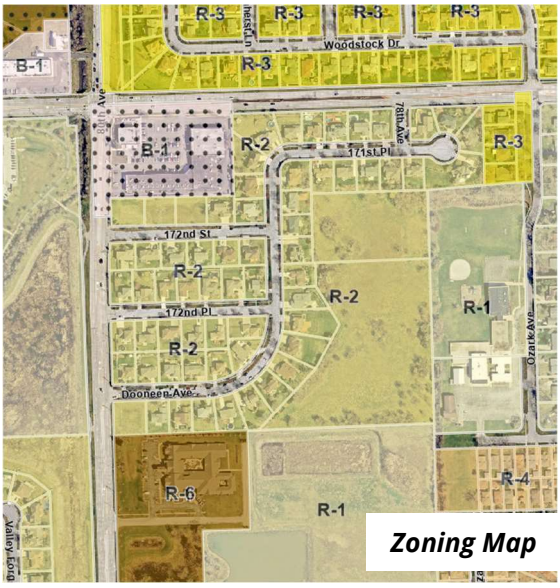
The Tinley Downes neighborhood, comprised of two subdivisions (Tinley Downes Estates and Tinley Downes Addition), was developed during the late 1980s and early 1990s. The neighborhood was zoned R-2 Single-Family Residential upon the annexation of each subdivision. The majority of the lots in the newly annexed subdivisions did not conform to the lot dimensional requirements of the R-2 district at the time, and thus the majority of lots in the neighborhood are nonconforming today.

Additionally, lots 1, 2, and 3 (7942, 7946, and 7950 172nd Street) in the Tinley Downes Addition subdivision were required by an annexation agreement to be dedicated to the Village for a temporary stormwater facility until a regional facility was complete. The annexation agreement stipulated that these three lots would be returned to the developer, the Petitioner Michael J. Murphy, upon the completion of the regional facility to build additional houses. The Petitioner now seeks to replat these lots to construct two single-family detached houses and use the remainder of the land for stormwater management.

By establishing a PUD to include all lots in the Tinley Downes Estates and Tinley Downes Addition subdivisions, the many nonconforming lots in the neighborhood will become conforming, thereby protecting each owners' property rights and guaranteeing that homes may be rebuilt in the event of destruction. The PUD will also enable the resubdivision of lots 1, 2, and 3 into two buildable lots and a stormwater facility.



Location Map



Zoning Map

EXISTING SITE & HISTORY

The "Tinley Downes Estates" and "Tinley Downes Addition" (Tinley Downes) properties are generally located at the southeast corner of the 171st Street and 80th Avenue intersection (see above). The properties within the Tinley Downes Estates subdivision were annexed into the Village in 1987 and the Tinley Downes Addition subdivision was annexed in 1993. There are a total of 31 parcels in the existing Tinley Downes Estates subdivision with 30 single unit detached homes. There are a total of 32 parcels in the existing Tinley Downes Addition subdivision with 29 single unit detached homes. The current houses have been established for well over 20 years and were all built in the 1980s and 1990s.

The purpose of these subdivisions was for the creation of a neighborhood along the main thoroughfare of 80th Avenue. Each respective annexation agreement attached a site plan/plat to the document to act as the plan for the development. Many of the lots were not conforming at the time for an R-2 development but the resolution served as a document to establish their legality. Therefore, no official Planned Unit Development (PUD) was established stating any exceptions to bulk regulations in the zoning ordinance.

Separately, the Tinley Downes Addition Annexation Agreement (Res. 93-R-021) stated Lots 1, 2, and 3 were to be owned by the Village and used for temporary stormwater detention until a larger regional detention facility was complete to the south. In 2017, the detention pond by the Bickford Senior Living development was complete and the land was conveyed back to the original developer (Ord. 2017-O-043). While no PUD was established, the properties were platted for detached housing and have been zoned R-2 Single Family Residential since their original annexation.

ZONING

The properties are located within the R-2 Single Family Residential Zoning District. The table below indicates the surrounding zoning and land uses in the area:

Direction	Zoning	Land Use
North	R-3 Single Family Residential	Detached Housing
East	R-1 Single Family Residential R-2 Single Family Residential R-3 Single Family Residential	Easterseals School Detached Housing
South	R-1 Single Family Residential R-6 Medium Density Residential	Bickford Senior Living Detention
West	R-1 Single Family Residential B-1 Neighborhood Shopping	Park District Water Park Detention

PETITIONER REQUEST – SPECIAL USE FOR PUD & FINAL PLAT

The Petitioner, Michael J. Murphy, owns Lots 1, 2, and 3 of the Tinley Downes Addition subdivision. His original request was to build houses on these lots as intended in the Annexation Agreement. Due to changes in standards for stormwater management by MWRD over the years, the Petitioner has worked with the Village Engineer to determine the viability of building on these parcels. The result is that the owner may build 2 houses and keep another lot for stormwater storage. To do this, the parcels must be replatted to reduce their width to provide enough storage in the area. Therefore, the Petitioner is requesting final plat approval to resubdivide the existing 3 lots into a new layout of 3 lots with easements.

Unfortunately, to accomplish this goal, two (2) of the replatted lots would be below the minimum lot size required in the R-2 Single Family Residential Zoning District. Since the lots are similar in size and width to the existing properties within the development, staff recommends that an official Special Use for a Planned Unit Development be established for all the properties within Tinley Downes. This will permit the proposed final plat to be conforming as well as provide the existing parcels with additional legal coverage ensuring the lots are never considered nonconforming.

NONCONFORMITY EVALUATION

The chart below compares how the existing lot sizes relate to the current R-2 Bulk Regulations in the Zoning Ordinance:

Zoning District	Required Lot Size
R-2 Single Family Residential	13,000 sq. ft.
Existing Lot Sizes	
Total Number of Housing Units	59
Number of Houses Less than 13,000 sq. ft.	43
Percentage below minimum requirement	**73%**
Average of all lot sizes	13,498 sq. ft.
Average of lots below minimum requirement	12,129 sq. ft.
Smallest Developed Lot	10,902 sq. ft.
Proposed Lot Sizes (for detached housing)	
Lot 2	10,356 sq. ft.
Lot 3	10,370 sq. ft.

While the proposed new lots are smaller than those in the development, they are not significantly different to what is currently developed within the subdivision. A more important note to mention through this analysis is that almost three-fourths of the entire development could be deemed legally nonconforming lots. Without the establishment of the PUD, these lots may have to follow the extra regulations pertaining to nonconforming lots which can be a hindrance for property owners or future buyers.

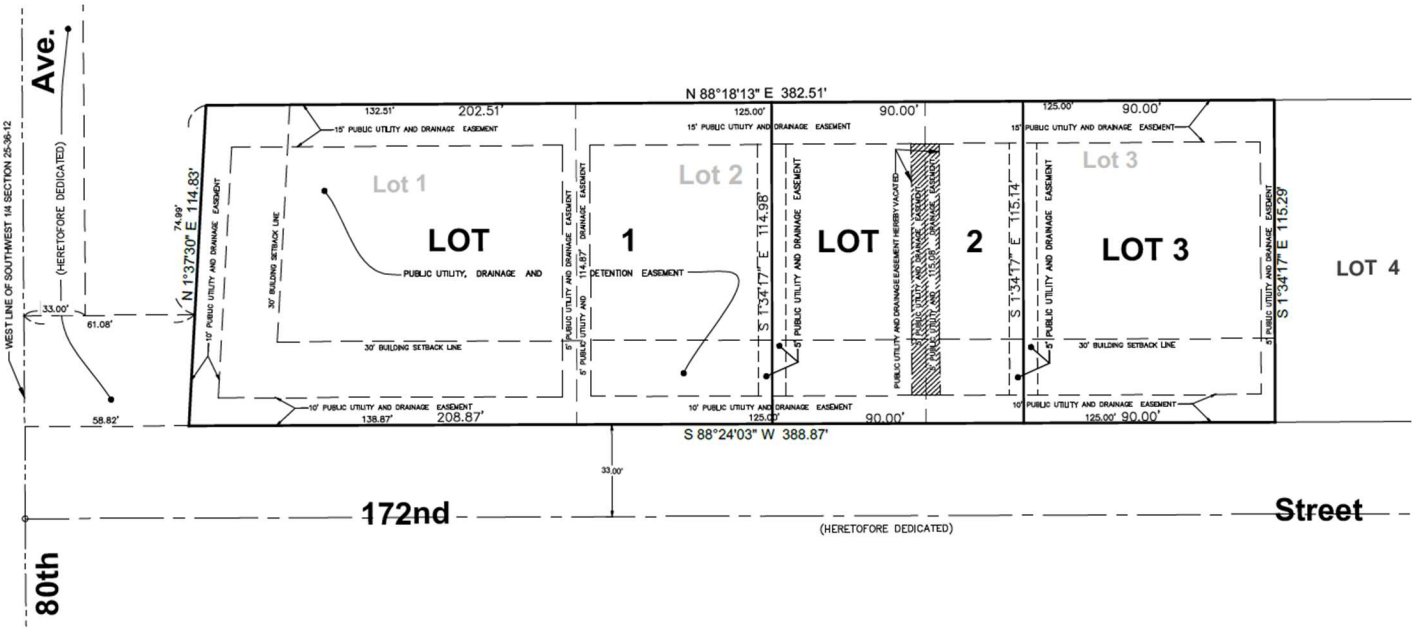
Additionally, the R-2 District has larger requirements for corner lots which require lots to be a width of 115 feet. Staff does not have the plat of survey for each corner lot in this subdivision but utilizing the Village's GIS measuring tools, it is clear a majority of the corner lots are nonconforming to this regulation as well.

PUD AFFECTS ON EXISTING PROPERTY OWNERS

Staff recommends granting a Special Use for a Planned Unit Development for all the properties within Tinley Downes. This will serve as a better legal document and protection for all the lots which are currently nonconforming in the R-2 District. **It will in no way change the land uses, zoning, or lot lines of the existing parcels**. The PUD will state that these are now all conforming lots. Another major benefit of adopting an ordinance stating this is that if a house is destroyed by more than 50% of its market value, it may be built in the same location and the same size.

FINAL PLAT

Separately, the Petitioner is requesting that the replatting of Lots 1, 2, and 3 be adopted into the PUD as the new plan for these undeveloped lots. They are looking to maintain the existing thirty foot (30') setback line established in the neighborhood.



As shown above, the Petitioner is proposing to reduce the widths of Lots 2 and 3 to ninety feet (90') which meets the minimum requirement for the R-2 District. Lot 1 will be expanded to a width of two hundred and eight feet (208') for continuance of stormwater detention. The plan has been reviewed by the Village Engineer and they have stated that proposed layout can work and that stormwater will still mainly be utilized by the regional pond to the south.

STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission when analyzing a Special Use request. Staff will provide draft Findings for the Commission's review in the next Staff Report.

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

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

The Special Use for a Planned Unit Development will bring existing nonconforming lots into conformance with the Zoning Ordinance and will allow vacant properties to be developed as intended while also providing additional legal rights protection to the owners of nonconforming properties.

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

The Special Use for a Planned Unit Development will protect property values in the neighborhood by bringing nonconforming lots into conformance with the Zoning Ordinance.

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

The Special Use for a Planned Unit Development will enable the development of two additional residential lots as proposed at the time of subdivision.

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

There are adequate roadways, utilities, and drainage existing around the site and proposed throughout the new development. The final plans are subject to final engineering review and approval.

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;

There are no proposed changes to any roadways within the proposed Planned Unit Development. The two additional residential lots will be accessed via front-load driveways, similar to all other properties in the neighborhood.

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

All Village Ordinances 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 Special Use for a Planned Unit Development will protect property values by making nonconforming lots in the neighborhood conform to the Zoning Ordinance.

STANDARDS AND CRITERIA FOR A PLANNED UNIT DEVELOPMENT

Section VII.C. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission for a Planned Unit Development (PUD). The Plan Commission is encouraged to consider these standards (listed below) as well as the Applicant's responses (attached) when analyzing the PUD request. Staff will provide draft Findings for the Commission's review in the next Staff Report.

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.

b. The planned 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.

c. The uses permitted in the development are necessary or desirable and that the need for such uses has been clearly demonstrated.

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.

e. The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the developer.

f. The street system serving the planned 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 development will be adequate to serve the residents or occupants of the proposed development.

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.

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 development and the Village. All such covenants shall specifically provide for enforcement by the Village of Tinley Park in addition to the land owners within the development.

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 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.

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.

MOTION 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 proposal.

Motion 1 (Special Use for a Planned Unit Development)
"...make a motion to recommend that the Village Board grant a Special Use for a Planned Unit Development for the properties located within the Tinley Downes Estates and Tinley Downes Addition subdivisions, in accordance with all plans/documents submitted and listed herein and adopt the Findings of Fact as proposed in the June 19, 2025 Staff Report subject to the condition that the final approval of all plans is subject to final engineering approval of all plans by the Village Engineer."

Motion 2 (Final Plat)
"...make a motion to recommend that the Village Board grant approval to the Petitioner Michael J Murphy for the resubdivision of Lots 1, 2, and 3 in the Tinley Downes Addition subdivision in accordance with the Final Plat of Subdivision submitted, subject to the condition that the approval is subject to the final review and approval by the Village Engineer and Village Attorney."

LIST OF REVIEWED PLANS

	Submitted Sheet Name	Prepared By	Date On Sheet
	Application	Jerry Murphy	4/7/2025
	Narrative	Jerry Murphy	4/16/2025
	Deed and Transfer Letter	Brad Bettenhausen	7/26/2017
	Final Plat	Joseph A. Schudt & Associates	4/28/2025
	Preliminary Engineering	Joseph A. Schudt & Associates	4/30/2025
	Real Estate Transfer Memo	Brad Bettenhausen	6/15/2017
	Resolution 93-R-021	Village Board	

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

ORDINANCE
NO. 2025-O-022

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR THE FINAL APPROVAL A PLANNED UNIT DEVELOPMENT (TINLEY DOWNES)

MICHAEL W. GLOTZ, PRESIDENT
NANCY M. O'CONNOR, VILLAGE CLERK

WILLIAM P. BRADY
WILLIAM A. BRENNAN
DENNIS P. MAHONEY
MICHAEL G. MUELLER
KENNETH E. SHAW
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. 2025-O-022

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR THE FINAL APPROVAL A PLANNED UNIT DEVELOPMENT (TINLEY DOWNES)

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, on April 28, 1987, the Village Board adopted Ordinance No. 87-O-019, which annexed land near the intersection of 173rd Street and 80th Avenue ("Tinley Downes Estates"), and Ordinance No. 87-O-020 which designated the annexed properties as R-2 Single-Family Residential on the Village's Official Zoning Map; and

WHEREAS, on May 18, 1993, the Village Board adopted Ordinance No. 93-O-038, which annexed land near the intersection of 171st Street and 78th Avenue ("Tinley Downes Addition"), and Ordinance No. 93-O-039 which designated the annexed properties as R-2 Single-Family Residential on the Village's Official Zoning Map; and

WHEREAS, the plats of subdivision for Tinley Downes Estates and Tinley Downes Addition created a total of 63 buildable lots ranging in size from 10,902 square feet to 23,990 square feet, which were approved by the Village Board by said annexation agreements by Ordinance Nos. 87-O-019 and 93-O-038; and

WHEREAS, on March 7, 2006, the Village Board adopted Ordinance No. 2006-O-005 which amended Section V.B. Schedule II of the Zoning Ordinance to modify the development standards for residential zoning districts, including increasing the interior lot minimum lot area required in the R-2 Single-Family Residential Zoning District from 12,000 square feet to 13,000 square feet; and

WHEREAS, said amendment to the Zoning Ordinance rendered 43 of the 63 lots in Tinley Downes Estates and Tinley Downes Addition nonconforming with the R-2 Single-Family Residential Zoning District development standards; and

WHEREAS, a petition for a Special Use Permit for final approval of a Planned Unit Development ("PUD") has been filed by the Village of Tinley Park (the "Petitioner") with the Village Clerk of this Village and has been referred to the Plan Commission of the Village and 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 19, 2025, at the Village Hall of this Village of Tinley Park, 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 that the proposed Special Use Permit be approved 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 Permit.

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

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

SECTION 2: That the report of findings and recommendations of the Plan Commission 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 Special use standards in Section X.J.5. 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.

Section VII.C. Standards: 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;

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;

c. The uses permitted in the development are necessary or desirable and that the need for such uses has been clearly demonstrated;

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;

e. The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the developer;

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;

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;

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;

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

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.

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

k. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
    - *The Special Use for a Planned Unit Development will bring existing nonconforming lots into conformance with the Zoning Ordinance and will allow vacant properties to be developed as intended while also providing additional*

legal rights protection to the owners of nonconforming properties.

l. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
   - *The Special Use for a Planned Unit Development will protect property values in the neighborhood by bringing nonconforming lots into conformance with the Zoning Ordinance.*

m. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
   - *The Special Use for a Planned Unit Development will enable the development of two additional residential lots as proposed at the time of subdivision.*

n. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
   - *There are adequate roadways, utilities, and drainage existing around the site and proposed throughout the new development. The final plans are subject to final engineering review and approval.*

o. 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;
   - *There are no proposed changes to any roadways within the proposed Planned Unit Development. The two additional residential lots will be accessed via front-load driveways, similar to all other properties in the neighborhood.*

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

q. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
   - *The Special Use for a Planned Unit Development will protect property values by making nonconforming lots in the neighborhood conform to the Zoning Ordinance.*

SECTION 3: The Special Use Permit set forth herein below shall be applicable to the following described Subject Property:

LEGAL DESCRIPTION:
TINLEY DOWNE ESTATES, BEING A SUBDIVISION OF THE SOUTH 20 ACRES

OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND: TINLEY DOWNES ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1993 AS DOCUMENT NUMBER 93505102 AND CERTIFICATE OF CORRECTION RECORDED JULY 19, 1993 AS DOCUMENT NUMBER 94578932, IN COOK COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBERS:
27-25-313-001-0000; 27-25-313-002-0000; 27-25-313-003-0000; 27-25-313-004-0000; 27-25-313-005-0000; 27-25-313-006-0000; 27-25-313-007-0000; 27-25-313-008-0000; 27-25-313-009-0000; 27-25-313-010-0000; 27-25-313-011-0000; 27-25-313-012-0000; 27-25-313-013-0000; 27-25-314-001-0000; 27-25-314-002-0000; 27-25-314-003-0000; 27-25-314-004-0000; 27-25-314-005-0000; 27-25-314-006-0000; 27-25-314-007-0000; 27-25-314-008-0000; 27-25-314-009-0000; 27-25-314-010-0000; 27-25-314-011-0000; 27-25-314-012-0000; 27-25-314-014-0000; 27-25-314-015-0000; 27-25-314-016-0000; 27-25-314-018-0000; 27-25-314-019-0000; 27-25-314-020-0000; 27-25-314-021-0000; 27-25-314-022-0000; 27-25-314-023-0000; 27-25-314-024-0000; 27-25-314-025-0000; 27-25-314-029-0000; 27-25-314-030-0000; 27-25-315-001-0000; 27-25-315-002-0000; 27-25-315-003-0000; 27-25-315-004-0000; 27-25-315-005-0000; 27-25-315-006-0000; 27-25-315-007-0000; 27-25-315-008-0000; 27-25-315-009-0000; 27-25-315-010-0000; 27-25-315-011-0000; 27-25-315-012-0000; 27-25-316-001-0000; 27-25-316-002-0000; 27-25-316-003-0000; 27-25-316-004-0000; 27-25-316-005-0000; 27-25-316-006-0000; 27-25-316-007-0000; 27-25-316-008-0000; 27-25-316-009-0000; 27-25-316-010-0000; 27-25-316-011-0000; 27-25-316-012-0000; and 27-25-316-013-0000

COMMONLY KNOWN AS: Tinley Downe Estates and Tinley Downes Addition, southeast corner of 171st Street and 80th Avenue, Tinley Park, IL

PETITIONER: Village of Tinley Park

SECTION 4: That a Special Use Permit for a Final Planned Unit Development for Tinley Downes, in accordance with the "List of Reviewed Plans" attached hereto as **Exhibit A** is hereby granted.

SECTION 5: That development within the Tinley Downes PUD shall be in accordance with the lot, yard, and bulk regulations of the R-2 Single-Family Residential Zoning District at the time of the adoption of this Ordinance, with the following exceptions:

- the lot area of each individual interior or corner lot must be at least 10,000 square feet, and

- the lot width of each individual interior or corner lot must be at least 90 feet.

SECTION 6: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

SECTION 7: That this Ordinance shall be in full force and effect from and after its adoption and approval.

SECTION 8: That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, and this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 15th day of July 2025.

AYES:

NAYS:

ABSENT:

APPROVED THIS 15th day of July 2025.

_____
VILLAGE PRESIDENT

ATTEST:

_____
VILLAGE CLERK

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 Ordinance No. 2025-O-022, "AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR THE FINAL APPROVAL A PLANNED UNIT DEVELOPMENT (TINLEY DOWNES)" which was adopted by the President and Board of Trustees of the Village of Tinley Park on July 15, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 15th day of July 2025.

_____
VILLAGE CLERK

Exhibit A

Per the June 19, 2025, Plan Commission Public Hearing Staff Report

LIST OF REVIEWED/APPROVED PLANS

	Submitted Sheet Name	Prepared By	Date On Sheet
	Application	Jerry Murphy	4/7/2025
	Narrative	Jerry Murphy	4/16/2025
	Deed and Transfer Letter	Brad Bettenhausen	7/26/2017
	Final Plat	Joseph A. Schudt & Associates	4/28/2025
	Preliminary Engineering	Joseph A. Schudt & Associates	4/30/2025
	Real Estate Transfer Memo	Brad Bettenhausen	6/15/2017
	Resolution 93-R-021	Village Board	

TO: **VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**

FROM: **VILLAGE OF TINLEY PARK PLAN COMMISSION**

SUBJECT: **MINUTES OF THE JUNE 19, 2025 REGULAR MEETING**

ITEM 3: **PUBLIC HEARING – TINLEY DOWNES ESTATES (TINLEY DOWNES & TINLEY DOWNES ADDITION SUBDIVISIONS) –SOUTHEASTERLY OF 171ST STREET & 80TH AVENUE – SPECIAL USE TO ESTABLISH A PLANNED UNIT DEVELOPMENT**

Consider recommending that the Village Board grant the Village of Tinley Park a new Planned Unit Development to bring the Tinley Downes and Tinley Downes Addition Subdivisions into conformance with the Zoning Ordinance southeasterly of 171st Street & 80th Avenue in the R-2 (Single-Family Residential) Zoning District.

Present Plan Commissioners:	James Gaskill Terry Hamilton Eduardo Mani Andrae Marak Edgar Montalvo Acting Chair Steve Sepessy
Absent Plan Commissioners:	Angela Gatto Amanda Martinez Chairman Garrett Gray
Village Staff:	Jason Engberg, Planning Manager Michael O. Whalen, Associate Planner Michael Coleman, Acting Community Development Dir.
Petitioners:	Jerry Murphy, Mallow Home Builders Michael Murphy, Mallow Home Builders Warren Opperman, Joseph A. Schudt & Associates
Members of the Public:	John Lyon Gary Miller Ratiba Dalis

ACTING CHAIR SEPESSY introduced item #3.

ACTING CHAIR SEPESSY requested a motion to open the Public Hearing. COMMISSIONER MANI made the motion. COMMISSIONER GASKILL seconded. Voice vote. All were in favor. Motion carried.

Michael O. Whalen, Associate Planner, and Jason Engberg, Planning Manager, presented the staff

report.

ACTING CHAIR SEPESSY invited the Petitioners to speak. Jerry Murphy declined, but said he was available for questions.

COMMISSIONER HAMILTON asked why Lot 1 was needed for detention when the plan was to build houses on all three lots. Jason Engberg said that, when the project was originally approved, the design for the regional Bickford pond was deemed large enough to handle the stormwater needs of the area so that the temporary pond on Lots 1, 2, and 3 could be closed to develop three houses on those lots. He added that, in the time since the regional pond was completed, MWRD changed its models, as they do from time to time, and now additional capacity is needed. He said that the pond proposed on Lot 1 was necessary to provide this capacity, and so the developer could only get two buildable lots instead of three. He noted that a similar situation happened at the 7 Brew property, where changing models required some additional stormwater management on that site despite there being a regional pond.

COMMISSIONER MARAK noted that this situation happened somewhat regularly in the past, where plats or annexations were approved that did not conform to the standards of each zoning district. He added that, historically, land was zoned to require larger lots with larger houses to attempt to control who could live in a particular area. He noted that zoning was often used to address social class issues. COMMISSIONER MARAK asked if there was another way to bring the properties into conformance, such as rezoning the subdivisions to a different zoning district that allows smaller lots, instead of creating a PUD. Jason Engberg said that another way to approach the conformity issue would be to amend the dimensional requirements of the R-2 district, but this would be a Village-wide change. He said that would be an appropriate discussion during the Zoning Ordinance rewrite project. COMMISSIONER MARAK asked if rezoning to a district that allowed smaller lots would be appropriate. Jason Engberg said that a PUD would be a better approach so that the neighborhood as it exists today could come into conformance. He said that rezoning all the properties to R-3 could have additional impacts like use allowability or reduced setbacks and that the intention was to maintain the character of the neighborhood. He said that having so many PUDs in the Village is often a challenge for staff, but added that that was how the Village was developed so establishing a PUD in this neighborhood was an appropriate tool to increase conformance with the Zoning Ordinance.

COMMISSIONER MANI said he favored the simplest approach, which he thought was a PUD. He asked if setbacks and encroachments would change with the creation of the PUD. Jason Engberg said that the standards in the Zoning Ordinance would apply.

ACTING CHAIR SEPESSY asked if the PUD would essentially grandfather the properties in to make them conform. Jason Engberg said yes, effectively.

ACTING CHAIR SEPESSY invited members of the Public to speak.

John Lyons was sworn in. He said he lives in the Tinley Downes Addition subdivision in the neighborhood. He asked where the original approval documents were. He said all houses in the neighborhood had to be at least 2,500 square feet and questioned whether houses of this size would

fit on the smaller lots. Michael O. Whalen confirmed they would. John Lyons asked if the Village was selling all its retention ponds to developers. Jason Engberg said that when the Tinley Downes Addition subdivision was established, the developer deeded Lots 1, 2, and 3 to the Village for temporary stormwater storage. He said that once the Bickford pond was built, the Village deeded the lots back to the developer. John Lyons asked if the new proposed pond would be tied into the regional pond. Jason Engberg said yes.

Gary Miller was sworn in. He said he lives across the street from Lots 1, 2, and 3. He asked why there was no PUD document. Jason Engberg said that there was no PUD and that the subdivisions and zoning were established based on annexation agreements. He said that this was common practice in the 1980s and 1990s. He said that the issue is that there is no document that says the nonconforming lots were legal, and that was the purpose of proposing a PUD to cover the neighborhood. Gary Miller said the developer filled in the west side of the existing pond on the lots and he heard several years ago that the developer was going to build four houses on the remaining land. He questioned why the developer had reduced the plan from four houses to three houses to now just two houses. He also asked who would be responsible for the maintenance of the new pond. Jason Engberg said the developer would be responsible. Gary Miller said that the grass on the open lots is often overgrown and there is debris or garbage. He asked if the Village would make sure the property is maintained. Jason Engberg said that the Code Enforcement team will make sure the property is maintained. Michael Coleman, Interim Community Development Director, said that he would have someone from Code Enforcement check out the property tomorrow. Gary Miller said kids dismantle the fence along the shopping center and play baseball on the open lots.

Ratiba Dalis was sworn in. She said her family lives next door to Gary Miller. She said she was concerned about the stormwater pond handling the stormwater from the strip mall to the north. She said she has experienced plumbing issues in her house. She said she had a plumber come and the plumber told her the sewer was clogged with leaves. Jason Engberg said that the plans were approved by MWRD and the Public Works department, so he was confident there would be no negative impact to her property. Michael Coleman said that the interior plumbing for Mrs. Dalis' property is tied to the Villages sanitary sewer system. He said that the sump pump and other drains are tied to the stormwater sewer system. He said that these systems are independent of each other and do not connect, so any issue with interior plumbing is not the result of leaves in the stormwater sewer system. Ratiba Dalis said that the fence for the strip mall was damaged and should be repaired. Michael Coleman said he would have the Code Enforcement team inspect the fence on the strip mall property. He said the new management of the strip mall is more proactive than the previous management.

ACTING CHAIR SEPESSY asked if anyone else from the Public wished to speak. None came forward.

ACTING CHAIR SEPESSY requested a motion to close the public hearing. COMMISSIONER HAMILTON made the motion; COMMISSIONER MONTALVO seconded. Voice vote. All in favor. Motion carried.

ACTING CHAIR SEPESSY requested a motion on the Special Use. COMMISSIONER

HAMILTON made a motion to recommend that the Village Board grant a Special Use for a Planned Unit Development for the properties located within the Tinley Downes Estates and Tinley Downes Addition subdivisions, in accordance with all plans/documents submitted and listed herein and adopt the Findings of Fact as proposed in the June 19, 2025 Staff Report, subject to the condition that the final approval of all plans is subject to final engineering approval of all plans by the Village Engineer. COMMISSIONER MONTALVO seconded the motion. Roll call vote. All were in favor. Motion carried.

ACTING CHAIR SEPESSY requested a motion on the plat approval. COMMISSIONER MONTALVO made a motion to recommend that the Village Board grant approval to the Petitioner Michael J Murphy for the resubdivision of Lots 1, 2, and 3 in the Tinley Downes Addition subdivision in accordance with the Final Plat of Subdivision submitted, subject to the condition that the approval is subject to the final review and approval by the Village Engineer and Village Attorney. COMMISSIONER MANI seconded the motion. Roll call vote. All were in favor. Motion carried.

ACTING CHAIR SEPESSY noted the item would go to the Village Board on July 1, 2025.

DRAFT

PLAN COMMISSION STAFF REPORT

June 19, 2025 – Public Hearing

Tinley Downes Estates – Planned Unit Development and Final Plat

SE Corner of 80th Avenue & 171st Street

Petitioner
Michael J. Murphy

Property Location
SE Corner of 80th Avenue and 171st Street

Zoning
R-2 (Single-Family Residential)

Approval Sought
Special Use for Planned Unit Development; Plat Approval

Project Planner
Michael O. Whalen, AICP

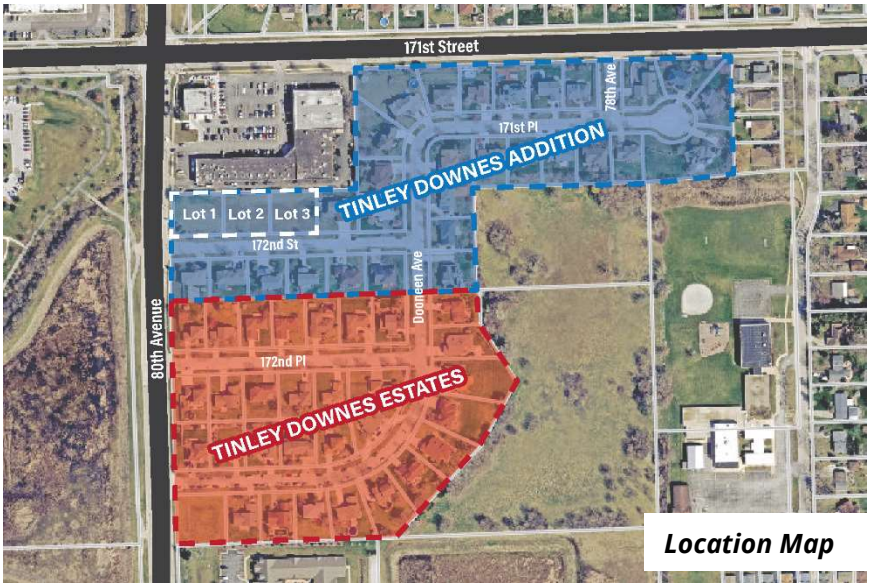


EXECUTIVE SUMMARY

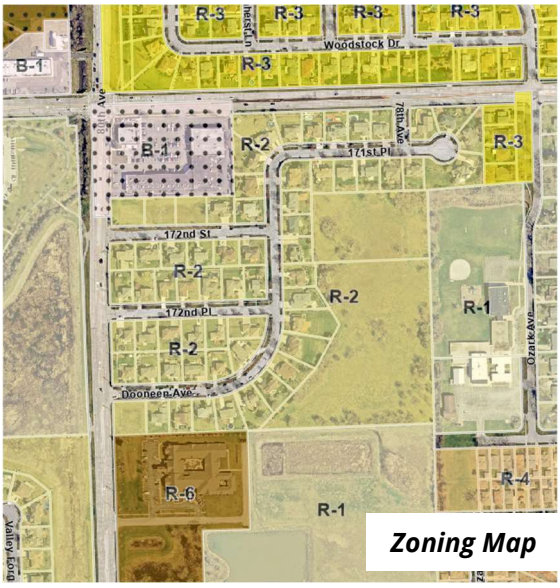
The Tinley Downes neighborhood, comprised of two subdivisions (Tinley Downes Estates and Tinley Downes Addition), was developed during the late 1980s and early 1990s. The neighborhood was zoned R-2 Single-Family Residential upon the annexation of each subdivision. The majority of the lots in the newly annexed subdivisions did not conform to the lot dimensional requirements of the R-2 district at the time, and thus the majority of lots in the neighborhood are nonconforming today.

Additionally, lots 1, 2, and 3 (7942, 7946, and 7950 172nd Street) in the Tinley Downes Addition subdivision were required by an annexation agreement to be dedicated to the Village for a temporary stormwater facility until a regional facility was complete. The annexation agreement stipulated that these three lots would be returned to the developer, the Petitioner Michael J. Murphy, upon the completion of the regional facility to build additional houses. The Petitioner now seeks to replat these lots to construct two single-family detached houses and use the remainder of the land for stormwater management.

By establishing a PUD to include all lots in the Tinley Downes Estates and Tinley Downes Addition subdivisions, the many nonconforming lots in the neighborhood will become conforming, thereby protecting each owners' property rights and guaranteeing that homes may be rebuilt in the event of destruction. The PUD will also enable the resubdivision of lots 1, 2, and 3 into two buildable lots and a stormwater facility.



Location Map



Zoning Map

EXISTING SITE & HISTORY

The "Tinley Downes Estates" and "Tinley Downes Addition" (Tinley Downes) properties are generally located at the southeast corner of the 171st Street and 80th Avenue intersection (see above). The properties within the Tinley Downes Estates subdivision were annexed into the Village in 1987 and the Tinley Downes Addition subdivision was annexed in 1993. There are a total of 31 parcels in the existing Tinley Downes Estates subdivision with 30 single unit detached homes. There are a total of 32 parcels in the existing Tinley Downes Addition subdivision with 29 single unit detached homes. The current houses have been established for well over 20 years and were all built in the 1980s and 1990s.

The purpose of these subdivisions was for the creation of a neighborhood along the main thoroughfare of 80th Avenue. Each respective annexation agreement attached a site plan/plat to the document to act as the plan for the development. Many of the lots were not conforming at the time for an R-2 development but the resolution served as a document to establish their legality. Therefore, no official Planned Unit Development (PUD) was established stating any exceptions to bulk regulations in the zoning ordinance.

Separately, the Tinley Downes Addition Annexation Agreement (Res. 93-R-021) stated Lots 1, 2, and 3 were to be owned by the Village and used for temporary stormwater detention until a larger regional detention facility was complete to the south. In 2017, the detention pond by the Bickford Senior Living development was complete and the land was conveyed back to the original developer (Ord. 2017-O-043). While no PUD was established, the properties were platted for detached housing and have been zoned R-2 Single Family Residential since their original annexation.

ZONING

The properties are located within the R-2 Single Family Residential Zoning District. The table below indicates the surrounding zoning and land uses in the area:

Direction	Zoning	Land Use
North	R-3 Single Family Residential	Detached Housing
East	R-1 Single Family Residential R-2 Single Family Residential R-3 Single Family Residential	Easterseals School Detached Housing
South	R-1 Single Family Residential R-6 Medium Density Residential	Bickford Senior Living Detention
West	R-1 Single Family Residential B-1 Neighborhood Shopping	Park District Water Park Detention

PETITIONER REQUEST – SPECIAL USE FOR PUD & FINAL PLAT

The Petitioner, Michael J. Murphy, owns Lots 1, 2, and 3 of the Tinley Downes Addition subdivision. His original request was to build houses on these lots as intended in the Annexation Agreement. Due to changes in standards for stormwater management by MWRD over the years, the Petitioner has worked with the Village Engineer to determine the viability of building on these parcels. The result is that the owner may build 2 houses and keep another lot for stormwater storage. To do this, the parcels must be replatted to reduce their width to provide enough storage in the area. Therefore, the Petitioner is requesting final plat approval to resubdivide the existing 3 lots into a new layout of 3 lots with easements.

Unfortunately, to accomplish this goal, two (2) of the replatted lots would be below the minimum lot size required in the R-2 Single Family Residential Zoning District. Since the lots are similar in size and width to the existing properties within the development, staff recommends that an official Special Use for a Planned Unit Development be established for all the properties within Tinley Downes. This will permit the proposed final plat to be conforming as well as provide the existing parcels with additional legal coverage ensuring the lots are never considered nonconforming.

NONCONFORMITY EVALUATION

The chart below compares how the existing lot sizes relate to the current R-2 Bulk Regulations in the Zoning Ordinance:

Zoning District	Required Lot Size
R-2 Single Family Residential	13,000 sq. ft.
Existing Lot Sizes	
Total Number of Housing Units	59
Number of Houses Less than 13,000 sq. ft.	43
Percentage below minimum requirement	**73%**
Average of all lot sizes	13,498 sq. ft.
Average of lots below minimum requirement	12,129 sq. ft.
Smallest Developed Lot	10,902 sq. ft.
Proposed Lot Sizes (for detached housing)	
Lot 2	10,356 sq. ft.
Lot 3	10,370 sq. ft.

While the proposed new lots are smaller than those in the development, they are not significantly different to what is currently developed within the subdivision. A more important note to mention through this analysis is that almost three-fourths of the entire development could be deemed legally nonconforming lots. Without the establishment of the PUD, these lots may have to follow the extra regulations pertaining to nonconforming lots which can be a hindrance for property owners or future buyers.

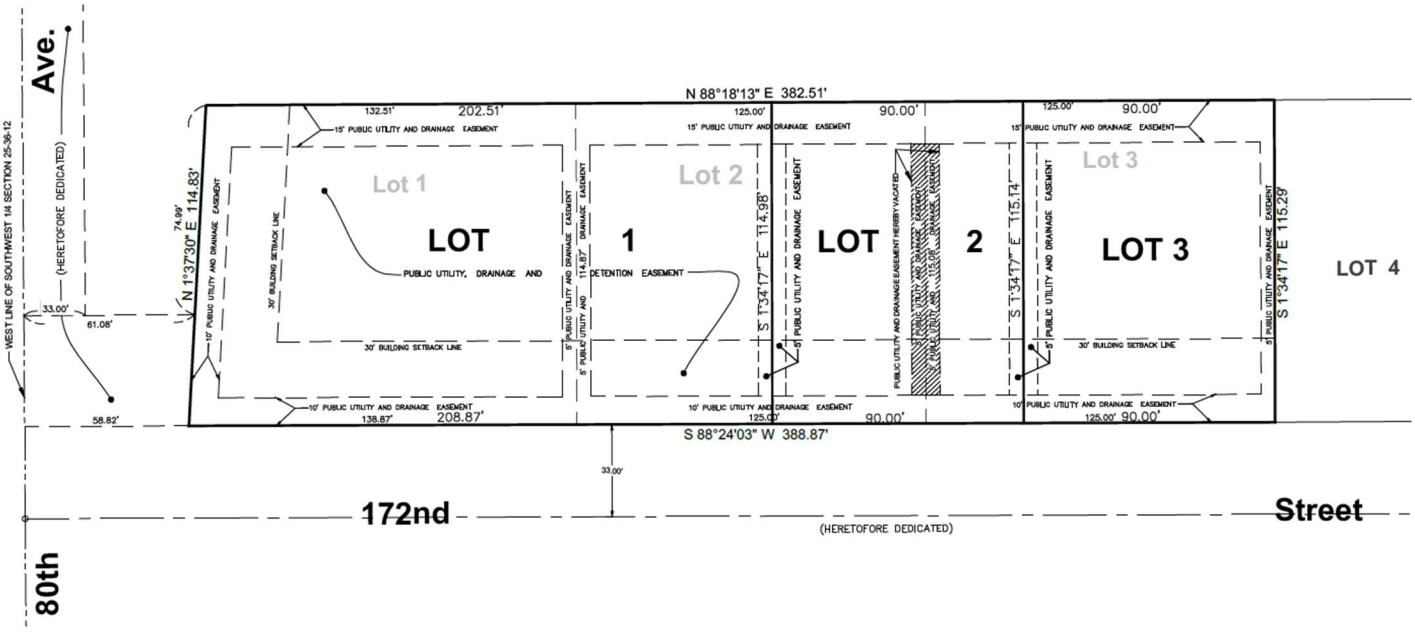
Additionally, the R-2 District has larger requirements for corner lots which require lots to be a width of 115 feet. Staff does not have the plat of survey for each corner lot in this subdivision but utilizing the Village's GIS measuring tools, it is clear a majority of the corner lots are nonconforming to this regulation as well.

PUD AFFECTS ON EXISTING PROPERTY OWNERS

Staff recommends granting a Special Use for a Planned Unit Development for all the properties within Tinley Downes. This will serve as a better legal document and protection for all the lots which are currently nonconforming in the R-2 District. **It will in no way change the land uses, zoning, or lot lines of the existing parcels**. The PUD will state that these are now all conforming lots. Another major benefit of adopting an ordinance stating this is that if a house is destroyed by more than 50% of its market value, it may be built in the same location and the same size.

FINAL PLAT

Separately, the Petitioner is requesting that the replatting of Lots 1, 2, and 3 be adopted into the PUD as the new plan for these undeveloped lots. They are looking to maintain the existing thirty foot (30') setback line established in the neighborhood.



As shown above, the Petitioner is proposing to reduce the widths of Lots 2 and 3 to ninety feet (90') which meets the minimum requirement for the R-2 District. Lot 1 will be expanded to a width of two hundred and eight feet (208') for continuance of stormwater detention. The plan has been reviewed by the Village Engineer and they have stated that proposed layout can work and that stormwater will still mainly be utilized by the regional pond to the south.

STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission when analyzing a Special Use request. Staff will provide draft Findings for the Commission's review in the next Staff Report.

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

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

The Special Use for a Planned Unit Development will bring existing nonconforming lots into conformance with the Zoning Ordinance and will allow vacant properties to be developed as intended while also providing additional legal rights protection to the owners of nonconforming properties.

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

The Special Use for a Planned Unit Development will protect property values in the neighborhood by bringing nonconforming lots into conformance with the Zoning Ordinance.

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

The Special Use for a Planned Unit Development will enable the development of two additional residential lots as proposed at the time of subdivision.

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

There are adequate roadways, utilities, and drainage existing around the site and proposed throughout the new development. The final plans are subject to final engineering review and approval.

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;

There are no proposed changes to any roadways within the proposed Planned Unit Development. The two additional residential lots will be accessed via front-load driveways, similar to all other properties in the neighborhood.

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

All Village Ordinances 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 Special Use for a Planned Unit Development will protect property values by making nonconforming lots in the neighborhood conform to the Zoning Ordinance.

STANDARDS AND CRITERIA FOR A PLANNED UNIT DEVELOPMENT

Section VII.C. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission for a Planned Unit Development (PUD). The Plan Commission is encouraged to consider these standards (listed below) as well as the Applicant's responses (attached) when analyzing the PUD request. Staff will provide draft Findings for the Commission's review in the next Staff Report.

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.

b. The planned 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.

c. The uses permitted in the development are necessary or desirable and that the need for such uses has been clearly demonstrated.

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.

e. The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the developer.

f. The street system serving the planned 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 development will be adequate to serve the residents or occupants of the proposed development.

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.

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 development and the Village. All such covenants shall specifically provide for enforcement by the Village of Tinley Park in addition to the land owners within the development.

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 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.

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.

MOTION 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 proposal.

Motion 1 (Special Use for a Planned Unit Development)
"...make a motion to recommend that the Village Board grant a Special Use for a Planned Unit Development for the properties located within the Tinley Downes Estates and Tinley Downes Addition subdivisions, in accordance with all plans/documents submitted and listed herein and adopt the Findings of Fact as proposed in the June 19, 2025 Staff Report subject to the condition that the final approval of all plans is subject to final engineering approval of all plans by the Village Engineer."

Motion 2 (Final Plat)
"...make a motion to recommend that the Village Board grant approval to the Petitioner Michael J Murphy for the resubdivision of Lots 1, 2, and 3 in the Tinley Downes Addition subdivision in accordance with the Final Plat of Subdivision submitted, subject to the condition that the approval is subject to the final review and approval by the Village Engineer and Village Attorney."

LIST OF REVIEWED PLANS

	Submitted Sheet Name	Prepared By	Date On Sheet
	Application	Jerry Murphy	4/7/2025
	Narrative	Jerry Murphy	4/16/2025
	Deed and Transfer Letter	Brad Bettenhausen	7/26/2017
	Final Plat	Joseph A. Schudt & Associates	4/28/2025
	Preliminary Engineering	Joseph A. Schudt & Associates	4/30/2025
	Real Estate Transfer Memo	Brad Bettenhausen	6/15/2017
	Resolution 93-R-021	Village Board	

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

RESOLUTION
NO. 2025-R-089

A RESOLUTION APPROVING AND ACCEPTING A FINAL PLAT OF SUBDIVISION FOR LOTS 1, 2, AND 3 IN TINLEY DOWNES ADDITION (7942-7950 172ND STREET)

MICHAEL W. GLOTZ, PRESIDENT
NANCY M. O'CONNOR, VILLAGE CLERK

WILLIAM P. BRADY
WILLIAM A. BRENNAN
DENNIS P. MAHONEY
MICHAEL G. MUELLER
KENNETH E. SHAW
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. 2025-R-089

A RESOLUTION APPROVING AND ACCEPTING A FINAL PLAT OF SUBDIVISION FOR LOTS 1, 2, AND 3 IN TINLEY DOWNES ADDITION (7942-7950 172ND 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, on May 18, 1993, the Village Board adopted Ordinance No. 93-O-038, which annexed land near the intersection of 171st Street and 78th Avenue ("Tinley Downes Addition"), and Ordinance No. 93-O-039 which designated the annexed properties as R-2 Single-Family Residential on the Village's Official Zoning Map; and

WHEREAS, the Village Board approved the plat of subdivision for Tinley Downes Addition by adopting said Ordinance No. 93-O-038; and

WHEREAS, pursuant to the annexation agreement adopted by said ordinance, Michael J. Murphy of Mallow Homes (the "Petitioner") authorized the transfer of lots 1, 2, and 3 in the Tinley Downes Addition to the Village of Tinley Park (the "Village") for use as a temporary detention pond, until the completion of a regional stormwater facility in the area; and

WHEREAS, the Village completed the regional stormwater facility (G-1/Bickford pond) and the Village Board, on July 11, 2017, adopted Ordinance No. 2017-O-043, authorizing the transfer of lots 1, 2, and 3 in the Tinley Downes Addition subdivision back to the Petitioner for development; and

WHEREAS, on July 15, 2025 the Village Board adopted Ordinance No. 2025-O-022, establishing the Tinley Downes PUD, which stipulates that development within the PUD must be in accordance with the lot, yard, and bulk regulations of the R-2 Single-Family Residential Zoning District, except that the minimum lot size for interior and corner lots was reduced to 10,000 square feet and the minimum lot width for interior and corner lots was reduced to 90 feet; and

WHEREAS, the Village has considered the Plat of Subdivision ("Plat") pertaining to certain real property located at the northeast corner of 172nd Street and 80th Avenue, Tinley Park, Illinois (the "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 the Subdivision and Development Regulations (Ord. No. 2007-O-031 as amended); and

WHEREAS, the Plan Commission reviewed the proposed Plat on June 19, 2025, at a public meeting at which time all persons were afforded an opportunity to be heard; and

WHEREAS, the Plan Commission voted 6-0 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.

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: 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**, dated April 28, 2025, and all necessary Village Officials and staff are hereby authorized to execute said Plat prior to final recording, subject to the condition that approval is subject to the final review and approval by the Village Engineer and Village Attorney.

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

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

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

PASSED THIS 15th day of July 2025.

AYES:

NAYS:

ABSENT:

APPROVED THIS 15th day of July 2025.

_____
VILLAGE PRESIDENT

ATTEST:

_____
VILLAGE CLERK

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. 2025-R-089, "A RESOLUTION APPROVING AND ACCEPTING A FINAL PLAT OF SUBDIVISION FOR LOTS 1, 2, AND 3 IN TINLEY DOWNES ADDITION (7942-7950 172ND STREET)" which was adopted by the President and Board of Trustees of the Village of Tinley Park on July 15, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 15th day of July 2025.

_____
VILLAGE CLERK

Exhibit A

RESUBDIVISION OF LOTS 1, 2, AND 3 IN TINLEY DOWNES ADDITION

BEING A RESUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY CONTAINS: 44,344 SQ. FT. (1.018 ACRES), MORE OR LESS.

P.I.N.'S 27-25-316-001-0000, 27-25-316-002-0000, 27-25-316-003-0000

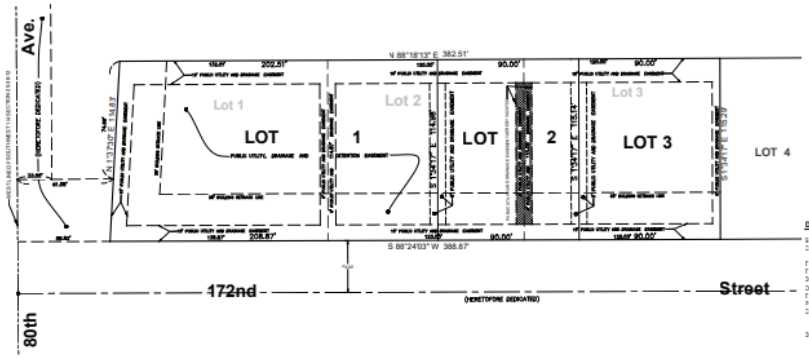
COMMON ADDRESS: 7950, 7946 AND 7942 172nd STREET, TINLEY PARK, IL 60477



VICINITY MAP

(NOT TO SCALE)

INDICATES SITE LOCATION



GRAPHIC SCALE

(IN FEET)

1 inch = 30ft.

LOT AREA TABLE	
LOT 1	23,618 S.F.
LOT 2	10,356 S.F.
LOT 3	10,370 S.F.

Easement Provisions

An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to: The Village of Tinley Park, Illinois,

A.T. & T Telephone Company
Com.Ed. Electric Company
and the
Authorized C.A.T.V. Franchise

Their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with underground transmission and distribution of electricity and sounds and signals in, under, across, along and upon the surface of the property shown within the dashed lines on the plat and marked "Public Utility and Drainage Easement", the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "Common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections under the surface of each lot and common area or areas, to serve improvements thereon, or on adjacent lots, and common areas or areas, the right to cut, trim or remove trees, bushes, and roots as may be reasonably required, incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantees' facilities or in, upon or over the property within the dashed lines marked "Public Utility and Drainage Easement", without the prior written consent of Grantee, after installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. The term "Common Elements" shall have that meaning set forth for such term in Section 2(m) of "An act in relation to condominiums" (Illinois Revised Statutes, Ch. 30, par. 302(m), as amended from time to time. The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such areas may be otherwise designated on the plat by terms such as, "outlots", "common elements", "open space", "open area", "common ground", "parking and common area". The terms "common area or areas" and "Common Elements" includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool or retention canal, or mechanical equipment. Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

MUNICIPAL UTILITY EASEMENTS

Non-exclusive, perpetual easements are hereby reserved for, and granted to, the Village of Tinley Park, Illinois, its successors and assigns, over all areas marked "Public Utility and Drainage Easement" and "Drainage and Detention Easement" on the Plat for the perpetual right, privilege and authority to construct, reconstruct, install, remove, repair, inspect, maintain, and, operate overland drainage services, and storm water volume control facilities, including but not limited to, storm sewers, open drainage courses, detention and retention facilities, together with any and all necessary connections, appliances and other structures, and appurtenances as may be deemed necessary by said Village in, over, upon, along, under and through said dedicated easement, together with right of access across and upon the property for necessary personnel and equipment to do any of the above work. The right is also granted to cut down and trim or remove any trees, temporary structures, trees, shrubs, roots or other plants and appurtenances without obligation to restore or replace and without need for providing compensation therefore on the easement that interfere with the operation of the sewers, trains, and services installed. No permanent buildings, structures or other obstructions shall be placed on said easements without the prior written consent of the Village, but same may be used at the risk of the owner for gardens, shrubs, landscaping, and other purposes that do not then or also interfere with the aforesaid uses or rights. Where an easement is used for both sewer and other utilities, the other utility installation shall be subject to the ordinances of the Village of Tinley Park and to Village approval as to design and location.

An easement is hereby reserved for and granted to

NI-HOR Inc. Company

its respective successors and assigns ("NI-COR") to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Public Utility and Drainage Easement," "Common Area or Areas" and streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements," together with the right to install required service connections over or under the surface of each lot and Common Area or Areas to serve improvements thereon, or on adjacent lots, and Common Area or Areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over NI-COR facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of NI-COR. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. The term "Common Elements" shall have that meaning set forth for such term in Section 2(m) of the "Condominium Property Act" (Illinois Revised Statutes, Ch. 765, Sec. 605/2(m)) as amended from time to time. The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH RESUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATER INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, A.D. 2025.

_____
REGISTERED PROFESSIONAL ENGINEER

_____
OWNER OR ATTORNEY

OWNERS CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

WE, MICHAEL MURPHY AND MARGARET MURPHY, AS TENANTS BY THE ENTIRETY, DO HEREBY CERTIFY THAT WE ARE THE OWNERS AND HOLDERS OF RECORD TITLE TO THE ABOVE DESCRIBED PROPERTY AND THAT, AS SUCH OWNERS WE HAVE CAUSED THE ABOVE TO BE SURVEYED AND RESUBDIVIDED AS SHOWN ON THE HEREON DRAWN PLAT AS OUR OWN FREE AND VOLUNTARY ACT AND DEED.

DATED THIS _____DAY OF _____, A.D. 2025.

BY: _____ BY: _____
OWNER OWNER

NOTARY PUBLIC

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT MICHAEL MURPHY AND MARGARET MURPHY, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES AREA SUBSCRIBED TO THE ABOVE CERTIFICATE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ABOVE CERTIFICATE AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D. 2025.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SCHOOL DISTRICT CERTIFICATE

THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, WE, THE ABOVE, AS OWNERS OF THE PROPERTY HEREIN DESCRIBED IN THE SURVEYOR'S CERTIFICATE, WHICH WILL BE KNOWN AS RESUBDIVISION OF LOTS 1, 2, AND 3 IN TINLEY DOWNES ADDITION IS LOCATED WITHIN THE BOUNDARIES OF COMMUNITY CONSOLIDATED SCHOOL DISTRICT 140, HIGH SCHOOL DISTRICT 230, AND MORAINE VALLEY COMMUNITY COLLEGE DISTRICT 524, IN COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____ A.D. 2025.

BY: _____

TITLE: _____

PLAN COMMISSION

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS, AT A MEETING HELD ON THE _____ DAY OF _____, A.D. 2025.

BY: _____
CHAIRMAN

BOARD OF TRUSTEES

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D. 2025, BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS.

BY: _____
PRESIDENT

ATTEST: _____
VILLAGE CLERK

VILLAGE CLERK

THIS IS TO CERTIFY THAT I, VILLAGE CLERK OF THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS, FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING OR UNPAID SPECIAL ASSESSMENTS DUES AGAINST THE HEREON DRAWN PROPERTY.

DATED THIS _____ DAY OF _____, A.D. 2025.

_____
VILLAGE CLERK

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF TINLEY PARK, DO HEREBY CERTIFY THAT THE LAND IMPROVEMENTS IN THIS RESUBDIVISION, AS SHOWN BY THE PLANS AND SPECIFICATIONS THEREFORE, MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED THIS _____ DAY OF _____, A.D. 2025.

_____
VILLAGE ENGINEER

SURVEYORS CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF WILL } SS

THIS IS TO CERTIFY THAT I, D. WARREN OPPERMAN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3152, HAVE SURVEYED AND RESUBDIVIDED THE ABOVE DESCRIBED PROPERTY AND FURTHER DESCRIBED AS FOLLOWS:

LOTS 1, 2, AND 3 IN TINLEY DOWNES ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY CONTAINS: 44,344 SQ. FT. (1.018 ACRES), MORE OR LESS.

LOT CORNER MONUMENTS TO BE SET UPON CONSTRUCTION COMPLETION.

BASIS OF BEARING IS ASSUMED.

I FURTHER CERTIFY THAT I HAVE RESUBDIVIDED THE SAME INTO LOTS AS SHOWN. THIS PLAT CORRECTLY REPRESENTS SAID SURVEY. MONUMENTS SHOWN ARE IN PLACE AS LOCATED. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

THIS IS TO CERTIFY THAT WE HAVE EXAMINED FIRM MAP NUMBER 17031C0708 J, EFFECTIVE DATE AUGUST 19, 2008, AS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR COOK COUNTY, WITH REFERENCE TO THE ABOVE NAMED TRACT, BY ELEVATION, AND FIND THE PROPERTY TO BE IN ZONE X (NO SHADING) WHICH IS AN AREA DETERMINED TO BE AREA OF MINIMAL FLOOD HAZARD. THIS STATEMENT IS FOR FLOOD INSURANCE PURPOSES ONLY AND DOES NOT NECESSARILY INDICATE ALL AREAS SUBJECT TO FLOODING.

DATED:_____, A.D. 2025.

ENGINEER & SURVEYOR: JOSEPH A. SCHUDT & ASSOCIATES (184-001172)
9455 ENTERPRISE DRIVE
MOKENA, IL 60448
1-708-720-1000

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3152 (EXP. 11-30-26)

D. WARREN OPPERMAN 3152 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS MOKENA, IL

AFTER RECORDING, RETURN PLAT TO:

VILLAGE OF TINLEY PARK
C/O VILLAGE CLERK
16250 OAK PARK AVENUE
TINLEY PARK, IL 60477

MAIL FUTURE TAX BILLS TO:

MICHAEL AND MARGARET MURPHY
11309 COACH DRIVE
MOKENA, IL 60448

PREPARED BY

Joseph A. Schudt & Associates
9455 ENTERPRISE DRIVE MOKENA, IL 60448
PHONE: 708-720-1000 FAX: 708-720-1065
e-mail: survey@jaseng.com http://www.jaseng.com
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

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Any use or reproduction of this document or the attached drawings, or the use of the design approach ideas or Concepts described in this document and the attached drawings, in whole or in part, for any reason whatsoever, is strictly prohibited without the written permission of JOSEPH A. SCHUDT & ASSOCIATES

4-28-25

18-056-012

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. VERIFY ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCIES. CONSULT DEED OR TITLE REPORT FOR EASEMENTS AND RESTRICTIONS.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JUNE 19, 2025 REGULAR MEETING

ITEM 3: PUBLIC HEARING – TINLEY DOWNES ESTATES (TINLEY DOWNES & TINLEY DOWNES ADDITION SUBDIVISIONS) –SOUTHEASTERLY OF 171ST STREET & 80TH AVENUE – SPECIAL USE TO ESTABLISH A PLANNED UNIT DEVELOPMENT

Consider recommending that the Village Board grant the Village of Tinley Park a new Planned Unit Development to bring the Tinley Downes and Tinley Downes Addition Subdivisions into conformance with the Zoning Ordinance southeasterly of 171st Street & 80th Avenue in the R-2 (Single-Family Residential) Zoning District.

Present Plan Commissioners:	James Gaskill Terry Hamilton Eduardo Mani Andrae Marak Edgar Montalvo Acting Chair Steve Sepessy
Absent Plan Commissioners:	Angela Gatto Amanda Martinez Chairman Garrett Gray
Village Staff:	Jason Engberg, Planning Manager Michael O. Whalen, Associate Planner Michael Coleman, Acting Community Development Dir.
Petitioners:	Jerry Murphy, Mallow Home Builders Michael Murphy, Mallow Home Builders Warren Opperman, Joseph A. Schudt & Associates
Members of the Public:	John Lyon Gary Miller Ratiba Dalis

ACTING CHAIR SEPESSY introduced item #3.

ACTING CHAIR SEPESSY requested a motion to open the Public Hearing. COMMISSIONER MANI made the motion. COMMISSIONER GASKILL seconded. Voice vote. All were in favor. Motion carried.

Michael O. Whalen, Associate Planner, and Jason Engberg, Planning Manager, presented the staff

report.

ACTING CHAIR SEPESSY invited the Petitioners to speak. Jerry Murphy declined, but said he was available for questions.

COMMISSIONER HAMILTON asked why Lot 1 was needed for detention when the plan was to build houses on all three lots. Jason Engberg said that, when the project was originally approved, the design for the regional Bickford pond was deemed large enough to handle the stormwater needs of the area so that the temporary pond on Lots 1, 2, and 3 could be closed to develop three houses on those lots. He added that, in the time since the regional pond was completed, MWRD changed its models, as they do from time to time, and now additional capacity is needed. He said that the pond proposed on Lot 1 was necessary to provide this capacity, and so the developer could only get two buildable lots instead of three. He noted that a similar situation happened at the 7 Brew property, where changing models required some additional stormwater management on that site despite there being a regional pond.

COMMISSIONER MARAK noted that this situation happened somewhat regularly in the past, where plats or annexations were approved that did not conform to the standards of each zoning district. He added that, historically, land was zoned to require larger lots with larger houses to attempt to control who could live in a particular area. He noted that zoning was often used to address social class issues. COMMISSIONER MARAK asked if there was another way to bring the properties into conformance, such as rezoning the subdivisions to a different zoning district that allows smaller lots, instead of creating a PUD. Jason Engberg said that another way to approach the conformity issue would be to amend the dimensional requirements of the R-2 district, but this would be a Village-wide change. He said that would be an appropriate discussion during the Zoning Ordinance rewrite project. COMMISSIONER MARAK asked if rezoning to a district that allowed smaller lots would be appropriate. Jason Engberg said that a PUD would be a better approach so that the neighborhood as it exists today could come into conformance. He said that rezoning all the properties to R-3 could have additional impacts like use allowability or reduced setbacks and that the intention was to maintain the character of the neighborhood. He said that having so many PUDs in the Village is often a challenge for staff, but added that that was how the Village was developed so establishing a PUD in this neighborhood was an appropriate tool to increase conformance with the Zoning Ordinance.

COMMISSIONER MANI said he favored the simplest approach, which he thought was a PUD. He asked if setbacks and encroachments would change with the creation of the PUD. Jason Engberg said that the standards in the Zoning Ordinance would apply.

ACTING CHAIR SEPESSY asked if the PUD would essentially grandfather the properties in to make them conform. Jason Engberg said yes, effectively.

ACTING CHAIR SEPESSY invited members of the Public to speak.

John Lyons was sworn in. He said he lives in the Tinley Downes Addition subdivision in the neighborhood. He asked where the original approval documents were. He said all houses in the neighborhood had to be at least 2,500 square feet and questioned whether houses of this size would

fit on the smaller lots. Michael O. Whalen confirmed they would. John Lyons asked if the Village was selling all its retention ponds to developers. Jason Engberg said that when the Tinley Downes Addition subdivision was established, the developer deeded Lots 1, 2, and 3 to the Village for temporary stormwater storage. He said that once the Bickford pond was built, the Village deeded the lots back to the developer. John Lyons asked if the new proposed pond would be tied into the regional pond. Jason Engberg said yes.

Gary Miller was sworn in. He said he lives across the street from Lots 1, 2, and 3. He asked why there was no PUD document. Jason Engberg said that there was no PUD and that the subdivisions and zoning were established based on annexation agreements. He said that this was common practice in the 1980s and 1990s. He said that the issue is that there is no document that says the nonconforming lots were legal, and that was the purpose of proposing a PUD to cover the neighborhood. Gary Miller said the developer filled in the west side of the existing pond on the lots and he heard several years ago that the developer was going to build four houses on the remaining land. He questioned why the developer had reduced the plan from four houses to three houses to now just two houses. He also asked who would be responsible for the maintenance of the new pond. Jason Engberg said the developer would be responsible. Gary Miller said that the grass on the open lots is often overgrown and there is debris or garbage. He asked if the Village would make sure the property is maintained. Jason Engberg said that the Code Enforcement team will make sure the property is maintained. Michael Coleman, Interim Community Development Director, said that he would have someone from Code Enforcement check out the property tomorrow. Gary Miller said kids dismantle the fence along the shopping center and play baseball on the open lots.

Ratiba Dalis was sworn in. She said her family lives next door to Gary Miller. She said she was concerned about the stormwater pond handling the stormwater from the strip mall to the north. She said she has experienced plumbing issues in her house. She said she had a plumber come and the plumber told her the sewer was clogged with leaves. Jason Engberg said that the plans were approved by MWRD and the Public Works department, so he was confident there would be no negative impact to her property. Michael Coleman said that the interior plumbing for Mrs. Dalis' property is tied to the Villages sanitary sewer system. He said that the sump pump and other drains are tied to the stormwater sewer system. He said that these systems are independent of each other and do not connect, so any issue with interior plumbing is not the result of leaves in the stormwater sewer system. Ratiba Dalis said that the fence for the strip mall was damaged and should be repaired. Michael Coleman said he would have the Code Enforcement team inspect the fence on the strip mall property. He said the new management of the strip mall is more proactive than the previous management.

ACTING CHAIR SEPESSY asked if anyone else from the Public wished to speak. None came forward.

ACTING CHAIR SEPESSY requested a motion to close the public hearing. COMMISSIONER HAMILTON made the motion; COMMISSIONER MONTALVO seconded. Voice vote. All in favor. Motion carried.

ACTING CHAIR SEPESSY requested a motion on the Special Use. COMMISSIONER

HAMILTON made a motion to recommend that the Village Board grant a Special Use for a Planned Unit Development for the properties located within the Tinley Downes Estates and Tinley Downes Addition subdivisions, in accordance with all plans/documents submitted and listed herein and adopt the Findings of Fact as proposed in the June 19, 2025 Staff Report, subject to the condition that the final approval of all plans is subject to final engineering approval of all plans by the Village Engineer. COMMISSIONER MONTALVO seconded the motion. Roll call vote. All were in favor. Motion carried.

ACTING CHAIR SEPESSY requested a motion on the plat approval. COMMISSIONER MONTALVO made a motion to recommend that the Village Board grant approval to the Petitioner Michael J Murphy for the resubdivision of Lots 1, 2, and 3 in the Tinley Downes Addition subdivision in accordance with the Final Plat of Subdivision submitted, subject to the condition that the approval is subject to the final review and approval by the Village Engineer and Village Attorney. COMMISSIONER MANI seconded the motion. Roll call vote. All were in favor. Motion carried.

ACTING CHAIR SEPESSY noted the item would go to the Village Board on July 1, 2025.

DRAFT

PLAN COMMISSION STAFF REPORT

June 5, 2025 – Public Hearing

Tru by Hilton

18303 La Grange Rd

Petitioner
Ramsey Elshafei of RE Development Solutions on the behalf of Lewisville Hotel Partners, LLC

Property Location
18303 La Grange Rd

PIN
27-33-401-013-0000 (portion of)

Zoning
B-3 (General Business and Commercial)
UD-1 (Urban Design Overlay District)

Approvals Sought
Site Plan Approval, Variations

Project Planner
Michael O. Whalen, AICP
Associate Planner



Tru by Hilton example rendering

EXECUTIVE SUMMARY

The Petitioner, Ramsey Elshafei of RE Development Solutions, on behalf of Lewisville Hotel Partners, LLC, is requesting Variations and Site Plan/Architectural approval to develop a 122-room hotel at 18303 La Grange Road in the B-3 General Business and Commercial Zoning District. The subject property is also located within the UD-1 Urban Design Overlay District.

The hotel will feature an indoor pool, conference room, fitness center, game area, and outdoor patio lounge.

The 2.263-acre site is smaller than the minimum lot area required by the Zoning Ordinance of five acres. On-site stormwater management is required, and the Petitioner proposes a pond on the west side of the property along La Grange Road. The Petitioner is awaiting a response from the Illinois Department of Transportation to determine whether a stormwater facility in this location is appropriate. If not, underground stormwater facilities will be installed.

Including the hotel lot size Variation above, the Petitioner is requesting eleven additional Variations, relating to the Urban Design Overlay, building height, parking, ground sign location, and masonry. The Petitioner is also requesting Landscape Ordinance waivers.

The Plan Commission held a workshop on the project on March 20, 2025 and expressed that a masonry Variation would not be supported for this project. The Petitioner revised the elevation drawings to meet the material requirements in the Zoning Ordinance.



Location Map



Zoning Map

EXISTING SITE & HISTORY

The subject property is an approximately 2.263 acre undeveloped lot located near the southeast corner of 183rd Street and La Grange Road. The lot has dual frontage (through lot) on both La Grange Road and White Eagle Drive. The Gas N Wash La Grange Road location is located immediately to the north and is substantially complete. The Petitioner purchased this property from the seller prior to 2022 but it was subdivided without going through the correct process. This subdivision was resolved by the plat approval that was completed during the Gas N Wash entitlement process.

ZONING & CONTEXT

The subject property is located within the **B-3 General Business and Commercial Zoning District**. The site is also located within the UD-1 Urban Design Overlay District. The table below indicates the surrounding zoning and land uses in the area:

Direction	Zoning	Land Use
North	B-3 General Business and Commercial District	Gas N Wash
East	B-3 General Business and Commercial District	Marriott Hotels (under construction)
South	B-3 PD General Business and Commercial District Mid-Continent Hilton Garden Inn PUD	Texas Roadhouse, Hilton Garden Inn, Country Inn and Suites
West	Unincorporated Cook County R1 Single Family Residence District	Undeveloped Land

The B-3 zoning district is designed to accommodate a wide range of specialized commercial uses, including highway-oriented services and commercial types of establishments to serve the needs of motorists. The UD-1 overlay district is intended to promote specific design standards concerned with the character and placement of non-residential buildings as well as the role and nature of the spaces between the buildings and the public streets.

Streets and Roads.

Adjacent to the proposed site, La Grange Road is a six-lane principal arterial road with wide lanes, wide shoulders, and is owned and maintained by the Illinois Department of Transportation (IDOT). The speed limit on this segment is posted at 45 miles per hour but traffic routinely travels at much higher speeds as the road is designed to safely accommodate these speeds. The signalized intersection with 183rd Street contains nine lanes and is approximately

150 feet wide. The turn radii at the intersection are very wide to accommodate high-speed, free-flow right-turn traffic on all four corners. There are no sidewalks, crosswalks, or bicycle lanes.

At this location, 183rd Street is a four-lane collector road owned and maintained by the Cook County Department of Transportation and Highways. The road has wide lanes and turn radii, and the speed limit is posted at 35 miles per hour. This road design encourages and accommodates higher speeds. At the intersection with La Grange Road, 183rd Street is six lanes (with striped space for a seventh for a dual left turn) and is over 100 feet wide. There are no sidewalks, marked crosswalks, or bicycle lanes.

White Eagle Drive is a local street owned and maintained by the Village. The street is 40 feet wide and does not have lane striping. The posted speed limit is 35 miles per hour but there is no infrastructure present to encourage compliance. There is a sidewalk to the north of the site along the Gas N Wash property and a sidewalk to the south that terminates in the parking lot for Texas Roadhouse. There are no pedestrian crossings or bicycle lanes on White Eagle Drive.

In general, the roadways in this area create an uncomfortable and unsafe environment for pedestrians and cyclists with high vehicle speeds. The new developments in the area are adding pedestrian friendly amenities that will help encourage safer travel routes for walking and biking, but the area still remains an auto oriented destination.

Public Transportation.
There are no public transportation routes in the vicinity.

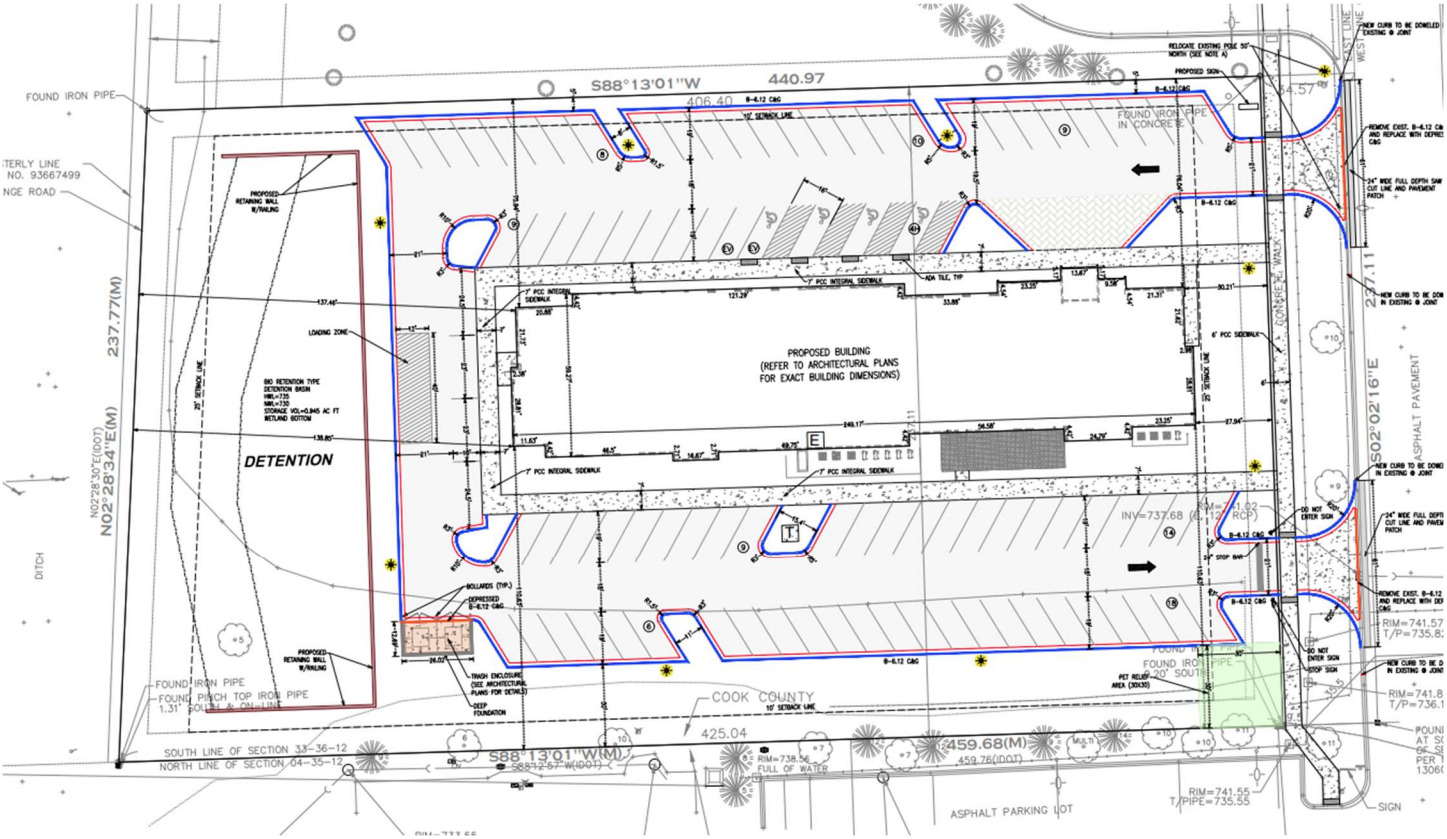
PROPOSED USE

The Petitioner is proposing a new 122 room hotel on the subject property. The hotel will have a conference room, indoor swimming pool, breakfast service, fitness room, business center, outdoor pet relief area, and outdoor patio.

Hotels in the B-3 General Business and Commercial Zoning District are prohibited on lots smaller than five acres.

The Plan Commission discussed the appropriateness of a hotel lot size Variation at the March 20th Workshop. The Petitioner expressed that the 2.263-acre site is the appropriate size for a hotel and is in line with Hilton brand standards. The Petitioner has since revised the narrative for the hotel lot size Variation and noted that there are five hotels in the Village on lots smaller than five acres. Additionally, the Plan Commission recommended approval for hotel lot size Variations for the two Marriott Hotels across the street from the subject property on July 21, 2022.

PROPOSED SITE PLAN



Site Plan received February 17, 2025

The Petitioner proposes a four-story 53,972-square-foot hotel building at the center of the site with a one-way parking lot surrounding the building, and a stormwater detention basin along the La Grange Road frontage.

Pedestrian Access.

The Petitioner will construct a public sidewalk along the White Eagle Drive frontage. A walkway will connect entrances on the north, west, and south sides of the building. The main entrance to the building has a direct path to the public sidewalk and the entrance is approximately 60' from the public sidewalk. No sidewalk is required on La Grange Road because the Illinois Department of Transportation does not anticipate adding sidewalks through the I-80/La Grange Road interchange.

Automobile Access.

Motorists will access the site via a one-way entrance driveway on the north side of the property. The driveway leads to a guest drop-off area and the one-way parking lot. Motorists will exit the parking lot via a one-way exit driveway on the south side of the property. One-way vehicle circulation reduces the potential for conflicts between motorists entering the site and those using the drop-off area. The site configuration and one-way vehicle circulation require two driveways to function properly. The Petitioner submitted a truck-turn exhibit which indicates adequate clearance for large vehicles like fire trucks.

Building Placement and Orientation.

The proposed development does not comply with the building placement and orientation standards of the UD-1 Urban Design Overlay District. The building is set far back from the required 20-foot build-to line; the building is not situated in the appropriate location to meet minimum frontage requirements; and the building design does not provide an architectural streetscape. The proposed parking lot projects into the front and side parking setbacks.

The Plan Commission discussed Variations from the Urban Design Overlay District during the March 20th Workshop. The Petitioner stated that the project could not conform with UD-1 standards because the proposed building is Hilton's model, and conformance would require substantial changes to the model. The Plan Commission recommended approval of similar UD-1 Variations for both Marriott Hotels across the street as well as the neighboring Gas N Wash.

ARCHITECTURE

The hotel building is four stories (approximately 53 feet) tall, exceeding the maximum height in the B-3 General Business and Commercial Zoning District of three stories or 35 feet.

During the March 20, 2025 Workshop, the Plan Commission discussed the appropriateness of granting a masonry Variation for the project. The Commission was generally not supportive of recommending approval of the masonry Variation. The Petitioner submitted new elevations which substantially increase the amount of face brick and substantially reduce the amount of E.I.F.S. to be used. The Petitioner's latest submittal conforms to the material composition requirements of the Zoning Ordinance. A building height Variation was also discussed; the Petitioner provided a revised narrative explaining the need for the request.

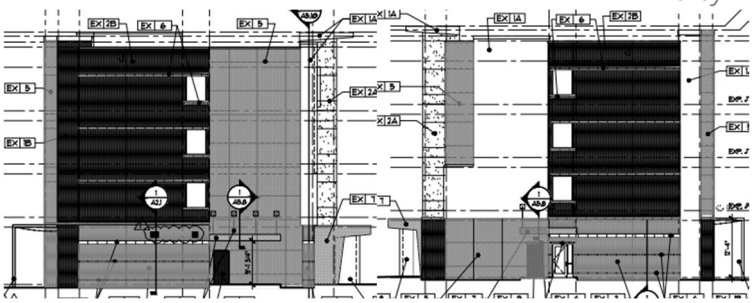
~~The hotel building is clad in E.I.F.S. and modular brick. The proposed façade composition does not meet the masonry requirements of Section V.C.7.F. of the Zoning Ordinance.~~ This section, for a building of this size, requires no less than 60 percent of each façade to be composed of face brick, with the remaining 40 percent composed of other approved masonry materials like brick, stone, or architectural/decorative concrete block. No more than fifteen percent (15%) of each façade may be composed of architectural treatment materials like E.I.F.S., wood, or fiber cement siding.

Façade Material Composition (percentage of total)

	Face Brick		*Approved Masonry*		*Accent Materials (E.I.F.S.)*	
	Minimum	Proposed	Minimum	Proposed	Maximum	Proposed
North	60	~~50~~ **65**	*remainder*	~~0~~ **20**	0-15	~~50~~ **15**
South	60	~~53~~ **61**	*remainder*	~~0~~ **28**	0-15	~~47~~ **11**
East	60	~~51~~ **65**	*remainder*	~~0~~ **35**	0-15	~~49~~ **0**
West	60	~~51~~ **69**	*remainder*	~~0~~ **18**	0-15	~~49~~ **13**



Elevations submitted for March 20, 2025 Workshop; top: south, bottom: north



Elevations submitted for March 20, 2025 Workshop; left: east, right: west



Revised elevations submitted for May 1, 2025 Public Hearing; top: south, middle: north, bottom left: east, bottom right: west

~~The Petitioner asserts that the Hilton brand will not allow additional masonry on this hotel.~~

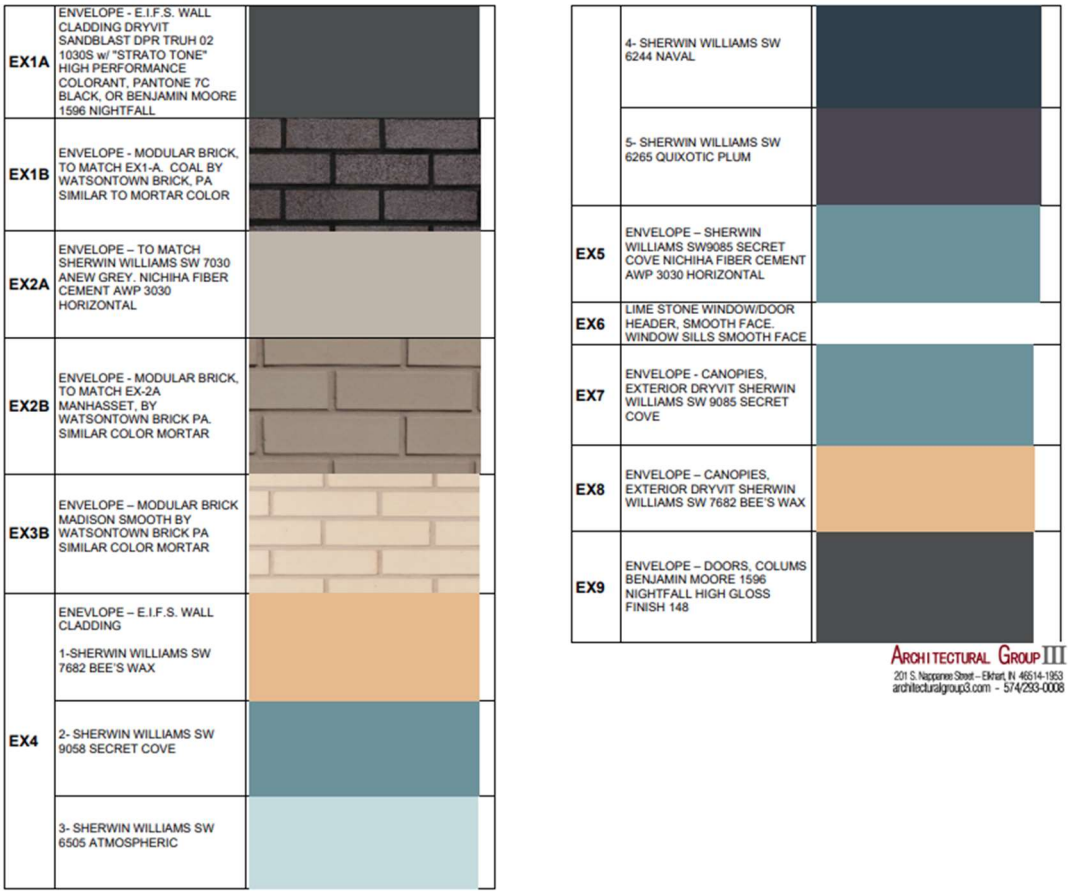
To assist in determining whether this hotel will be similar in style to others in the area, staff evaluated the closest structures to the proposed Tru Hotel:

- Existing Country Inn and Suites (south) – The 3 story hotel meets the standards of the code. The first 2 stories are 100% brick with the third story having cement board siding as an accent.
- Hilton Garden Inn (south) – The 3 story hotel meets the standards of the code. The entire structure is 100% brick.
- Restaurant (south) – The single story commercial restaurant meets the standards of the code. The entire structure is a mix of brick and stone masonry materials.
- Gas N Wash (north) - The single-story gas station and accessory car wash meet the standards of the code. Both structures are 100% brick.

- Marriott Hotels (east) – The 4 story hotels received variations for the building materials to allow 50% face brick and 50% fiber-cement board. There is no E.I.F.S. on either structure.

It is also worth noting that hotel flags (otherwise known as franchise agreements) do expire and a hotel may be rebranded or change its land use over time. While E.I.F.S. has lower installation costs but higher long-term maintenance costs, the construction of a quality building is the most important factor with regards to the architectural standards of the Village.

The Zoning Ordinance (Section III.U.6.d.) states: "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." The proposed color palette is more muted than the original proposal submitted by the Petitioner, however, the proposed building does have a colorful motif on the north façade intended to brand the hotel as a Tru by Hilton hotel.



Revised material board submitted for May 1, 2025 Public Hearing; note that colors have not changed.

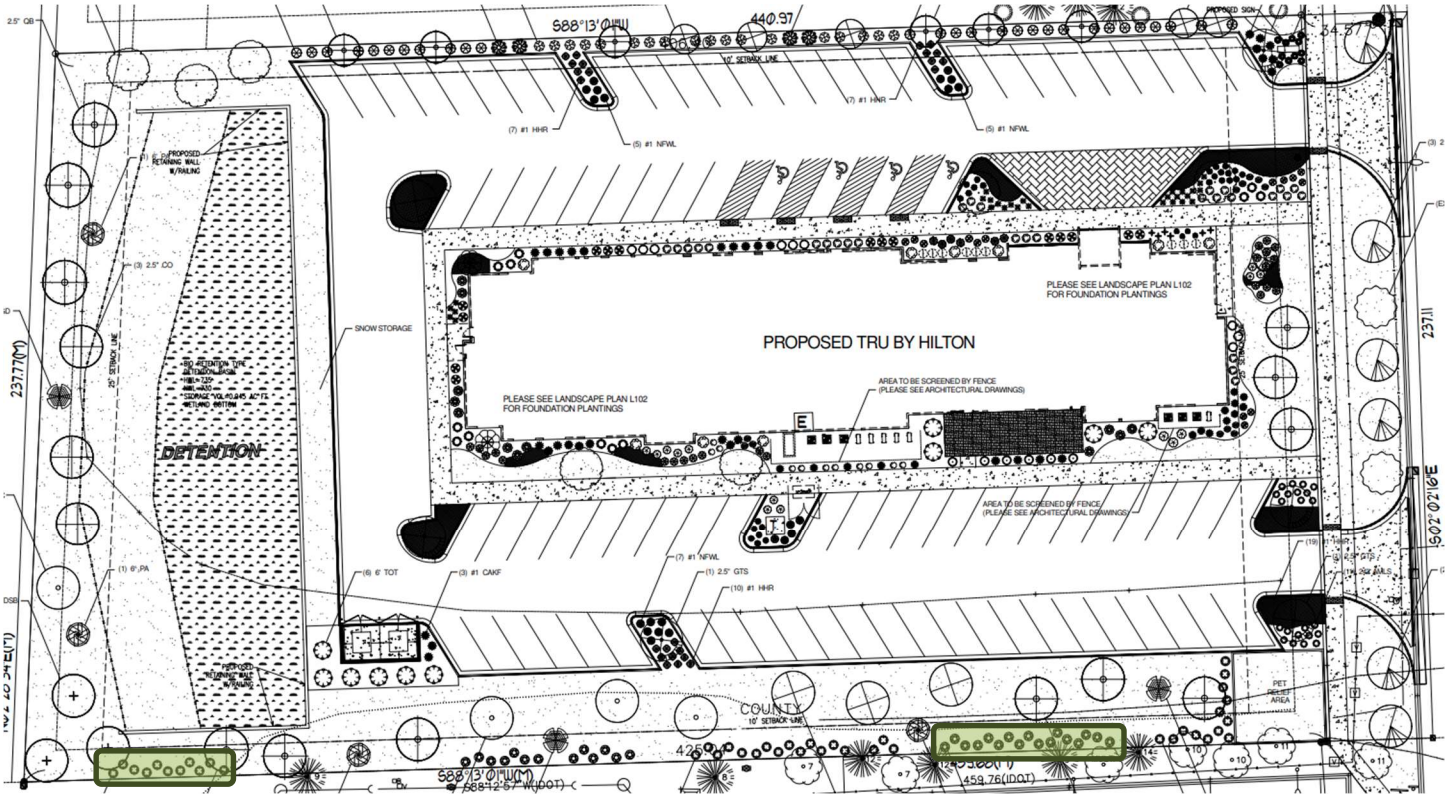
PARKING

The Zoning Ordinance requires one parking space per guest room plus one parking space per employee on a typical shift. With 122 guest rooms proposed and eight employees, a total of 130 parking spaces are required. The Petitioner proposes 91 stalls, including four accessible stalls and two electric vehicle charging stations. One loading zone is proposed at the rear of the site.

The Petitioner states that the proposed parking is adequate based on other locations in their portfolio and submitted an analysis to substantiate this claim. The Petitioner's analysis states that average occupancy at case study properties is 65%. If the proposed Tru by Hilton hotel has the same 65% typical occupancy, it can be expected that 79 of the proposed 91 parking spaces will typically be utilized by hotel guests.

During the March 20th Workshop, the Plan Commission discussed a Variation to reduce the amount of parking provided. The Petitioner presented information on other hotels in their portfolio which indicated that the proposed project would have adequate parking with the reduction requested.

LANDSCAPE



Revised landscape plan submitted for May 1, 2025 Public Hearing; note that additional shrubs are provided as noted in green

The Petitioner is seeking relief from the Landscape Ordinance as the landscape plan submitted does not fully comply with the ordinance. The overall site is deficient canopy trees and shrubs. The bufferyard on the north side of the property was reduced to five feet in width to accommodate a change in elevation without relying on a retaining wall at the request of the Village. ~~This reduction on the north side, in addition to the one-way parking lot circulation, creates a large open space 30 feet wide on the south side of the property that could be utilized to address the site landscaping deficiency. While this area will have a slope, there are plant species that will grow in this environment.~~

The proposed street trees are adequate in number and spacing; the building foundation is landscaped almost entirely (though the planting bed depth varies); and the sign base area and building entrances are appropriately landscaped. The landscape plan proposes a planter bed in front of the building to screen a service door and add visual interest at the entrance sidewalk and driveway.

The Petitioner is proposing a pet relief area at the southeast corner of the property. This area is proposed to have a turf groundcover.

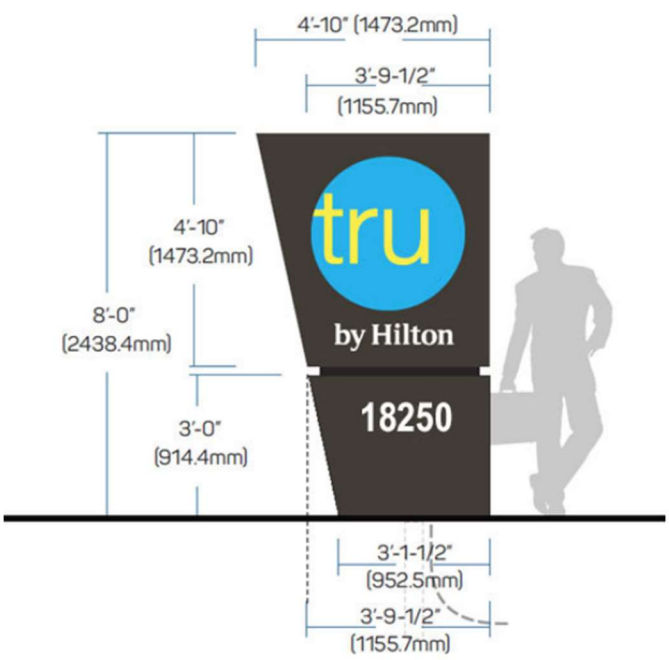
The Plan Commission discussed the Landscape Plan during the March 20, 2025 Workshop and encouraged the Petitioner to increase the amount of plants provided to better conform with the Landscape Ordinance. The Petitioner added 28 more shrubs along the southern property line to reduce the site landscaping deficiency.

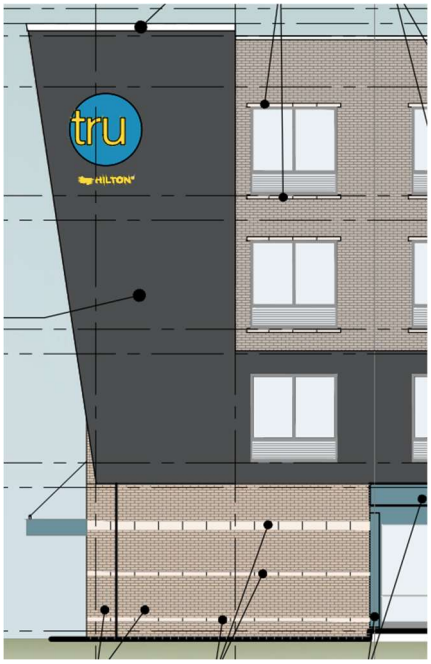
LIGHTING

The proposed photometric plan complies with the glare provision of the Zoning Ordinance. All fixtures are downlit and little light spillover to adjacent properties and public rights-of-way is proposed.

SIGNAGE

The Petitioner is proposing three signs: two wall signs and one ground sign. An approximately 47 square foot sign is proposed on the wedge-shaped architectural element at the northeast corner of the building near the roof. An approximately 10.6 square foot wall sign is proposed near the patio door. The ground sign is proposed at the northeast corner of the property. The sign face of the ground sign is 31.8 square feet, and the overall height is eight feet. The sign is situated approximately ten feet from the north property line, but less than ten feet from the east property line. The Zoning Ordinance requires that signs be located no closer than ten feet from any property line.





During the March 20th Workshop, the Plan Commission discussed a Variation to allow the ground sign less than ten feet from the property line. The Petitioner looked into relocating the sign, but it is not possible without eliminating a parking space.

REQUESTS

The Petitioner is requesting a Variation from Zoning Ordinance Section V.B. Schedule I to allow a hotel on 2.263 acres instead of the minimum size of five acres. The subject property is 2.737 acres smaller than the minimum lot size for a hotel in the B-3 General Business and Commercial Zoning District.

- ~~The Petitioner states that this request is warranted because they already own the land and purchased it with the intention of building a hotel.~~ **The Petitioner states that this request is warranted because the property is ideally located to support a hotel. The Petitioner states that the Village has at least five hotels on less than five acres and that the size of the subject property is considered ideal for hotel development by the hotel industry. The Petitioner adds that there are no other available properties in the Village zoned to allow hotels that are five acres or larger.**

The Petitioner is requesting a Variation from Zoning Ordinance Section V.B. Schedule II to allow for a building height of four stories at 52 feet 10 ¼ inches instead of the maximum height of three stories or 35 feet. The proposed building is one story and 17 feet 10 ¼ inches taller than the maximum building height in the B-3 General Business and Commercial Zoning District.

- ~~The Petitioner did not provide a justification for this request.~~ **The Petitioner states that this request is warranted because a certain number of rooms is necessary to support the amenities provided by the**

hotel. Reducing the height to conform to the B-3 Zoning District would reduce the amenities on site. The Petitioner states that three out of five hotels in the area built on less than five acres are four stories tall. Note that both Marriott-branded hotels across White Eagle Drive were granted height Variations.

The Petitioner is requesting a Variation from Zoning Ordinance Section V.D.2.E.(2).b. to permit a building beyond the build-to line in the UD-1 Urban Design Overlay District. The proposed building is located 28 feet from the front property line, eight feet greater than the 0-20 foot build-to line in the UD-1 Urban Design Overlay District.

- The Petitioner states that this request is warranted because there are elevation changes and unique topography on the site and complying with this regulation would require a building with a different foundation.

The Petitioner is requesting a Variation from Zoning Ordinance Section V.D.2.E.(2).a. to permit a building with a primary entrance door located on the side of the building. The UD-1 Urban Design Overlay District requires that buildings have primary entrance doors on the front of the building.

- The Petitioner states that this request is warranted because the hotel operator, Hilton Hotels, requires a side-loaded hotel building. The Petitioner further states that an entrance on White Eagle Drive would diminish the appearance of the front of the building as it would reduce landscaping in front of the building.

The Petitioner is requesting a Variation from Zoning Ordinance Section V.D.2.C.(2).h. to allow a second curb cut on the property.

- The Petitioner states that this request is warranted because of the one-way vehicle circulation through the site which increases safety at the intersection of White Eagle Drive.

The Petitioner is requesting a Variation from Zoning Ordinance Section V.D.2.E.(2).b. to reduce the required frontage composition from 33.3% of the front property line to 21.3%. The Urban Design Overlay District requires that buildings be placed to take up at least one-third of the front property line in order to improve the streetscape. The subject property is 237.11 feet wide at the front property line, which requires that a building be at least 79 feet wide; the proposed building is 50.43 feet wide (approximately 28.5 feet less).

- The Petitioner states that this request is warranted because Hilton Hotels will not allow a wider building. **The Petitioner added that the proposed building is a standard model provided by Hilton, and making the building wider to conform to UD-1 would further reduce the amount of parking provided on-site.**

The Petitioner is requesting a Variation from Zoning Ordinance Section V.D.2.C.(2).e. to remove the requirement for cross-access to adjacent properties. The UD-1 Urban Design Overlay District requires that properties have vehicle and pedestrian connections to adjacent properties in the rear of the property.

- The Petitioner states that this request is warranted because cross-access to the adjacent Gas N Wash site would eliminate the on-site stormwater facility.

The Petitioner is requesting a Variation from Zoning Ordinance Section VIII.A.10. Table to reduce the parking requirement from one parking stall per hotel room to 0.68 parking stalls per hotel room. The proposal has 91 parking stalls, including eight stalls for employees; 130 are required by the Zoning Ordinance

- The Petitioner states that this request is warranted due to site constraints. The Petitioner asserts that the amount of parking proposed is adequate based on an analysis of similar properties in their portfolio.

The Petitioner is requesting a Variation from Zoning Ordinance Section V.D.2.D.(2). Table to allow parking within the front parking setback. The UD-1 Urban Design Overlay District requires that parking areas be set back 25 feet from the front property line. The proposal has four parking stalls partially within the front parking setback.

- ~~The Petitioner did not provide a justification for this request.~~ **The Petitioner's response for the ground sign setback indicates that removing parking from near the front property line would reduce the amount of parking provided, and the Petitioner is already requesting to reduce the amount of parking required.**

The Petitioner is requesting a Variation from Zoning Ordinance Section V.D.2.D.(2). Table to allow parking within the side parking setback. The UD.1 Urban Design Overlay District requires that parking areas be set back ten feet from the side property lines. Along the north property line, 27 parking stalls are located within the side parking setback.

- The Petitioner states that this request is warranted because changes in elevation on the lot required shifting the building and parking lot northward to avoid relying on retaining walls along the south property line.

~~The Petitioner is requesting a Variation from Zoning Ordinance Section V.C.7.F.(3). to reduce the amount of masonry required on all façades of the building. The proposed building façades range from 50-53% face brick; the Zoning Ordinance requires that 60% of each façade be clad in face brick. The proposed building facades range from 47-50% E.I.F.S.; the Zoning Ordinance allows this material only for architectural accents and limits the amount to up to 15% of each façade composition. E.I.F.S. is not an approved masonry material.~~

- ~~The Petitioner states that this request is warranted because Hilton Hotels prefers that buildings be constructed of or clad with materials other than brick.~~

The Petitioner is no longer requesting this Variation. The latest plans submitted conform to the material composition standards of the Zoning Ordinance.

The Petitioner is requesting a Variation from Zoning Ordinance Section IX.D.2.c. to allow a ground sign less than ten feet from the front property line. The proposed ground sign is located approximately one foot from the east (front) property line.

- ~~The Petitioner did not provide a justification for this request.~~ **The Petitioner states that this request is warranted because moving the sign will further reduce the amount of parking provided.**

OPEN ITEM SUMMARY

Village Staff is requesting that the Plan Commission discuss the following items:

~~***Open Item #1: Discuss a Variation to permit a hotel on less than five acres.***~~

~~***Open Item #2: Discuss a masonry Variation, building material composition, and proposed color scheme.***~~

~~***Open Item #3: Discuss a building height Variation.***~~

~~***Open Item #4: Discuss a parking Variation.***~~

~~***Open Item #5: Discuss the proposed landscape plan.***~~

~~***Open Item #6: Discuss a Variation allowing a ground sign less than ten feet from the front property line.***~~

All open items were addressed during the March 20, 2025 Workshop. The Petitioner provided better justifications for the above requests and eliminated the masonry Variation request.

STANDARDS FOR VARIATIONS

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 draft Findings of Fact are provided below for the Commission's review and approval.

a. 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.
   - *Pertaining to hotel lot size, the Petitioner states that the property is ideally situated for hotel development and that the size of the site is what the hotel industry looks for when developing new hotels. The Petitioner also states that this Variation has been granted by the Plan Commission for similar projects, most hotels in the Village are located on smaller properties, and there are no other available properties in the Village zoned for hotel development that are at least five acres.*
   - *Pertaining to building height, the Petitioner states that a fourth floor is necessary to support the amenities provided by the hotel, so building a three-story hotel would result in a lower quality hotel.*
   - *Pertaining to Urban Design, the Petitioner states that they are working with a standard building model on a constrained site with topography changes, making it challenging to fully conform with the standards of the Urban Design Overlay District.*
   - *Pertaining to cross-access, the Petitioner states that the stormwater facility is located in the only location for the cross-access and that providing cross-access would result in new site plan challenges and less space available for parking.*
   - *Pertaining to ground sign location, the Petitioner states that relocating the ground sign would result in less space available for parking.*
   - *Pertaining to parking, the Petitioner states that the amount of parking proposed is adequate to support the hotel development.*

b. The plight of the owner is due to unique circumstances.
   - *Pertaining to hotel lot size, the five-acre performance standard was in place when the Petitioner purchased the property, however most hotels within the Village are situated on properties less than five acres, including two recently approved hotels across the street.*
   - *Pertaining to building height, since the lot is relatively constrained, a fourth floor is necessary to support the level of amenities being provided by the hotel, and several hotels in the Village are at least four stories.*
   - *Pertaining to Urban Design, the site is arranged based on site constraints and requirements from the Hilton brand. The hotel will be easily accessible to pedestrians, with reasonably direct paths on both the north and south sides of the building. Landscaping is designed to provide some visual interest from the street.*
   - *Pertaining to cross-access, the need for on-site stormwater management eliminates the potential for cross-access since the site to the north is already developed.*
   - *Pertaining to ground sign location, the site is constrained and the sign is located to avoid further reducing the parking provided.*
   - *Pertaining to parking, the site is constrained, but the Petitioner asserts that the amount of parking provided is adequate to support the hotel.*

c. The Variation, if granted, will not alter the essential character of the locality.
   - *Pertaining to hotel lot size, hotels in the area are located on less than five acres.*
   - *Pertaining to building height, buildings in the area are taller than three stories.*
   - *Pertaining to Urban Design, most nearby development received Variations from Urban Design Overlay standards.*
   - *Pertaining to cross-access, White Eagle Drive is a relatively low-traffic street, so motorists can easily and safely navigate between surrounding uses.*
   - *Pertaining to ground sign location, the sign location will not alter the character of the area.*
   - *Pertaining to parking, reducing the amount of parking provided improves the character of the area.*

d. 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:

(1) 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;
(2) The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
(3) The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
(4) The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
(5) 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
(6) The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

STANDARDS FOR SITE PLAN AND ARCHITECTURAL APPROVAL

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

Architecture.

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.

MOTION TO CONSIDER

If the Plan Commission wishes to act on the Petitioners' 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 (Variation)
"...make a motion to recommend that the Village Board grant the Petitioner 11 Variations from the Zoning Ordinance including from Section V.B. Schedule I; Section V.B. Schedule II; Section V.D.2.C.(2).e.; Section V.D.2.C.(2).h.; Section V.D.2.D.(2). Table (2x); Section V.D.2.E.(2).b.; Section V.D.2.E.(2).a.; Section VIII.A.10.; and Section IX.D.2.c. to develop a hotel in accordance with the plans submitted and adopt the Findings of Fact as proposed in the May 1, 2025 staff report."

Motion 2 (Site Plan/Architectural Approval)
"...make a motion to grant the Petitioner Site Plan/Architectural Approval for the development of a hotel at 18303 La Grange Road in accordance with the plans submitted and adopt the Findings of Fact as proposed in the May 1, 2025 staff report, subject to the following conditions:

1. *The proposed retaining wall must be designed by a structural engineer. The use of landscape pavers is prohibited for wall construction.*
2. *Approval is subject to final engineering review and approval."*

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
1	Application	Ramsey Elshafei	9/23/2024
2	Variation Addenda and Narrative	Ramsey Elshafei	4/15/2025
3	Tru by Hilton Update Survey	Webster, McGrath & Ahlberg, Ltd.	2/4/2025
4	Topographic Plan	Gremley & Biedermann	3/25/2020
5	White Eagle Drive Subdivision	Webster, McGrath & Ahlberg, Ltd.	3/6/2023
6	Site Plan	Advantage Consulting Engineers	4/3/2025
7	Zoning Analysis Table	Ramsey Elshafei	2/17/2025
8	Preliminary Engineering	Advantage Consulting Engineers	4/3/2025
9	Photometric Plan	Architectural Group III	2/14/2025
10	Lighting Plan	Architectural Group III	2/14/2025
11	Fixture Cut Sheet	Lithonia Lighting	9/5/2023
12	Signage Details	Ramsey Elshafei	2/18/2025
13	Parking Statement	Superhost Hospitality	2/17/2025
14	Color Elevations	Architectural Group III	4/16/2025
15	Elevations	Architectural Group III	4/10/2025
16	Equipment Screen	Architectural Louvers	1/1/2013
17	Exterior Finishes	Architectural Group III	4/15/2025
18	Material Percentages	Architectural Group III	4/15/2025
19	Truck Turn Exhibit	Advantage Consulting Engineers	4/3/2025
20	Landscape Plan	Dowden Design Group	3/26/2025
21	Floorplans	Architectural Group III	12/16/2024

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

ORDINANCE
NO. 2025-O-016

AN ORDINANCE GRANTING VARIATIONS FROM THE ZONING ORDINANCE AT 18303 LA GRANGE ROAD (TRU BY HILTON HOTEL)

MICHAEL W. GLOTZ, PRESIDENT
NANCY M. O'CONNOR, VILLAGE CLERK

WILLIAM P. BRADY
WILLIAM A. BRENNAN
DENNIS P. MAHONEY
MICHAEL G. MUELLER
KENNETH E. SHAW
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. 2025-O-016

AN ORDINANCE GRANTING CERTAIN VARIATIONS FROM THE ZONING ORDINANCE AT 18303 LA GRANGE ROAD (TRU BY HILTON HOTEL)

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

WHEREAS, a petition requesting certain variations (the "Variations") pertaining to minimum hotel lot size, building height, the UD-1 Urban Design Overlay, a parking reduction, and ground sign location at 18303 La Grange Road (the "Subject Property") has been filed by Ramsey Elshafei of RE Development Solutions on the behalf of Lewisville Hotel Partners, LLC (the "Petitioner") with the Village Clerk of this Village and has been referred to the Plan Commission of the Village and processed in accordance with the Tinley Park Zoning Ordinance; and

WHEREAS, said Plan Commission held a public hearing on the question of whether the Variations should be granted on June 5, 2025, at the Village Hall of this Village of Tinley Park (the "Village"), 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 7-0 and has filed its report of findings and recommendations that the proposed Variations be approved with this Village President and Board of Trustees, and this Board of Trustees has duly considered said report, findings, and recommendations; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village of Tinley Park and its residents to approve said Variations.

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

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

SECTION 2: That the report of findings and recommendations of the Plan Commission 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. Standards: The Board or Plan Commission, as the case may be, shall not recommend a Variation of the regulations of this Ordinance, as authorized herein, unless it shall have made Findings of Fact, based upon the evidence presented to it, in each specific case that:

a. 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;
    - *Pertaining to hotel lot size, the Petitioner states that the Subject Property is ideally situated for hotel development and that the size of the site is what the hotel industry looks for when developing new hotels. The Petitioner also states that this Variation has been granted by the Plan Commission for similar projects, most hotels in the Village are located on smaller properties, and there are no other available properties in the Village zoned for hotel development that are at least five (5) acres.*
    - *Pertaining to building height, the Petitioner states that a fourth floor is necessary to support the amenities provided by the hotel, so building a three-story hotel would result in a lower quality hotel.*
    - *Pertaining to Urban Design, the Petitioner states that they are working with a standard building model on a constrained site with topography changes, making it challenging to fully conform with the standards of the Urban Design Overlay District.*
    - *Pertaining to cross-access, the Petitioner states that the stormwater facility is located in the only location for the cross-access, and that providing cross-access would result in new site plan challenges and less space available for parking.*
    - *Pertaining to ground sign location, the Petitioner states that relocating the ground sign would result in less space available for parking.*
    - *Pertaining to parking, the Petitioner states that the amount of parking proposed is adequate to support the hotel development.*

b. The plight of the owner is due to unique circumstances;
   - *Pertaining to hotel lot size, the five-acre performance standard was in place when the Petitioner purchased the Subject Property, however most hotels within the Village are situated on properties less than five (5) acres, including two recently approved hotels across the street.*
   - *Pertaining to building height, since the lot is relatively constrained, a fourth floor is necessary to support the level of amenities being provided by the hotel, and several hotels in the Village are at least four stories.*
   - *Pertaining to Urban Design, the site is arranged based on site constraints and requirements from the Hilton brand. The hotel will be easily accessible to pedestrians, with reasonably direct paths on both the north and south sides of the building. Landscaping is designed to provide some visual interest from the street.*
   - *Pertaining to cross-access, the need for on-site stormwater management eliminates the potential for cross-access since the site to the north is already developed.*
   - *Pertaining to ground sign location, the site is constrained and the sign is located to avoid further reducing the parking provided.*
   - *Pertaining to parking, the site is constrained, but the Petitioner asserts that the amount of parking provided is adequate to support the hotel.*

c. The Variations, if granted, will not alter the essential character of the locality; and
   - *Pertaining to hotel lot size, hotels in the area are located on less than five (5) acres.*
   - *Pertaining to building height, buildings in the area are taller than three (3) stories.*
   - *Pertaining to Urban Design, most nearby development received Variations from Urban Design Overlay standards.*
   - *Pertaining to cross-access, White Eagle Drive is a relatively low-traffic street, so motorists can easily and safely navigate between surrounding uses.*
   - *Pertaining to ground sign location, the sign location will not alter the character of the area.*
   - *Pertaining to parking, reducing the amount of parking provided improves the character of the area.*

d. 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:

   (1) 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;
   (2) The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
   (3) The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;

(4) The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
(5) 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
(6) 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 Variations set forth herein below shall be applicable to the following described Subject Property:

LEGAL DESCRIPTION: THE SOUTH 237.11 FEET AS MEASURED PERPENDICULAR FROM THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN OF THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4 THAT IS 253.81 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST, A DISTANCE OF 48.99 FEET; THENCE SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST, A DISTANCE OF 338.86 FEET; THENCE SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 580.18 FEET; THENCE SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST, A DISTANCE OF 546.21 FEET; THENCE SOUTH 02 DEGREES 56 MINUTES 03 SECONDS WEST, A DISTANCE OF 975.42 FEET MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 TO THE POINT OF BEGINNING.
EXCEPT THAT PART LYING WESTERLY OF THE EASTERLY RIGHT OF WAY LINE OF STRIP MAP F.A.I. 80 99-5-1 (AS MONUMENTED AND OCCUPIED) AND AS SHOWN ON PLAT OF HIGHWAYS JOB R90-004-07.

PARCEL IDENTIFICATION NUMBER: 27-33-401-013-0000 (portion of)

COMMONLY KNOWN AS: 18303 La Grange Road, Tinley Park, Illinois

PETITIONER: Ramsey Elshafei of RE Development Solutions on behalf of Lewisville Hotel Partners, LLC

SECTION 4: That the Variations below are hereby granted to the Petitioner at the Subject Property located in the B-3 (General Business and Commercial) Zoning District, in accordance with the "List of Reviewed Plans" attached hereto as **Exhibit A**.

1. A Variation from Zoning Ordinance Section V.B. Schedule I to reduce the required lot size for a hotel in the B-3 (General Business and Commercial) Zoning District from 5.0 acres to 2.263 acres.
2. A Variation from Zoning Ordinance Section V.B. Schedule II to increase the maximum building height in the B-3 (General Business and Commercial) Zoning District from three stories or 35 feet to 53 feet.
3. A Variation from Zoning Ordinance Section V.D.2.C.(2).e. to eliminate the requirement for a rear cross-access driveway in the UD-1 Urban Design Overlay District.
4. A Variation from Zoning Ordinance Section V.D.2.C.(2).h. to increase the number of allowed curb cuts in the UD-1 Urban Design Overlay District from one to two.
5. A Variation from Zoning Ordinance Section V.D.2.E.(2).a. to orient the primary building entrance towards the side of the building, rather than the front, in the UD-1 Urban Design Overlay District.
6. A Variation from Zoning Ordinance Section V.D.2.E.(2).b. to increase the build-to line distance in the UD-1 Urban Design Overlay District from twenty (20) feet from the front property line to twenty-eight (28) feet from the front property line.
7. A Variation from Zoning Ordinance Section V.D.2.E.(2).b. to reduce the required frontage composition from 33.3% to 21.3% in the UD-1 Urban Design Overlay District.
8. A Variation from Zoning Ordinance Section VIII.A.10. Table to reduce the number of parking stalls per hotel room from one (1) to 0.68 per room, subject to the condition that an agreement be entered to provide additional parking off-site.[1]
9. A Variation from Zoning Ordinance Section V.D.2.D.(2). Table to allow four (4) parking spaces to encroach into the front parking setback in the UD-1 Urban Design Overlay District.
10. A Variation from Zoning Ordinance Section V.D.2.D.(2). Table to allow twenty-seven (27) parking spaces to encroach into the side parking setback in the UD-1 Urban Design Overlay District.
11. A Variation from Zoning Ordinance Section IX.D.2.c. to reduce the minimum ground sign setback from ten (10) feet to one (1) foot from the east property line.

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.

[1] Please note that the Applicant was unable to secure additional off-site parking and instead a separate hearing was held on July 3, 2025, before the Plan Commission related to a requested variance from the parking requirements. A copy of the ordinance (ORDINANCE NO. 2025-O-021), related to the July 3, 2025 meeting, shall be attached to this Ordinance.

PASSED THIS 15th day of July 2025.

AYES:

NAYS:

ABSENT:

APPROVED THIS 15th day of July 2025.

_____
VILLAGE PRESIDENT

ATTEST:

_____
VILLAGE CLERK

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 Ordinance No. 2025-O-016, "AN ORDINANCE GRANTING CERTAIN VARIATIONS FROM THE ZONING ORDINANCE AT 18303 LA GRANGE ROAD (TRU BY HILTON HOTEL)" which was adopted by the President and Board of Trustees of the Village of Tinley Park on July 15, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 15th day of July 2025.

_____
VILLAGE CLERK

Exhibit A

Per the June 5, 2025, Plan Commission Public Hearing Staff Report

LIST OF REVIEWED/APPROVED PLANS

	Submitted Sheet Name	Prepared By	Date On Sheet
1	Application	Ramsey Elshafei	9/23/2024
2	Variation Addenda and Narrative	Ramsey Elshafei	4/15/2025
3	Tru by Hilton Update Survey	Webster, McGrath & Ahlberg, Ltd.	2/4/2025
4	Topographic Plan	Gremley & Biedermann	3/25/2020
5	White Eagle Drive Subdivision	Webster, McGrath & Ahlberg, Ltd.	3/6/2023
6	Site Plan	Advantage Consulting Engineers	4/3/2025
7	Zoning Analysis Table	Ramsey Elshafei	2/17/2025
8	Preliminary Engineering	Advantage Consulting Engineers	4/3/2025
9	Photometric Plan	Architectural Group III	2/14/2025
10	Lighting Plan	Architectural Group III	2/14/2025
11	Fixture Cut Sheet	Lithonia Lighting	9/5/2023
12	Signage Details	Ramsey Elshafei	2/18/2025
13	Parking Statement	Superhost Hospitality	2/17/2025
14	Color Elevations	Architectural Group III	4/16/2025
15	Elevations	Architectural Group III	4/10/2025
16	Equipment Screen	Architectural Louvers	1/1/2013
17	Exterior Finishes	Architectural Group III	4/15/2025
18	Material Percentages	Architectural Group III	4/15/2025
19	Truck Turn Exhibit	Advantage Consulting Engineers	4/3/2025
20	Landscape Plan	Dowden Design Group	3/26/2025
21	Floorplans	Architectural Group III	12/16/2024

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

VILLAGE OF TINLEY PARK, ILLINOIS

PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

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

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

PROJECT & PROPERTY INFORMATION

Project Name: Tru By Hilton – Tinley Park

Project Description: Ground Up Hotel

Project Address: 18250 White Eagle Drive, Tinley Park, IL **Property Index No. (PIN):** Lot 2/Parcel 2 of 27-33-401-013-0000

Zoning District: B-3 **Lot Dimensions & Area:** 406' x 237' ≈ 2.263 acres

Estimated Project Cost: $ 15,000,000.00

OWNER OF RECORD INFORMATION

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

Name of Owner: Ashraf Lakhany **Company:** Lewisville Hotel Partners, LLC

Street Address: [redacted] **City, State & Zip:** [redacted]

E-Mail Address: [redacted] **Phone Number:** [redacted]

APPLICANT INFORMATION

☐ Same as Owner of Record

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

Name of Applicant: Ramsey Elshafei **Company:** RE Development Solutions

Relation To Project: Partner

Street Address: [redacted] **City, State & Zip:** [redacted]

E-Mail Address: [redacted] **Phone Number:** [redacted]

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

VILLAGE OF TINLEY PARK, ILLINOIS

PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

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

Property Owner Signature: [redacted]

Property Owner Name (Print): Ashraf Lakhany

Acknowledgements

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

Property Owner Signature: [redacted]

Property Owner Name (Print): Ashraf Lakhany

Applicant Signature:
(if other than Owner) [redacted]

Applicant's Name (Print): Ramsey Elshafei

Date: September 23, 2024

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709

Filing Fee: $300

Certificate of Formation
Limited Liability Company

Filed in the Office of the
Secretary of State of Texas
Filing #: 802385668 02/05/2016
Document #: 654317660002
Image Generated Electronically
for Web Filing

Article 1 - Entity Name and Type

The filing entity being formed is a limited liability company. The name of the entity is:

Lewisville Hotel Partners, LLC

Article 2 – Registered Agent and Registered Office

☐ A. The initial registered agent is an organization (cannot be company named above) by the name of:

OR

☑ B. The initial registered agent is an individual resident of the state whose name is set forth below:

Name:
Kevin M. Kerr

C. The business address of the registered agent and the registered office address is:

Street Address:
16600 Dallas Parkway Suite 310 Dallas TX 75248

Consent of Registered Agent

☐ A. A copy of the consent of registered agent is attached.

OR

☑ B. The consent of the registered agent is maintained by the entity.

Article 3 - Governing Authority

☑ A. The limited liability company is to be managed by managers.

OR

☐ B. The limited liability company will not have managers. Management of the company is reserved to the members.

The names and addresses of the governing persons are set forth below:

Manager 1: **Ashraf Lakhany** Title: **Manager**

Address: **8615 US 24 West Fort Wayne IN, USA 46804**

Article 4 - Purpose

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]

Organizer

The name and address of the organizer are set forth below.

Kevin M. Kerr **16600 Dallas Pkwy #310, Dallas, Texas 75248**

Effectiveness of Filing

☑ A. This document becomes effective when the document is filed by the secretary of state.

OR

☐ B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Kevin M. Kerr

Signature of Organizer

FILING OFFICE COPY

ALTA OWNER'S POLICY OF TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY

Policy Number:

17NW1701437WF

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, CHICAGO TITLE INSURANCE COMPANY, a Florida corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
   (a) A defect in the Title caused by
      (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      (ii) failure of any person or Entity to have authorized a transfer or conveyance;
      (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
      (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
      (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
      (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
      (vii) a defective judicial or administrative proceeding.
   (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
   (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (a) the occupancy, use, or enjoyment of the Land;
   (b) the character, dimensions, or location of any improvement erected on the Land;
   (c) the subdivision of land; or
   (d) environmental protection

   if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.

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AMERICAN LAND TITLE ASSOCIATION

CHICAGO TITLE INSURANCE COMPANY **POLICY NO. 17NW1701437WF**

7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
   (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
   (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
      (i) to be timely, or
      (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

Chicago Title Insurance Company

By:

President

Attest:

Secretary

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EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

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CHICAGO TITLE INSURANCE COMPANY **POLICY NO. 17NW1701437WF**

Issued By: William R. Brodzinski
216 S. Main St, Suite 2B
Naperville, IL 60540

SCHEDULE A

Address Reference: 18200 S. 96th Avenue, 2.26 acre parcel south of Hilton, Tinley Park, IL 60487

Date of Policy	Amount of Insurance
September 5, 2017	$1,107,513.00

1. Name of Insured:

   Lewisville Hotel Partners LLC

2. The estate or interest in the Land that is insured by this policy is:

   Fee Simple

3. Title is vested in:

   Lewisville Hotel Partners LLC, a Texas limited liability company

4. The Land referred to in this policy is described as follows:

   THE SOUTH 237.11 FEET AS MEASURED PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN OF THE FOLLOWING DESCRIBED PARCEL:

   THAT PART OF THE EAST HALF OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4 THAT IS 253.81 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST, A DISTANCE OF 48.99 FEET; THENCE SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST, A DISTANCE OF 338.86 FEET; THENCE SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 580.18 FEET; THENCE SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST, A DISTANCE OF 546.21 FEET; THENCE SOUTH 02 DEGREES 56 MINUTES 03 SECONDS WEST, A DISTANCE OF 975.42 FEET MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 TO THE SOUTH EAST CORNER THEREOF; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 TO THE POINT OF BEGINNING.

   EXCEPTING THEREFROM: THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:
   COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4, THENCE SOUTH 01 DEGREE 19 MINUTES 04 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 253.81 FEET, THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST 33.87 FEET TO THE WEST LINE OF 96TH AVENUE PER DOCUMENT NUMBER 10157484, RECORDED SEPTEMBER 26, 1928, FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST 15.12 FEET TO THE WESTERLY LINE OF THE DEED

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SCHEDULE A
(continued)

RECORDED AUGUST 23, 1993 AS DOCUMENT 93667499; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID DEED, THE FOLLOWING THREE COURSES; SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST 338.86 FEET; SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST 580.18 FEET; SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST 447.03 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 56 SECONDS EAST 333.48 FEET TO SAID WEST LINE OF 96TH AVENUE; THENCE NORTH 01 DEGREES 18 MINUTES 00 SECONDS WEST, ALONG THE LAST DESCRIBED LINE 1328.76 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS,

FURTHER EXCEPTING THEREFROM THAT PART OF THE LAND BOUNDED AND DESCRIBED AS FOLLOWS:
THAT PART OF EAST 1/2 OF SOUTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH RANGE 12 COMMENCING AT NORTHEAST CORNER OF SAID EAST 1/2 OF SOUTHEAST 1/4; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 27' 19" EAST 77.206 METERS (253.30 FEET) ALONG EAST LINE OF SAID EAST 1/2 OF SOUTHEAST 1/4 TO POINT OF BEGINNING AND EASTERLY RIGHT OF WAY OF FAI-80 EXTENDED; THENCE NORTH 89 DEGREES 44 MINUTES 27 SECONDS WEST 10.391 METERS (34.09 FT) ALONG SAID EASTERLY RIGHT OF WAY LINE OF FAI-80; THENCE SOUTH 15 DEGREES 11 MINUTES 32 SECONDS WEST 103.209 METERS (338.61 FT) ALONG SAID EASTERLY RIGHT OF WAY OF FAI-80; THENCE SOUTH 11 DEGREES 45 MINUTES 18 SECONDS WEST 176.838 METERS (580.18 FT) ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF FAI-80; THENCE SOUTH 14 DEGREES 02 MINUTES 23 SECONDS WEST 166.486 METER (546.21 FT) ALONG SAID EASTERLY LINE OF FAI-80; THENCE SOUTH 04 DEGREES 07 MINUTES 21 SECONDS WEST 37.813 METERS (124.06 FT) ALONG SAID EASTERLY RIGHT OF WAY LINE OF FAI-80, TO A 5/8' REBAR WITH AN ALLIED CAP STAMPED, STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT OF WAY CORNER IPLS 2017; THENCE NORTH 14 DEGREES 39 MINUTES 26 SECONDS EAST 197.066 METERS (646.54 FT) TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT OF WAY CORNER IPLS 2017; THENCE NORTH 22 DEGREES 07 MINUTES 52 SECONDS EAST 179.492 METERS (588.88 FT) TO A POINT ON THE SAID EAST LINE OF EAST 1/2 OF SOUTHEAST 1/4; THENCE NORTH 00 DEGREES 27 MINUTES 19 SECONDS WEST 114.995 METERS (377.28 FT) ALONG SAID EAST LINE OF EAST 1/2 OF SOUTHEAST 1/4 TO POINT OF BEGINNING.

AND FURTHER EXCEPTING THEREFROM ALL OF THE FOLLOWING:

TRACT A: THAT PART OF THE EAST HALF OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE ON AN ASSUMED BEARING OF SOUTH 01 DEGREE 19 MINUTES 04 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 253.81 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST, A DISTANCE OF 48.99 FEET; THENCE SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST, A DISTANCE OF 338.86 FEET; THENCE SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 580.18 FEET; THENCE SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST, A DISTANCE OF 447.03 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 56 SECONDS EAST, A DISTANCE OF 33.02 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FAI-80 (AS MONUMENTED AND OCCUPIED); THENCE CONTINUING NORTH 88 DEGREES 48 MINUTES 56 SECONDS EAST, A DISTANCE OF 300.32 FEET TO THE WEST LINE OF 96TH AVENUE; THENCE SOUTH 01 DEGREE 18 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE OF 96TH AVENUE, A DISTANCE OF 48.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREE 18 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 40.58 FEET; THENCE SOUTH 88 DEGREES 56 MINUTES 59 SECONDS WEST, A DISTANCE OF 90.00 FEET; THENCE SOUTH 85 DEGREES 02 MINUTES 58 SECONDS WEST, A

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SCHEDULE A
(continued)

DISTANCE OF 221.41 FEET; THENCE SOUTH 45 DEGREES 32 MINUTES 46 SECONDS WEST, A DISTANCE OF 31.44 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF FAI-80 (AS MONUMENTED AND OCCUPIED); THENCE NORTHEASTERLY ALONG THE LAST DESCRIBED LINE A DISTANCE OF 79.14 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 56 SECONDS EAST, A DISTANCE OF 313.36 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TRACT B: THAT PART OF THE EAST HALF OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE ON AN ASSUMED BEARING OF SOUTH 01 DEGREE 19 MINUTES 04 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 253.81 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST, A DISTANCE OF 48.99 FEET; THENCE SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST, A DISTANCE OF 338.86 FEET; THENCE SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 580.18 FEET; THENCE SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST, A DISTANCE OF 447.03 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 56 SECONDS EAST, A DISTANCE OF 33.02 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FAI-80 (AS MONUMENTED AND OCCUPIED) TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 48 MINUTES 56 SECONDS EAST, A DISTANCE OF 300.32 FEET TO THE WEST LINE OF 96TH AVENUE; THENCE SOUTH 01 DEGREE 18 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE OF 96TH AVENUE, A DISTANCE OF 48.54 FEET; THENCE SOUTH 88 DEGREES 48 MINUTES 56 SECONDS WEST, A DISTANCE OF 313.36 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF FAI-80 (AS MONUMENTED AND OCCUPIED); THENCE NORTHEASTERLY ALONG THE LAST DESCRIBED LINE A DISTANCE OF 50.23 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

END OF SCHEDULE A

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SCHEDULE B
EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses that arise by reason of:

General Exceptions

1. Rights or claims of parties in possession not shown by Public Records.

2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.

3. Easements, or claims of easements, not shown by the Public Records.

4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

5. Taxes or special assessments which are not shown as existing liens by the Public Records.

6. 1. Taxes for they year 2017
2017 taxes are not yet due or payable.

1A. Note, 2016 first installment was due March 1, 2017
Note: 2016 second installment was due August 1, 2017

Perm tax #	Pcl	Year	1st Inst	Stat	2nd Inst	Stat
27-33-401-013-0000	1 of 1	2016	$131.60	Paid	$98.58	Paid

7. Existing unrecorded farm lease in favor of Jerry McCarthy and all rights thereunder of the lessee and of any person or party claiming by, through or under the lessee.

8. Declaration of restrictive covenants dated July 25, 2000 and recorded July 28, 2000 as document 00572809 made by and between Advance Construction Company, an Illinois Corporation, and Tinley Park L.L.C., An Illinois Limited Liability Company, the terms and provisions contained therein.

9. Rights of way for drainage tiles, ditches, feeders and laterals, if any.

10. Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for road purposes.

11. Grant recorded August 28, 1912 as document 5033224 and made by Georg Bareng to Charles A. Munroe of the full right, permission and authority to lay, maintain poles and string and maintain wires thereto on cables and other necessary equipment for the transmission of electric current in, on, upon and along the part of Land and adjoining to the public highway known as East and West road through Section 33 Note: by Instrument dated November 27, 1911 Charles A. Munroe assigned the aforesaid easement to Public Service Company of Northern Illinois and Illinois Corporation.

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SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

12. Terms, conditions, provisions and easement contained in a Development Agreement and Easement recorded September 5, 2017 as document 1724808020 made by and between Lewisville Hotel Partners, LLC and HF Property Holdings Inc.

END OF SCHEDULE B

Title Insurance Agent:

William R. Brodzinski
216 S. Main St, Suite 2B
Naperville, IL 60540
Phone: (630)300-0470
Fax:

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CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

(a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.

(b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.

(c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.

(d) "Insured": The Insured named in Schedule A.

(i) The term "Insured" also includes

(A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;

(B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;

(C) successors to an Insured by its conversion to another kind of Entity;

(D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title

(1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,

(2) if the grantee wholly owns the named Insured,

(3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or

(4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.

(ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.

(e) "Insured Claimant": An Insured claiming loss or damage.

(f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.

(g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

(h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.

(i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

(j) "Title": The estate or interest described in Schedule A.

(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

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(continued)

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) to pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

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(continued)

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or

(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

(i) the Amount of Insurance shall be increased by Ten percent (10%), and

(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within thirty (30) days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is Two Million and No/100 Dollars ($2,000,000) or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of Two Million and No/100 Dollars ($2,000,000) shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

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(continued)

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at:

Chicago Title Insurance Company
P.O. Box 45023
Jacksonville, FL 32232-5023
Attn: Claims Department

END OF CONDITIONS

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ENDORSEMENT - SE 287

POLICY MODIFICATION

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Attached to Policy Number:

17NW1701437WF

General Exception number(s) 1, 2, 3, 4 and 5 of Schedule B of this policy are hereby deleted.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

Dated: September 5, 2017

RE Development Solutions

Dated: 4/15/2025

Village of Tinley Park
Planning Department
16250 S. Oak Park Ave.
Tinley Park, IL 60477

RE: Project Narrative, Developer & Arch/Engineering Contact Info, and Variation Request – Tru By Hilton – 18303 La Grange Road, Tinley Park
Project Narrative: This development project consists of a Hilton branded ground up hotel on vacant land identified as 18303 La Grange Road, Tinley Park, Lot 2 of PIN # 27-33-401-013-0000. To develop this project, we request an approved site plan and request variations detailed below.

Hilton is an iconic hotel brand with extremely loyal following of consumers due to its unique combination of features, amenities and standards. The four-story 53,972 square foot hotel will contain 122 guestrooms as recommended by Hilton. There is a market for guests to stay around 21 days in a thoughtfully designed guestroom that is designed to maximize the operational efficiency in a smaller footprint.

The hotel was a new design experience from Hilton that is to be vibrant, affordable and young-at-heart. This design experience starts as you approach the hotel, with a distinctly different design and in a distinctive color scheme. There is also a spirited outdoor patio for those wanting to relax and unwind from a hard day of travel.

The interior of the hotel is designed to be energetic, yet relaxing. The approximate 2,800 square foot lobby is unique with a circular central front desk with a built-in marketplace located in the heart of the space. The lobby is divided into four unique spaces. First, a work area with built in alcoves and pods for business users. Second, a game area which is the most spirited area with games designed for social interaction of consumers. Third, a lounge area with flexible seating arrangements including comfortable lounge chairs, ottomans, sofas, and even hammock-style seats. The fourth area is the designed as an eating and drinking area with flexible seating allowing guest to enjoy the complimentary breakfast. Finally, there is a fitness room and indoor swimming pool to accommodate a family friendly environment.

Submittal Download Link: Developer Response Letter 4-15-2025

Requirements & Variation Request:

1) Hotel min lot size is five (5) acres.
   - Request: Modify the minimum lot size of five (5) acres for a hotel to 2.263 acres.
   - Why:
     - The smaller site size is inherently by design with Hilton's newer offerings due to the style of hotels shifting to an overall lower quantity of rooms in comparison to some of the other hotel brands looking to achieve 200+ room count. Tru By Hilton is an iconic high-class brand for travelers. The smaller footprint of the site does not equate to lessor quality of the hotel nor have an impact on the quality of the product overall.
     - The Tru By Hilton brand standards do not require amenities that we have elected to offer as part of this development in order to offer a premium hotel option. Amenities offered: game room, lounge areas, fitness center and indoor swimming pool. The indoor swimming pool was an addition during the design phase after input from the Village staff

in order to provide the quality of hotel and amenities that the Village feels the community needs.

- Based on market research, there are currently 5 hotels that are built on sites smaller than five (5) acres ranging from 2.29 acres to 2.85 acres all within similar room counts. Table shown below:

RE Development Solutions

Dated: 4/15/2025

Land Size Case Study - Tinely Park Hotel's

BRAND	ADDRESS	# OF ROOMS	LOT SIZE
La Quinta	7255 W 183rd St, Tinley Park, IL 60477	101	2.49 Acres
Comfort Inn	18400 Spring Creek Dr, Tinley Park, IL 60477	69	2.5 Acres
Wingate Wyndham	18421 N Creek Dr, Tinley Park, IL 60477	86	2.85 Acres
Woodspring Suites	18636 W Creek Dr, Tinley Park, IL 60477	123	2.29 Acres
Hampton Inn Chicago/Tinley Park	18501 N Creek Dr, Tinley Park, IL 60477	75	2.75 Acres

- Based on further market research, there are no sites available to our knowledge within Tinley Park that are zoned to allow hotel development with sites ranging between 5-7 acres. This area is developing into a hotel hub and based on the current market demand for hotel development in this area; a hotel use will bring new development to the area and will encourage travels and downtown Tinley Park visitors in addition to improving the areas walkability.
- Given the proximity to restaurants, unique features of the site along with the adjacent property being a gas station we feel a hotel use would be the best and highest use for this site and community.

2) Building must be situated between zero (0) and twenty (20) feet from White Eagle Drive.
   - Request: Adjust minimum building setback to twenty-eight (28) feet from White Eagle Drive.
   - Why: Allows for general safety, landscaping and for car stacking at drop-off in front of the hotel entrance. It also conflicts with the B-3 zoning front set back stated at twenty-five (25) feet. The elevation difference between the East and West side of the property make it so that there would require a retaining wall along the East portion of the building and increase in foundation – in addition it creates a grading challenge (safety) for the parking lot entrance pitching down at too large of an angle.
3) Main entrance must be oriented onto White Eagle Drive.
   - Request: Remove requirement, requesting side entry configuration.
   - Why: The Tru By Hilton brand standard is configured with side entry in order to accommodate the lobby and building design. In addition, in order to make the hotel entrance oriented to face White Eagle Drive it would require car circulation in the front of the building which would not comply with existing or the requested modified building minimum setbacks or the front setbacks that are required.
4) One curb cut on White Eagle Drive
   - Request: Add a second curb cut on White Eagle Drive.

- Why: To allow for necessary circulation with fire trucks and customer traffic and better access to the site (safety). Also allows for us to convert the building drive aisle to one-way versus two-way.

5) Building façade must occupy one-third of the White Eagle Drive frontage. The lot width on White Eagle Drive is 252 feet, meaning the façade must be at least 84 feet wide. The eastern façade of the proposed building is roughly 49 feet.
   - Request: Remove requirement.
   - Why: The Tru By Hilton brand standard is configured with side entry in order to accommodate the lobby and building design. Along with allowing for proper landscaping areas on North and South, parking and necessary circulation of traffic.
6) Cross-Access easement required among adjacent uses.
   - Request: Vacate the cross-access easement on West side of the property.
   - Why: Based on the location of the cross-access easement on the West side of the property it would affect our storm water detention area significantly and require a large grading change between the properties along with between the gas station and the hotel limiting traffic specifically truck and large vehicle traffic circulating through the hotel site. This site would be challenging due to elevations for other users to make work.
7) Parking requirement is one (1) space per room and one (1) space for each employee.
   - Request: Reduce requirement to 0.68 spots per room and total of eight (8) employee spots.
   - Why: Due to Hilton market research supporting that between urban traveling and historical parking requirements, a one space per room allocation is commonly not needed based on historical parking counts. Market data presents that the average utilization and parking spot occupancy is around 65% and roughly half of the full time employees either carpool or have other forms of transportation and do not require a parking space. Reference Variation Addendum 7 – Exhibit A.
8) Landscaping buffer and planting quantity requirements.
   - Request: Adjust North buffer from ten (10) feet to five (5) feet, in addition to proposed landscape density based on revised plans.
   - Why: By moving the building North and adjusting the North buffer by 5 feet, it allows us to remove the requirement for a retaining wall the span of the southern property line to allow for improved grading. Additional landscaping will be provided on South portion of the property to make up for the reduction on the North side.
     - We met requirements on all trees required on the site – met all shrub requirements other than short on the North side due to limitation of the land area and short on the West side due to detention and proximity of the entrance of the property. Furthermore, we have tried to accommodate extensive interior landscaping around the building to counter the reduced shrubs on the North and West sides of the property.
9) Setback for sides of the property is ten (10) feet.
   - Request: Adjust North side setback from ten (10) feet to five (5) feet.
   - Why: By moving the building North and adjusting the North side setback to five (5) feet, it allows us to remove the requirement for a retaining wall the span of the southern portion of the parking lot to allow for proper grading.
10) Signage setback from property lines is ten (10) feet.

- Request: Reduce signage setback from ten (10) feet from the East property line to one (1) foot from the East property line.
- Why: Where we have identified the location, it is ideally located roughly 30+ feet from White Eagle Drive, current design allows for good visibility from the street without blocking oncoming view of traffic. By moving the sign outside of the ten (10) foot East property line would cause site plan revisions and elimination of 2 parking spaces further requiring a variance on parking and would further limit the visibility of the sign from White Eagle Drive.

11) Max building height in the B-3 General Business and Commercial District is three stories or thirty-five (35) feet.
- Request: Modify the maximum building height to allow four stories (which is roughly 53 feet tall)
- Why: Four stories are necessary to get the room count to warrant the amenities that have been implemented within the design along with Hilton's site approval for the development of a Tru on this site. Furthermore, it creates greater capacity for Tinley Park's increase and encourages travelers, convention/concert goers, and downtown Tinley Park visitors.
    - Based on market research, 3 out of the 5 hotels that have been developed on sites smaller than 5 acres have 4 stories, see table below:

RE Development Solutions

Dated: 4/15/2025

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Comfort Inn	18400 Spring Creek Dr, Tinley Park, IL 60477	69	2.5 Acres	3
Wingate Wyndham	18421 N Creek Dr, Tinley Park, IL 60477	86	2.85 Acres	4
Woodspring Suites	18636 W Creek Dr, Tinley Park, IL 60477	123	2.29 Acres	4
Hampton Inn Chicago/Tinley Park	18501 N Creek Dr, Tinley Park, IL 60477	75	2.75 Acres	3

Civil Details:

Intro: The current plan is to improve site with a hotel and associated parking. Per the MWRD requirements, we will provide the appropriate drainage exhibits for proposed drainage areas, inlet area map and proper MWRD Schedules as it relates to the site improvements.

Existing Conditions: The site is currently being vacant. The site drains from east to west (into the IDOT Right-of-Way) an approximate 13-foot difference in elevation.

Proposed Plan: Advantage Consulting Engineers (ACE) will prepare a final site improvement plan for the proposed hotel. The storm water detention will be within a detention area on the West side of the property along with a portion of underground detention to control volume released to public utilities.
The detention facility will outlet into the existing ditch at the Northwest corner of site as will any excess will overflow from the site. The site has been designed with the adjoining uses in mind.

The storm water analysis for the proposed development will be performed in accordance with MWRDGC WMO regulations and Village of Tinley Park storm water management ordinance and will be included in a Storm Water Report.
The proposed detention facility will be designed for the 100-year, critical duration storm event using TR-20 and the more restrictive Village of Tinley Park's regulations. An allowable release rate of 0.16 CFS/acre for 100-year storm events will be used in our analysis. The detention calculations will be provided.

Volume Control Requirements: In accordance with MWRDGC, WMO Guidance, we will provide the required volume control volume below outlet elevation of the detention facility. The volume control volume will drain out via under drain system as the base of detention. The west side of the property will be uncontrolled runoff and will be planted native plantings in accordance with the MWRD requirements.

Soil Erosion and Sediment Control Plan: A soil erosion and sediment control plan and storm water pollution prevention plan will be included in the site improvement plans. The erosion control measures, schedules, maintenance requirements and responsible parties will be included in SWPPP.

Project Staff Information

Owner & Applicant Information:

Owner: Lewisville Hotel Partners, LLC
Applicant: RE Development Solutions
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Cell: (847) 322~8733

We are looking forward to working with the Village on this project and moving forward with development and improvements to the site. If there are any questions or additional information needed, please let us know.

Thank you,



Ramsey Elshafei
President
RE Development Solutions

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

VILLAGE OF TINLEY PARK, ILLINOIS

VARIATION ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

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

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☐ A written project narrative detailing the specific variation(s) from code requirements that are being requested, the reasoning for requiring the variation, the general nature and specific aspects of the proposal being requested. Any additional requests such as a Special Use or Site Plan approval should be indicated in the narrative as well.

☐ A Plat of Survey of the property that is prepared by a register land surveyor and has all up-to-date structures and property improvements indicated. All proposed improvements shall be indicated on the survey and be appropriately scaled with all setbacks and dimensions clearly indicated.

☐ Any applicable site plan, engineering/grading plans, exterior elevations or interior layout plans that indicate the full scope of the project and the Standards for a Variation.

☐ Responses to all Standards for a Variation on the following page (can be submitted separately along with the narrative, but all standards must be covered).

☐ Residential Variation Hearing Fee - $250 + $75 per additional Variation
Commercial Variation Hearing Fee - $500 + $75 per additional Variation

STANDARDS AND CRITERIA FOR A VARIATION

Section X.G.1 of the Village of Tinley Park Zoning Ordinance requires that the Zoning Board of Appeals determine compliance with the following standards and criteria. In order for a variance to be approved, the Petitioner must respond to all the following statements and questions related to the Standards with factual evidence and information to support the requested Variation. If additional space is required, you may provide the responses on a separate document or page.

Variation Request: Modify the minimum lot size of five (5) acres for a hotel to 2.263 acres.

A. Describe the difficulty that you have in conforming with the current regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?

The primary difficulties in conforming with the current zoning regulations are due to the unique characteristics and limitations of the property:

1. The existing lot size of 2.263 acres does not meet the 5-acre minimum requirement for hotel development. The current zoning standard was established years ago and is not reflective of the designs of new hotels in this environment. Additionally, with the property being located between a restaurant and gas station, it limits the types of developments possible on the site. Relying on industry experts, a hotel development is a great use for the site given proximity to the highway and location to other amenities in the community.
2. Throught studies conducted by industry experts, the property's location is ideal for a hotel that can serve the growing commercial and tourism needs of the area. The hotel industry has been evolving over the years to respond to consumer needs with newer styled, lower room count developments to serve a broader audience. The zoning standards should reflect such changes of the consumer.
3. Based on market research, there are currently 5 hotels that are built on sites smaller than five (5) acres ranging from 2.29 acres to 2.85 acres all within similar room. Table shown below:

RE Development Solutions

Dated: 4/15/2025

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

The current zoning restrictions significantly reduce the property's value compared to neighboring properties. The inability to develop a hotel under the existing B-3 zoning designation limits its highest and best use, resulting in an underutilized parcel that cannot capitalize on the commercial potential of the area.

Based on further market research, there are no sites available to our knowledge within Tinley Park that are zoned to allow hotel development with sites ranging between 5-7 acres. This area because of its unique location is developing into a hotel hub and based on the market demand for hotels could continue to offer consumers choices in where they star. A hotel use on this site will bring new development to this corridor and will encourage travelers to downtown Tinley Park, improving the areas walkability.

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

The difficulty or hardship arises primarily from the historical zoning designation of the property as B-3, which does not permit hotel use on sites smaller than 5 acres. This zoning classification was established before the current developer acquired an interest in the property, meaning the developer inherited these restrictions rather than creating them.

The B-3 designation was originally intended to accommodate a range of commercial uses, but it did not anticipate the demand for more diverse commercial developments, such as hotels, which would better suit the property's current market potential and location. Additionally, the surrounding area has evolved over time, with increased traffic, business activity, and commercial demand making the site more favorable for a hotel use that is not currently permissible under B-3 zoning. The hardship stems from outdated zoning regulations that do not align with the present-day economics of the hotel industry and consumer choices.

D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.

The smaller site size overall limits potential users for this land. Our proposal is designed with Hilton's newer offerings due to the style of hotels demanded by consumers, shifting to smaller rooms with higher quality and amenities. Tru By Hilton is a high-class brand for travelers. The smaller footprint of the site does not equate to an inferior quality hotel but attempts to provided the highest and best use economically of the available land.

E. Explain how this Variance would not be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.

The request for these variances is driven by the necessity to make the property functional, safe, and aligned with its highest and best use. The intention is to accommodate a development that addresses a clear local need for lodging and tourism-related services, which benefits the community. The variances will enable the property to fulfill its potential without imposing excessive burdens on the developer, the Village or adjacent properties.

The Tru By Hilton brand has very high development standards. Additionally, we have elected to offer as part of this development, more amenities then required to establish the finished product as a premium hotel option. Amenities offered: game room, lounge areas, fitness center and indoor swimming pool. The indoor swimming pool was an addition during the design phase after input from the Village staff in order to provide the quality of hotel and amenities that the Village feels the community needs.

F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located.

Granting the requested variances will not be detrimental to the public welfare or injurious to neighboring properties:

1. The hotel development will enhance the local economy, increase foot traffic to nearby businesses, and provide lodging services that are currently lacking in the area.
2. The site design although smaller than the minimum set by zoning, incorporates all the necessary site design features in accordance with all safety requirements and has no negative implications.

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

The requested variances will not alter the essential character of the neighborhood. The hotel is designed to blend with the existing commercial fabric, maintaining the aesthetic and functional expectations of the community. By incorporating high-quality materials, appropriate landscaping, and maintaining a compatible building scale, the project will support and complement the area's current development pattern rather than changing it.

H. Describe how the requested Variance will not:

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

Lot size reduction will have no impact on the overall buildable percent of the lot and have no negative impact.

2. Substantially increase the congestion of the public streets.

We do not believe the general use or variances requested would adversely affect the congestion, in fact, the current design would complement the traffic patterns already established for the surrounding area.

3. Increase the danger of fire.

The development will comply with all fire safety codes, including emergency access requirements, modern fire suppression systems, and appropriate circulation for fire trucks. Reducing the allowed site size for a hotel would have no direct impact on fire safety.

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

A comprehensive stormwater management plan will ensure that drainage is properly managed, preventing any negative impact on adjacent properties. The project will follow all environmental standards for sustainable site development per the local governing bodies. By reducing the allowed site size for a hotel has no direct impact on drainage.

5. Endanger the public safety.

Due to the requested variances, there is no added public safety risk, in fact, due to the orientation and slight adjustments to setbacks the safety of the building being set back from the main road adds a level of safety precaution.

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

The hotel development is expected to boost property values by providing a valuable service to the community, stimulating local businesses, and improving the visual appeal of the site. By reducing the allowed site size for a hotel has no direct impact on reducing property values.

Village of Tinley Park
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16250 S. Oak Park Ave.
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VILLAGE OF TINLEY PARK, ILLINOIS

VARIATION ADDENDUM

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Variation Request: Adjust minimum building setback to twenty-eight (28) feet from White Eagle Drive.

A. Describe the difficulty that you have in conforming with the current regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?

The primary difficulties in conforming with the current zoning regulations are due to the unique requirement of the building to be located within zero (0) and twenty (20) feet from White Eagle Drive versus our requested twenty-eight (28) feet:

1. Locating the hotel within twenty feet of the property line on the East side of the property makes it difficult for cars to stack at the entrance of the hotel.
2. Based on the current requirements, it would make it difficult to accommodate the required landscaping.
3. Having the building set back further from the property line increases safety with respect to car traffic along white eagle drive.
4. The elevation difference between the East and West side of the property make it so that there would require a retaining wall along the East portion of the building and increase in foundation – in addition it creates a grading challenge for the parking lot entrance pitching down at too large of an angle.
5. This minimum setback requirement also conflicts with the B-3 zoning setback which is identified as twenty-five (25) feet.

These hardships are not self-imposed, as the setback and existing conditions were pre-existing when the developer acquired the site.

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

None – However it provides challenges for a hotel development.

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

The setback established is to ensure good visibility of developments from the main street and is designated for general commercial development. For a Hotel use, the site design requires minor adjustments to allow for the operational and safety functions.

D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.

The variance is unique due to hotel use and configuration of the entrance of the Tru By Hilton design versus general commercial use.

E. Explain how this Variance would not be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.

This variance request is purely for the functional perspective of the hotels safety and operational purposes.

F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located.

No impact

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

The requested variance is moving the front building setback only eight feet further from White Eagle Drive which visually would have very little to no impact on the presence of the hotel and image of front loading buildings on properties along White Eagle Drive.

H. Describe how the requested Variance will not:

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

   Moving the building West eight feet provides additional light and air versus impairing it.

2. **Substantially increase the congestion of the public streets.**

   The requested variance is to assist to further limit any congestion allowing for additional stacking and room from the entrance of the hotel to the street.

3. **Increase the danger of fire.**

   Danger of fire concerns will be reduced further distancing the building from the street further reducing likelihood of car accidents and other fire concerns.

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

   This variance gives additional drainage and greenspace along the front of the property, reducing any further concerns.

5. **Endanger the public safety.**

   The variance approves public safety based on reasons identified above, has no negative impact.

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

   No direct impact.

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☐ A Plat of Survey of the property that is prepared by a register land surveyor and has all up-to-date structures and property improvements indicated. All proposed improvements shall be indicated on the survey and be appropriately scaled with all setbacks and dimensions clearly indicated.

☐ Any applicable site plan, engineering/grading plans, exterior elevations or interior layout plans that indicate the full scope of the project and the Standards for a Variation.

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STANDARDS AND CRITERIA FOR A VARIATION

Section X.G.1 of the Village of Tinley Park Zoning Ordinance requires that the Zoning Board of Appeals determine compliance with the following standards and criteria. In order for a variance to be approved, the Petitioner must respond to all the following statements and questions related to the Standards with factual evidence and information to support the requested Variation. If additional space is required, you may provide the responses on a separate document or page.

Variation Request: Remove the requirement for the main entrance of the hotel to be oriented onto White Eagle Drive.

A. Describe the difficulty that you have in conforming with the current regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?

The primary difficulties in conforming with the current zoning regulations are due to the unique requirement of the buildings main entrance requiring to be oriented onto White Eagle Drive:

1. The lot width along White Eagle Drive is much less than the lot depth – making it not functional for the main entrance along white eagle drive.
2. Hilton Brand standards are side entry style hotel.
3. The site plan based on the lots dimensions doesn't allow for parking on the East elevation which without a drive aisle or parking in this area it doesn't not allow for this area to be the main entrance.
4. In order to make the hotel entrance oriented to face White Eagle Drive it would require car circulation in the front of the building which would not comply with existing or the requested modified building minimum setbacks or the front setbacks that are required. It would also further diminish the look of the entrance of the hotel as landscaping would need further reduction.

These hardships are not self-imposed, as the main entrance requirement, lot configuration and existing conditions were pre-existing when the developer acquired the site.

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

By following this requirement, it would further limit the ability to develop the site due to the need for a drive aisle in the front of the site making the site very challenging for development and it provides challenges for a hotel development that is designed for side entry.
The following factors of the front setback, front entrance requirement and minimum building setback requirement make the development of the property very limited for future development and impairs the value significantly due to the limited use and area that can be buildable.

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

Due to the width of the property, it makes it exponentially more difficult to build within the set criteria that were established for a much larger and wider site.

D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.

Due to the width of the property along White Eagle Drive this site is unique by which the width is half the total length of the depth of the property and there is significant slope from north to south. If the property were oriented opposite, this requirement would make sense for the design. Also, due to the unique site development of a hotel versus general commercial it changes the requirements of the site design.

E. Explain how this Variance would not be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.

This variance request is purely for the functional and feasibility perspective of the hotels guests parking, entry, safety

and operational purposes.

F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located.

No impact – this design further protects the public by providing a safe ingress and egress and circulation of cars and guests within the site. By putting the entrance in the front of the site it would require guests to have an immediate turn into the entry off white eagle and not allow any stacking of cars into the hotel entry.

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

By granting this variance it will allow for the site to be more naturally utilized with the primary entrance as a feature off white Eagle Drive on the prominent north side of the building versus a small fraction of the building on the east side.

H. Describe how the requested Variance will not:

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

   Orientation of the front entrance would have no affect as the structure of the building wouldn't change due to entry location.

2. **Substantially increase the congestion of the public streets.**

   By granting our design it further reduces congestion by providing a safe ingress and egress and circulation of cars and guests within the site and providing sufficient stacking for guest drop off. By putting the entrance in the front of the site it would require guests to have an immediate turn into the entry off white eagle and not allow any stacking of cars into the hotel entry.

3. **Increase the danger of fire.**

   Orientation of the front entrance would have no affect as the structure of the building wouldn't change due to entry location. In fact by granting the variance it will provide for better emergency vehicle circulation.

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

   This variance gives additional drainage and greenspace along the front of the property, reducing any further concerns.

5. **Endanger the public safety.**

   The variance approves public safety based on reasons identified above, has no negative impact.

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

   No direct impact as modifying the entrance has no impact to the building structure.

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VILLAGE OF TINLEY PARK, ILLINOIS

VARIATION ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

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☐ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).

☐ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.

☐ A written project narrative detailing the specific variation(s) from code requirements that are being requested, the reasoning for requiring the variation, the general nature and specific aspects of the proposal being requested. Any additional requests such as a Special Use or Site Plan approval should be indicated in the narrative as well.

☐ A Plat of Survey of the property that is prepared by a register land surveyor and has all up-to-date structures and property improvements indicated. All proposed improvements shall be indicated on the survey and be appropriately scaled with all setbacks and dimensions clearly indicated.

☐ Any applicable site plan, engineering/grading plans, exterior elevations or interior layout plans that indicate the full scope of the project and the Standards for a Variation.

☐ Responses to all Standards for a Variation on the following page (can be submitted separately along with the narrative, but all standards must be covered).

☐ Residential Variation Hearing Fee - $250 + $75 per additional Variation
Commercial Variation Hearing Fee - $500 + $75 per additional Variation

STANDARDS AND CRITERIA FOR A VARIATION

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Variation Request: Add a second curb cut on White Eagle Drive.

A. Describe the difficulty that you have in conforming with the current regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?

The primary difficulties in conforming with the current zoning regulations are due to the unique characteristics and limitations of the property:

1. The need for two curb cuts along White Eagle is directly related to ensuring safe and functional circulation for emergency vehicles, which is essential for compliance with fire safety standards.
2. The lot width along White Eagle Drive is much less than the lot depth – width is half of the depth making it none-functional to make circulation of traffic work with only one curb cut.
3. By the request of the village we altered the drive aisle to be one-way further requiring the 2 curb cut access points.

These hardships are not self-imposed, as the property's size, shape, and existing conditions were pre-existing when the developer acquired the site.

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

By not having 2 curb cuts, it further restricts what can be built based on traffic circulation and complying with local codes. Further restricting this ingress/egress has direct relation to the value compared to alternative sites in the area that have multiple curb cuts.

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

Due to the width of the property, and current allocation of one curb cut it makes it exponentially more difficult to build within the set criteria that was established. In addition due to the elevation change between properties, it makes it challenging to have cross-access arrangements for second point of egress.

D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.

The requested variances are specific to this property due to several unique factors:

1. The effectiveness of a cross-access easement on the property and with adjacent properties create site-specific constraints that do not apply to other parcels in the district.
2. The request for two curb cuts along White Eagle is directly tied to the lot's layout and the necessity for safe emergency vehicle circulation—an issue that may not be relevant for other properties.
3. The orientation of the parcel having a narrow main street exposure compared to the depth of the lot.

These unique site conditions justify the specific variances requested without setting a precedent for other properties.

E. Explain how this Variance would not be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.

The request for these variances is driven by the necessity to make the property development feasible, functional, and

safe.

F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located.

Granting the requested variances will not be detrimental to the public welfare or injurious to neighboring properties, in fact it will improve overall circulation of guests and cars.

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

The variation does not affect appearance of the site and in fact allows full utilization of the site and will be similar to other sites within the zoning district.

H. Describe how the requested Variance will not:

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

   No affect.

2. **Substantially increase the congestion of the public streets.**

   A second curb cut along White Eagle will manage traffic flow effectively with improving congestion. The access points are strategically planned to support efficient circulation.

3. **Increase the danger of fire.**

   The development will comply with all fire safety codes, including emergency access requirements, modern fire suppression systems, and appropriate circulation for fire trucks. By allowing the second curb cut it will allow for proper code compliance.

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

   A comprehensive stormwater management plan will ensure that drainage is properly managed, preventing any negative impact on adjacent properties. The project will follow all environmental standards for sustainable site development per the local governing bodies. No impact.

5. **Endanger the public safety.**

   Due to the requested variances, there is no added public safety risk, in fact, due to the second curb cut and design of one-way traffic, it will allow for safter entry and exit.

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

   No impact.

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☐ A written project narrative detailing the specific variation(s) from code requirements that are being requested, the reasoning for requiring the variation, the general nature and specific aspects of the proposal being requested. Any additional requests such as a Special Use or Site Plan approval should be indicated in the narrative as well.

☐ A Plat of Survey of the property that is prepared by a register land surveyor and has all up-to-date structures and property improvements indicated. All proposed improvements shall be indicated on the survey and be appropriately scaled with all setbacks and dimensions clearly indicated.

☐ Any applicable site plan, engineering/grading plans, exterior elevations or interior layout plans that indicate the full scope of the project and the Standards for a Variation.

☐ Responses to all Standards for a Variation on the following page (can be submitted separately along with the narrative, but all standards must be covered).

☐ Residential Variation Hearing Fee - $250 + $75 per additional Variation
Commercial Variation Hearing Fee - $500 + $75 per additional Variation

STANDARDS AND CRITERIA FOR A VARIATION

Section X.G.1 of the Village of Tinley Park Zoning Ordinance requires that the Zoning Board of Appeals determine compliance with the following standards and criteria. In order for a variance to be approved, the Petitioner must respond to all the following statements and questions related to the Standards with factual evidence and information to support the requested Variation. If additional space is required, you may provide the responses on a separate document or page.

Variation Request: Remove requirement for the eastern building façade to be one-third of the White Eagle Drive frontage width.

A. Describe the difficulty that you have in conforming with the current regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?

The primary difficulties in conforming with the current zoning regulations are due to the unique characteristics and limitations of the property:

1. Based on the lot width along White Eagle Drive the building would be required to be 84 feet wide which would affectively require setback to setback development not allowing the property landscaping buffers and exceeding the percentage of building area.
2. The configuration of a Tru By Hilton based on standards will not allow for a building of this width for its configuration requirements.
3. In order to accommodate proper storm water drainage, parking, landscaping and other factors the required frontage façade width is much wider than feasible.

These hardships are not self-imposed, as the property's size, shape, and existing conditions were pre-existing when the developer acquired the site.

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

By requiring the designated front façade width it would make drive aisles and parking difficult for developments further restricting the use and site utilization.

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

Due to the width of the property in comparison to it's depth it makes the north and south open space restrictive for drive aisle and parking needs. The elevation change between north and south property lines make this challenging as grading needs to be considered for the lot.

D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.

The orientation of the parcel having a narrow exposure to White Eagle Drive compared to the depth of the lot. The challenges regarding the elevation change North to South and having to consider grading requirements further make this a challenge and unique to the site. These unique site conditions justify the specific variances requested without setting a precedent for other properties.

E. Explain how this Variance would not be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.

The request for these variances is driven by the necessity to make the property development feasible, functional, and safe in addition to comply with Hilton standards and allowing proper grading for the site.

F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located.

Has no impact, this is purely for feasibility and aesthetics.

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

The variation does not affect the appearance of the site and in fact allows full utilization of the site and will be similar to other sites within the zoning district.

H. Describe how the requested Variance will not:

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

   No negative affect – our requested variance will allow for more open space on the north and south portions of the property, better utilizing the configuration of the site.

2. **Substantially increase the congestion of the public streets.**

   No impact.

3. **Increase the danger of fire.**

   The development will comply with all fire safety codes, including emergency access requirements, modern fire suppression systems, and appropriate circulation for fire trucks. By allowing the variation it will allow for proper code compliance and circulation.

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

   A comprehensive stormwater management plan will ensure that drainage is properly managed, preventing any negative impact on adjacent properties. The project will follow all environmental standards for sustainable site development per the local governing bodies. No impact.

5. **Endanger the public safety.**

   Due to the requested variances, there is no added public safety risk, in fact, due to the variance and design of one-way traffic, it will allow for safter entry and exit.

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

   No impact.

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APPLICATION & SUBMITTAL REQUIREMENTS

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☐ A written project narrative detailing the specific variation(s) from code requirements that are being requested, the reasoning for requiring the variation, the general nature and specific aspects of the proposal being requested. Any additional requests such as a Special Use or Site Plan approval should be indicated in the narrative as well.

☐ A Plat of Survey of the property that is prepared by a register land surveyor and has all up-to-date structures and property improvements indicated. All proposed improvements shall be indicated on the survey and be appropriately scaled with all setbacks and dimensions clearly indicated.

☐ Any applicable site plan, engineering/grading plans, exterior elevations or interior layout plans that indicate the full scope of the project and the Standards for a Variation.

☐ Responses to all Standards for a Variation on the following page (can be submitted separately along with the narrative, but all standards must be covered).

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STANDARDS AND CRITERIA FOR A VARIATION

Section X.G.1 of the Village of Tinley Park Zoning Ordinance requires that the Zoning Board of Appeals determine compliance with the following standards and criteria. In order for a variance to be approved, the Petitioner must respond to all the following statements and questions related to the Standards with factual evidence and information to support the requested Variation. If additional space is required, you may provide the responses on a separate document or page.

Variation Request: Vacate the cross-access easement on the West side of the property.

A. Describe the difficulty that you have in conforming with the current regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?

The primary difficulties in conforming with the current zoning regulations are due to the unique characteristics and limitations of the property:

1. The cross-access easement on the West side of the property impedes efficient site layout due to geographic conditions and creates challenges for necessary fire truck circulation. Removing this easement is critical to allow for feasible and proper emergency vehicle access.
2. The elevation between sites in addition to both properties detention requirements make the feasibility and practical application of the cross-access as unnecessary and negatively impacts both sites.
3. The difference in use between the gas station and the hotel do not have mutual benefit for cross traffic and by removal of the cross access easement it further limits trucks and unnecessary traffic traveling through the hotel site.

These hardships are not self-imposed, as the property's size, shape, and existing conditions were pre-existing when the developer acquired the site.

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

The cross-access easement hinders optimal site layout, making the property less attractive and less valuable than neighboring sites that do not face these constraints.

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

The cross-access easement requirement as part of the zoning is to provide circulation of traffic amongst mutually benefiting commercial properties providing effective and efficient traffic flow however between two properties that do not have mutual benefit and in fact would negatively impact the hotel site by unwanted traffic which would affect guest safety, it is better suited not to have cross access traffic flow. In addition, due to the elevation change between properties, it makes it challenging to have cross-access arrangements for second point of egress.

D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.

The requested variances are specific to this property due to several unique factors:

1. The effectiveness of a cross-access easement on the property and with adjacent properties create site-specific constraints that do not apply to other parcels in the district – because it is best for the hotel to limit truck and other unnecessary traffic from the gas station to protect guest safety versus having two mutually beneficial commercial uses of similar types.
2. Compared to other sites within the district, elevation changes may not be as challenging as this particular site requiring significant grade change if a cross-access easement was required.

These unique site conditions justify the specific variances requested without setting a precedent for other properties.

E. Explain how this Variance would not be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.

The request for this variances is driven by the necessity to make the property development feasible, functional, and safe. In addition, although we save money on not having to build the access road between sites we are still required to build an alternative access point to the site which requires similar investment.

F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located.

Granting the requested variances will not be detrimental to the public welfare or injurious to neighboring properties, in fact it will improve overall circulation of guests and cars.

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

The variation does not affect appearance of the site and in fact allows full utilization of the site and will be similar to other sites within the zoning district.

H. Describe how the requested Variance will not:

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

   No impact.

2. **Substantially increase the congestion of the public streets.**

   No affect, as this variance has no impact on increased traffic volume.

3. **Increase the danger of fire.**

   The development will comply with all fire safety codes, including emergency access requirements, modern fire suppression systems, and appropriate circulation for fire trucks. Removing the cross-access easement will actually improve emergency vehicle maneuverability and eliminate the possibility for oversized vehicles to enter the site from the adjacent lot.

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

   A comprehensive stormwater management plan will ensure that drainage is properly managed, preventing any negative impact on adjacent properties. The project will follow all environmental standards for sustainable site development per the local governing bodies. No negative impact, as this variance allows both properties more area for detention needs.

5. **Endanger the public safety.**

   Removing the cross-access easement will actually improve emergency vehicle maneuverability and eliminate the possibility for oversized vehicles to enter the site from the adjacent lot.

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

   No impact.

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Variation Request: Reduce parking ratio requirement to 0.68 spots per room and total of eight (8) employee spots.

A. Describe the difficulty that you have in conforming with the current regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?

The primary difficulties in conforming with the current zoning regulations are due to the unique characteristics and limitations of the property:

1. The elevation between the north and south property lines requiring grading change on the south portion of the property requiring further reduction in parking lot area.
2. The width of the site and setbacks limiting the drive aisles width and limiting parking.
3. The buildable area ratios needing to be met.

These hardships are not self-imposed, as the property's size, shape, and existing conditions were pre-existing when the developer acquired the site.

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

With the current requirement in place, further density parking would be required and alternatively affect the ability to have substantial landscaping improvements and greenspace. Without the variance a significant reduction in room count would be required and affectively eliminate the market requirement for hotel in this market as Hilton would not approve this site which ultimately reduces the property value significantly.

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

The parking ratio set forth in the zoning requirements is based upon 100% occupancy of the hotel and based upon guests and employees all having a vehicle versus using public transit, uber, etc.. which is becoming more prevalent in urban markets. Based on the expertise in the hospitality market and being a preferred partner with Hilton, they have determined that only 65% of available parking spaces are utilized on average and employee parking is based on shift, meaning if there are 8 staffed employees there are generally only 4 employees working at a specific time and at no point are all 8 working at the same time.

Case Studies and further data shown in Exhibit A.

D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.

This requirement is specific to hotel use in urban areas with access to public transit and within reasonable proximity to airports and other forms of transportation.

E. Explain how this Variance would not be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.

The request for this variances is driven by the necessity to make the property development feasible and functional with the consideration of providing the proper impervious surface ratio and greenspace

requirements.

F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located.

This has no impact on public welfare as it is specific to the hotel operations.

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

This has no impact as it is specific to the hotel operations and doesn't change the charter of the site.

H. Describe how the requested Variance will not:

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

   No impact.

2. **Substantially increase the congestion of the public streets.**

   No affect, as this variance has no impact on increased traffic volume.

3. **Increase the danger of fire.**

   No impact.

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

   No negative impact, as this variance allows the site to have more area for detention needs.

5. **Endanger the public safety.**

   No impact.

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

   No impact.

Exhibit A - Hotel Parking Utilization Analysis

February 17, 2025

On average, our hotels utilize only 65% of available parking spaces, despite offering free parking. While factors vary by location, parking capacity is consistently underutilized. Key factors we have identified that are influencing this include:

- **Occupancy Rates:** With an average occupancy between 65-75%, our parking demand is well below available spaces.
- **Employee Parking:** Staff parking needs are minimal, as employees work in shifts and often carpool. We have found about half of our full time associates utilize parking.
- **Alternative Transportation:** Guests frequently opt for ridesharing or public transit, especially in well-connected urban areas, further reducing parking usage.
- **Parking Design & Layout:** Lots are designed with buffer spaces and excess capacity, meaning they often exceed the actual demand.
- **Peak Usage Trends:** While demand spikes during check-in/check-out times, overall utilization remains low throughout the day.

We identified a select group of hotels within our portfolio that share key similarities in location, traveler patterns, and clientele. These properties serve as a representative sample of the Tinley Park Tru, providing valuable insight into parking expectations in the area. The analysis of these hotels can help us best understand the expected parking demand and optimize parking solutions for hotels similar to ours below.

Superhost Case Studies

Hotel Name	Room Count	Full Time Employees	Parking Spaces Utilized (Guests)	Parking Spaces Utilized (Employees)	Total Parking Spaces	Total Parking Utilization
Holiday Inn Ft Wayne	83	9	45	6.5	100	51%
Tru Northlake	98	9	50	4.5	90	61%
Hampton Inn Schaumburg	107	8	51	5	110	54%
H2 Bloomington/Normal	109	12	60	6	98	67%

1804 Naper blvd suite 450, naperville, illinois 60563
(630) 799-5900 ● www.superhosthospitality.com

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708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS

VARIATION ADDENDUM

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☐ A Plat of Survey of the property that is prepared by a register land surveyor and has all up-to-date structures and property improvements indicated. All proposed improvements shall be indicated on the survey and be appropriately scaled with all setbacks and dimensions clearly indicated.

☐ Any applicable site plan, engineering/grading plans, exterior elevations or interior layout plans that indicate the full scope of the project and the Standards for a Variation.

☐ Responses to all Standards for a Variation on the following page (can be submitted separately along with the narrative, but all standards must be covered).

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Commercial Variation Hearing Fee - $500 + $75 per additional Variation

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Variation Request: Adjust North buffer from ten (10) feet to five (5) feet, in addition to proposed landscape density based on revised plans.

A. Describe the difficulty that you have in conforming with the current regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?

The primary difficulties in conforming with the current zoning regulations are due to the unique characteristics and limitations of the property:

1. Elevation change between the north and south property lines, in order to accommodate this elevation change it was recommended to move the building and parking lot North five (5) feet to accommodate the grading on the south portion which in turn eliminated a retaining wall that spanned the entire parking lot on the south portion of the property. Additional landscaping is provided in suitable areas to accommodate the reduction to the North.
2. Due to the width of the property in addition to the zoning requirements on the width of the front of the building it limits further the footprint of what can fit on the width of the property.

These hardships are not self-imposed, as the need for detention and shifting of the building North eliminates grading challenges and detention walls on the south portion of the property. In addition, after feedback from the Village staff we have performed the following modifications:

We met requirements on all trees required on the site – met all shrub requirements other than short on the North side due to limitation of area and short on the West side due to detention and proximity of the entrance of the property. Furthermore, we have tried to accommodate extensive interior landscaping around the building to counter the reduced shrubs on the North and West sides of the property.

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

It further restricts the ability to use the site to the best of its ability and value engineer the site plan accommodating the required greenspace in alternative locations on the site as a resolution.

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

These landscape buffers and landscape volume requirements are to provide consistency throughout the zoning district ensuring the required amount of green space on each site however it doesn't not take into consideration unique features of each site.

D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.

The variance is unique due to the elevation changes on the site. And due to the ability of our site allowing us to provide additional green space in alternative locations in addition to our neighboring properties that currently have fair amount of landscaping buffer between sites.

E. Explain how this Variance would not be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.

This variance request is purely for the functional perspective of the hotels safety and operational purposes. By

adjusting the site plan north five feet it resolves long term and short term issues with retaining walls along the south portion of the property while still having effective use of the property.

F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located.

No impact

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

The requested variance although adjusting areas of landscaping is being compensated with additional landscaping in alternative areas providing the same presence to neighbors while focusing the focal point along white eagle drive.

H. Describe how the requested Variance will not:

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

   Moving the building North five feet provides no real impact given the current adjacent property use.

2. **Substantially increase the congestion of the public streets.**

   No impact, since it is just landscaping.

3. **Increase the danger of fire.**

   No impact, since it is purely aesthetic.

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

   No impact, since it is purely aesthetic.

5. **Endanger the public safety.**

   No impact, since it is purely aesthetic.

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

   No impact, since it is purely aesthetic.

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Variation Request: Adjust North setback from ten (10) feet to five (5) feet.

A. Describe the difficulty that you have in conforming with the current regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?

The primary difficulties in conforming with the current zoning regulations are due to the unique characteristics and limitations of the property:

1. Elevation change between the north and south property lines, in order to accommodate this elevation change it was recommended to move the building and parking lot North five (5) feet to accommodate the grading on the south portion which in turn eliminated a retaining wall that spanned the entire parking lot on the south portion of the property.
2. Due to the width of the property in addition to the zoning requirements on the width of the front of the building it limits further the footprint of what can fit on the width of the property.

These hardships are not self-imposed, as the setback and existing conditions were pre-existing when the developer acquired the site.

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

It further restricts the ability to use the site to the best of its ability and value engineer the site plan accommodating the required greenspace in alternative locations on the site as a resolution.

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

This setback requirement is to provide consistency throughout the zoning district ensuring the required amount of green space on each site however it doesn't not take into consideration unique features of each site.

D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.

The variance is unique due to the elevation changes on the site. And due to the ability of our site allowing us to provide additional green space in alternative locations in addition to our neighboring properties that currently have fair amount of landscaping buffer between sites.

E. Explain how this Variance would not be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.

This variance request is purely for the functional perspective of the hotels safety and operational purposes. By adjusting the site plan north five feet it resolves long term and short term issues with retaining walls along the south portion of the property while still having effective use of the property.

F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located.

No impact

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

No impact due to minor adjustment and since adjacent property has sufficient setbacks in place to avoid buildings being located too closely.

H. Describe how the requested Variance will not:

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

   Moving the building North five feet provides no real impact given the current adjacent property use.

2. **Substantially increase the congestion of the public streets.**

   No impact, since it is just landscaping.

3. **Increase the danger of fire.**

   No impact, since it is purely aesthetic.

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

   No impact, since it is purely aesthetic.

5. **Endanger the public safety.**

   No impact, since it is purely aesthetic.

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

   No impact, since it is purely aesthetic.

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Variation Request: Modify signage setback from East property line from 10' to 1'.

A. Describe the difficulty that you have in conforming with the current regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?

Based on the setback of the property line from White Eagle Drive being 30+ feet apart, setting the sign an additional 10 feet creates a challenge for guests to see the sign along with creating other challenges due to elevation changes East to West. By adjusting the sign to the current location, it allows for the necessary parking layout and visibility from pedestrians and drivers to have safe access into the site.

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

No direct value impact.

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

Intention for this setback is to ensure there is proper area for sidewalks, visibility to ensure safe viewing of pedestrians and traffic and other safety reasons however doesn't consider the unique site characteristic of being set back over 30 feet from the main street.

D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.

The unique site characteristic of being set back over 30 feet from the main street.

E. Explain how this Variance would not be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.

The request is to provide necessary visibility, there is no financial gain by having the sign closer to the property line it is purely due to functionality of the site plan.

F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located.

Has no impact, precautions were explored to ensure public safety and visibility wasn't impaired.

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

The variation would not adversely affect the overall appearance of quality of the hotel.

H. Describe how the requested Variance will not:

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

Has no impact, this is purely for functional purposes of the site plan.

2. Substantially increase the congestion of the public streets.

Has no impact, this is purely for functional purposes of the site plan.

3. Increase the danger of fire.

Has no impact, this is purely for functional purposes of the site plan.

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

Has no impact, this is purely for functional purposes of the site plan.

5. Endanger the public safety.

Has no impact, this is purely for functional purposes of the site plan.

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

Has no impact, this is purely for functional purposes of the site plan.

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Variation Request: Modify maximum Building Height from 3-stories (35') to 4-stories (53').

A. Describe the difficulty that you have in conforming with the current regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?

Hotel designs have been substantially evolving over the past twenty years. Hotels by all brands are offering smaller room quantities, better quality and located on smaller footprints in order to be located in the corridors best serving consumers. Along with these changes have been designs growing taller to provide for such improvements. Four stories are necessary to get the economic room count and support the amenities chosen to be offered within the design. Further, Hilton has reviewed the site plan and approved it for the development of a Tru by Hilton. Furthermore, it creates greater capacity for new consumers to reach Tinley Park's convention /concert venues, and downtown Tinley Park.

- Based on market research, 3 out of the 5 hotels that have been developed on sites smaller than 5 acres have 4 stories, see table below:

RE Development Solutions

Dated: 4/15/2025

Land Size Case Study - Tinely Park Hotel's

BRAND	ADDRESS	# OF ROOMS	LOT SIZE	# OF STORIES
La Quinta	7255 W 183rd St, Tinley Park, IL 60477	101	2.49 Acres	4
Comfort Inn	18400 Spring Creek Dr, Tinley Park, IL 60477	69	2.5 Acres	3
Wingate Wyndham	18421 N Creek Dr, Tinley Park, IL 60477	86	2.85 Acres	4
Woodspring Suites	18636 W Creek Dr, Tinley Park, IL 60477	123	2.29 Acres	4
Hampton Inn Chicago/Tinley Park	18501 N Creek Dr, Tinley Park, IL 60477	75	2.75 Acres	3

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

Given this area is becoming a hotel hub and the site is ideal for this brand of hotel, it is challenging to find a new brand of hotel that would approve a site under our current room count if at all. Industry experts have designed hotels to reflect consumer trends with a balance toward development costs and economic outcomes. The effect of reducing the size would restrict room quantity and quality, thereby, negatively impacting the economics of a hotel. The highest and best use of this particular property for creating value to the Village would be a hotel. Not allowing a variance on the height would not allow a hotel to be successful, thereby, reducing the value of the property for alternative uses.

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

It was designated to restrict building height in circumstances where visibility is important, for example, by neighboring residential or other similar uses, however, being in a commercial corridor with no surrounding residential and 2 high traffic streets on either side of the property, building height has no impact on surrounding uses or developments.

D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.

Being in a commercial corridor with no surrounding residential and 2 high traffic streets on either side of the property, building height has no impact on surrounding uses or developments.

E. Explain how this Variance would not be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.

The request is to comply with the stringent Hilton development standards. The standards are established to meet the required room count, aesthetics of the brand, provide space to support the amenities and provide the consumer with a Hilton quality experience.

F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located.

Has no impact, this is purely aesthetics. The site is between two other commercial developments.

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

The variation would not adversely affect the character of the neighborhood as it is related commercial uses.

H. Describe how the requested Variance will not:

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

   Has no impact, this is purely aesthetics and would comply with all necessary municipal and state requirements.

2. **Substantially increase the congestion of the public streets.**

   The site was designed to complement the existing uses in the subdivision and should Have no incremental impact on congestion.

3. **Increase the danger of fire.**

   Development incorporates industry best practices on fire protection and should have no incremental impact on fire danger.

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

   Has no impact.

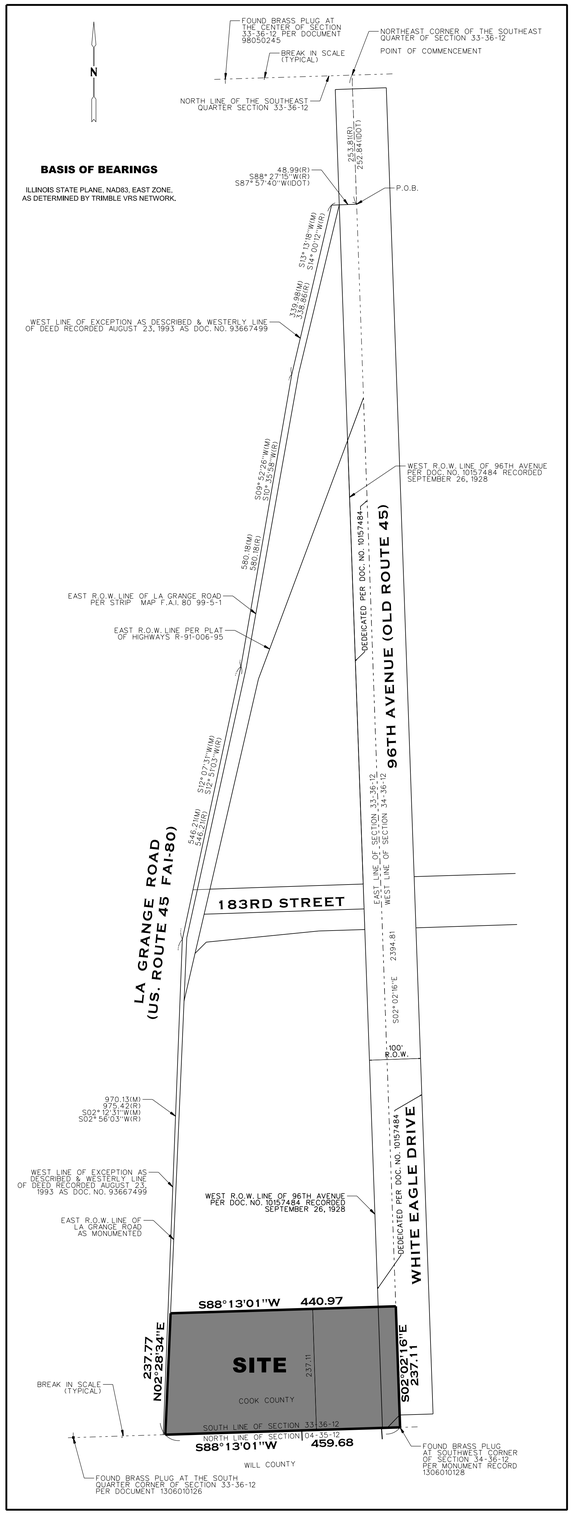
5. **Endanger the public safety.**

   Has no impact.

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

   Development of an iconic hotel brand is expected to increase the value of the adjacent properties.

BOUNDARY AND TOPOGRAPHIC SURVEY

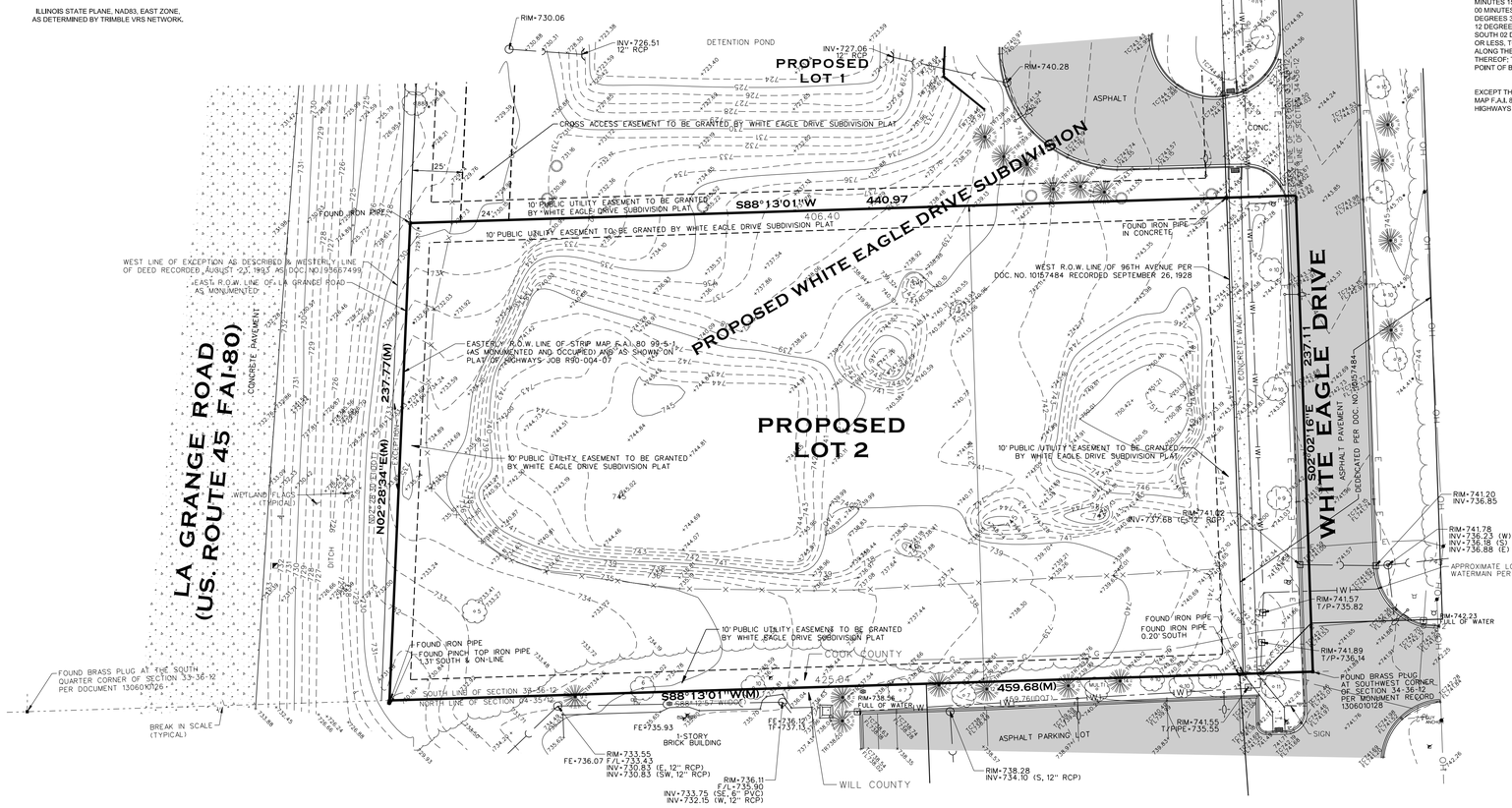


SITE DETAIL

NOT TO SCALE

BASIS OF BEARINGS

ILLINOIS STATE PLANE, NAD83, EAST ZONE, AS DETERMINED BY TRIMBLE VRS NETWORK.



LEGAL DESCRIPTION

THE SOUTH 237.11 FEET AS MEASURED PERPENDICULAR FROM THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN OF THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4 THAT IS 253.81 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST, A DISTANCE OF 48.99 FEET; THENCE SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST, A DISTANCE OF 338.86 FEET; THENCE SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 580.18 FEET; THENCE SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST, A DISTANCE OF 546.21 FEET; THENCE SOUTH 02 DEGREES 56 MINUTES 03 SECONDS WEST, A DISTANCE OF 975.42 FEET MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 TO THE SOUTH EAST CORNER THEREOF; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 TO THE POINT OF BEGINNING.

EXCEPT THAT PART LYING WESTERLY OF THE EASTERLY RIGHT OF WAY LINE OF STRIP MAP F.A.I. 80 99-5-1(AS MONUMENTED AND OCCUPIED) AND AS SHOWN ON PLAT OF HIGHWAYS JOB R90-004-07.

ABBREVIATIONS

HDPE = HIGH-DENSITY POLYETHYLENE
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYLCHLORIDE PIPE
CMP = CORRUGATED METAL PIPE
VCP = VITRIFIED CLAY PIPE
INV = INVERT
TC = TOP OF CURB
FL = FLOW LINE
GFE = GARAGE FLOOR ELEVATION
FE = FLOOR ELEVATION
TF = TOP OF FOUNDATION
CHB = CHORD BEARING
DIP = DUCTILE IRON PIPE
RRS = RAILROAD SPIKE
POB = POINT OF BEGINNING
CONC = CONCRETE
TW = TOP OF WALL
BW = BOTTOM OF WALL
ENCL = ENCLOSURE
ELEV = ELEVATION
T/P = TOP OF PIPE
M = MEASURED
R = DEED
IDOT = PLAY OF HIGHWAYS US RT 45

LINE LEGEND

= BOUNDARY LINE
= LOT LINE
= SETBACK LINE
= EASEMENT LINE

UTILITY INFORMATION

A J.U.L.I.E. DESIGN STAGE UTILITY REQUEST WAS ORDERED BY THE SURVEYEOR ON DECEMBER 13, 2021, DIG NO. A3470592. THE FOLLOWING UTILITY COMPANIES WERE CONTACTED:

ATT DISTRIBUTION
CONTACT: NONE PROVIDED
EMAIL: D11629@ATT.COM

COMED
CONTACT: DESIGN STAGE LOCATE LINE
PHONE: 630.576.7094

COMCAST
CONTACT: MARTHA GIERAS
PHONE: 224.229.5862

NICOR GAS
CONTACT: NONE PROVIDED
PHONE:630.388.2362

VILLAGE OF ORLAND PARK
CONTACT: KHURSHID HODA
PHONE: 708.403.6128

VILLAGE OF TINLEY PARK
CONTACT: COLBY ZEMAITIS
PHONE: 708.444.5516

USIC LOCATING SERVICE
CONTACT: NONE PROVIDED

UTILITIES SHOWN ARE FROM ABOVE GROUND OBSERVATIONS, MANHOLE INSPECTIONS, ENGINEERING PLANS AND AVAILABLE UTILITY MARKINGS AT THE TIME THIS SURVEY WAS PERFORMED AND DOES NOT DEPICT ALL EXISTING UNDERGROUND INSTALLATIONS.

NO UTILITIES WERE LOCATED IN THE FIELD BY THE ABOVE UTILITY COMPANIES FOR THIS SURVEY.

BENCHMARK INFORMATION

SOURCE BENCHMARK: DN4692
LOCATED 0.83 MILES NORTH OF WILL/COOK ROAD & US. RT. 6
ON THE WEST SIDE OF WILL/COOK ROAD.
ELEVATION = 735.10 (NAVD88)

SITE BENCHMARK NO. 1
IRON ROD AND YELLOW CAP LOCATED NEAR THE SOUTHEAST CORNER OF THE SURVEYED PROPERTY.
NOTED HEREON.
ELEVATION = 740.79 (NAVD88)

GENERAL NOTES

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH WOULD INCLUDE AN INSURED LEGAL DESCRIPTION AND DISCLOSE EASEMENTS AFFECTING THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.

NO SEARCH OF RECORDS FOR EASEMENTS OR ENCUMBRANCES WAS DONE BY SURVEYOR.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS, REFER TO THE OWNER'S DEED, TITLE POLICY AND LOCAL ZONING ORDINANCES.

EASEMENTS SHOWN TO BE GRANTED BY WHITE EAGLE DRIVE SUBDIVISION PLAT.

THE HEAVY DARK BOUNDARY LINE REFLECTS WHAT WAS SURVEYED, AND MAY NOT DEFINE OWNERSHIP.

FLOOR ELEVATIONS (FE) TAKEN OUTSIDE AT DOORWAYS.

TOP OF FOUNDATION ELEVATIONS (TF) TAKEN OUTSIDE WHERE THE FOUNDATION WAS EXPOSED.

THE SURVEY REFLECTS VISIBLE IMPROVEMENTS AND MAY NOT REFLECT IMPROVEMENTS THAT ARE HIDDEN BY LANDSCAPING, COVERED BY DUMPSTERS, UNDER VEHICLES, OR BURIED UNDER SOIL AND VEGETATION, OR SNOW AND ICE.

LAWN SPRINKLER SYSTEM, IF ANY, IS NOT DEPICTED HEREON.

UTILITIES SHOWN ARE FROM ABOVE GROUND OBSERVATIONS, MANHOLE INSPECTIONS AND ATLASES AT THE TIME THIS SURVEY WAS PERFORMED AND THIS SURVEY DOES NOT DEPICT ALL EXISTING UNDERGROUND INSTALLATIONS.

SURVEYOR CANNOT LOCATE BURIED UTILITIES.

PRIVATE UTILITY LOCATE WAS NOT PERFORMED.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPAGE)SS

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS AS SHOWN ON THE ANNEXED PLAT.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS THIS 4TH DAY OF

FEBRUARY, A.D. 2025.

PROFESSIONAL LAND SURVEYOR
CHRIS BUMA
035-004094
WHEATON ILLINOIS
STATE OF ILLINOIS

WEBSTER, McGRATH AND AHLBERG, LTD.

BY:_____

ILLINOIS LAND SURVEYOR NO. 4094
LICENSE EXPIRATION DATE: NOVEMBER 30, 2026
2100 MANCHESTER ROAD, SUITE 203
WHEATON, ILLINOIS 60187
(630) 668-7603

FIELD WORK COMPLETED 02-03-2025

LEGEND

SANITARY MANHOLE		MAILBOX	
SANITARY CLEANOUT		DOWNSPOUT	
STORM MANHOLE		LIGHT POLE	
STORM CATCH BASIN		OVERHEAD LIGHT POLE	
STORM INLET	E	ELECTRIC MANHOLE	
STORM CLEANOUT		TRAFFIC SIGNAL POLE	
FLARED END SECTION		TRAFFIC CONTROL BOX	
TRANSFORMER		TRAFFIC SIGNAL VAULT	
ELECTRICAL BOX		RAILROAD SIGNAL POLE	
CABLE T.V. BOX		RAILROAD SIGNAL VAULT	
TELEPHONE BOX		UTILITY POLE	
TRAFFIC CONTROL BOX	OH	OVERHEAD WIRES	
ELECTRIC HANDHOLE	E	UNDERGROUND ELECTRIC	
COMMUNICATION MANHOLE	G	UNDERGROUND GAS	
TELEPHONE MANHOLE	T	UNDERGROUND TELEPHONE	
ELECTRIC METER	FO	UNDERGROUND FIBER OPTIC	
GAS METER	C T	UNDERGROUND CABLE T.V.	
GAS VALVE	W	WATER MAIN	
IN-BOX		SANITARY SEWER	
WATER VALVE		STORM SEWER	
WATER VALVE VAULT	X X	FENCE LINE	
FIRE HYDRANT		GUARD RAIL	
POST INDICATOR VALVE		DECIDUOUS TREE	
WATER METER		PINE TREE	
PARKING METER		DROVE IRON PIPE	
SIGN		FOUND IRON PIPE	
FLAG POLE	+	CROSS CUT IN CONCRETE	
PIPELINE MARKER		M = MEASURED DIMENSION	
		R = RECORD DIMENSION	

Rev.	Date	Description	By

WEBSTER, McGRATH & AHLBERG LTD.
WMA
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
Over a Century of Service to our Clients
2100 Manchester Road, Suite 203 Wheaton, Illinois 60187
ph: (630)668-7603 web: www.wmabd.com
Design Firm License No. 184-003101

BOUNDARY AND TOPOGRAPHIC SURVEY

LOCATION: WHITE EAGLE DRIVE TINLEY PARK, IL 60477

PREPARED FOR: ADVANTAGE CONSULTING ENGINEERS 80 MAIN ST. LEMONT, IL 60439

JOB #:	DATE:	SCALE:
44578	02/04/2025	1"=30'
SURV: BC/CB	DRAWN: BC/CB	DESIGN:
FILE #: COOK CO. 33-36-12		SHEET #: 1 of 1

LEGEND

- Storm MH
- Storm CB
- Storm Inlet
- Water MH
- Water Buffalo Box
- Water Hand Hole
- Water Fire Hydrant
- Telephone Pedestal
- Utility Pole
- Electric Vault
- Electric Meter
- Electric Pedestal
- Electric Light Pole
- Electric Mounted Wall Light
- Gas Meter
- Tree – Deciduous
- Tree – Evergreen
- Sign Post

A.=ASPHALT ELEVATION
GR.=GRAVEL ELEVATION
FFE.=FINISHED FLOOR ELEVATION
W.=WALK ELEVATION
X.=CONCRETE ELEVATION
TOE.=TOP OF SLOPE ELEVATION
TOB.=TOP OF BANK ELEVATION
C.=CURB ELEVATION
G.=GUTTER ELEVATION
EL.=ELEVATION

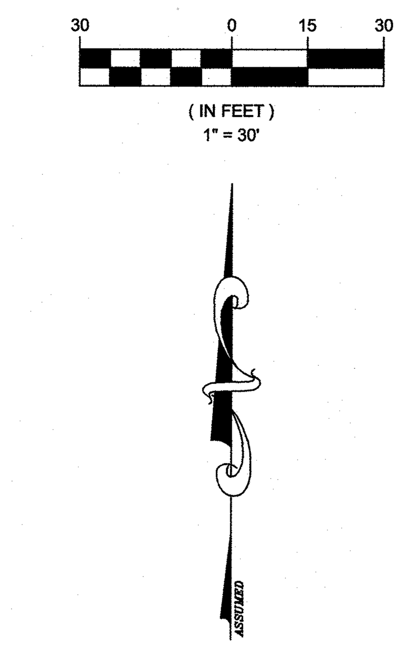
Utility Line Markings by Tri–County Locators
- G = Gas
- E = Electric
- T = Telephone
- W = Water

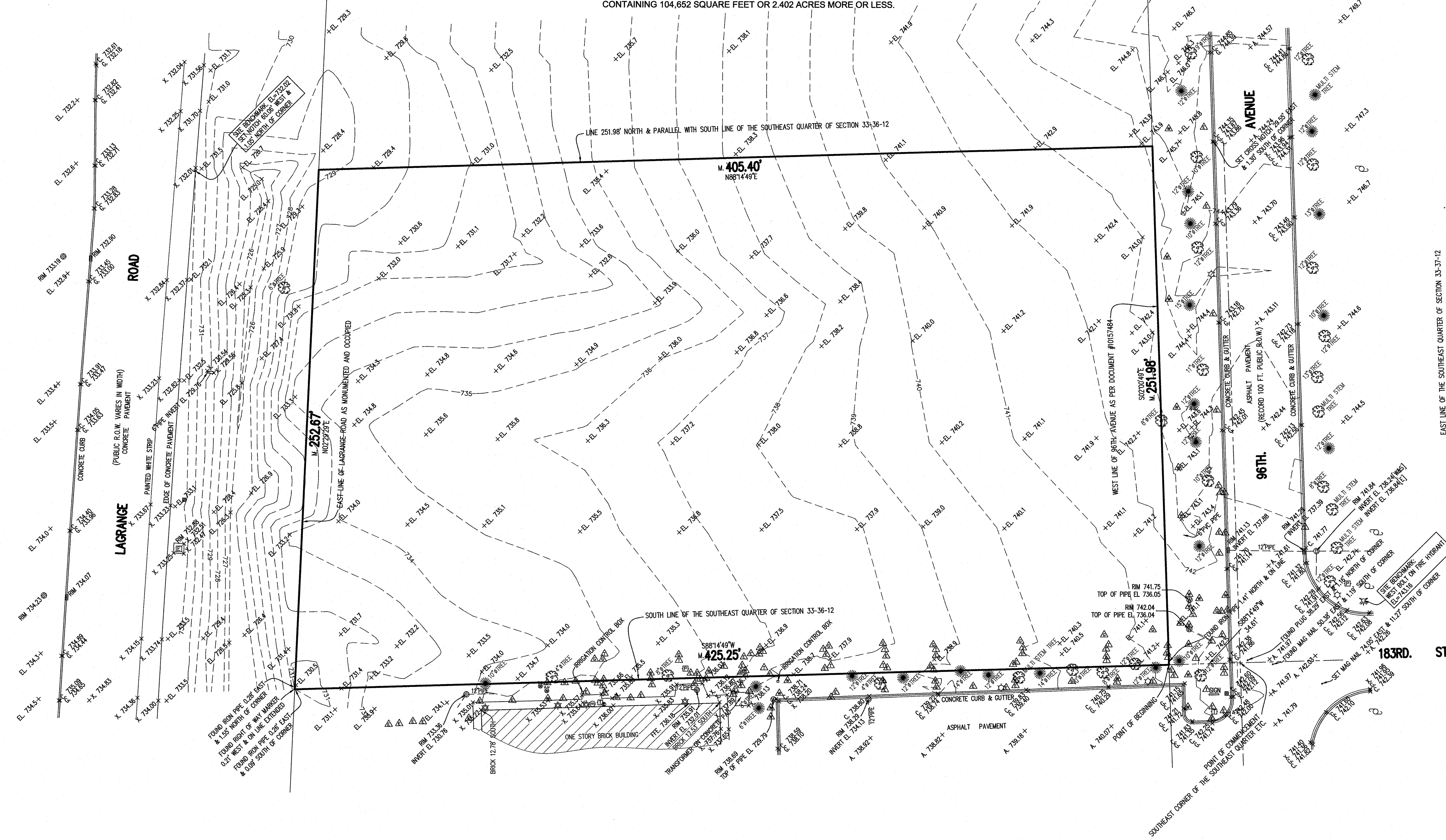
GREMLEY & BIEDERMANN
A DIVISION OF
PLCS Corporation
LICENSE NO. 184-005332
PROFESSIONAL LAND SURVEYORS
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

Plat of Survey

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER SOUTH 88° 147' 19" WEST, 34.61 FEET TO THE WEST LINE OF 96TH AVENUE PER DOCUMENT NUMBER 10157484 FOR THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER SOUTH 88° 147' 19" WEST, 425.25 FEET TO THE EASTERLY LINE OF LAGRANGE ROAD AS MONUMENTED AND OCCUPIED; THENCE NORTH 02° 29' 29" EAST ALONG SAID EAST LINE 252.67 FEET TO A LINE 251.98 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 88° 14' 49" EAST ALONG SAID PARALLEL LINE 405.40 FEET TO A POINT ON THE WEST LINE OF 96TH AVENUE AFORESAID; THENCE SOUTH 02° 00' 49" EAST ALONG SAID WEST LINE 251.98 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

CONTAINING 104,652 SQUARE FEET OR 2.402 ACRES MORE OR LESS.





ORDERED BY: EPSTEIN		CHECKED:	DRAWN:
ADDRESS:		BS	RL
GREMLEY & BIEDERMANN, A DIVISION OF PLCS, CORPORATION, LICENSE NO. 184-005332, PROFESSIONAL LAND SURVEYORS, 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630, TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM			
ORDER NO. 2020–27747–001	DATE: MARCH 14, 2020 / SCALE: 1 INCH = 30 FEET	PAGE NO. 1 OF 1	

G:\CAD\2020\2020–27747\2020–27747–001.dwg

SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2020

Note R. & M. denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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BENCH MARK

HORIZONTAL DATUM NAD83(2011)
VERTICAL DATUM NGVD 88 (2012A)

IN REFERENCE TO A CORS (Continuously Operating Reference Station) NETWORK MAINTAINED BY KARA COMPANY.

LATEST INFORMATION INCLUDING POSITIONS AND VELOCITIES ARE AVAILABLE IN THE COORDINATE AND LOG FILES ACCESSIBLE BY ANONYMOUS FTP OR THE WORLDWIDE WEB:

FTP CORS.NGS.NOAA.GOV: CORS/COORD AND CORS/STATION_LOG
HTTP://WWW.NGS.NOAA.GOV/CORS
HTTP://WWW.KARACO.COM

SURVEY NOTES:

UTILITY WARNING

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Call DIGGER - (312) 744-7000 within the City of Chicago.

Outside of the City of Chicago call J.U.L.I.E. (800) 892-0123 prior to construction or excavation.

State of Illinois)
County of Cook)ss

We, GREMLEY & BIEDERMANN, INC. hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey corrected to a temperature of 62° Fahrenheit.

Field measurements completed on March 14, 2020.

Signed on March 25, 2020.

By: [signature]

ROBERT G. BIEDERMANN 2802 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, ILLINOIS

Professional Illinois Land Surveyor No. 2802
This professional service conforms to the current Illinois minimum standards for a boundary survey.

SHEET 1 OF 3

P.I.N. 27-33-401-013

WHITE EAGLE DRIVE SUBDIVISION

BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF SUBDIVISION

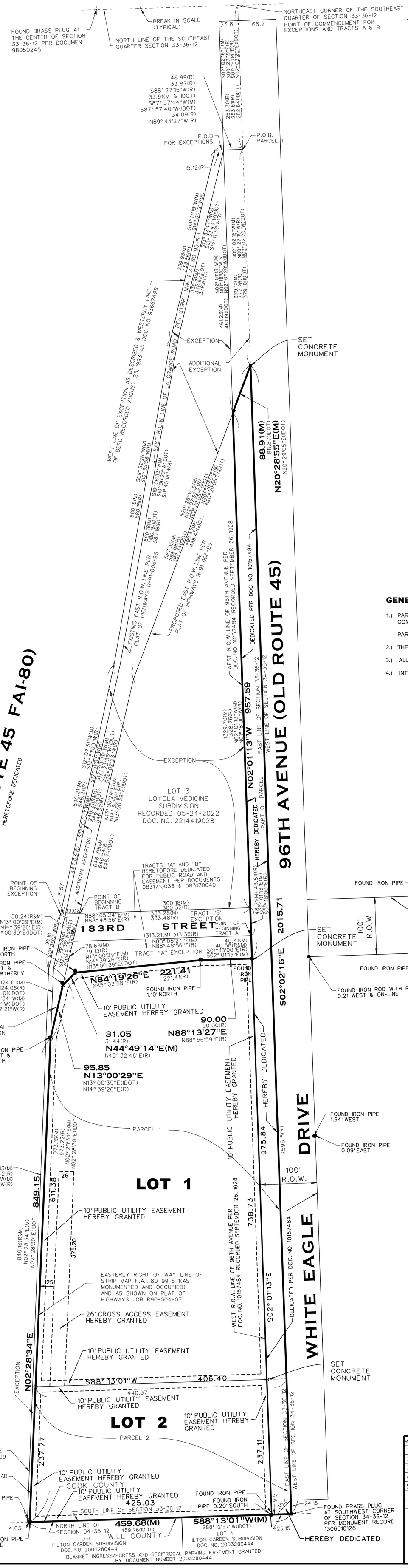
LOT 1: 275,124 SQUARE FEET = 6.316 ACRES

LOT 2: 98,570 SQUARE FEET = 2.263 ACRES

TOTAL = 373,694 SQUARE FEET = 8.579 ACRES

ACCESS NOTE

1. THERE SHALL BE NO DIRECT ACCESS TO LA GRANGE ROAD (US ROUTE 45 FAI-80)
2. ALL OTHER ACCESS SHALL BE FROM INTERNAL ACCESS OR ACCESS FORM 183RD STREET AND/OR WHITE EAGLE DRIVE.



LINE LEGEND

= BOUNDARY LINE

= LOT LINE

= EASEMENT LINE

= SECTION LINE

N

80 0 80 160

GRAPHIC SCALE - FEET

BASIS OF BEARINGS

ILLINOIS STATE PLANE, NAD83, EAST ZONE, AS DETERMINED BY TRIMBLE VRS NETWORK.

GENERAL NOTES

1.) PARCEL 1 PREPARED FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER21023698WF, WITH AN EFFECTIVE DATE OF SEPTEMBER 22, 2021.

PARCEL 2 FROM QUITCLAIM DEED PROVIDED TO THE SURVEYOR FROM THE CLIENT.

2.) THE DESCRIBED PROPERTY DOES FALL WITHIN CORPORATE LIMITS OF TINLEY PARK.

3.) ALL EXTERIOR CORNERS HAVE BEEN MONUMENTED PRIOR TO RECORDING OF THIS PLAT.

4.) INTERIOR CORNERS WILL BE SET AFTER ANY CONSTRUCTION IS COMPLETE.

CROSS ACCESS EASEMENT PROVISIONS

A PERMANENT, NON-EXCLUSIVE ACCESS EASEMENT IS HEREBY GRANTED FOR ENTRANCE, INGRESS, EGRESS, AND PASSAGEWAY FOR VEHICULAR AND PEDESTRIAN TRAFFIC OVER, THROUGH AND ACROSS ANY AND ALL DRIVEWAYS, ROADWAYS, ACCESS POINTS AS DEPICTED HEREON AND REFERENCED AS "26' CROSS ACCESS EASEMENT" TO PROVIDE FOR THE PASSAGE OF MOTOR VEHICLES AND PEDESTRIANS BETWEEN ALL PORTIONS OF THE PROPERTY AND THE ADJACENT PROPERTY TO AND FROM ALL ABUTTING STREETS OF RIGHTS OF WAY FURNISHING ACCESS TO THE PROPERTY AND ADJACENT PROPERTY INCLUDING ALL SIDEWALKS, WALKWAYS, AND PEDWAYS (COLLECTIVELY, THE 26' CROSS ACCESS EASEMENT"). THE ACCESS EASEMENT SHALL BE FOR THE PURPOSE OF ACCESSING THE PROPERTIES FOR THE CONDUCT OF BUSINESS THEREUPON AND SHALL IN NO EVENT INCLUDE RIGHTS OR PARKING FOR DELIVERY OR TRUCK PARKING, EMPLOYEES OR CUSTOMER PARKING, OR OVERNIGHT PARKING OR STORAGE, OR SIMILAR PARKING PURPOSES EXCEPT IN DESIGNATED PARKING STALLS LOCATED ADJACENT TO THE ACCESS EASEMENT, AND THE RIGHTS GRANTED FOR THE BENEFIT OF THE PROPERTY ARE EXPRESSLY LIMITED TO THE MATTERS SET FORTH HEREIN. THE OWNER OF ANY PARCEL BURDENED BY THE ACCESS EASEMENT SHALL BE PERMITTED TO RELOCATE THAT PORTION OF THE ACCESS EASEMENT LOCATED UPON ITS PROPERTY AT SUCH PARTY'S SOLE COST AND EXPENSE, WITH PRIOR WRITTEN NOTICE TO THE OTHER BENEFITED PARTIES AND APPROVAL FROM THE APPROPRIATE GOVERNING AGENCIES.

PLAT SUBMITTED BY AND RETURN TO:
MIKE MACKINNON
5277 TRILLIUM BLVD.
HOFFMAN ESTATES, IL 60192
PHONE: (248) 496-2323

AFTER RECORDING SUBMIT TAX BILL TO:

Rev	Date	Description	By
1	5/17/22	ADDED CROSS ACCESS EASEMENT	BC
2	9/16/22	ADDRESSED CITY COMMENTS 9-9-2022	BC
3	2/13/23	REVISED CERTIFICATIONS	BC
4	2/22/23	REVISED PER COMMENTS	BC
5	3/6/23	REVISED PER COMMENTS	BC

PLAT OF SUBDIVISION

LOCATION: 18301 LAGRANGE ROAD TINLEY PARK, IL 60477

PREPARED FOR: HEIDNER PROPERTIES, INC. 5277 TRILLIUM BLVD. HOFFMAN ESTATES, IL 60192 T: 248.496.2323

WEBSTER, McGRATH & AHLBERG LTD.
WMA
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
Over a Century of Service to our Clients
2100 Manchester Road, Building A, Suite 203 Wheaton, Illinois 60187
ph: (630)668-7603 web: www.wmaltd.com
Design Firm License No. 184-003101

JOB #:	DATE:	SCALE:
44578	04-27-2022	1"=80'
SURV: BC	DRAWN: BC	DESIGN:
FILE #: COOK CO. 33-36-12		SHEET #: 1 of 3

$TIME$

$DATE$

SHEET 2 OF 3

WHITE EAGLE DRIVE SUBDIVISION

BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR _____ COUNTY DO HEREBY CERTIFY THAT INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF _____ COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D., 20_____ AT _____ O'CLOCK ___.M.

_____
RECORDER OF DEEDS

_____
PLEASE TYPE/PRINT NAME

OWNER AND NOTARY CERTIFICATE - PARCEL 1

STATE OF ILLINOIS)
COUNTY OF) SS

THIS IS TO CERTIFY THAT _____ ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THE ANNEXED PLAT, HAS CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND BELIEVES SAID PROPERTY IS, TO THE BEST OF THEIR KNOWLEDGE, IN THE FOLLOWING SCHOOL DISTRICTS:

ELEMENTARY SCHOOL DISTRICT 140
CONSOLIDATED HIGH SCHOOL DISTRICT 230
MORAINE VALLEY COMMUNITY COLLEGE DISTRICT 524

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____ A.D., 20_____.

BY:_____

TITLE:_____

ATTEST:_____

TITLE:_____

STATE OF ILLINOIS)
COUNTY OF) SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ OF _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____AND _____, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH AND THE SECRETARY DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION, DID AFFIX SAID CORPORATE SEAL TO SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL AT _____, ILLINOIS,

THIS _____ DAY OF _____ A.D., 20_____.

BY:_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

OWNER AND NOTARY CERTIFICATE - PARCEL 2

STATE OF ILLINOIS)
COUNTY OF) SS

THIS IS TO CERTIFY THAT _____ ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THE ANNEXED PLAT, HAS CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND BELIEVES SAID PROPERTY IS, TO THE BEST OF THEIR KNOWLEDGE, IN THE FOLLOWING SCHOOL DISTRICTS:

ELEMENTARY SCHOOL DISTRICT 140
CONSOLIDATED HIGH SCHOOL DISTRICT 230
MORAINE VALLEY COMMUNITY COLLEGE DISTRICT 524

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____ A.D., 20_____.

BY:_____

TITLE:_____

ATTEST:_____

TITLE:_____

STATE OF ILLINOIS)
COUNTY OF) SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____, OF _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____AND _____, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH AND THE SECRETARY DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION, DID AFFIX SAID CORPORATE SEAL TO SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL AT _____, ILLINOIS,

THIS _____ DAY OF _____ A.D., 20_____.

BY:_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

VILLAGE ENGINEER

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE VILLAGE ENGINEER FOR THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS.

DATED THIS ____ DAY OF _____, 2023.

_____
VILLAGE ENGINEER

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF §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

ENGINEER'S SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) ss

THIS IS TO CERTIFY THAT I, A REGISTERED PROFESSIONAL ENGINEER, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 20_..

BY: _____
_____
_____

LICENSE EXPIRATION DATE: NOVEMBER 30, 2023
207 S. NAPERVILLE STREET
WHEATON, ILLINOIS 60187
(630) 668-7603

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS.

DATED AT_____, ILLINOIS, THIS ___ DAY OF _____,20___.

_____
CHAIRMAN

ATTEST:

_____
SECRETARY

BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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

AT A MEETING HELD THIS ___ __DAY OF _____, 20___.

_____
PRESIDENT

ATTEST:

_____
VILLAGE CLERK

DIRECTOR OF TAX MAPPING

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THIS PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN

DESCRIBED IS LOCATED ON TAX MAP # _____ REAL ESTATE TAX INDEX NUMBER (PIN)

_____

_____.

_____.

DATED THIS _____ DAY OF _____, A.D. 20__.

_____
DIRECTOR

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, THE UNDERSIGNED, AS COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID OR FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND DEPICTED HEREON.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT DEPICTED HEREON.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT _____ , ILLINOIS, THIS _____ DAY OF _____ , A.D., 20_____.

_____
COUNTY CLERK

_____
PLEASE TYPE/PRINT NAME

COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS CERTIFICATE

STATE OF ILLINOIS)

COUNTIES OF COOK)SS

THIS PLAT HAS BEEN APPROVED BY THE COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 765 ILCS 205/2. HOWEVER, A HIGHWAY PERMIT, CONFORMING TO THE STANDARDS OF THE COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS IS REQUIRED BY THE OWNER OF THE PROPERTY FOR THIS ACCESS.

_____DAY OF _____, _____

_____
SUPERINTENDENT OF TRANSPORTATION AND HIGHWAYS

COOK COUNTY, ILLINOIS

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF TINLEY PARK, COMMONWEALTH EDISON COMPANY, SBC TELEPHONE COMPANY, AUTHORIZED C.A.T.V. FRANCHISE, GRANTEES, THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E"(OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E"(OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE TERM "COMMON ELEMENTS"SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME. THE TERM "COMMON AREA OR AREAS"IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING"AND "COMMON AREA", THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS"INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

MUNICIPAL UTILITY EASEMENTS

NON-EXCLUSIVE, PERPETUAL EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF TINLEY PARK, ILLINOIS, ITS SUCCESSORS AND ASSIGNS OVER ALL AREAS MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT"ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, INSTALL, REMOVE, REPAIR, INSPECT, MAINTAIN, AND OPERATE OVERLAND DRAINAGE SERVICES AND STORM WATER VOLUME CONTROL ROUTES, STORM AND/OR SANITARY SEWERS AND SERVICES, AND WATER MAINS AND SERVICES, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE IN, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS AND UPON THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN AND TRIM OR REMOVE ANY FENCES, TEMPORARY STRUCTURES, TREES, SHRUBS, ROOTS OR OTHER PLANTS AND APPURTENANCES WITHOUT OBLIGATION TO RESTORE OR REPLACE AND WITHOUT NEED FOR PROVIDING COMPENSATION THEREFORE ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS, MAINS, AND SERVICES PROVIDED. NO PERMANENT BUILDINGS, STRUCTURES OR OTHER OBSTRUCTIONS SHALL BE PLACED ON SAID EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF THE VILLAGE, BUT SAME MAY BE USED AT THE RISK OF THE OWNER FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED FOR BOTH SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF TINLEY PARK AND TO VILLAGE APPROVAL AS TO DESIGN AND LOCATION. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO

NI-COR GAS COMPANY

ITS RESPECTIVE SUCCESSORS AND ASSIGNS ("NI-COR") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT," "COMMON AREA OR AREAS" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS," TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NI-COR FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NI-COR. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(E) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILED STATUTES, CH. 765, SEC. 605/2(E)) AS AMENDED FROM TIME TO TIME. THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

Rev	Date	Description	By
1	5/17/22	ADDED CROSS ACCESS EASEMENT	BC
2	9/16/22	ADDRESSED CITY COMMENTS 9-9-2022	BC
3	2/13/23	REVISED CERTIFICATIONS	BC
4	2/22/23	REVISED PER COMMENTS	BC
5	3/6/23	REVISED PER COMMENTS	BC

WEBSTER, MCGRATH & AHLBERG LTD.
WMA
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
Over a Century of Service to our Clients
2100 Manchester Road, Building A, Suite 203 Wheaton, Illinois 60187
ph: (630)668-7603 web: www.wmaltd.com
Design Firm License No. 184-003101

PLAT OF SUBDIVISION

LOCATION:
18301 LAGRANGE ROAD
TINLEY PARK, IL 60477

PREPARED FOR:
HEIDNER PROPERTIES, INC.
5277 TRILLIUM BLVD.
HOFFMAN ESTATES, IL 60192
T: 248.496.2323

JOB #:	DATE:	SCALE:
44578	04-27-2022	1"=80'
SURV: BC	DRAWN: BC	DESIGN:
FILE #: COOK CO. 33-36-12		SHEET #: 2 of 3

$FILE$

SHEET 3 OF 3

WHITE EAGLE DRIVE SUBDIVISION

BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

$TIME$

$DATE$

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT WEBSTER, McGRATH AND AHLBERG, LTD., HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

PARCEL 1

THAT PART OF THE EAST HALF OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4 THAT IS 253.81 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST, A DISTANCE OF 48.99 FEET; THENCE SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST, A DISTANCE OF 338.86 FEET; THENCE SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 580.18 FEET; THENCE SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST, A DISTANCE OF 546.21 FEET; THENCE SOUTH 02 DEGREES 56 MINUTES 03 SECONDS WEST, A DISTANCE OF 975.42 FEET MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH 01 DEGREE 19 MINUTES 04 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 253.81 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST 33.87 FEET TO THE WEST LINE OF 96TH AVENUE PER DOCUMENT NUMBER 10157484, RECORDED SEPTEMBER 26, 1928, FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST 15.12 FEET TO THE WESTERLY LINE OF THE DEED RECORDED AUGUST 23, 1993 AS DOCUMENT 93667499; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID DEED, THE FOLLOWING THREE COURSES; SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST 338.86 FEET; SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST 580.18 FEET; SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST 447.03 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 56 SECONDS EAST 333.48 FEET TO SAID WEST LINE OF 96TH AVENUE; THENCE NORTH 01 DEGREES 18 MINUTES 00 SECONDS WEST, ALONG THE LAST DESCRIBED LINE 1328.76 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM THAT PART OF THE LAND BOUNDED AND DESCRIBED AS FOLLOWS:

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

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF SOUTH 01 DEGREE 19 MINUTES 04 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 253.81 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST, A DISTANCE OF 48.99 FEET TO THE WESTERLY LINE OF DEED RECORDED AUGUST 23, 1993 AS DOCUMENT NUMBER 93667499; THENCE CONTINUING ALONG SAID WESTERLY LINE, SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST, A DISTANCE OF 338.86 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE, SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 580.18 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE, SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST, DISTANCE OF 447.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY LINE, SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST, A DISTANCE OF 99.18; THENCE CONTINUING ALONG SAID WESTERLY LINE, SOUTH 02 DEGREES 56 MINUTES 03 SECONDS WEST, A DISTANCE OF 975.42 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE EASTERLY ALONG SAID SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 4.03 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STRIP MAP F.A.I. 80 99-5-1(AS MONUMENTED AND OCCUPIED) AND AS SHOWN ON PLAT OF HIGHWAYS JOB R90-004-07; THENCE CONTINUING ALONG SAID EAST LINE OF SAID STRIP MAP F.A.I. 80 99-5-1, NORTH 02 DEGREES 28 MINUTES 30 SECONDS EAST, A DISTANCE OF 973.16 FEET; THENCE CONTINUING ALONG SAID EAST LINE OF SAID STRIP MAP F.A.I. 80 99-5-1, NORTH 13 DEGREES 00 MINUTES 39 SECONDS EAST, A DISTANCE OF 96.53 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF 183RD STREET RECORDED AS DOCUMENTS 0831710040 AND 0831710038; THENCE SOUTH 88 DEGREES 48 MINUTES 56 SECONDS WEST, A DISTANCE OF 8.57 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

FURTHER EXCEPTING THEREFROM THAT PART OF THE LAND BOUNDED AND DESCRIBED AS FOLLOWS:

THAT PART OF EAST 1/2 OF SOUTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 COMMENCING AT NORTHEAST CORNER OF SAID EAST 1/2 OF SOUTHEAST 1/4; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 27' 19" EAST 77.206 METERS (253.30 FEET) ALONG EAST LINE OF SAID EAST 1/2 OF SOUTHEAST 1/4 TO POINT OF BEGINNING AND EASTERLY RIGHT OF WAY OF FAI-80 EXTENDED; THENCE NORTH 89 DEGREES 44 MINUTES 27 SECONDS WEST 10.391 METERS (34.09 FEET) ALONG SAID EASTERLY RIGHT OF WAY LINE OF FAI-80; THENCE SOUTH 15 DEGREES 11 MINUTES 32 SECONDS WEST 103.209 METERS (338.61 FEET) ALONG SAID EASTERLY RIGHT OF WAY OF FAI-80; THENCE SOUTH 11 DEGREES 45 MINUTES 18 SECONDS WEST 176.838 METERS (580.18 FEET) ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF FAI-80; THENCE SOUTH 14 DEGREES 02 MINUTES 23 SECONDS WEST 166.486 METER (546.21 FEET) ALONG SAID EASTERLY LINE OF FAI-80; THENCE SOUTH 04 DEGREES 07 MINUTES 21 SECONDS WEST 37.813 METERS (124.06 FEET) ALONG SAID EASTERLY RIGHT OF WAY LINE OF FAI-80, TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED, STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT OF WAY CORNER IPLS 2017; THENCE NORTH 14 DEGREES 39 MINUTES 26 SECONDS EAST 197.066 METERS (646.54 FEET) TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT OF WAY CORNER IPLS 2017; THENCE NORTH 22 DEGREES 07 MINUTES 52 SECONDS EAST 179.492 METERS (588.88 FEET) TO A POINT ON THE SAID EAST LINE OF EAST 1/2 OF SOUTHEAST 1/4; THENCE NORTH 00 DEGREES 27 MINUTES 19 SECONDS WEST 114.995 METERS (377.28 FEET) ALONG SAID EAST LINE OF EAST 1/2 OF SOUTHEAST 1/4 TO POINT OF BEGINNING.

AND FURTHER EXCEPTING THEREFROM ALL OF THE FOLLOWING:
TRACT A:

THAT PART OF THE EAST HALF OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE ON AN ASSUMED BEARING OF SOUTH 01 DEGREE 19 MINUTES 04 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 253.81 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST, A DISTANCE OF 48.99 FEET; THENCE SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST, A DISTANCE OF 338.86 FEET; THENCE SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 580.18 FEET; THENCE SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST, A DISTANCE OF 447.03 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 56 SECONDS EAST, A DISTANCE OF 33.02 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FAI-80 (AS MONUMENTED AND OCCUPIED); THENCE CONTINUING NORTH 88 DEGREES 48 MINUTES 56 SECONDS EAST, A DISTANCE OF 300.32 FEET TO THE WEST LINE OF 96TH AVENUE; THENCE SOUTH 01 DEGREE 18 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF 96TH AVENUE, A DISTANCE OF 48.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREE 18 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 40.58 FEET; THENCE SOUTH 88 DEGREES 56 MINUTES 59 SECONDS WEST, A DISTANCE OF 90.00 FEET; THENCE SOUTH 85 DEGREES 02 MINUTES 58 SECONDS WEST, A DISTANCE OF 221.41 FEET; THENCE SOUTH 45 DEGREES 32 MINUTES 46 SECONDS WEST, A DISTANCE OF 31.44 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF FAI-80 (AS MONUMENTED AND OCCUPIED); THENCE NORTHEASTERLY ALONG THE LAST DESCRIBED LINE A DISTANCE OF 79.14 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 56 SECONDS EAST, A DISTANCE OF 313.36 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TRACT B:

THAT PART OF THE EAST HALF OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE ON AN ASSUMED BEARING OF SOUTH 01 DEGREE 19 MINUTES 04 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 253.81 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST, A DISTANCE OF 48.99 FEET; THENCE SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST, A DISTANCE OF 338.86 FEET; THENCE SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 580.18 FEET; THENCE SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST, A DISTANCE OF 447.03 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 56 SECONDS EAST, A DISTANCE OF 33.02 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FAI-80 (AS MONUMENTED AND OCCUPIED) TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 48 MINUTES 56 SECONDS EAST, A DISTANCE OF 300.32 FEET TO THE WEST LINE OF 96TH AVENUE; THENCE SOUTH 01 DEGREE 18 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE OF 96TH AVENUE, A DISTANCE OF 48.54 FEET; THENCE SOUTH 88 DEGREES 48 MINUTES 56 SECONDS WEST, A DISTANCE OF 313.36 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF FAI-80 (AS MONUMENTED AND OCCUPIED); THENCE NORTHEASTERLY ALONG THE LAST DESCRIBED LINE A DISTANCE OF 50.23 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND FURTHERING EXCEPTING THEREFROM:

THE SOUTH 237.11 FEET AS MEASURED PERPENDICULAR FROM THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE SOUTH 237.11 FEET AS MEASURED PERPENDICULAR FROM THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN OF THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4 THAT IS 253.81 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST, A DISTANCE OF 48.99 FEET; THENCE SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST, A DISTANCE OF 338.86 FEET; THENCE SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 580.18 FEET; THENCE SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST, A DISTANCE OF 546.21 FEET; THENCE SOUTH 02 DEGREES 56 MINUTES 03 SECONDS WEST, A DISTANCE OF 975.42 FEET MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 TO THE SOUTH EAST CORNER THEREOF; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 TO THE POINT OF BEGINNING.

EXCEPT THAT PART LYING WESTERLY OF THE EASTERLY RIGHT OF WAY LINE OF STRIP MAP F.A.I. 80 99-5-1(AS MONUMENTED AND OCCUPIED) AND AS SHOWN ON PLAT OF HIGHWAYS JOB R90-004-07.

AS SHOWN BY THE ANNEXED PLAT, ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

WE FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF TINLEY PARK, WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREAFTER AMENDED.

WE FURTHER CERTIFY THAT BY SCALE MEASUREMENT ONLY, BASED UPON THE FLOOD INSURANCE RATE MAP FOR WILL COUNTY, ILLINOIS, AND INCORPORATED AREAS, MAP NUMBER 17031C0711J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008. THE SURVEYED PROPERTY LIES WITHIN NO SPECIAL FLOOD HAZARD AREA, PANEL NOT PRINTED.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND CORPORATE SEAL AT WHEATON, ILLINOIS, THIS _____

DAY OF _____, A.D., 20_____.

WEBSTER, McGRATH AND AHLBERG, LTD.

BY:_____

IL. PROF. LAND SURVEYOR NO. 3561
LICENSE EXPIRATION DATE: NOVEMBER 30, 2024
2100 MANCHESTER ROAD, SUITE 203,
WHEATON, ILLINOIS 60187
(630) 668-7603

Rev	Date	Description	By
1	5/17/22	ADDED CROSS ACCESS EASEMENT	BC
2	9/16/22	ADDRESSED CITY COMMENTS 9-9-2022	BC
3	2/13/23	REVISED CERTIFICATIONS	BC
4	2/22/23	REVISED PER COMMENTS	BC
5	3/6/23	REVISED PER COMMENTS	BC

WEBSTER, McGRATH & AHLBERG LTD.
WMA
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
Over a Century of Service to our Clients
2100 Manchester Road, Building A, Suite 203 Wheaton, Illinois 60187
ph: (630)668-7603 web: www.wmaltd.com
Design Firm License No. 184-003101

PLAT OF SUBDIVISION

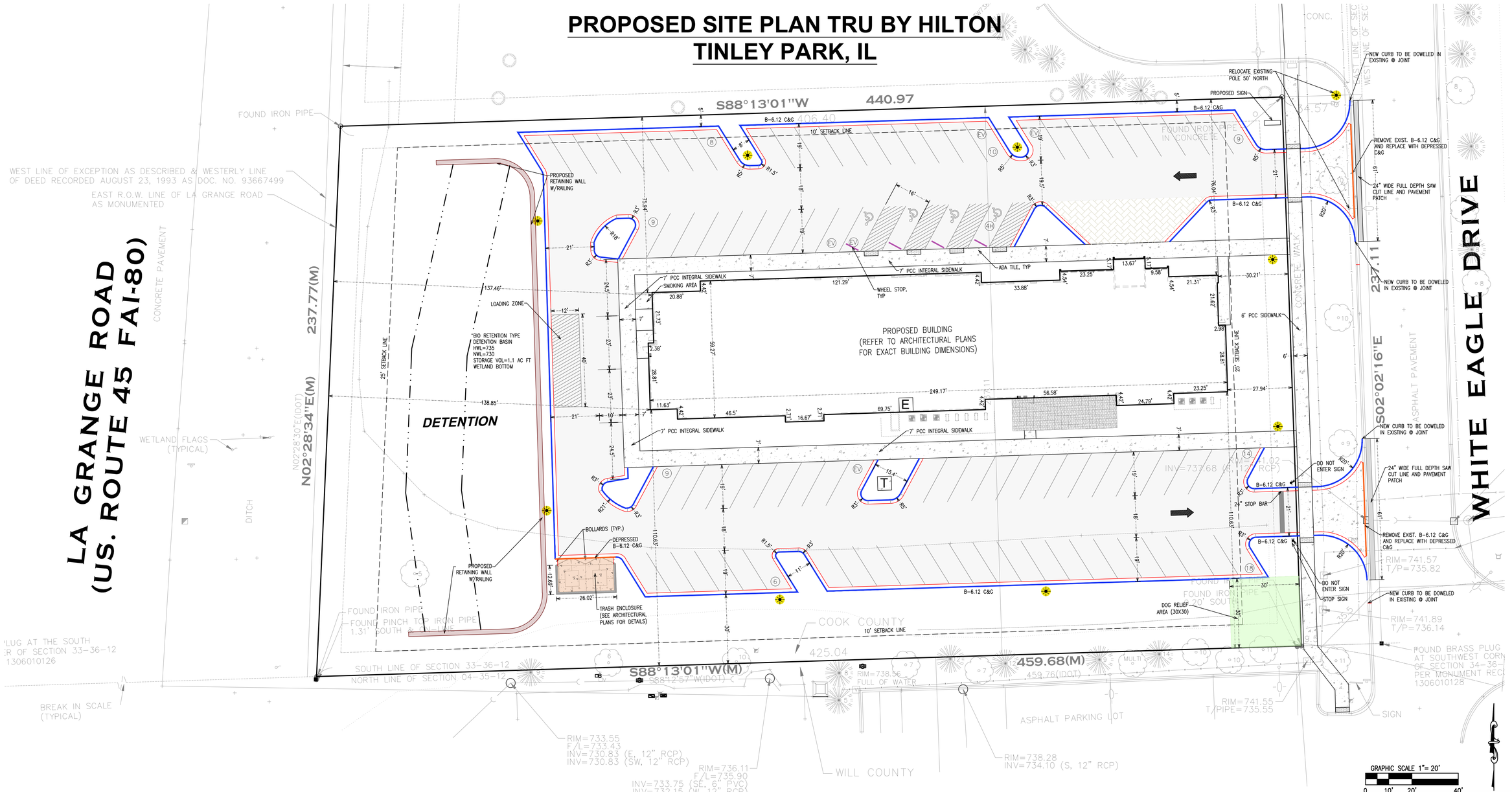
LOCATION:
18301 LAGRANGE ROAD
TINLEY PARK, IL 60477

PREPARED FOR:
HEIDNER PROPERTIES, INC.
5277 TRILLIUM BLVD.
HOFFMAN ESTATES, IL 60192
T: 248.496.2323

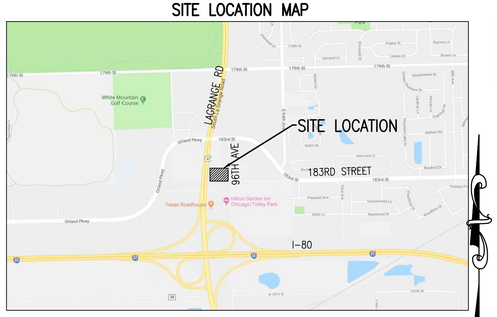
JOB #:	DATE:	SCALE:
44578	04-27-2022	1"=80'
SURV: BC	DRAWN: BC	DESIGN:
FILE #: COOK CO. 33-36-12		SHEET #: 3 of 3

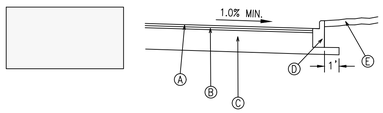
$FILE1$

PROPOSED SITE PLAN TRU BY HILTON
TINLEY PARK, IL



SITE LOCATION MAP





A 2" BITUMINOUS CONCRETE SURFACE COURSE, HOT MIX ASPHALT, MIX. C, N50
B 3.0" BITUMINOUS CONCRETE BINDER COURSE, HOT MIX ASPHALT, IL19, N50
C 12" CRUSHED AGGREGATE SUB-BASE, TY. B.
D CONC. CURB & GUTTER, TYPE B-6.12
E 6" TOP SOIL AND SEEDING

PAVEMENT SECTION



72 13/16"
For 6' sections using 2" posts
(Actual Panel size is 71")
(Center to Center post distance is 1 3/16" wider than panel)

MANUFACTURER: ACTIVE YARDS
MODEL: BEDROCK HOME SERIES
PANEL SIZE: 4' TALL x 6' WIDE
COLOR: BLACK

4' ORNAMENTAL ALUMINUM FENCE
NOT TO SCALE

GRAPHIC SCALE 1"= 20'
0 10' 20' 40'

ZONING ANALYSIS TABLE		
Zoning	B-3	
HOTEL USE ALLOWED	Yes	
BUILDING HEIGHT		
TOTAL LAND AREA	98,570	S.F.
	2.26	AC
BUILDING AREA	13,977	S.F.
	0.32	AC
LOT COVERAGE		
BUILDING AREA	13,977	
PAVEMENT	34,954	S.F.
SIDEWALK/PATIO	5,441	S.F.
TRASH ENCLOSURE	394	S.F.
TOTAL IMPERVIOUS AREA	54,766	S.F.
	55.6%	
GREEN SPACE	43,804	S.F.
	44.4%	
PARKING		
122 ROOMS @ 0.68 STALL/ROOM	83	STALLS
EMPLOYEES	8	STALLS
TOTAL REQUIRED	91	STALLS
TOTAL PROVIDED	91	STALLS

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SITE PLAN

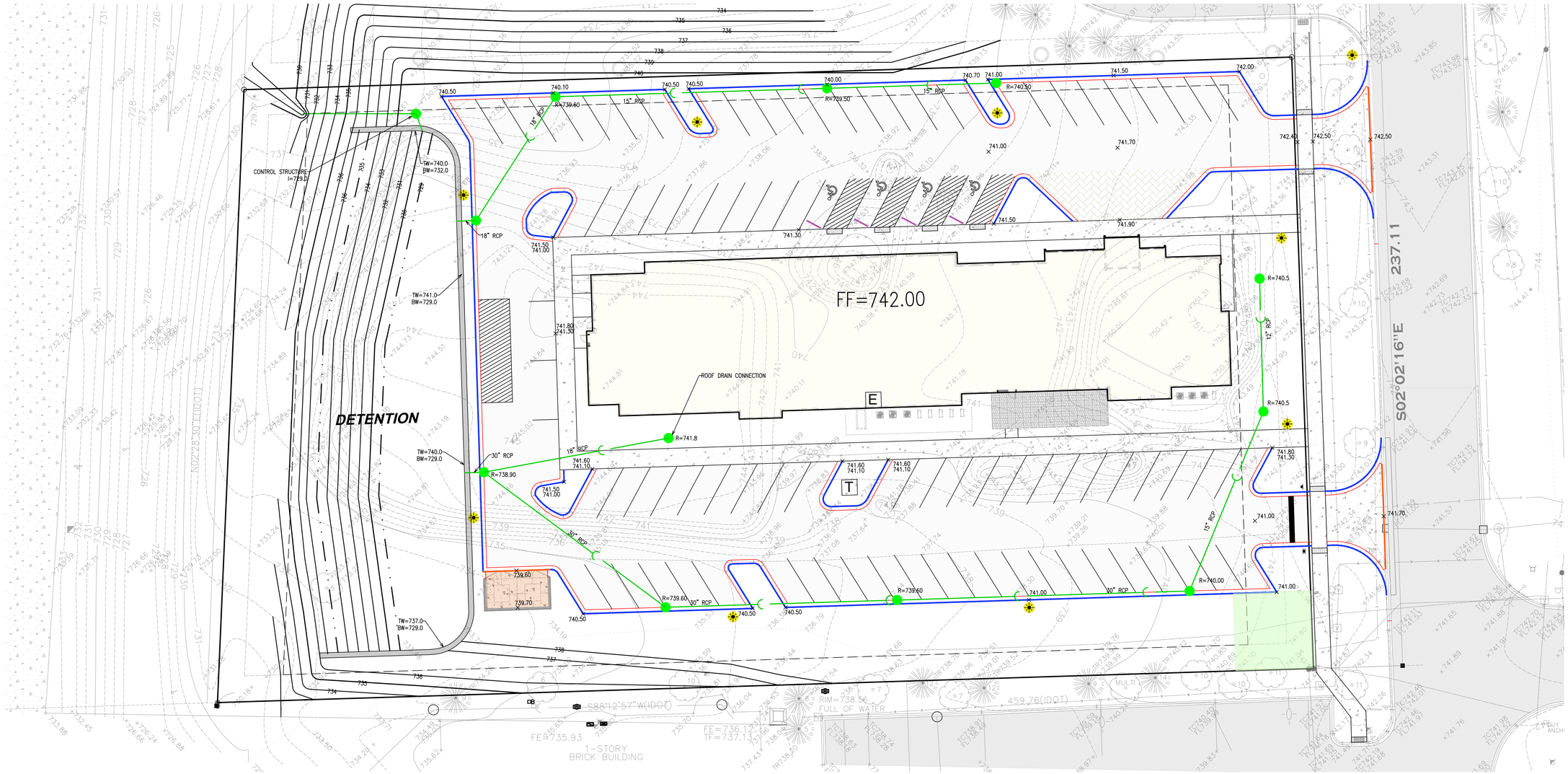
TRU BY HILTON
TINLEY PARK, IL

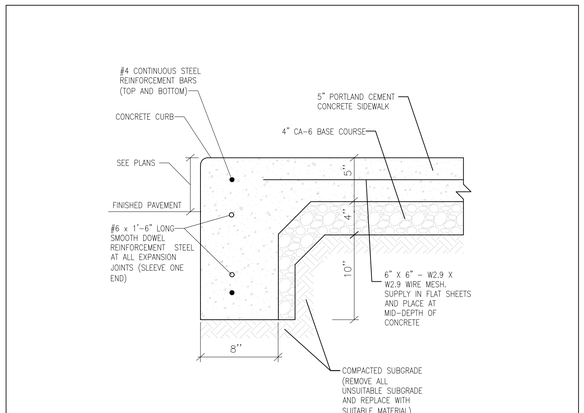
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NAPERVILLE, IL 60563

APRIL 3, 2025
JOB: 20-024

SHEET:
C1
1 OF 4

ZONING ANALYSIS TABLE		
ZONING	**B-3**	
HOTEL USE ALLOWED	Yes	
BUILDING HEIGHT	52' - 10 1/4"	
TOTAL LAND AREA	98,570	S.F.
	2.26	AC
BUILDING AREA		
122 ROOM TRU-HILTON	13,977	S.F.
	0.32	AC
LOT COVERAGE		
PAVEMENT	34,954	S.F.
TRU-HILTON	13,977	S.F.
SIDEWALK/PATIO	5,368	S.F.
TRASH ENCLOSURES	321	S.F.
TOTAL IMPERVIOUS AREA	**54,620**	**S.F.**
	55.41%	
GREEN SPACE	**43,950**	**S.F.**
	44.59%	
PARKING		
TRU-HILTON		
122 ROOMS	122	STALLS
EMPLOYEES - 8	8	STALLS
TOTAL REQUIRED	130	STALLS
TOTAL PROVIDED	**91**	**STALLS**
PARKING STALL SIZE	9' x 18.5'	FEET
DRIVING AISLE WIDTH, MIN	18	FEET
Angled Parking		
FAR CALCULATIONS		
TOTAL SITE AREA	98,570	S.F.
TRU-HILTON	13,977	S.F.
FAR	14.18%	
SETBACKS		
FRONT	25	FEET
REAR	25	FEET
SIDES	10	FEET





ACE DETAIL

MONOLITHIC CURB/SIDEWALK DETAIL
N.T.S.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS AND THE SUBDIVISION ORDINANCES FOR THE VILLAGE OF TINLEY PARK.
2. ALL SANITARY SEWERS SHALL BE PVC PIPE, TYPICALLY ASTM D-3034, SDR 26, 8" DIAMETER, UNLESS NOTED OTHERWISE.
3. ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE ASTM C-76, SIZES TO BE DETERMINED AT TIME OF FINAL ENGINEERING.
4. ALL WATER MAIN TO BE DUCTILE IRON PIPE, CLASS 52. SIZE TO BE 8" DIAMETER UNLESS NOTED OTHERWISE. DEPTH 5'-6" FROM FINISHED SURFACE ELEVATION.
5. A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHALL BE MAINTAINED BETWEEN ALL WATER MAINS AND STORM/SANITARY SEWERS & STRUCTURES.
6. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE TO BE VERIFIED PRIOR TO FINAL ENGINEERING AND SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
7. PROPOSED ELEVATIONS AND GRADING, PROPOSED UTILITY SIZES AND LOCATIONS, AS WELL AS PROPOSED SECTIONS AND DETAILS SHOWN HEREIN ARE SCHEMATIC AND PRELIMINARY IN NATURE AND ARE SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING.
8. APPROPRIATE EASEMENTS FOR ALL UTILITIES WILL BE PROVIDED AT THE TIME OF FINAL ENGINEERING AND SHALL BE REFLECTED ON THE PLAT.
9. UTILITY EASEMENTS FOR SEWERS AND WATER MAIN OUTSIDE OF PUBLIC R.O.W. ARE TO BE PROVIDED AS WELL AS STORM WATER MANAGEMENT EASEMENTS FOR STORM WATER MANAGEMENT FACILITIES.
10. ALL SIDEWALKS ARE TO BE CONCRETE AND HAVE RAMPS AT INTERSECTIONS WITH CURBS TO MEET THE MOST RESTRICTIVE ADA CODE REQUIREMENTS.

LEGEND

PROPOSED	DESCRIPTION	EXISTING
C	STORM SEWER	C
8W	WATER MAIN WITH SIZE	W
	SANITARY SEWER	
	RIGHT-OF-WAY	
42	CONTOUR	701
+43.2	SPOT GRADE	+701.30
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	FIRE HYDRANT	
	BUFFALO BOX	
	GATE VALVE W/VAULT	
	STREET LIGHT	
	STREET LIGHT W/MAST	
	OVERFLOW DIRECTION	
	CURB	
XX XX XX	SILT FENCE	
	ROAD SIGN	
E	ELECTRIC	E
G	GAS	G
	UTILITY POLE	
	DEPRESSED CURB FOR RAMP/DRIVEWAY	
TF	TOP OF FOUNDATION	
TD	TOP OF CURB, DEPRESSED	
TW, BW	TOP WALL, BOTTOM OF WALL	
R=	RIM FOR STRUCTURES	
R	RISER FOR SANITARY SERVICE	
HWL/NWL	HIGH/NORMAL WATER LEVEL	
CO	CLEAN OUT	
FDC	FIRE DEPARTMENT CONNECTION	

N

GRAPHIC SCALE 1"= 20'
0 10' 20' 40'

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PRELIMINARY GRADING AND DRAINAGE PLAN

TRU BY HILTON
TINLEY PARK, IL

SUPERHOST ENTERPRISE
1823 ABRITER COURT
NAPERVILLE, IL 60563

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3 OF 4

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS AND THE SUBDIVISION ORDINANCES FOR THE VILLAGE OF TINLEY PARK.
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7. PROPOSED ELEVATIONS AND GRADING, PROPOSED UTILITY SIZES AND LOCATIONS, AS WELL AS PROPOSED SECTIONS AND DETAILS SHOWN HEREIN ARE SCHEMATIC AND PRELIMINARY IN NATURE AND ARE SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING.
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REMARKS | DATE | NO.

ADVANTAGE
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PRELIMINARY UTILITY PLAN
SANITARY & WATER MAIN PLAN

TRU BY HILTON
TINLEY PARK, IL

SUPERHOST ENTERPRISE
1823 ABRITER COURT
NAPERVILLE, IL 60563

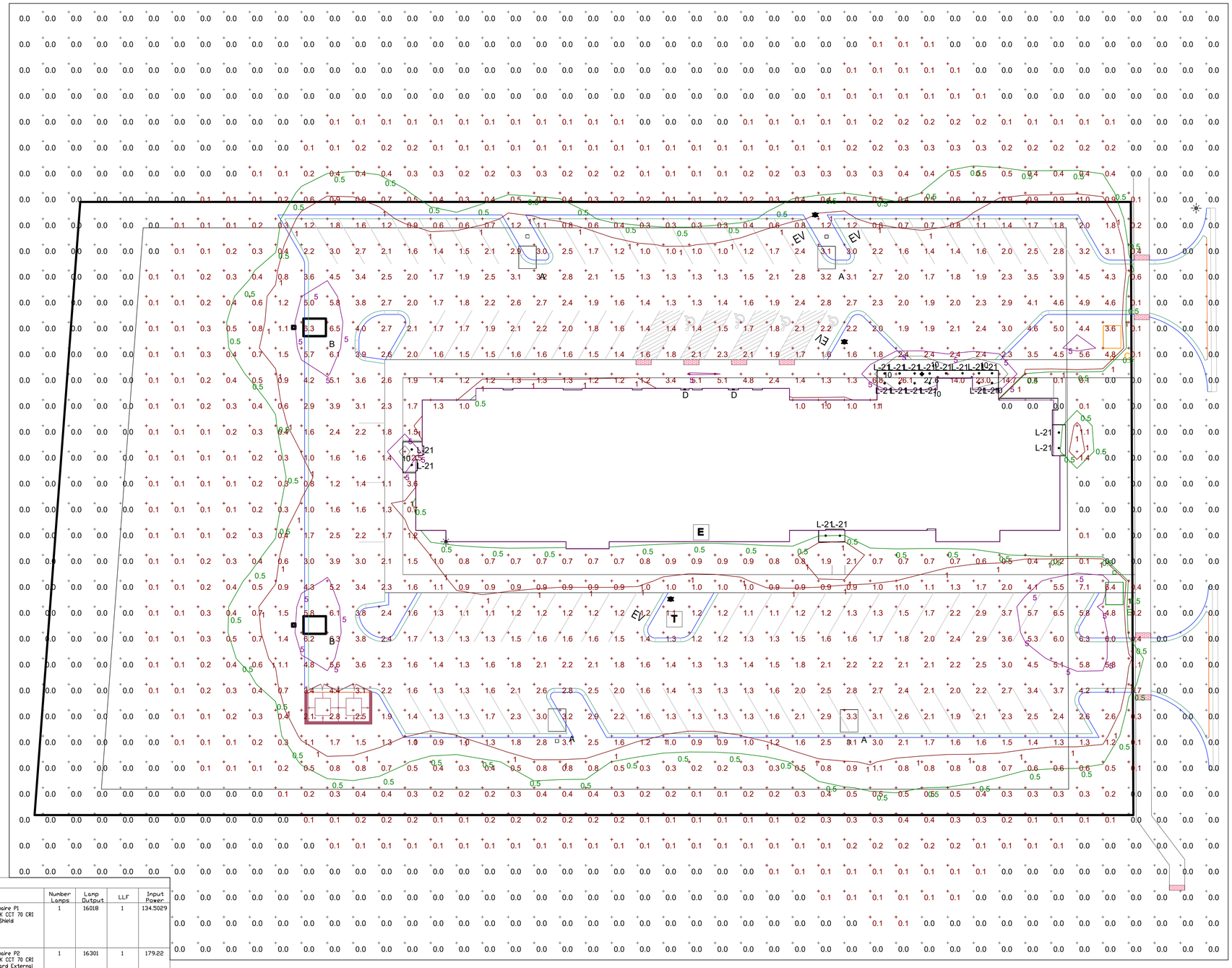
APRIL 3, 2025
JOB: 20-024

SHEET:
C4
4 OF 4

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Luminaire Locations

Label	MH
A	25.00
A	25.00
A	25.00
A	25.00
B	25.00
B	25.00
C	25.00
D	8.33
D	8.33
E	25.00
L-21	10.45
L-21	10.45
L-21	10.45
L-21	10.45
L-21	10.45
L-21	10.45
L-21	10.45
L-21	10.45
L-21	10.45
L-21	10.45
L-21	8.55
L-21	8.55
L-21	9.60
L-21	9.60
L-21	8.60
L-21	8.60



Description

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	A		4	Lithonia Lighting	DSX2 LED P1 30K 70CRI TFTM HS	D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Forward Throw Houseside Shield	1	16018	1	134.5029
	B		2	Lithonia Lighting	DSX2 LED P2 30K 70CRI T3LG EGS-F	D-Series Size 2 Area Luminaire P2 Performance Package 3000K CCT 70 CRI Type 3 Low G Rating Forward External Glare Shield	1	16301	1	179.22
	C		1	Lithonia Lighting	DSX2 LED P1 30K 70CRI RCCO	D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Right Corner Cutoff Extreme Backlight Control	1	13718	1	134.5
	E		1	Lithonia Lighting	DSX2 LED P2 30K 70CRI LCCO	D-Series Size 2 Area Luminaire P2 Performance Package 3000K CCT 70 CRI Left Corner Cutoff Extreme Backlight Control	1	17552	1	179.22
	L-21		20	Lithonia Lighting	LDN6 30/10 LD6WR	6IN LDN, 3000K, 1000LM, WHITE, CRI80	1	859	1	10.44
	D		2	Lithonia Lighting	WPX1 LED P1 30K MVolt	WPX1 LED wallpack 1500lm 3000K color temperature 120-277 Volts	1	1537	1	11.49

1 SITE PLAN PHOTOMETRIC
SCALE 1" = 20'-0"

ARCHITECTURAL GROUP III
201 S. Nappanee St. Elkhart Indiana 46514-1953 • 574/293-0008
architecturalgroup3.com

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GARY L. FRANK NO. 001-013853 REGISTERED ARCHITECT STATE OF ILLINOIS
02/03/25

by HILTON

JOB TITLE

TRU BY HILTON

HILTON PROJECT CODE 16-740ND
FACILITY # 52093, INN CODE MDWTRU
TINLEY PARK, IL
A NEW 122 ROOM HOTEL

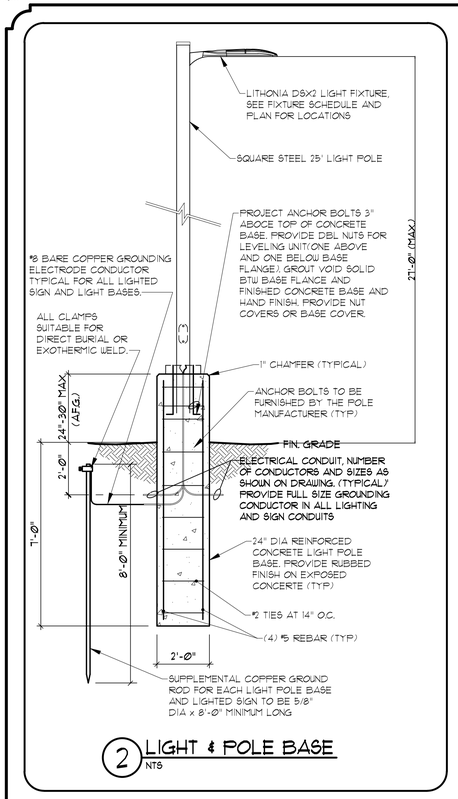
JOB NO.
22134

DATE
12/16/24

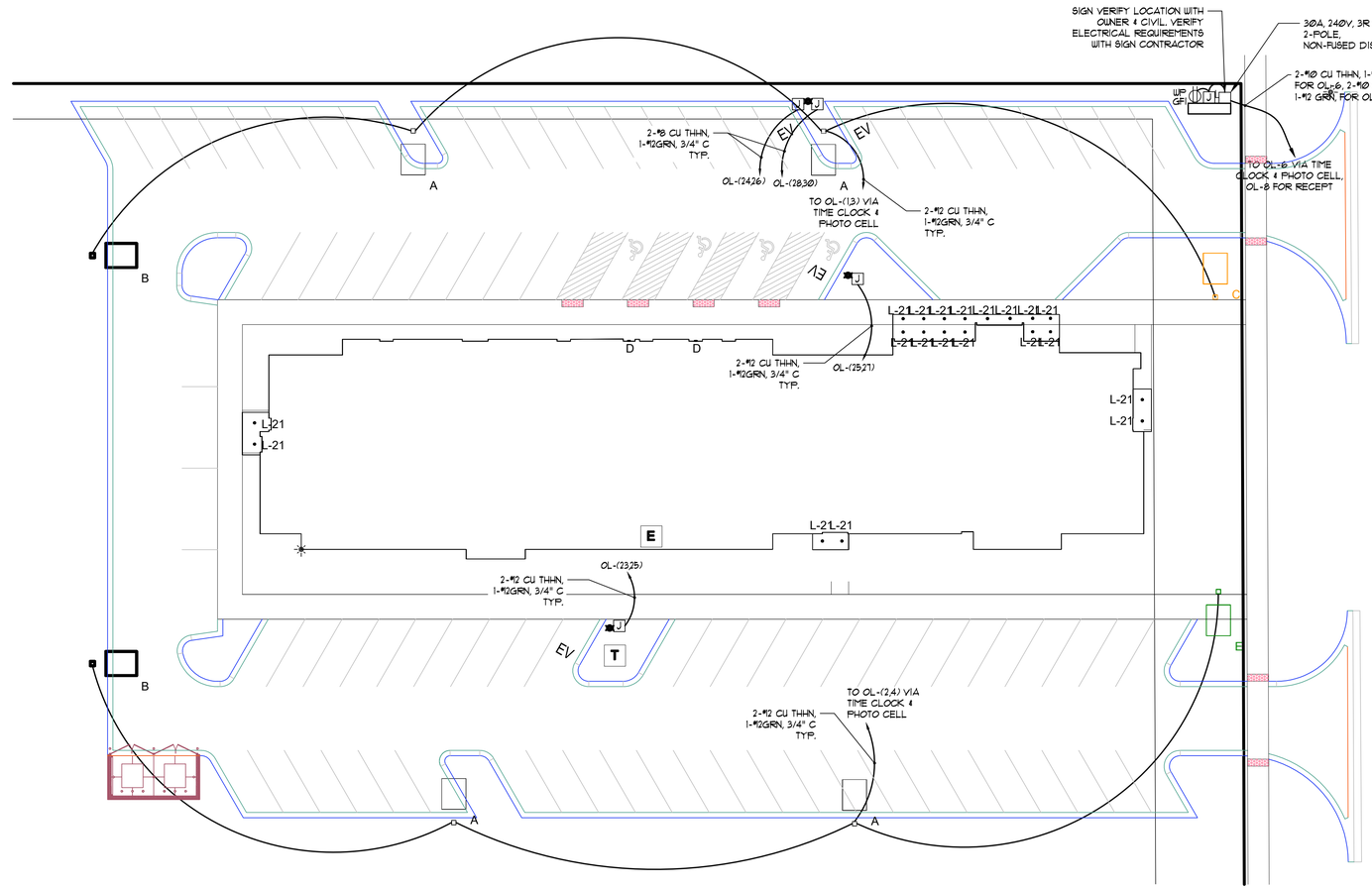
REVISIONS
1 02/03/25
2 02/14/25

SHEET NO.
E1.0a
SITE PLAN PHOTOMETRICS

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2 LIGHT & POLE BASE
NTS



NORTH 1 SITE PLAN LIGHITNG
SCALE 1" = 30'-0"

Description

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	A		4	Lithonia Lighting	DSX2 LED P1 30K 70CRI TFTM HS	D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Forward Throw Houseside Shield	1	16018	1	134.5029
	B		2	Lithonia Lighting	DSX2 LED P2 30K 70CRI T3LG EGS-F	D-Series Size 2 Area Luminaire P2 Performance Package 3000K CCT 70 CRI Type 3 Low G Rating Forward External Glare Shield	1	16301	1	179.22
	C		1	Lithonia Lighting	DSX2 LED P1 30K 70CRI RCCO	D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Right Corner Cutoff Extreme Backlight Control	1	13718	1	134.5
	E		1	Lithonia Lighting	DSX2 LED P2 30K 70CRI LCCO	D-Series Size 2 Area Luminaire P2 Performance Package 3000K CCT 70 CRI Left Corner Cutoff Extreme Backlight Control	1	17552	1	179.22
	L-21		20	Lithonia Lighting	LDN6 30/10 LO6WR	6IN LDN, 3000K, 1000LM, WHITE, CRI80	1	859	1	10.44
	D		2	Lithonia Lighting	WPX1 LED P1 30K Mvolt	WPX1 LED wallpack 1500lm 3000K color temperature 120-277 Volts	1	1537	1	11.49

STATE OF ILLINOIS
GARY L. FRANK
NO. 001-013853
REGISTERED ARCHITECT
02/03/25

ARCHITECTURAL GROUP III
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JOB TITLE

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HILTON PROJECT CODE 16-740ND
FACILITY # 52093, INN CODE MDWTRU
TINLEY PARK, IL
A NEW 122 ROOM HOTEL

JOB NO.
22134

DATE
12/16/24

REVISIONS
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2 02/14/25

SHEET NO.
E1.0
SITE PLAN LIGHTING

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D-Series Size 2
LED Area Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

d-series

Specifications

EPA: 1.06 ft² (0.10 m²)

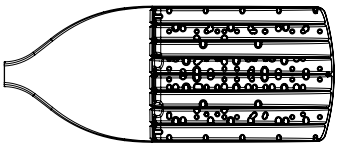
Length: 40.59" (103.1 cm)

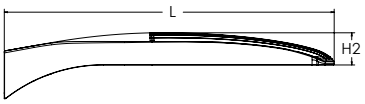
Width: 16.76" (42.6 cm)

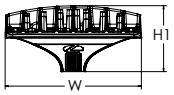
Height H1: 8.11" (20.6 cm)

Height H2: 3.96" (10.1 cm)

Weight: 46 lbs (20.9 kg)







Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of up to 80% vs. 1000W HID and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX2 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

Series	LEDs	Color temperature [2]	Color Rendering Index [2]	Distribution		Voltage	Mounting
DSX2 LED	**Forward optics**	(this section 70CRI only)		AFR Automotive front row	T5M Type V medium	MVOLT (120V-277V) [4]	**Shipped included**
	P1 P5	30K 3000K	70CRI	T1S Type I short	T5LG Type V low glare	HVOLT (347V-480V) [5,6]	SPA Square pole mounting (#8 drilling)
	P2 P6	40K 4000K	70CRI	T2M Type II medium	T5W Type V wide	XVOLT (277V - 480V) [7,8]	RPA Round pole mounting (#8 drilling)
	P3 P7	50K 5000K	70CRI	T3M Type III medium	BLC3 Type III backlight control [3]	120 [16,26]	SPA5 Square pole mounting #5 drilling [9]
	P4 P8	(this section 80CRI only, extended lead times apply)		T3LG Type III low glare [3]	BLC4 Type IV backlight control [3]	208 [16,26]	RPA5 Round pole mounting #5 drilling [9]
	Rotated optics	27K 2700K	80CRI	T4M Type IV medium	LCCO Left corner cutoff [3]	240 [16,26]	SPA8N Square narrow pole mounting #8 drilling
	P10 [1] P13 [1]	30K 3000K	80CRI	T4LG Type IV low glare [3]	RCCO Right corner cutoff [3]	277 [16,26]	WBA Wall bracket [10]
	P11 [1] P14 [1]	35K 3500K	80CRI	TFTM Forward throw medium		347 [16,26]	MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
	P12 [1]	40K 4000K	80CRI			480 [16,26]	
		50K 5000K	80CRI				

Control options

Shipped installed

NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient senso, 8-40' mounting height, ambient sensor enabled at 2fc. [11,12,20,21]
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [13,20,21]
PER	NEMA twist-lock receptacle only (controls ordered separate) [14]
PER5	Five-pin receptacle only (controls ordered separate) [14,21]
PER7	Seven-pin receptacle only (controls ordered separate) [14,21]
FAO	Field adjustable output [15,21]
BL30	Bi-level switched dimming, 30% [16,21]
BL50	Bi-level switched dimming, 50% [16,21]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [17]
DS	Dual switching [18,19,21]

Other options

Shipped installed

SPD20KV	20KV surge protection
HS	Houseside shield (black finish standard) [22]
L90	Left rotated optics [1]
R90	Right rotated optics [1]
CCE	Coastal Construction [23]
HA	50°C ambient operation [24]
BAA	Buy America(n) Act Compliant
SF	Single fuse (120, 277, 347V) [26]
DF	Double fuse (208, 240, 480V) [26]
3G	Vibration rated for 3G [27]

Shipped separately

EGSR	External Glare Shield (reversible, field install required, matches housing finish)
BSDB	Bird Spikes (field install required)

Finish *(required)*

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

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Ordering Information

Accessories

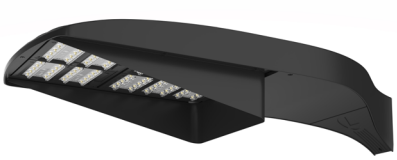
Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [25]
DSHORT SBK	Shorting cap [25]
DSX2HS P#	House-side shield (enter package number 1-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX1EGSR (FINISH)	External glare shield (specify finish)
DSX2BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

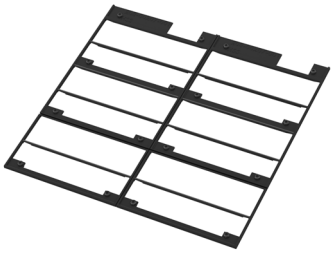
NOTES

1 Rotated optics available with packages P10, P11, P12, P13 and P14. Must be combined with option L90 or R90.
2 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6 HVOLT not available with package P10 when combined with option NLTAIR2 PIRHN or option PIR.
7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8 XVOLT not available in package P10. XVOLT not available with fusing (SF or DF).
9 SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10 WBA cannot be combined with Type 5 distributions plus photocell (PER).
11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this link
12 NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P10 using HVOLT. NLTAIR2 PIRHN not available with P10 using XVOLT.
13 PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO BL30, BL50, DMG and DS. PIR not available with P10 using HVOLT. PIR not available with P10 using XVOLT.
14 14) PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120, 277 or 347V. Consult tech support for 208, 240 or 480V.
17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
18 DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
19 DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads on P1, P2, P3, P4, P5 (2 drivers). Note: Provides 60/40 operation using (2) different sets of leads on P6, P7, P8, P9, P10, P11, P12, P13, P14 (3 drivers).
20 Reference Motion Sensor Default Settings table on page 4 to see functionality.
21 Reference Controls Options table on page 4.
22 HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
23 CCE option not available with option BS and EGSR. Contact Technical Support for availability.
24 Option HA not available with performance packages P5, P6, P7, P8, P13 and P14.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
26 Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).
27 Option 3G for use with (MA) mast arm mount only when 3G vibration is required.

Shield Accessories



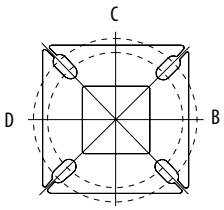
External Glare Shield (EGSR)



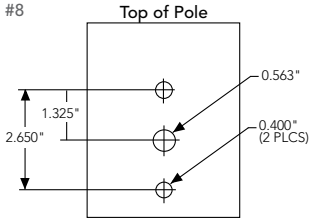
House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION



Template #8



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
		Minimum Acceptable Outside Pole Dimension					
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX2 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

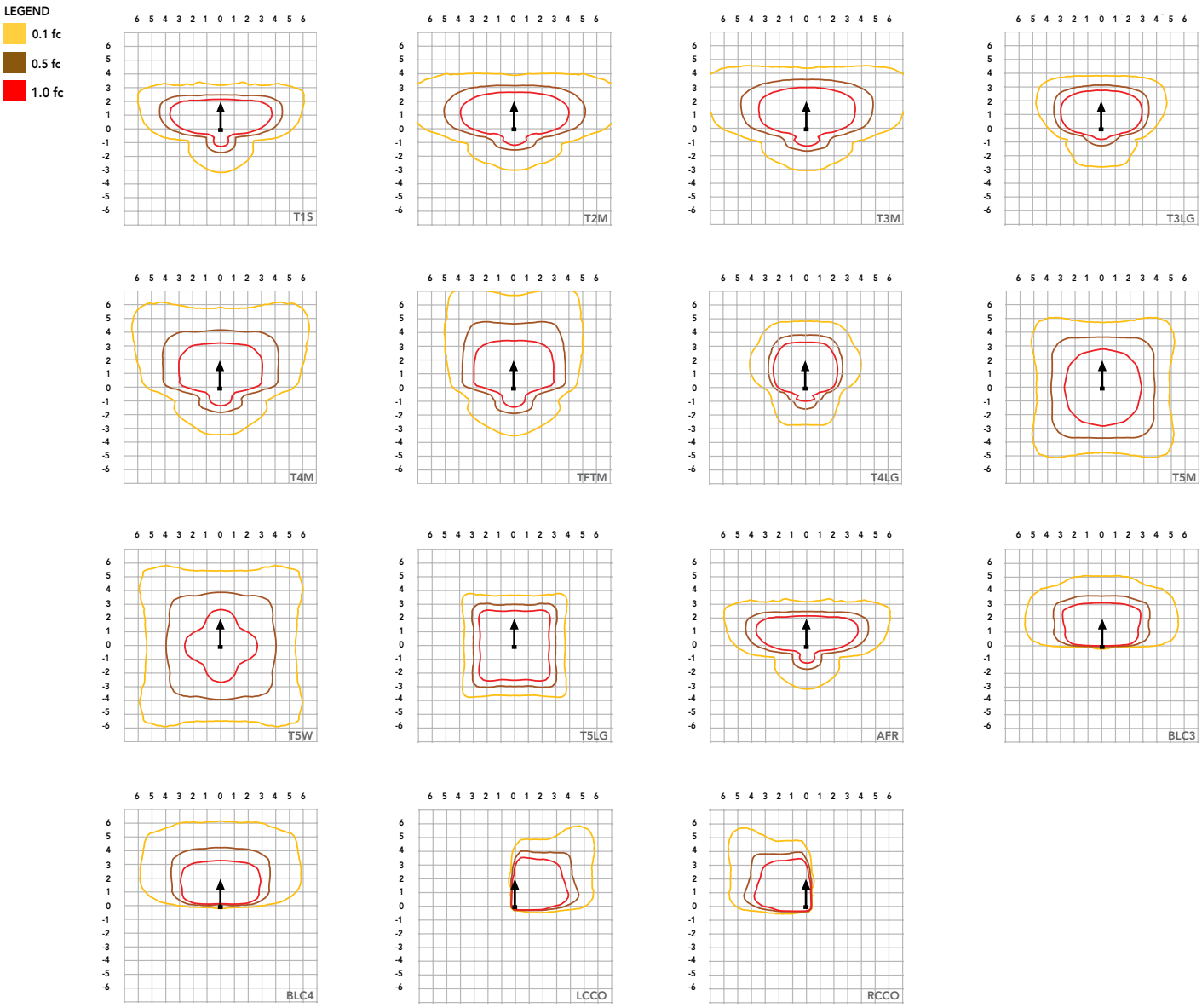
Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX2 with SPA	1.06	2.12	1.84	2.32	---	2.33
DSX2 with SPA5, SPA8N	1.07	2.14	1.90	2.43	---	2.44
DSX2 with RPA, RPA5	1.07	2.14	1.90	2.43	2.31	2.44
DSX2 with MA	1.20	2.40	2.12	3.00	2.92	3.00

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Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

Isofootcandle plots for the DSX2 LED P8 40K 70CRI. Distances are in units of mounting height (40').



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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.03
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.82

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use published values for each package based on input watts and lumens by optic type.

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A) 120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	80	530	135	1.12	0.65	0.56	0.49	0.39	0.28
	P2	80	700	181	1.49	0.86	0.75	0.65	0.52	0.37
	P3	80	850	222	1.83	1.05	0.91	0.79	0.63	0.46
	P4	80	1050	277	2.27	1.31	1.14	0.98	0.79	0.57
	P5	80	1250	333	2.72	1.57	1.36	1.18	0.94	0.68
	P6	100	1050	345	2.85	1.64	1.42	1.23	0.98	0.71
	P7	100	1250	414	3.41	1.97	1.70	1.48	1.18	0.85
	P8	100	1400	466	3.85	2.22	1.93	1.67	1.33	0.96
Rotated Optics (Requires L90 or R90)	P10	90	530	152	1.27	0.73	0.63	0.55	0.44	0.32
	P11	90	700	203	1.69	0.97	0.84	0.73	0.58	0.42
	P12	90	850	249	2.06	1.19	1.03	0.89	0.71	0.52
	P13	90	1200	358	2.95	1.70	1.47	1.28	1.02	0.74
	P14	90	1400	421	3.46	2.00	1.73	1.50	1.20	0.87

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

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Performance Data

Lumen Output

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Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	135W	80	530	T1S	19,946	2	0	3	148	20,787	2	0	3	155	21,192	2	0	3	158
				T2M	18,477	3	0	4	137	19,256	3	0	4	143	19,632	3	0	4	146
				T3M	18,691	3	0	5	139	19,480	3	0	5	145	19,859	3	0	5	148
				T3LG	16,696	2	0	2	124	17,400	2	0	2	129	17,740	2	0	2	132
				T4M	18,970	3	0	5	141	19,770	3	0	5	147	20,155	3	0	5	150
				T4LG	17,253	2	0	2	128	17,981	2	0	2	134	18,331	2	0	2	136
				TFTM	19,101	3	0	5	142	19,907	3	0	5	148	20,295	3	0	5	151
				T5M	19,517	5	0	3	145	20,341	5	0	3	151	20,737	5	0	3	154
				T5W	19,834	5	0	3	147	20,670	5	0	3	154	21,073	5	0	3	157
				T5LG	19,574	4	0	2	146	20,400	4	0	2	152	20,797	4	0	2	155
				BLC3	13,595	0	0	3	101	14,169	0	0	3	105	14,445	0	0	3	107
				BLC4	14,042	0	0	4	104	14,634	0	0	4	109	14,919	0	0	4	111
				RCCO	13,718	1	0	3	102	14,297	1	0	3	106	14,576	1	0	3	108
				LCCO	13,718	1	0	3	102	14,297	1	0	3	106	14,576	1	0	3	108
				AFR	19,946	2	0	3	148	20,787	2	0	3	155	21,192	2	0	3	158
P2	179W	80	700	T1S	25,520	3	0	3	142	26,597	3	0	3	148	27,116	3	0	3	151
				T2M	23,641	3	0	5	132	24,638	3	0	5	137	25,118	3	0	5	140
				T3M	23,915	3	0	5	133	24,924	3	0	5	139	25,410	3	0	5	142
				T3LG	21,363	3	0	3	119	22,264	3	0	3	124	22,698	3	0	3	127
				T4M	24,272	3	0	5	135	25,296	3	0	5	141	25,789	3	0	5	144
				T4LG	22,075	3	0	3	123	23,006	3	0	3	128	23,455	3	0	3	131
				TFTM	24,440	3	0	5	136	25,471	3	0	5	142	25,967	3	0	5	145
				T5M	24,972	5	0	3	139	26,026	5	0	3	145	26,533	5	0	4	148
				T5W	25,377	5	0	4	142	26,448	5	0	4	148	26,963	5	0	4	150
				T5LG	25,045	4	0	2	140	26,101	4	0	2	146	26,610	4	0	2	148
				BLC3	17,395	0	0	4	97	18,129	0	0	4	101	18,482	0	0	4	103
				BLC4	17,966	0	0	4	100	18,724	0	0	5	104	19,089	0	0	5	107
				RCCO	17,552	1	0	4	98	18,293	1	0	4	102	18,649	1	0	4	104
				LCCO	17,552	1	0	4	98	18,293	1	0	4	102	18,649	1	0	4	104
				AFR	25,520	3	0	3	142	26,597	3	0	3	148	27,116	3	0	3	151
P3	219W	80	850	T1S	30,127	3	0	4	137	31,398	3	0	4	143	32,010	3	0	4	146
				T2M	27,908	3	0	5	127	29,085	3	0	5	133	29,652	3	0	5	135
				T3M	28,232	3	0	5	129	29,423	3	0	5	134	29,996	3	0	5	137
				T3LG	25,218	3	0	3	115	26,282	3	0	3	120	26,794	3	0	3	122
				T4M	28,652	3	0	5	131	29,861	3	0	5	136	30,443	3	0	5	139
				T4LG	26,059	3	0	3	119	27,159	3	0	3	124	27,688	3	0	3	126
				TFTM	28,851	3	0	5	132	30,068	3	0	5	137	30,654	3	0	5	140
				T5M	29,479	5	0	4	134	30,723	5	0	4	140	31,322	5	0	4	143
				T5W	29,957	5	0	4	137	31,221	5	0	4	142	31,830	5	0	4	145
				T5LG	29,565	4	0	2	135	30,812	5	0	2	140	31,413	5	0	2	143
				BLC3	20,535	0	0	4	94	21,401	0	0	4	98	21,818	0	0	4	99
				BLC4	21,209	0	0	5	97	22,104	0	0	5	101	22,534	0	0	5	103
				RCCO	20,720	1	0	4	94	21,594	1	0	4	98	22,015	1	0	4	100
				LCCO	20,720	1	0	4	94	21,594	1	0	4	98	22,015	1	0	4	100
				AFR	30,127	3	0	4	137	31,398	3	0	4	143	32,010	3	0	4	146
P4	273W	80	1050	T1S	35,879	3	0	4	132	37,392	3	0	4	137	38,121	3	0	4	140
				T2M	33,236	3	0	5	122	34,638	3	0	5	127	35,313	3	0	5	130
				T3M	33,622	3	0	5	123	35,040	3	0	5	129	35,723	3	0	5	131
				T3LG	30,033	3	0	4	110	31,300	3	0	4	115	31,910	3	0	4	117
				T4M	34,123	3	0	5	125	35,562	3	0	5	130	36,255	3	0	5	133
				T4LG	31,035	3	0	4	114	32,344	3	0	4	119	32,974	3	0	4	121
				TFTM	34,359	3	0	5	126	35,808	3	0	5	131	36,506	3	0	5	134
				T5M	35,108	5	0	4	129	36,589	5	0	4	134	37,302	5	0	4	137
				T5W	35,677	5	0	4	131	37,182	5	0	5	136	37,907	5	0	5	139
				T5LG	35,209	5	0	3	129	36,695	5	0	3	135	37,410	5	0	3	137
				BLC3	24,456	0	0	4	90	25,487	0	0	4	93	25,984	0	0	5	95
				BLC4	25,258	0	0	5	93	26,324	0	0	5	97	26,837	0	0	5	98
				RCCO	24,676	1	0	4	91	25,717	1	0	4	94	26,218	1	0	4	96
				LCCO	24,676	1	0	4	91	25,717	1	0	4	94	26,218	1	0	4	96
				AFR	35,879	3	0	4	132	37,392	3	0	4	137	38,121	3	0	4	140

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	327W	80	1250	T1S	41,149	3	0	4	126	42,885	3	0	4	131	43,721	3	0	4	134
				T2M	38,118	4	0	5	117	39,727	4	0	5	122	40,501	4	0	5	124
				T3M	38,561	3	0	5	118	40,187	3	0	5	123	40,971	3	0	5	125
				T3LG	34,445	3	0	4	105	35,898	3	0	4	110	36,598	3	0	4	112
				T4M	39,135	3	0	5	120	40,786	3	0	5	125	41,581	3	0	5	127
				T4LG	35,594	3	0	4	109	37,095	3	0	4	114	37,818	3	0	4	116
				TFTM	39,406	3	0	5	121	41,069	3	0	5	126	41,869	3	0	5	128
				T5M	40,265	5	0	4	123	41,964	5	0	4	128	42,782	5	0	5	131
				T5W	40,918	5	0	5	125	42,644	5	0	5	131	43,475	5	0	5	133
				T5LG	40,382	5	0	3	124	42,085	5	0	3	129	42,906	5	0	3	131
				BLC3	28,048	0	0	5	86	29,231	0	0	5	90	29,801	0	0	5	91
				BLC4	28,969	0	0	5	89	30,191	0	0	5	92	30,779	0	0	5	94
				RCCO	28,301	2	0	5	87	29,495	2	0	5	90	30,070	2	0	5	92
				LCCO	28,301	2	0	5	87	29,495	2	0	5	90	30,070	2	0	5	92
				AFR	41,149	3	0	4	126	42,885	3	0	4	131	43,721	3	0	4	134
P6	342W	100	1050	T1S	45,968	3	0	4	135	47,907	3	0	5	140	48,841	3	0	5	143
				T2M	42,582	4	0	5	125	44,379	4	0	5	130	45,244	4	0	5	132
				T3M	43,076	4	0	5	126	44,894	4	0	5	131	45,769	4	0	5	134
				T3LG	38,479	3	0	4	113	40,102	3	0	4	117	40,884	3	0	4	120
				T4M	43,719	4	0	5	128	45,563	4	0	5	133	46,451	4	0	5	136
				T4LG	39,762	3	0	4	116	41,439	3	0	4	121	42,247	3	0	4	124
				TFTM	44,021	3	0	5	129	45,878	4	0	5	134	46,772	4	0	5	137
				T5M	44,980	5	0	5	132	46,878	5	0	5	137	47,792	5	0	5	140
				T5W	45,710	5	0	5	134	47,638	5	0	5	139	48,566	5	0	5	142
				T5LG	45,111	5	0	3	132	47,014	5	0	3	138	47,930	5	0	3	140
				BLC3	31,333	0	0	5	92	32,655	0	0	5	96	33,291	0	0	5	97
				BLC4	32,361	0	0	5	95	33,726	0	0	5	99	34,384	0	0	5	101
				RCCO	31,615	2	0	5	93	32,949	2	0	5	96	33,591	2	0	5	98
				LCCO	31,615	2	0	5	93	32,949	2	0	5	96	33,591	2	0	5	98
				AFR	45,968	3	0	4	135	47,907	3	0	5	140	48,841	3	0	5	143
P7	409W	100	1250	T1S	52,692	3	0	5	129	54,915	3	0	5	134	55,986	3	0	5	137
				T2M	48,811	4	0	5	119	50,871	4	0	5	124	51,862	4	0	5	127
				T3M	49,378	4	0	5	121	51,461	4	0	5	126	52,464	4	0	5	128
				T3LG	44,107	3	0	4	108	45,968	3	0	4	112	46,864	3	0	5	115
				T4M	50,114	4	0	5	122	52,228	4	0	5	128	53,246	4	0	5	130
				T4LG	45,579	3	0	4	111	47,501	3	0	4	116	48,427	3	0	4	118
				TFTM	50,460	4	0	5	123	52,589	4	0	5	129	53,614	4	0	5	131
				T5M	51,560	5	0	5	126	53,735	5	0	5	131	54,783	5	0	5	134
				T5W	52,396	5	0	5	128	54,607	5	0	5	133	55,671	5	0	5	136
				T5LG	51,710	5	0	4	126	53,891	5	0	4	132	54,941	5	0	4	134
				BLC3	35,916	1	0	5	88	37,431	1	0	5	91	38,161	1	0	5	93
				BLC4	37,095	0	0	5	91	38,660	0	0	5	94	39,413	0	0	5	96
				RCCO	36,240	2	0	5	89	37,769	2	0	5	92	38,505	2	0	5	94
				LCCO	36,240	2	0	5	89	37,769	2	0	5	92	38,505	2	0	5	94
				AFR	52,692	3	0	5	129	54,915	3	0	5	134	55,986	3	0	5	137
P8	462W	100	1400	T1S	57,662	3	0	5	125	60,094	4	0	5	130	61,266	4	0	5	132
				T2M	53,415	4	0	5	116	55,668	4	0	5	120	56,753	4	0	5	123
				T3M	54,034	4	0	5	117	56,314	4	0	5	122	57,412	4	0	5	124
				T3LG	48,267	3	0	5	104	50,304	3	0	5	109	51,284	4	0	5	111
				T4M	54,840	4	0	5	119	57,154	4	0	5	124	58,268	4	0	5	126
				T4LG	49,877	3	0	5	108	51,981	3	0	5	112	52,994	3	0	5	115
				TFTM	55,219	4	0	5	119	57,549	4	0	5	124	58,671	4	0	5	127
				T5M	56,423	5	0	5	122	58,803	5	0	5	127	59,949	5	0	5	130
				T5W	57,338	5	0	5	124	59,757	5	0	5	129	60,921	5	0	5	132
				T5LG	56,586	5	0	4	122	58,974	5	0	4	128	60,123	5	0	4	130
				BLC3	39,303	1	0	5	85	40,962	1	0	5	89	41,760	1	0	5	90
				BLC4	40,593	0	0	5	88	42,306	0	0	5	91	43,130	0	0	5	93
				RCCO	39,658	2	0	5	86	41,331	2	0	5	89	42,137	2	0	5	91
				LCCO	39,658	2	0	5	86	41,331	2	0	5	89	42,137	2	0	5	91
				AFR	57,662	3	0	5	125	60,094	4	0	5	130	61,266	4	0	5	132

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Rotated Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	152W	90	530	T1S	22,798	4	0	4	150	23,760	4	0	4	156	24,223	4	0	4	159
				T2M	21,119	5	0	5	139	22,010	5	0	5	145	22,439	5	0	5	148
				T3M	21,361	5	0	5	141	22,262	5	0	5	147	22,696	5	0	5	149
				T3LG	19,084	4	0	4	126	19,889	4	0	4	131	20,277	4	0	4	133
				T4M	21,679	5	0	5	143	22,594	5	0	5	149	23,034	5	0	5	152
				T4LG	19,717	4	0	4	130	20,549	4	0	4	135	20,950	4	0	4	138
				TFTM	21,833	5	0	5	144	22,754	5	0	5	150	23,197	5	0	5	153
				T5M	22,305	5	0	3	147	23,246	5	0	3	153	23,699	5	0	3	156
				T5W	22,667	5	0	3	149	23,623	5	0	4	155	24,084	5	0	4	158
				T5LG	22,370	4	0	2	147	23,314	4	0	2	153	23,768	4	0	2	156
				BLC3	15,539	4	0	4	102	16,194	4	0	4	107	16,510	4	0	4	109
				BLC4	16,048	4	0	4	106	16,725	4	0	4	110	17,051	4	0	4	112
				RCCO	15,679	1	0	3	103	16,340	1	0	3	108	16,659	1	0	3	110
				LCCO	15,679	1	0	3	103	16,340	1	0	3	108	16,659	1	0	3	110
				AFR	22,798	4	0	4	150	23,760	4	0	4	156	24,223	4	0	4	159
P11	203W	90	700	T1S	29,222	4	0	4	144	30,455	4	0	4	150	31,048	4	0	4	153
				T2M	27,070	5	0	5	134	28,212	5	0	5	139	28,762	5	0	5	142
				T3M	27,380	5	0	5	135	28,535	5	0	5	141	29,091	5	0	5	144
				T3LG	24,462	4	0	4	121	25,493	4	0	4	126	25,990	4	0	4	128
				T4M	27,788	5	0	5	137	28,960	5	0	5	143	29,525	5	0	5	146
				T4LG	25,273	4	0	4	125	26,339	4	0	4	130	26,853	4	0	4	133
				TFTM	27,985	5	0	5	138	29,165	5	0	5	144	29,734	5	0	5	147
				T5M	28,591	5	0	4	141	29,797	5	0	4	147	30,377	5	0	4	150
				T5W	29,054	5	0	4	143	30,280	5	0	4	149	30,870	5	0	4	152
				T5LG	28,673	4	0	2	142	29,883	4	0	2	148	30,465	5	0	2	150
				BLC3	19,917	4	0	4	98	20,757	4	0	4	102	21,162	4	0	4	104
				BLC4	20,570	5	0	5	102	21,437	5	0	5	106	21,855	5	0	5	108
				RCCO	20,097	1	0	4	99	20,945	1	0	4	103	21,353	1	0	4	105
				LCCO	20,097	1	0	4	99	20,945	1	0	4	103	21,353	1	0	4	105
				AFR	29,222	4	0	4	144	30,455	4	0	4	150	31,048	4	0	4	153
P12	248W	90	850	T1S	34,526	5	0	5	139	35,983	5	0	5	145	36,684	5	0	5	148
				T2M	31,984	5	0	5	129	33,333	5	0	5	135	33,983	5	0	5	137
				T3M	32,350	5	0	5	131	33,715	5	0	5	136	34,372	5	0	5	139
				T3LG	28,902	4	0	4	117	30,121	4	0	4	122	30,708	4	0	4	124
				T4M	32,832	5	0	5	133	34,217	5	0	5	138	34,884	5	0	5	141
				T4LG	29,861	4	0	4	121	31,120	4	0	4	126	31,727	5	0	4	128
				TFTM	33,064	5	0	5	134	34,459	5	0	5	139	35,131	5	0	5	142
				T5M	33,780	5	0	4	136	35,205	5	0	4	142	35,891	5	0	4	145
				T5W	34,327	5	0	4	139	35,776	5	0	4	145	36,473	5	0	4	147
				T5LG	33,878	5	0	3	137	35,307	5	0	3	143	35,995	5	0	3	145
				BLC3	23,532	5	0	5	95	24,525	5	0	5	99	25,003	5	0	5	101
				BLC4	24,303	5	0	5	98	25,328	5	0	5	102	25,822	5	0	5	104
				RCCO	23,745	1	0	4	96	24,747	1	0	4	100	25,229	1	0	4	102
				LCCO	23,745	1	0	4	96	24,747	1	0	4	100	25,229	1	0	4	102
				AFR	34,526	5	0	5	139	35,983	5	0	5	145	36,684	5	0	5	148

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Performance Data

Lumen Output

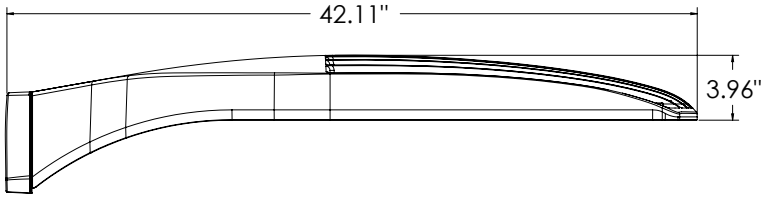
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

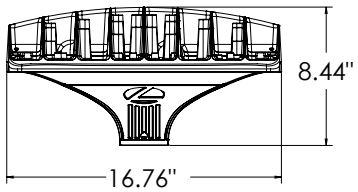
Rotated Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P13	354W	90	1200	T1S	45,748	5	0	5	129	47,678	5	0	5	135	48,608	5	0	5	137
				T2M	42,380	5	0	5	120	44,168	5	0	5	125	45,029	5	0	5	127
				T3M	42,865	5	0	5	121	44,673	5	0	5	126	45,544	5	0	5	129
				T3LG	38,296	5	0	5	108	39,911	5	0	5	113	40,689	5	0	5	115
				T4M	43,503	5	0	5	123	45,339	5	0	5	128	46,222	5	0	5	131
				T4LG	39,566	5	0	5	112	41,235	5	0	5	117	42,039	5	0	5	119
				TFTM	43,811	5	0	5	124	45,659	5	0	5	129	46,549	5	0	5	132
				T5M	44,760	5	0	5	126	46,648	5	0	5	132	47,557	5	0	5	134
				T5W	45,485	5	0	5	129	47,404	5	0	5	134	48,328	5	0	5	137
				T5LG	44,889	5	0	3	127	46,783	5	0	3	132	47,695	5	0	3	135
				BLC3	31,181	5	0	5	88	32,496	5	0	5	92	33,130	5	0	5	94
				BLC4	32,202	5	0	5	91	33,561	5	0	5	95	34,215	5	0	5	97
				RCCO	31,463	2	0	5	89	32,790	2	0	5	93	33,429	2	0	5	94
				LCCO	31,463	2	0	5	89	32,790	2	0	5	93	33,429	2	0	5	94
				AFR	45,748	5	0	5	129	47,678	5	0	5	135	48,608	5	0	5	137
P14	415W	90	1400	T1S	51,272	5	0	5	123	53,435	5	0	5	129	54,476	5	0	5	131
				T2M	47,497	5	0	5	114	49,500	5	0	5	119	50,465	5	0	5	121
				T3M	48,040	5	0	5	116	50,067	5	0	5	121	51,043	5	0	5	123
				T3LG	42,919	5	0	5	103	44,730	5	0	5	108	45,602	5	0	5	110
				T4M	48,756	5	0	5	117	50,813	5	0	5	122	51,803	5	0	5	125
				T4LG	44,343	5	0	5	107	46,214	5	0	5	111	47,115	5	0	5	113
				TFTM	49,101	5	0	5	118	51,172	5	0	5	123	52,169	5	0	5	126
				T5M	50,164	5	0	5	121	52,280	5	0	5	126	53,299	5	0	5	128
				T5W	50,977	5	0	5	123	53,127	5	0	5	128	54,163	5	0	5	130
				T5LG	50,309	5	0	4	121	52,432	5	0	4	126	53,453	5	0	4	129
				BLC3	34,945	5	0	5	84	36,420	5	0	5	88	37,130	5	0	5	89
				BLC4	36,090	5	0	5	87	37,613	5	0	5	91	38,346	5	0	5	92
				RCCO	35,261	2	0	5	85	36,749	2	0	5	88	37,465	2	0	5	90
				LCCO	35,261	2	0	5	85	36,749	2	0	5	88	37,465	2	0	5	90
				AFR	51,272	5	0	5	123	53,435	5	0	5	129	54,476	5	0	5	131

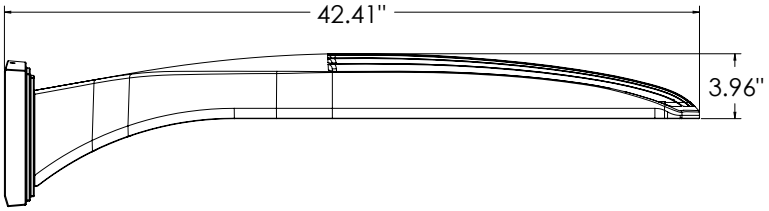
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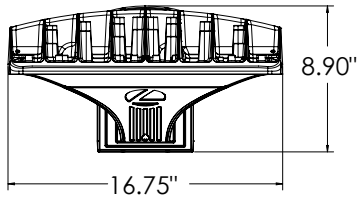
Dimensions



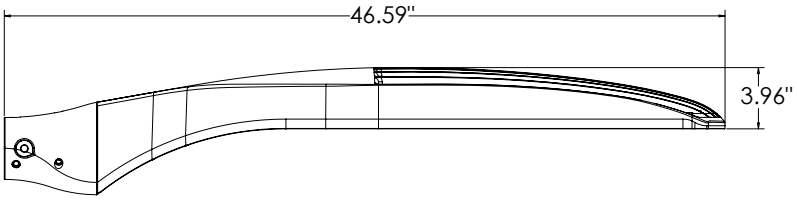


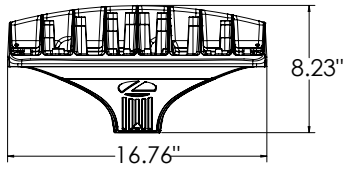
DSX2 with RPA, RPA5, SPA5, SPA8N mount
Weight: 48 lbs





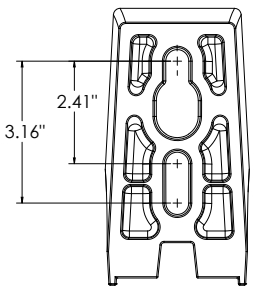
DSX2 with WBA mount
Weight: 50 lbs



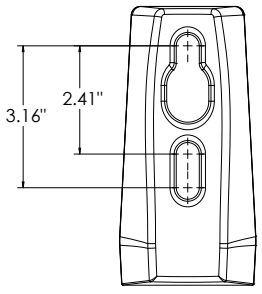


DSX2 with MA mount
Weight: 50 lbs

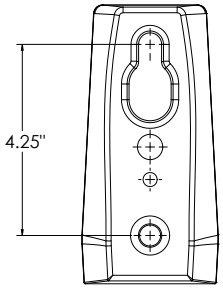
SPA (STANDARD ARM)



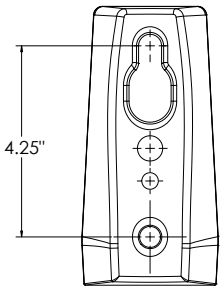
RPA



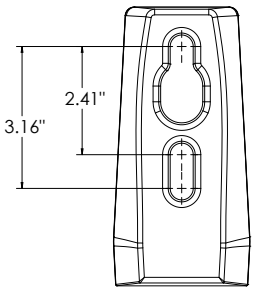
SPA5



RPA5



SPA8N

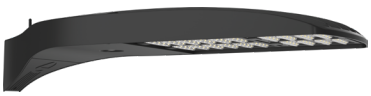


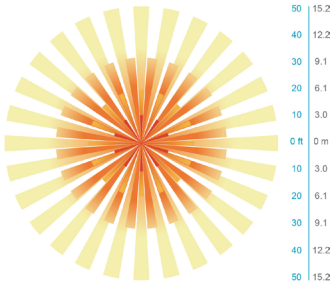
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nLight Control - Sensor Coverage and Settings

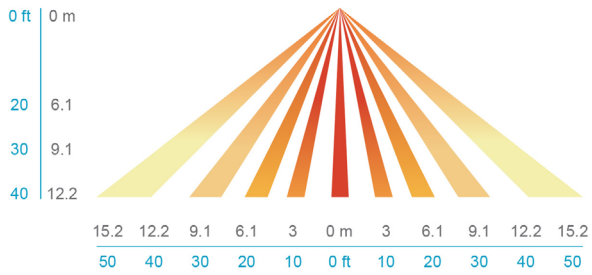
nLight Sensor Coverage Pattern

NLTAIR2 PIRHN





Top



Side

FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 1.5G. 3G vibration rated available for (MA) mast arm mount when specifying option 3G. Low EPA (1.06 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

Coastal Construction (CCE)
Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS
Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K, or 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L82/100,000 hrs at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

STANDARD CONTROLS
The DSX2 LED area luminaire has a number of control options. DSX Size 2, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensor with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS
The DSX2 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

LISTINGS
UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

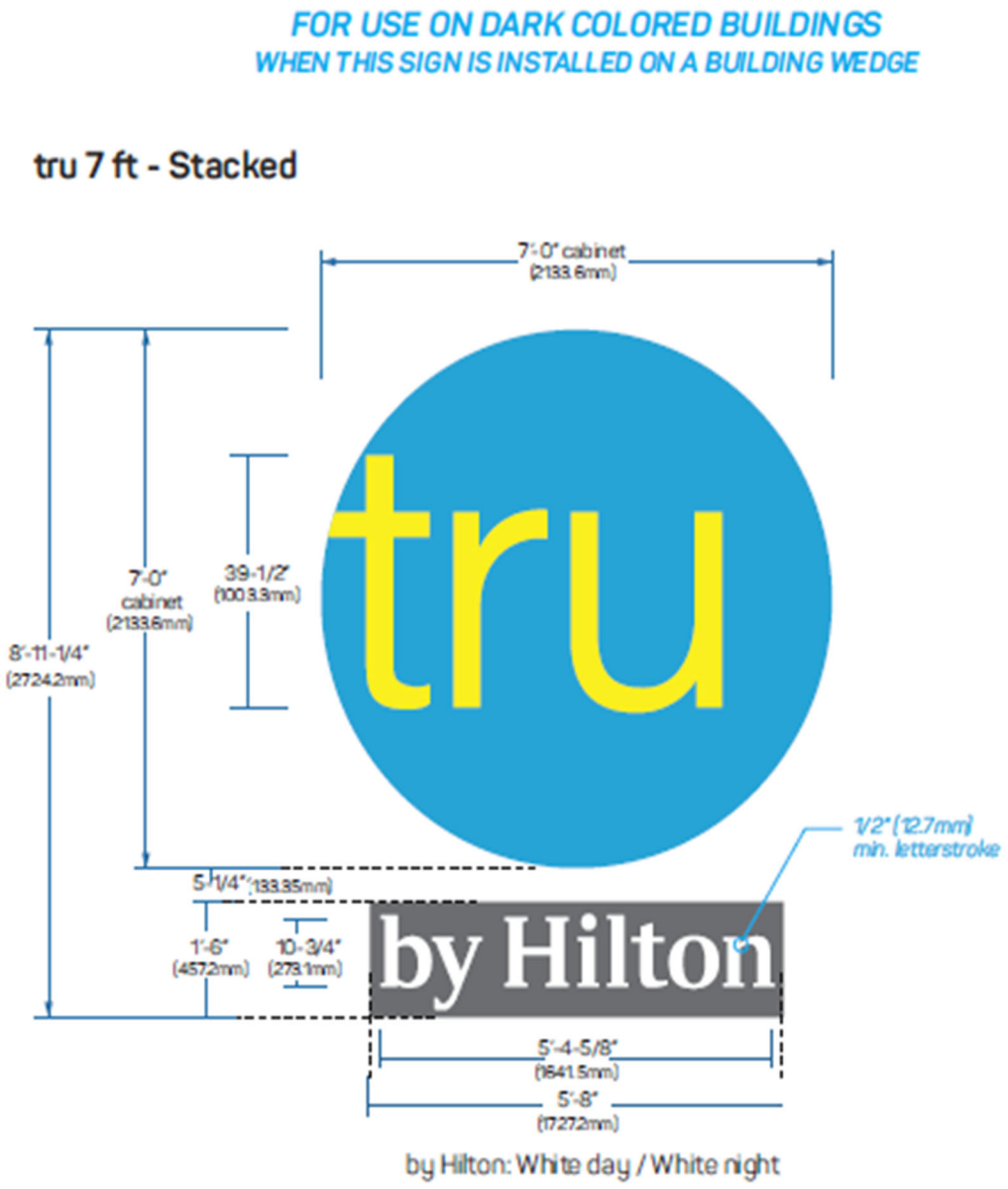
International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN ACT
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

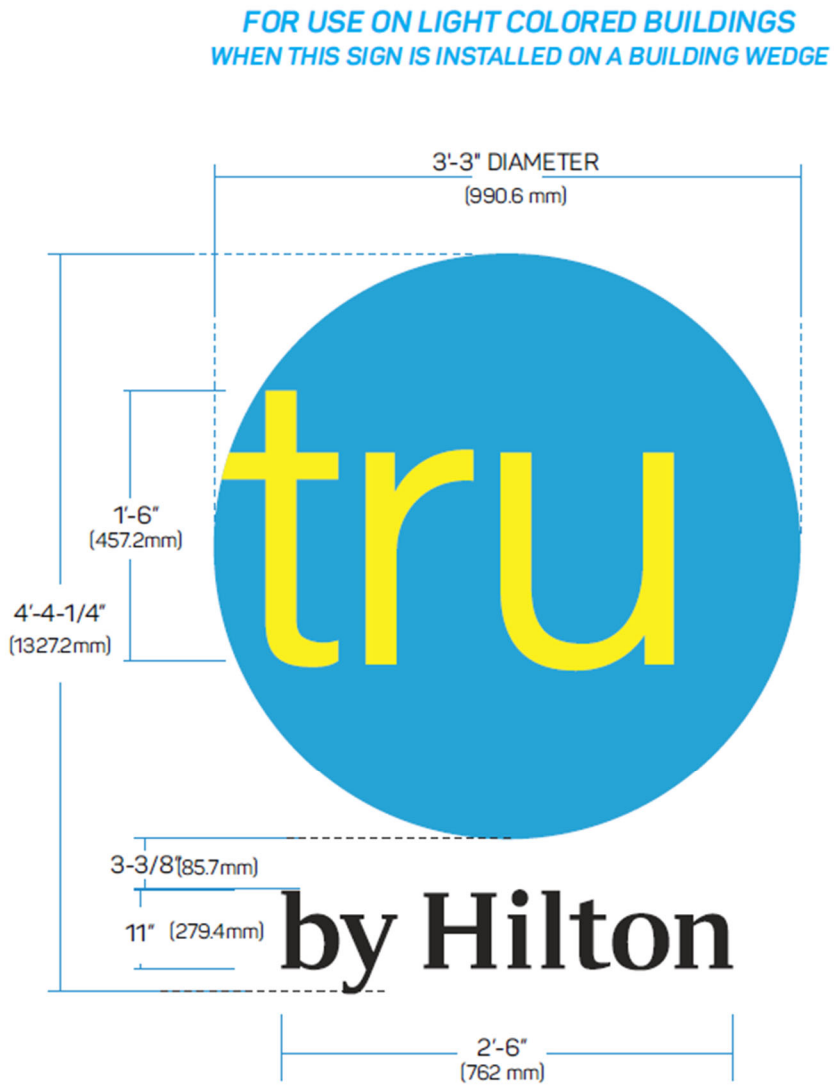
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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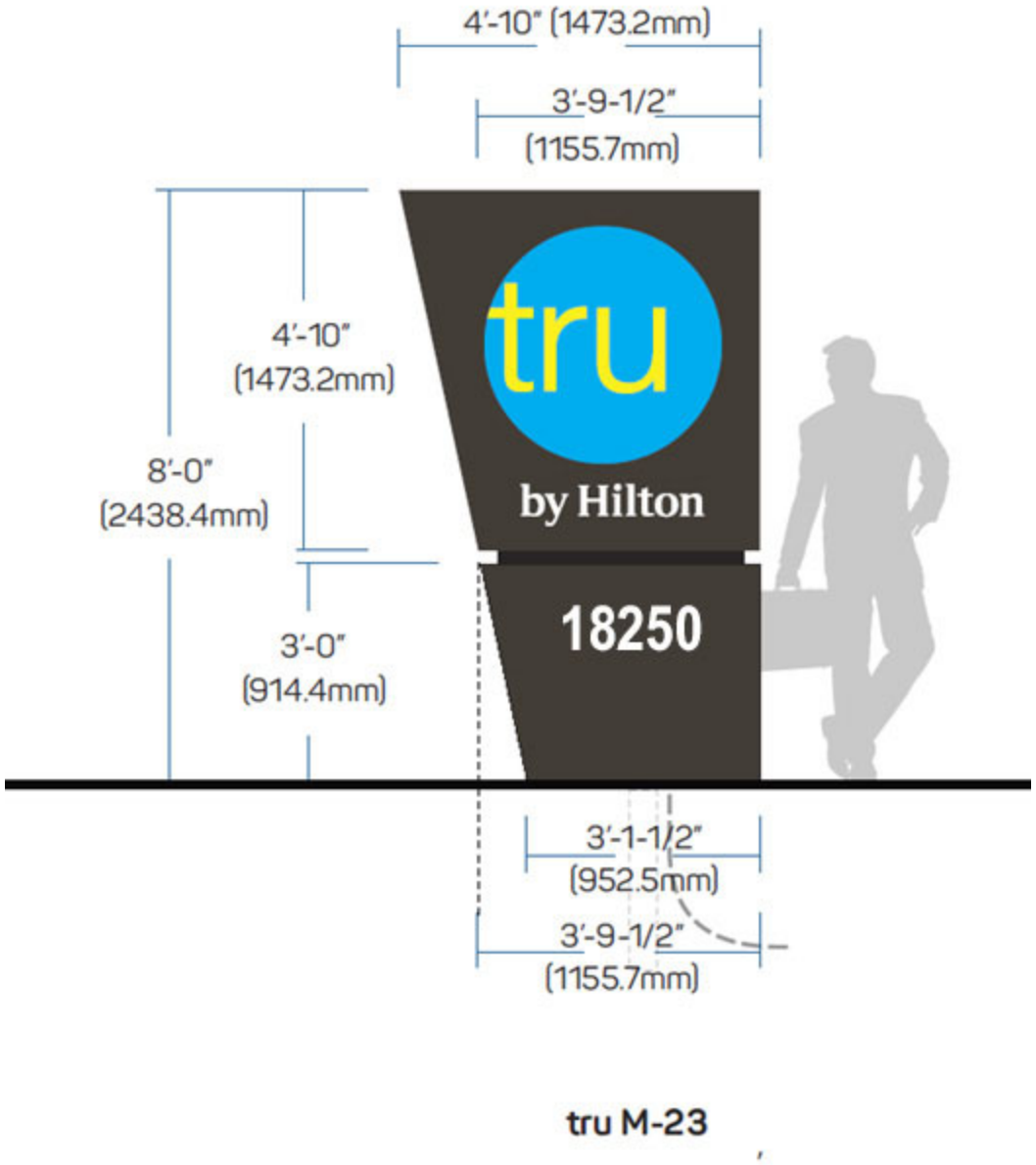
Exterior Signage on the wedge facing north, east corner of the building.

46.9845 SQ FT.



South Side building mounted near patio door.

10.5874 square ft.



Exterior monument sign at north east entry Driveway.

31.8333 square ft.

SUPERHOST HOSPITALITY

February 17, 2025

Hotel Parking Utilization Analysis

On average, our hotels utilize only 65% of available parking spaces, despite offering free parking. While factors vary by location, parking capacity is consistently underutilized. Key factors we have identified that are influencing this include:

- **Occupancy Rates:** With an average occupancy between 65-75%, our parking demand is well below available spaces.
- **Employee Parking:** Staff parking needs are minimal, as employees work in shifts and often carpool. We have found about half of our full time associates utilize parking.
- **Alternative Transportation:** Guests frequently opt for ridesharing or public transit, especially in well-connected urban areas, further reducing parking usage.
- **Parking Design & Layout:** Lots are designed with buffer spaces and excess capacity, meaning they often exceed the actual demand.
- **Peak Usage Trends:** While demand spikes during check-in/check-out times, overall utilization remains low throughout the day.

We identified a select group of hotels within our portfolio that share key similarities in location, traveler patterns, and clientele. These properties serve as a representative sample of the Tinley Park Tru, providing valuable insight into parking expectations in the area. The analysis of these hotels can help us best understand the expected parking demand and optimize parking solutions for hotels similar to ours below.

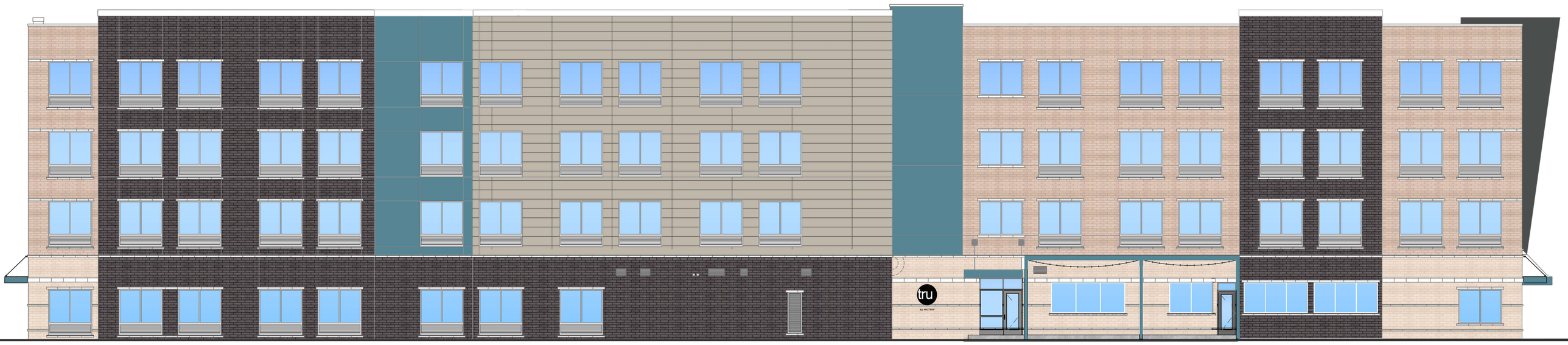
Superhost Case Studies

Hotel Name	Room Count	Full Time Employees	Parking Spaces Utilized (Guests)	Parking Spaces Utilized (Employees)	Total Parking Spaces	Total Parking Utilization
Holiday Inn Ft Wayne	83	9	45	6.5	100	51%
Tru Northlake	98	9	50	4.5	90	61%
Hampton Inn Schaumburg	107	8	51	5	110	54%
H2 Bloomington/Normal	109	12	60	6	98	67%



NORTH ELEVATION

ARCHITECTURAL GROUP III



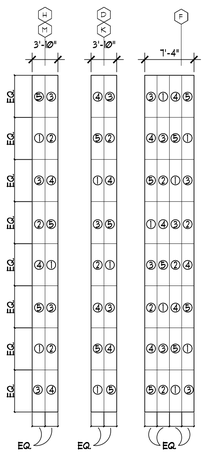
SOUTH ELEVATION

ARCHITECTURAL GROUP III



EAST AND WEST ELEVATION

ARCHITECTURAL GROUP III



ACCENT RECESS COLOR DIAGRAM

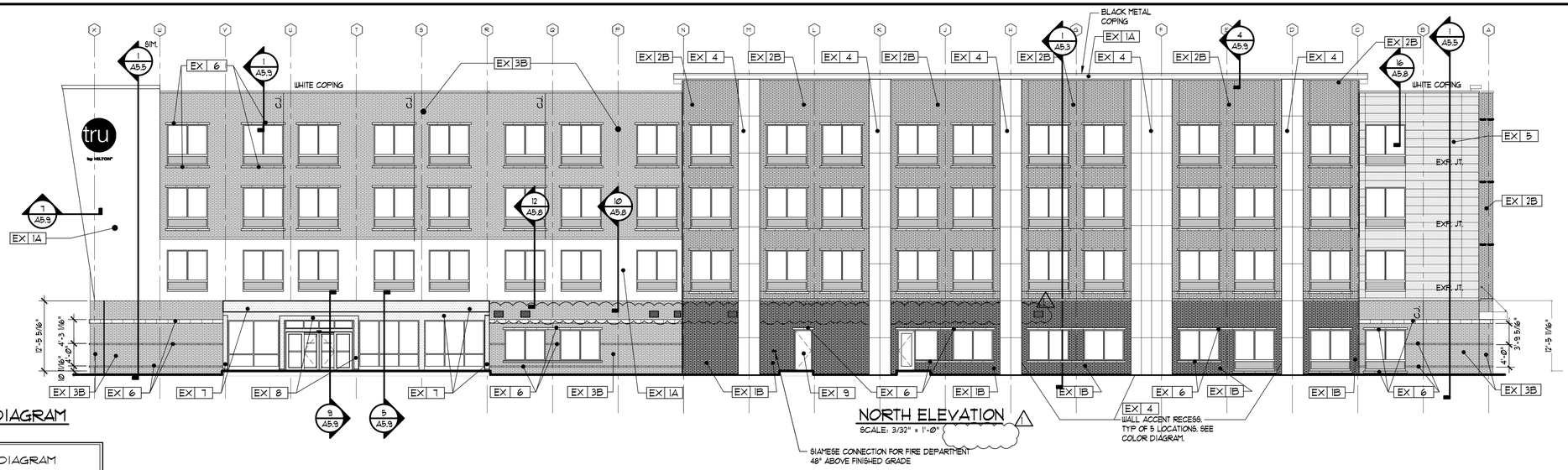
SCALE: 3/32" = 1'-Ø"

EX 4 - LEGEND FOR COLOR DIAGRAM	
PRODUCT	DRYVIT - "DEMANDIT" COLOR COATING
1 - SHERWIN WILLIAM'S SW 7682 "BEE'S WAX"	
2 - SHERWIN WILLIAM'S SW 9058 "SECRET COVE"	
3 - SHERWIN WILLIAM'S SW 6505 "ATMOSPHERIC"	
4 - SHERWIN WILLIAM'S SW 6244 "NAVAL"	
5 - SHERWIN WILLIAM'S SW 6265 "QUIXOTIC PLUM"	
NOTES: A MINIMUM OF TWO (2) COATS OVER SANDBLAST HDP- TRUH Ø1 2140	

EX 1A	ENVELOPE - E.I.F.S. WALL CLADDING DRYVIT SANDBLAST DFR TRUH Ø2 10305 w/ "STRATO TONE" HIGH PERFORMANCE COLORANT, PANTONE 7C BLACK, OR BENJAMIN MOORE 1596 NIGHTFALL
EX 1B	ENVELOPE - MODULAR BRICK, TO MATCH EX-1A. COAL BY WATSONTOWN BRICK, PA SIMILAR MORTAR COLOR
EX 2A	ENVELOPE - TO MATCH SHERWIN WILLIAMS SW 7030 ANEW GRAY NICHIHA FIBER CEMENT AWP 3030 HORIZONTAL
EX 2B	ENVELOPE - MODULAR BRICK, TO MATCH EX-2A MANHASSET, BY WATSONTOWN BRICK PA. SIMILAR COLOR MORTAR
EX 3B	ENVELOPE - MODULAR BRICK MADISON SMOOTH BY WATSONTOWN BRICK PA SIMILAR COLOR MORTAR
EX 4	ENVELOPE - SEE ACCENT RECESS COLOR DIAGRAMS ABOVE FOR PATTERN AND COLOR LAYOUT NICHIHA FIBER CEMENT AWP 3030 VERTICAL
EX 5	ENVELOPE - SHERWIN WILLIAMS SW9085 SECRET COVE NICHIHA FIBER CEMENT AWP 3030 HORIZONTAL
EX 6	LIME STONE WINDOW/DOOR HEADER, SMOOTH FACE. WINDOW SILLS SMOOTH FACE
EX 7	ENVELOPE - CANOPIES, EXTERIOR DRYVIT SHERWIN WILLIAMS SW9085 SECRET COVE
EX 8	ENVELOPE - CANOPIES, WALLS, EXTERIOR DRYVIT SHERWIN WILLIAM'S SW 7682 BEE'S WAX
EX 9	ENVELOPE - DOORS, COLUMNS BENJAMIN MOORE 1596 NIGHTFALL HIGH GLOSS FINISH 148
WINDOWS:	WINDOW FRAMES AND LOUVERS TO BE FACTORY FINISHED IN CLEAR ANODIZED
DOORS:	EXTERIOR HOLLOW METAL - DOOR FRAMES TO BE FACTORY FINISHED IN EX-9 ALUMINUM DOORS & FRAMES - FACTORY FINISHED IN CLEAR ANODIZED
1	DOUBLE COURSE OF SOLDIERS

NOTES:

1. KYNAR FINISH ALUMINUM COPING / GRAVEL STOP TO MATCH ADJACENT MATERIAL
2. EIFS CLADDING SYSTEM (EX) - BASIS OF DESIGN - "OUTSULATION PLUS MD EIFS" BY DRYVIT SYSTEMS, INC.
3. PROVIDE EIFS HIGH IMPACT MESH ASSEMBLY FOR LOWER 8'-Ø" OF WALL AREAS AT GRADE: BASIS OF DESIGN - DRYVIT "STANDARD MESH OVER "PANZER 20 OZ" HIGH IMPACT MESH



NORTH ELEVATION

SCALE: 3/32" = 1'-Ø"

EAST ELEVATION

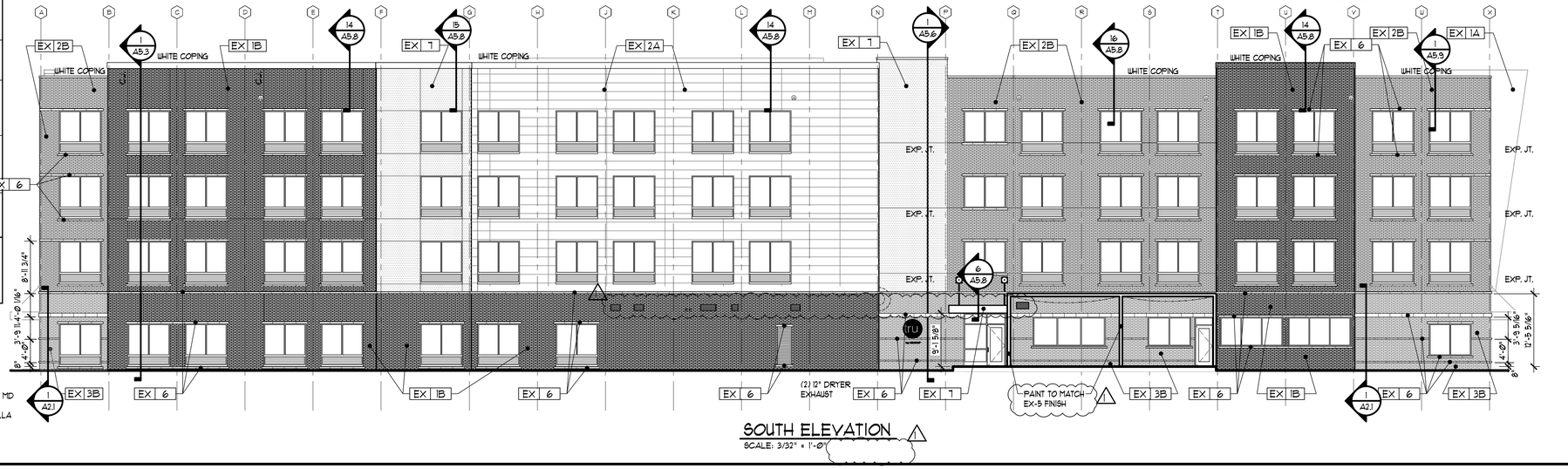
SCALE: 3/32" = 1'-Ø"

1 BRICK CLADDING SEC @ 1ST FLR

SCALE: 1/4" = 1'-Ø"

WEST ELEVATION

SCALE: 3/32" = 1'-Ø"



SOUTH ELEVATION

SCALE: 3/32" = 1'-Ø"

S:\ACAD DRAWINGS\HOTELS\Tru by HiltonTinley Park IL 22134\22134A2-1.dwg, 4/10/2025 9:38:56 AM, DWG To PDF.pc3

GARY L. FRANK NO. 001-013353 REGISTERED ARCHITECT STATE OF ILLINOIS

04/04/25

ARCHITECTURAL GROUP III
201 S. Nappanee St. Elkhart Indiana 46514-1953 • 574/293-0008
architecturalgroup3.com

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tru by HILTON

JOB TITLE

TRU BY HILTON

HILTON PROJECT CODE 16-740ND
FACILITY # 52095, INN CODE HDWTRU
TINLEY PARK, IL.
A NEW 122 ROOM HOTEL

JOB NO.
22134

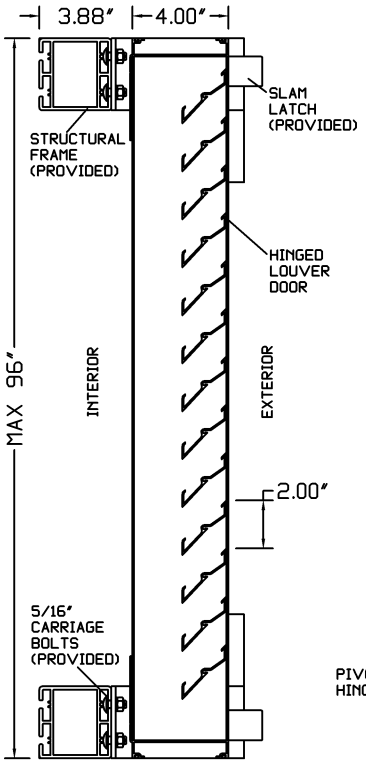
DATE
12/16/24

REVISIONS
1 02/03/25
2 02/26/25 ENTIRE SHEET REVISED
3 02/28/25 ENTIRE SHEET REVISED
4 03/06/25
5 04/10/25 ENTIRE SHEET REVISED

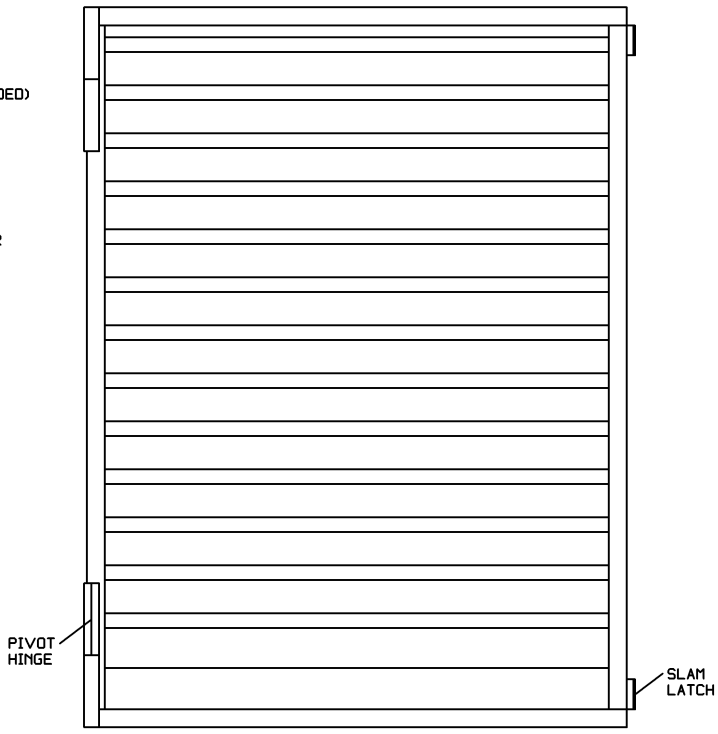
SHEET NO.
A2.1

EXTERIOR ELEVATIONS

V2KSD - 2" DEEP 45 DEGREE STORM K BLADE EXTRUDED ALUMINUM LOUVERED EQUIPMENT SCREEN



SECTION VIEW



ELEVATION VIEW
(LEFT HINGE SHOWN)

LOUVER BLADE - 0.063" THICKNESS TYPE 6063-T5 EXTRUDED ALUMINUM

LOUVER FRAME - 0.081" THICKNESS TYPE 6063-T5 EXTRUDED ALUMINUM

STRUCTURAL FRAME - 3" X 3" AND 1.5" X 1.5" STRUCTURAL ALUMINUM MODULAR FRAMING - TYPE 6063-T5

HINGE - 3/8" PIN DIAMETER 1/8" THICKNESS HEAVY DUTY ALUMINUM PIVOT HINGE - TYPE 6063-T5

LATCH - STANDARD SLAM LATCH

FASTENERS - STAINLESS STEEL TEK SCREWS, 5/16-18 CARRIAGE BOLTS, NUTS, AND WASHERS

DESIGNED FOR 30 P.S.F. WIND LOAD

SIZES 24" WIDE X 24" HIGH UP TO UNLIMITED WIDE X 96" HIGH

OPTIONS:

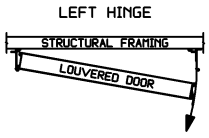
LOCKING LATCH

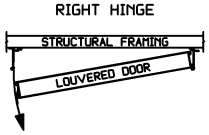
HIGHER WIND LOAD RATINGS

ARCHITECTURAL FINISHES

*1, 2, 3, OR 4 SIDED SCREEN CONFIGURATIONS (SEE TECHNICAL SHEET "DIRECT MOUNT CONFIGURATIONS")

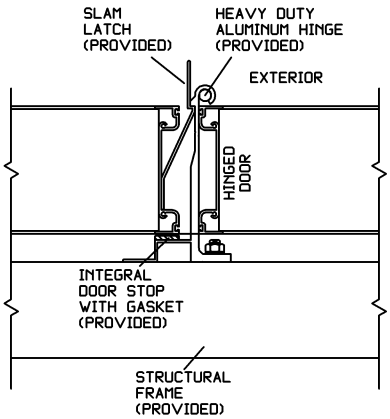
DOOR SWING





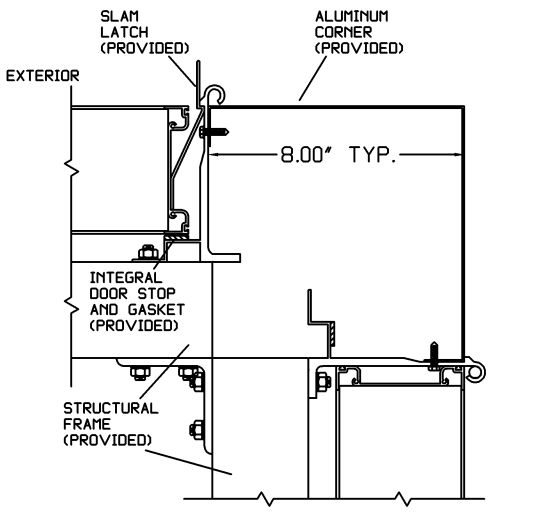
VERTICAL MULLION
(MULTIPLE PANELS WIDE)

PLAN VIEW



OUTSIDE CORNER

PLAN VIEW

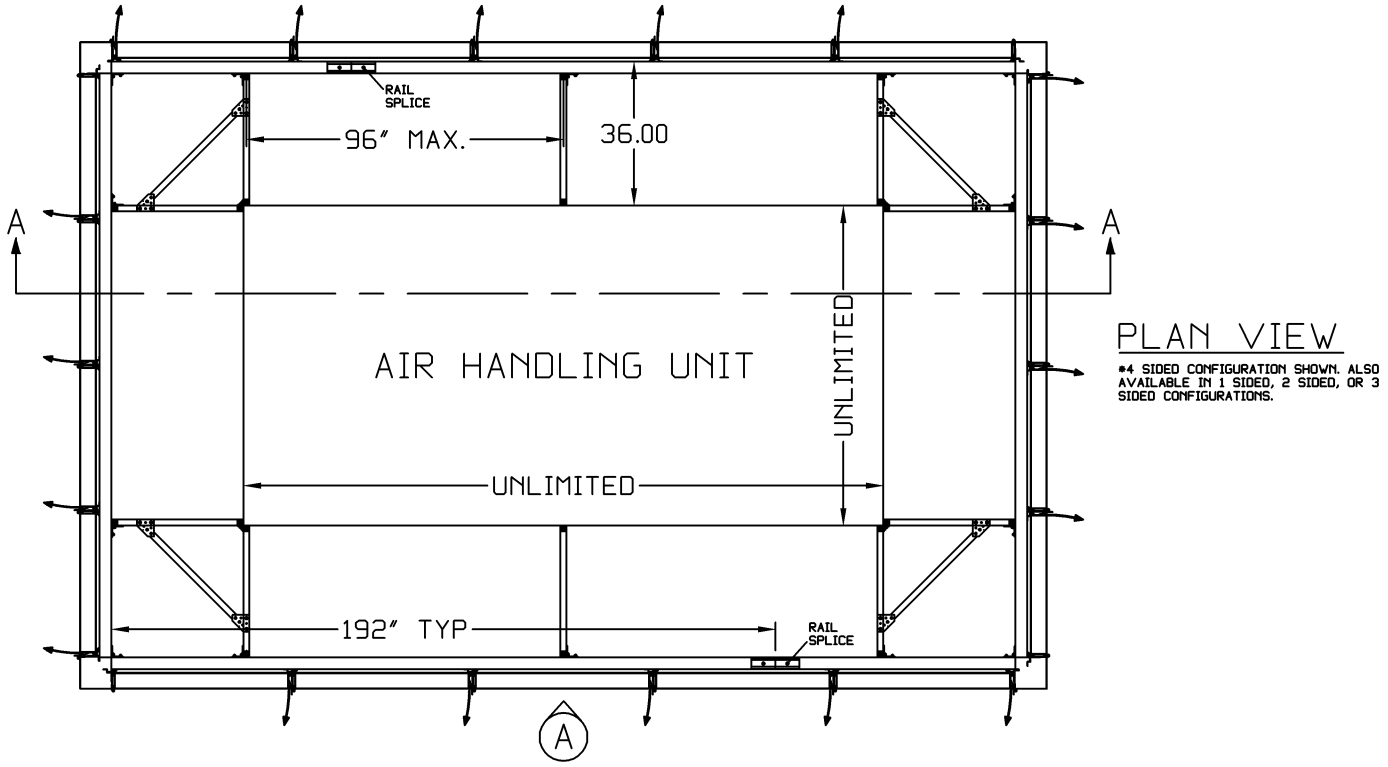


ARCHITECTURAL LOUVERS
266 W Mitchell Ave - Cincinnati, OH 45232
PH: (888) 568-8371 Fax: (888) 568-8370

PROJECT			
CONTRACTOR			
ARCHITECT			
DRAWN BY: JRR	DATE: 01/2013	DRAWING TYPE: TECHNICAL SHEET	DRAWING TITLE: V2KSD.2

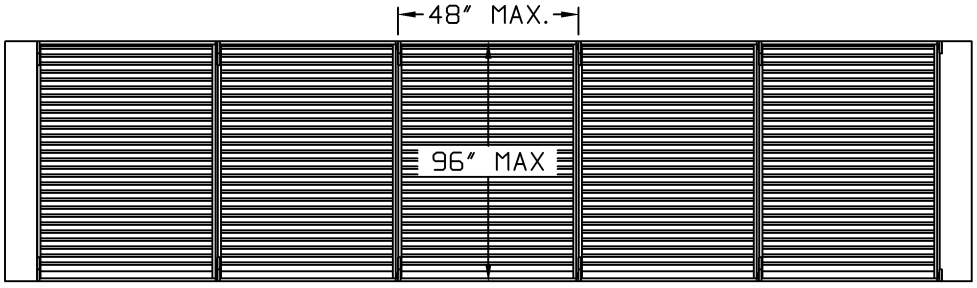
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Harray, LLC dba Architectural Louvers

V2KSD - 4" DEEP 45 DEGREE STANDARD J BLADE EXTRUDED ALUMINUM LOUVERED EQUIPMENT SCREEN



PLAN VIEW

*4 SIDED CONFIGURATION SHOWN. ALSO AVAILABLE IN 1 SIDED, 2 SIDED, OR 3 SIDED CONFIGURATIONS.



ELEVATION A



SECTION A-A

ARCHITECTURAL LOUVERS
266 W Mitchell Ave - Cincinnati, OH 45232
PH: (888) 568-8371 Fax: (888) 568-8370

PROJECT			
CONTRACTOR			
ARCHITECT			
DRAWN BY: JRR	DATE: 01/2013	DRAWING TYPE: TECHNICAL SHEET	DRAWING TITLE: V2KSD.2

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EXTERIOR MATERIAL COLOR SAMPLES - Tru by Hilton, Tinley Park, Illinois

EX1A	ENVELOPE - E.I.F.S. WALL CLADDING DRYVIT SANDBLAST DPR TRUH 02 1030S w/ "STRATO TONE" HIGH PERFORMANCE COLORANT, PANTONE 7C BLACK, OR BENJAMIN MOORE 1596 NIGHTFALL	
EX1B	ENVELOPE - MODULAR BRICK, TO MATCH EX1-A. COAL BY WATSONTOWN BRICK, PA SIMILAR TO MORTAR COLOR	
EX2A	ENVELOPE – TO MATCH SHERWIN WILLIAMS SW 7030 ANEW GREY. NICHIHA FIBER CEMENT AWP 3030 HORIZONTAL	
EX2B	ENVELOPE - MODULAR BRICK, TO MATCH EX-2A MANHASSET, BY WATSONTOWN BRICK PA. SIMILAR COLOR MORTAR	
EX3B	ENVELOPE – MODULAR BRICK MADISON SMOOTH BY WATSONTOWN BRICK PA SIMILAR COLOR MORTAR	
EX4	ENEVLOPE – E.I.F.S. WALL CLADDING 1-SHERWIN WILLIAMS SW 7682 BEE'S WAX	
	2- SHERWIN WILLIAMS SW 9058 SECRET COVE	
	3- SHERWIN WILLIAMS SW 6505 ATMOSPHERIC	
	4- SHERWIN WILLIAMS SW 6244 NAVAL	
	5- SHERWIN WILLIAMS SW 6265 QUIXOTIC PLUM	
EX5	ENVELOPE – SHERWIN WILLIAMS SW9085 SECRET COVE NICHIHA FIBER CEMENT AWP 3030 HORIZONTAL	
EX6	LIME STONE WINDOW/DOOR HEADER, SMOOTH FACE. WINDOW SILLS SMOOTH FACE	
EX7	ENVELOPE - CANOPIES, EXTERIOR DRYVIT SHERWIN WILLIAMS SW 9085 SECRET COVE	
EX8	ENVELOPE – CANOPIES, EXTERIOR DRYVIT SHERWIN WILLIAMS SW 7682 BEE'S WAX	
EX9	ENVELOPE – DOORS, COLUMS BENJAMIN MOORE 1596 NIGHTFALL HIGH GLOSS FINISH 148	

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Email: GaryF@AG3Designs.com

ARCHITECTURAL GROUP III

April 10, 2025
Revision 2

Tru by Hilton
Tinley Park, IL

Material Percentage Breakdown per Elevation

	Brick	Cement Board	EIFS	Total
North Elevation	5,893 Sq. Ft. 65%	1,810 Sq. Ft. 20%	1,355 Sq. Ft. 15%	9,058 Sq Ft.
East Elevation	1,888 Sq. Ft. 61%	863 Sq. Ft. 28%	340 Sq. Ft. 11%	3,091 Sq Ft.
West Elevation	1,713 Sq. Ft. 65%	921 Sq. Ft. 35%	0 Sq. Ft. 0%	2,634 Sq. Ft.
South Elevation	6,391 Sq. Ft. 69 %	1,666 Sq. Ft. 18%	1,205 Sq. Ft. 13%	9,262 Sq. Ft.

Gary J. Frank
Architect

Wall to Wall Turning Radius 42.75ft

GRAPHIC SCALE 1"= 20'

0 10' 20' 40'

AUTO-TURN LEGEND

TIRE TRACK

VEHICLE ENVELOPE

Tinley Park Fire Truck Ladder

feet	
Width	: 9.00
Track	: 9.00
Lock to Lock Time	: 4.0
Steering Angle	: 40.1

Tinley Park Fire Ladder Truck

Tinley Park Fire Ladder Truck

Tinley Park Fire Ladder Truck

Tinley Park Fire Ladder Truck

Tinley Park Fire Ladder Truck

Tinley Park Fire Ladder Truck

Tinley Park Fire Ladder Truck

Tinley Park Fire Ladder Truck

DETENTION

E

T

237.11

S02°02'16"E

S88°12'57"W(IDOT)

459.76(IDOT)

RIM=738.56
FULL OF WATER

RIM=742.23
FULL OF WATER

TW738.64

TW738.47

TW738.46

GUY ANCHOR

MULTI

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET, SUITE 17 - LEMONT, ILLINOIS 60439
630-500-2467
WWW.ADENG.US

NO.	DATE	REMARKS

AUTOTURN EXHIBIT
FIRE TRUCL VEHICLE

TRU BY HILTON
TINLEY PARK, IL

SUPERHOST ENTERPRISE
1823 ABRITER COURT
NAPERVILLE, IL 60563

APRIL 3, 2025
JOB: 20-024

SHEET:
C2
2 OF 4

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LA GRANGE ROAD
(US. ROUTE 45 FAI-80)

WHITE EAGLE DRIVE

PROPOSED TRU BY HILTON

PROPOSED RETAINING WALL W/RAILING

BIO-RETENTION TYPE DETENTION BASIN
HWL=7.25'
AWL=4.30'
STORAGE VOL=10,945 AC-FT
WETLAND BOTTOM

DETENTION

PROPOSED RETAINING WALL W/RAILING

SNOW STORAGE

25' SETBACK LINE

10' SETBACK LINE

237.77(M)

N02°28'34"E(M)

S88°13'01"W

440.97

S88°13'01"W(M)

S88°12'57"W(IDOT)

459.68(M)

459.76(IDOT)

237.11

S02°02'16"E

EAST LINE OF SECTION 33-36-12
WEST LINE OF SECTION 34-36-12

PROPOSED SIGN

PLEASE SEE LANDSCAPE PLAN L102
FOR FOUNDATION PLANTINGS

AREA TO BE SCREENED BY FENCE
(PLEASE SEE ARCHITECTURAL DRAWINGS)

PET RELIEF AREA

(EXISTING TREE (TYPICAL))

SIGN

DITCH

WETLAND FLAGS
(TYPICAL)

(3) 2.5" GBPS
(3) 2.5" QB
(3) 2.5" QRRP
(11) 30" SPVU
(18) 30" VDBM
(2) 6' JCF
(3) 2.5" AFA
(2) 6' JCF
(17) 30" SPVU
(3) 2.5" QRRP
(7) #1 CAKF
(1) 2.5" GTS
(11) 24" PME
(2) 2.5" AFA
(1) 2.5" UMG
(3) 2.5" UMG
(7) #1 HHR
(5) #1 NFWL
(7) #1 HHR
(5) #1 NFWL
(1) 6' PA
(3) 2.5" CO
(1) 6' PGD
(1) 2.5" LTEC
(1) 6' PA
(3) 2.5" TDSB
(11) 30" FIS
(3) 2.5" QI
(1) 6' PA
(6) 6' TOT
(3) #1 CAKF
(7) #1 NFWL
(1) 2.5" GTS
(10) #1 HHR
(13) 30" DRKB
(3) 2.5" LTEC
(1) 6' PGD
(17) 30" FIS
(3) 2.5" ARR
(1) 6' PA
(17) 30" DRKB
(3) 2.5" QR
(1) 6' PGD
(13) 30" FIS
(19) #1 HHR
(1) 2.5" GTS
(11) 24" AMLS
(2) 2.5" UMG

TURF: SEED & BLANKET

EMERGENT PLUGS (PLEASE SEE PLANT LIST)

0 10 20 40 60

SCALE: 1"=20'

REVISIONS:
10.30.23 (INTERNAL REVIEW)
06.10.24 (NEW SITE PLAN)
02.17.25 (NEW SITE PLAN)
02.21.25 (OWNER REVIEW)
03.26.25 (OWNER COMMENTS)

DOWDEN DESIGN GROUP
LANDSCAPE ARCHITECTURE, DESIGN & PLANNING
P.O. BOX 415, LIBERTYVILLE, IL, 60048
DOWDENDESIGNGROUP.COM PHONE: (847) 362-1254

TRU BY HILTON
WHITE EAGLE DRIVE
TINLEY PARK, ILLINOIS

LANDSCAPE PLAN

DATE: 10.11.23
SCALE: 1"=20'
DRAWN: CJD

L101

(21) #1 HHR
(1) 2.5" GTS
(5) #1 AM
(2) 30" BGM
(2) 30" BGM
(3) 24" CPG
(3) #1 PA
(5) 24" RM
(21) #1 HHR
(1) 2.5" GTS
(5) #1 CAKF
(1) 30" HPJ
(3) #1 PA
(9) #1 HMPP
(1) 5' HM
(2) 24" CPG
(3) 30" BGM
(5) 24" RM
(1) 30" HPJ
(7) #1 AM1
(3) #1 PA
(6) #1 CAKF
(7) #1 SMH
(3) 24" CPG
(1) 5' HM
(3) #1 RFG
(3) #1 CAKF
(3) #1 EPMS
(2) 30" HPJ
(2) 24" RM
(5) #1 PVN
(8) #1 EPMS
(2) 2.5" GBPS
(5) 24" SPMK
(7) #1 SH
(3) 24" SPMK
(5) #1 NFWL
(5) 24" HPTQF
(3) #1 HBA
(5) #1 CAKF
(3) #1 HBA
(5) 24" HPTQF
(3) 30" BGM
(3) 30" HPJ
(6) #1 BA
(6) #1 SH
(3) 24" HPTQF
(4) #1 AMA
(6) #1 SAF
ANNUAL FLOWERS
(1) 2.5" GBPS
(10) #1 AM
(3) 24" HPTQF
(3) 30" BGM
(2) 6' TOT
(6) #2 PLSB
(4) #1 CAKF
(2) 30" BGM
(6) #1 ACVIR
(2) 30" HPJ
(2) 6' TOT
(4) 24" CPG
(1) 2.5" GBPS
ANNUAL FLOWERS
(13) #1 AM
(4) #1 HMA
(3) #1 BA
(3) 24" SPMK
(12) #1 SH
(5) #1 RFG
(3) #1 PA
(5) #1 SAF
(10) 24" HPTQF
(1) 6' SRIS
(3) 24" SPMK
(7) #1 AM1
(11) 24" RM
(3) 2.5" QB
(3) #1 HBA
(3) 24" HPTQF
(10) #1 PVN
25' SETBACK LINE
(3) #1 SAF
(4) #1 RFG
(11) 24" AMLS
(1) 2.5" GTS
(17) #1 HHR
XFORMER

0 5 10 20 30

SCALE: 1"=10'

REVISIONS:
10.30.23 (INTERNAL REVIEW)
06.10.24 (NEW SITE PLAN)
02.17.25 (NEW SITE PLAN)
02.21.25 (OWNER REVIEW)

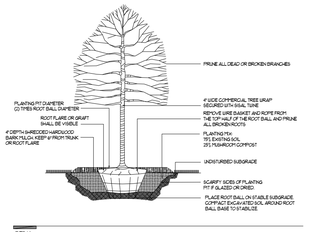
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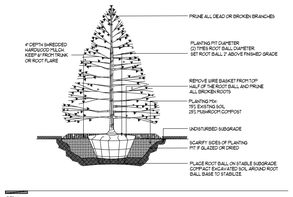
LANDSCAPE PLAN

DATE: 10.11.23
SCALE: 1"=10'
DRAWN: CJD

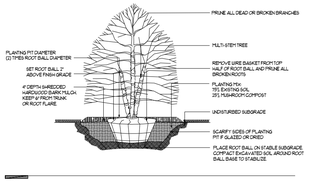
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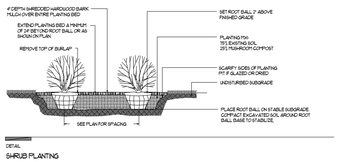
DETAIL
DECIDUOUS TREE PLANTING



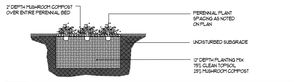
DETAIL
EVERGREEN TREE PLANTING



DETAIL
DECIDUOUS ORNAMENTAL TREE PLANTING



DETAIL
SHRUB PLANTING



DETAIL
PERENNIAL PLANTING

EMERGENT PLUGS PLANT LIST (24" o.c.)

Common Name	Botanical Name	Qty.	Units
Bottlebrush Sedge	Carex lurida	150	50 plug
Common Tussock Sedge	Carex stricta	150	50 plug
Great Spike Rush	Eleocharis palustris	150	50 plug
Common Rush	Juncus effusus	150	50 plug
Great Bulrush	Schoenolplectus tabernatemontaii	150	50 plug
Chairmakers Rush	Schoenoplectus pungens	150	50 plug
Sweet Flag	Acorus americanus	150	50 plug
Swamp Loosestrife	Decodon verticillatus	150	50 plug
Rose Mallow	Hibiscus palustris	150	50 plug
Blue Flag	Iris virginica or versicolor	150	50 plug
Cardinal Flower	Lobelia cardinalis	150	50 plug
Arrow Arum	Peltandra virginica	144	72 plug
Pickerel Weed	Pontederia cordata	144	72 plug
Common Arrowhead	Sagittaria latifolia	150	50 plug
Blue Vervain	Verbena hasta	150	50 plug

PLANT UNIT CALCULATIONS

		Shade Trees	Understory Trees	Shrubs
NORTH PROPERTY LINE				
440.97 L.F.	REQUIRED:	14	4	68
	PROVIDED:	14	4	46
SOUTH PROPERTY LINE				
459.68 L.F.	REQUIRED:	14	4	71
	PROVIDED:	14	4	71
EAST PROPERTY LINE				
76 L.F.	REQUIRED:	3	1	13
	PROVIDED:	3	1	14
WEST PROPERTY LINE				
237.77	REQUIRED:	8	3	40
	PROVIDED:	8	3	0

PREMIUM BLUEGRASS SEED MIX (4-5 LBS/1000 S.F.)

MIX %	SEED	GERMINATION	ORIGIN
22.82%	AWARD KENTUCKY BLUEGRASS	85%	OR
22.22%	NuGLADE KENTUCKY BLUEGRASS	85%	OR/WA
17.79%	JACKPOT KENTUCKY BLUEGRASS	85%	OR/WA
16.11%	EVEREST KENTUCKY BLUEGRASS	85%	OR
9.98%	FIESTA 4 PERENNIAL RYEGRASS	90%	MN
9.97%	HANCOCK PERENNIAL RYEGRASS	90%	MN
1.11%	INERT MATTER		

PLANT LIST

Qty.	Common Name	Botanical Name	Size	Remarks	Key
3	Armstrong Maple	Acer freemanii 'Armstrong'	2.5"	B&B	AFA
3	Redpointe Maple	Acer rubrum 'Redpointe'	2.5"	B&B	ARR
3	Common Hackberry	Celtis occidentalis	2.5"	B&B	CO
7	Princeton Sentry Ginkgo	Ginkgo biloba 'Princeton Sentry'	2.5"	B&B	GBPS
6	Skyline Locust	Gleditsia triacanthos 'Skyline'	2.5"	B&B	GTS
4	Emeral City Tulip Tree	Liriodendron tulipifera 'Emerald City'	2.5"	B&B	LTEC
6	Swamp White Oak	Quercus bicolor	2.5"	B&B	QB
3	Shingle Oak	Quercus imbricaria	2.5"	B&B	QI
3	Northern Red Oak	Quercus rubra	2.5"	B&B	QR
6	Regal Prince English Oak	Quercus robur 'Regal Prince'	2.5"	B&B	QRRP
3	Shawnee Brave Bald Cypress	Taxodium distichum 'Shawnee Brave'	2.5"	B&B	TDSB
6	Triumph Elm	Ulmus 'Morton Glossy'	2.5"	B&B	UMG
4	Fairview Juniper	Juniperus chinensis 'Fairview'	6'	B&B	JCF
10	Techny Arborvitae	Thuja occidentalis 'Techny'	6'	B&B	TOT
4	Norway Spruce	Picea abies	6'	B&B	PA
3	Black Hills Spruce	Picea glauca 'Densata'	6'	B&B	PGD
2	Seven Son Flower	Heptacodium miconiodes	5'	B&B	HM
1	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	6'	B&B	SRIS
22	Low Scape Mound Chokeberry	Aronia melanocarpa 'UCONNAM165'	24"	Cont.	AMLS
15	Green Mountain Boxwood	Buxus 'Green Mountain'	30"	Cont.	BGM
12	Pearl Glam Beautyberry	Callicarpa 'NCCX2' PP28312	24"	Cont.	CPG
30	Kodiak Black Honeysuckle	Diervilla rivularis 'SMNDRSF'	30"	Cont.	DRKB
41	Show Off Forsythia	Forsythia intermedia 'Show Off'	30"	Cont.	FIS
9	Little Lime Hydrangea	Hydrangea paniculata 'Jane'	30"	Cont.	HPJ
26	Tiny Quick Fire Hydrangea	Hydrangea paniculata 'SMNHPM'	24"	Cont.	HPTQF
23	Coral Drift Groundcover Rose	Rosa 'Meidrifora'	24"	Cont.	RM
14	Miss Kim Lilac	Syringa patula 'Miss Kim'	24"	Cont.	SPMK
28	Violet Uprising Lilac	Syringa patula 'JN Upright Select'	30"	Cont.	SPVU
18	Blue Muffin Viburnum	Viburnum dentatum 'Blue Muffin'	30"	Cont.	VDBM
6	Visions in Red Astilbe	Astilbe chinensis 'Visions in Red'	#1	Pots	ACVIR
28	Millenium Ornamental Onion	Allium 'Millenium'	#1	Pots	AM
14	Moonshine Yarrow	Achillea Moonshine'	#1	Pots	AM1
4	Auslese Lady's Mantle	Alchemilla mollis 'Auslese'	#1	Pots	AMA
9	Blue False Indigo	Baptisia australis	#1	Pots	BA
26	Karl Foerster Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	#1	Pots	CAKF
11	Magnus superior Coneflower	Echinacea purpurea 'Magnus Superior'	#1	Pots	EPMS
9	Blue Angel Hosta	Hosta 'Blue Angel'	#1	Pots	HBA
102	Happy Returns Daylily	Hemerocallis 'Happy Returns'	#1	Pots	HHR
4	Aureola Japanese Forest Grass	Hakonechola macra 'Aureola'	#1	Pots	HMA
9	Palace Purple Coral Bells	Heuchera micrantha 'Palace Purple'	#1	Pots	HMPP
22	Walker's Low Catmint	Nepeta faassenii 'Walker's Low'	#1	Pots	NFWL
12	Russian Sage	Perovskia atriplicifolia	#1	Pots	PA
6	Sarah Bernhardt Peony	Paeonia 'Sarah Bernhardt'	#2	Pots	PLSB
15	Northwind Switch Grass	Panicum virgatum 'Northwind'	#1	Pots	PVN
12	Goldsturm Black Eyed Susan	Rudbeckia fulgida 'Goldsturm'	#1	Pots	RFG
14	Autumn Fire Sedum	Sedum 'Autumn Fire'	#1	Pots	SAF
19	Prairie Dropseed	Sporobolus heterolepis	#1	Pots	SH
7	Hummelo Betony	Stachys monieri 'Hummelo'	#1	Pots	SMH

NOTES:

1) The Landscape Contractor shall provide and install all plant materials in the quantities and sizes sufficient to complete planting as shown on the Landscape Plans. All plants shall comply with the requirements of the current American Standard for Nursery Stock published by The American Nursery and Landscape Association. Plants shall meet size, genus, species and variety and be in good health, free of insects, diseases or defects. No "park grade" materials shall be accepted. Trees not exhibiting a central (or single) leader will be rejected unless noted in the plant list as multi-stem. Quantity lists are supplied for convenience. The Landscape Contractor shall verify all quantities and, in case of a discrepancy, the drawn plan shall prevail over the plant list No plants are to be changed of substituted without approval of the Owner or a representative of James Dowden & Associates, Inc.

2) All plants shall be watered during the first 24-hour period following installation. A watering schedule must be agreed upon with the Owner (before plantings are installed) of whom, when and how plant materials are to be properly watered. The Landscape Contractor shall verify proper watering is being done for the establishment and health of all plant materials. The Landscape Contractor shall warranty all plant materials for one year from the time of installation and project acceptance.

3) Plants shall be balled and burlapped unless otherwise noted on the Landscape Plans. No root bound materials shall be accepted and all synthetic or plastic materials shall be removed at the time of planting.
It is the option of the Landscape Contractor to roll back burlap from the top of the root ball.

4) Recommended mulch depth is four inches (4") of shredded hardwood bark. The Landscape Contractor shall avoid over-mulching and the creation of "mulch volcanoes." Mulch Beds shall extend a minimum of two feet (2') beyond the center of a tree or shrub. Mulch must be pulled back at least two inches (2') from the base of a tree so the base of the trunk and root crown are exposed.

5) Prepare all perennial beds with one cubic yard of garden compost per 100 sf and the compost shall be rototilled to an 8" depth.

6) All plants shall be set plumb. It is the option of the landscape contractor to stake deciduous trees but it is also the responsibility of the Landscape Contractor to guarantee the plants remain plumb until the end of the guarantee period.

7) Trees shall be installed a minimum of five feet (5') horizontally from underground electrical feeders, sanitary sewers, sanitary services, water mains, and water services. Trees shall be installed a minimum of ten feet (10') horizontally from utility structures including, but not limited to, manholes, valve vaults and valve boxes. Shade trees shall be a minimum of ten feet (10') from all light poles and all shrubs shall be a minimum of three to five feet (3'-5') from all fire hydrants.

8) The Landscape Contractor shall locate the existence of all underground utilities prior to starting work. The Landscape Contractor must also keep the pavement and work areas in neat and orderly condition throughout the construction process. The Landscape Contractor shall acquaint himself with. And verify. Working conditions in advance of submitting a proposal. Failure to recognize inherent responsibilities does not relieve the contractor of obligations due to miscalculations.

9) Property owners shall be responsible for maintaining all landscaping shown on the approved plans throughout the life of the development.

10) Turf shall be Premium Bluegrass Mix seed and blanket in all disturbed areas except where sod is noted.

11) Once a Landscape Plan has been approved and a Building Permit issued, the Planning and Zoning Administrator may authorize minor revisions to the approved Landscape Plan including the substitution of equivalent planting and ground covers where such revisions do not diminish the benefits of the approved Landscape Plan. As such, revisions shall require the written approval of the Planning and Zoning Administrator.

12) Trees and shrubs shall not be located closer than ten (10) feet to fire hydrants, transformers, or other above ground utilities.

13) Bare root plants shall not be allowed.

14) All planted areas and landscaped islands shall receive a four (4) inch layer of shredded hardwood bark mulch.

REVISIONS:
02.17.25 (NEW SITE PLAN)
02.21.25 (OWNER REVIEW)
03.26.25 (OWNER COMMENTS)

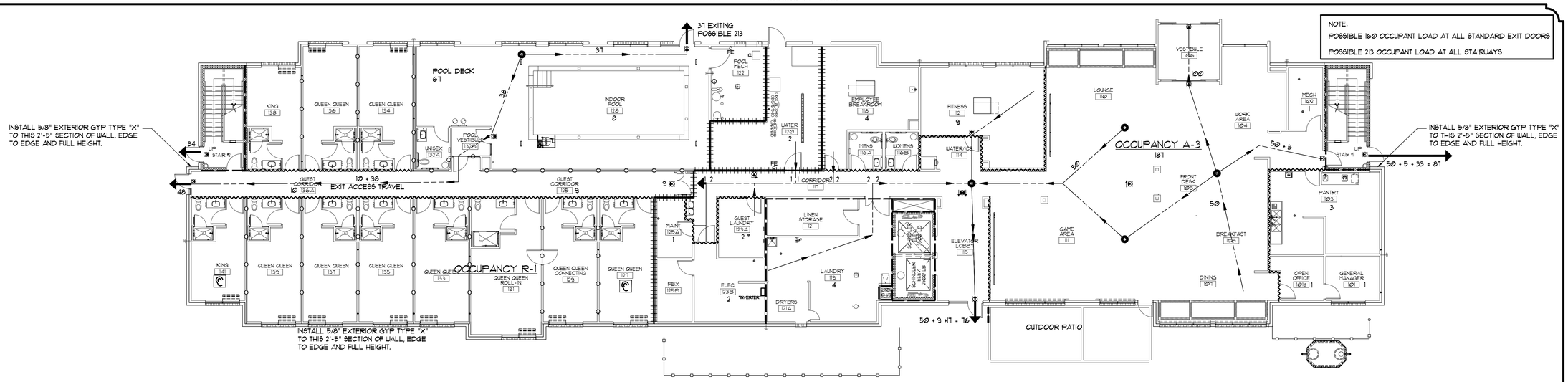
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LANDSCAPE PLAN

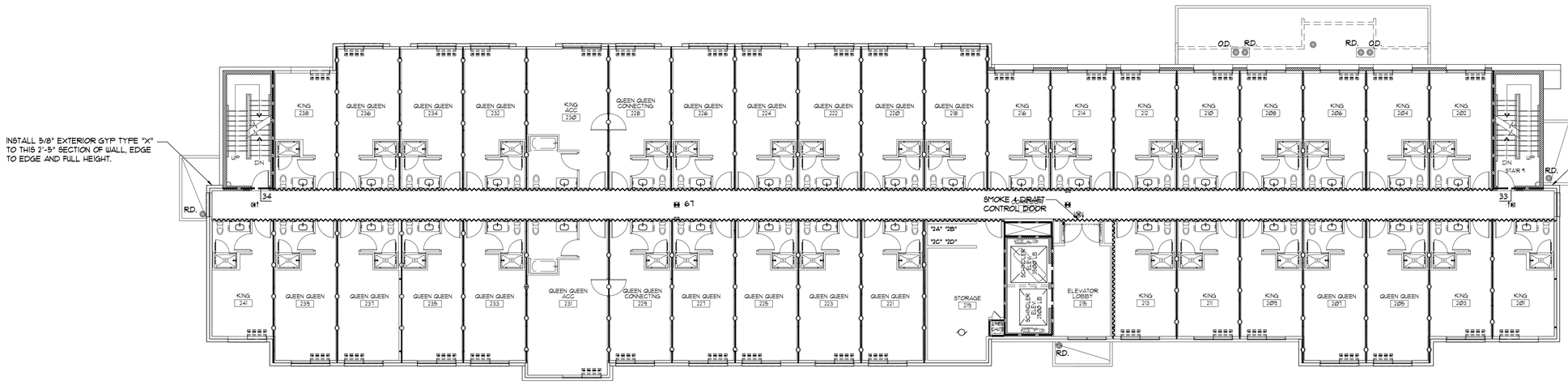
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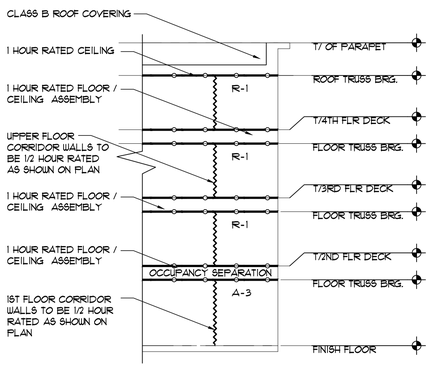


NOTE:
POSSIBLE 160 OCCUPANT LOAD AT ALL STANDARD EXIT DOORS
POSSIBLE 213 OCCUPANT LOAD AT ALL STAIRWAYS

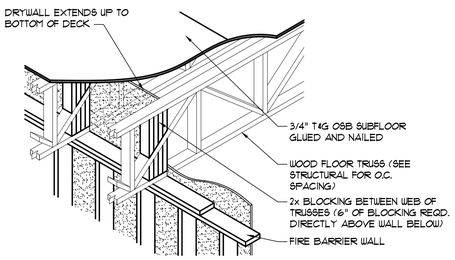
FIRST FLOOOR OCCUPANCY RATED WALLS
SCALE: 3/32" = 1'-0"



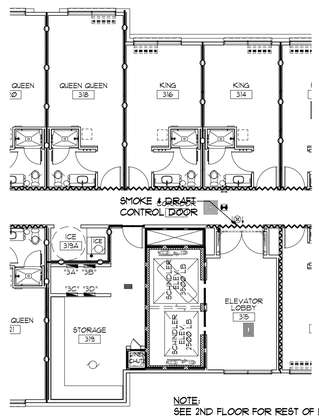
2ND AND 4TH FLOOR OCCUPANCY RATED WALLS
SCALE: 3/32" = 1'-0"



1 ASSEMBLY RATING SECTION
SCALE: 3/32" = 1'-0"



2 TRUSS PENETRATION DETAIL
SCALE: N.T.S.



3RD FLOOR OCCUPANCY RATED WALLS
SCALE: 3/32" = 1'-0"

- FIRE BARRIER, 1 HOUR
- FIRE BARRIER, 2 HOUR
- FIRE PARTITION, 1 HOUR
- FIRE PARTITION, 1/2 HOUR
- NON RATED ASSEMBLY - PARTITION WALL

NOTE:
ALTHOUGH STRUCTURAL COMPONENTS REQUIRE A 1 HOUR FIRE RATING, OPENING PROTECTION IS RELATIVE TO THE WALL FIRE RATING IDENTIFIED ON THE RATED WALLS PLANS (THIS SHEET).

NOTE:
FIRE SUPPRESSION HEAD REQUIRED AT ALL BATHROOMS 55 SQ FT OR LARGER

STATE OF ILLINOIS
GARY L. FRANK
NO. 001-013853
REGISTERED ARCHITECT
02/03/25

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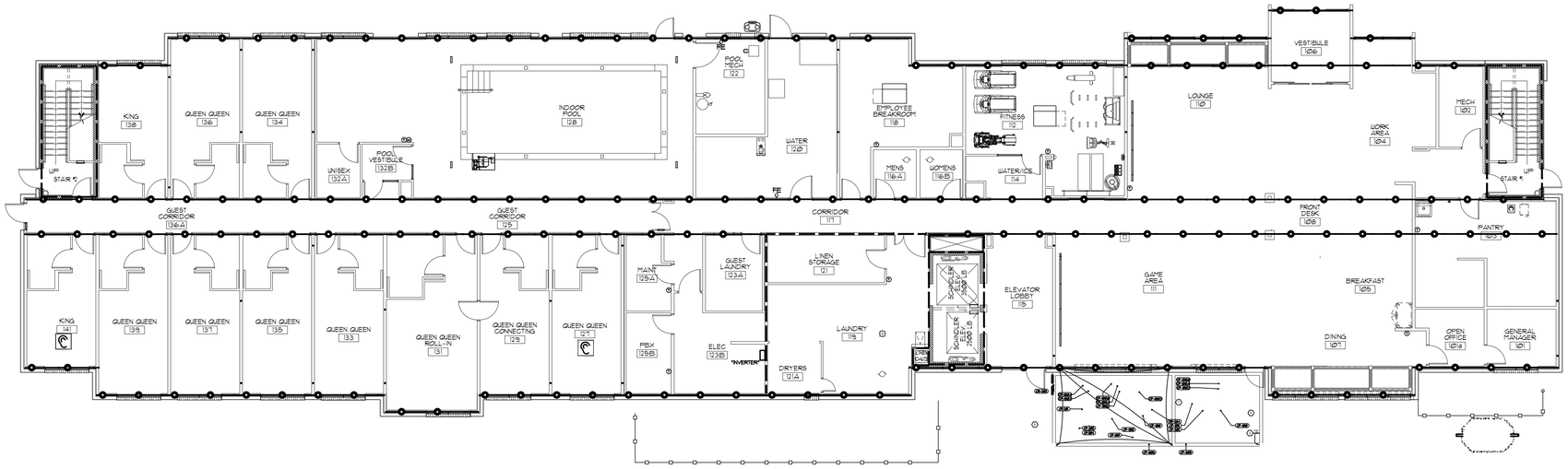
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REVISIONS

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T-2
OCCUPANCY RATED WALLS

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FIRST FLOOR STRUCTURAL FIRE RESISTANCE RATING PLAN

SCALE: 3/32" = 1'-0" IBC TABLE 601

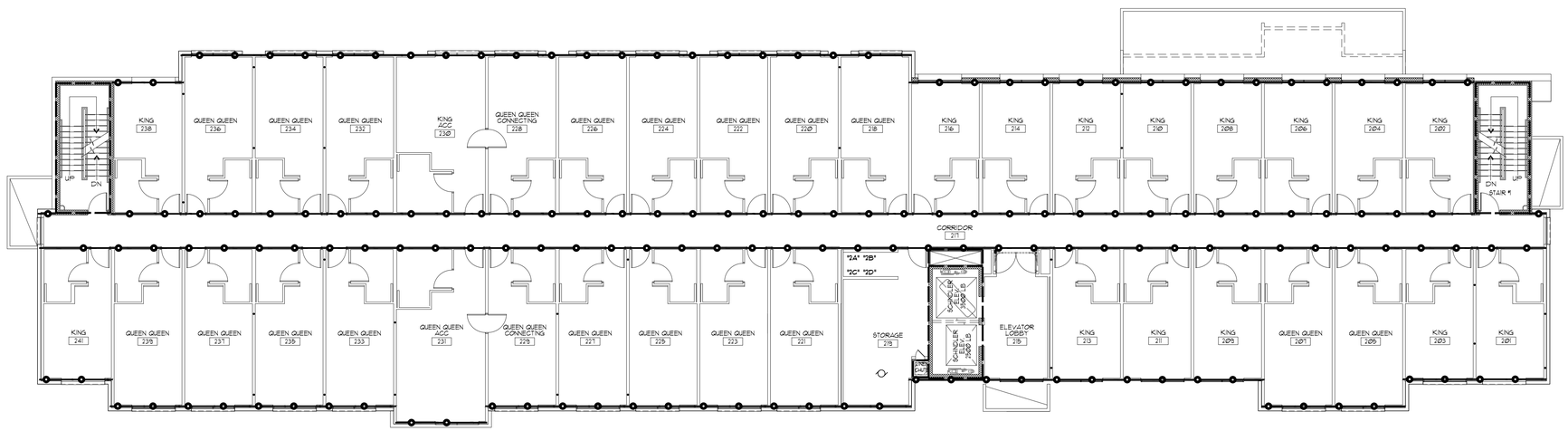
FIRE BARRIER, 2 HOUR

BEARING WALLS & STRUCTURAL FRAME

NON-BEARING WALLS

NOTE 1:
STRUCTURAL STEEL SUPPORTING A RATED FLOOR SHALL HAVE A (1) HOUR FIRE RATING. ALL STEEL COLUMNS AND BEAMS TO BE SPRAYED FOR A (1) HOUR FIRE RATING.

NOTE 2:
BEARING WALLS ON ALL FLOORS SHALL BE (1) HOUR FIRE RATED.



TYPICAL UPPER FLOOR STRUCTURAL FIRE RESISTANCE RATING PLAN

SCALE: 3/32" = 1'-0" IBC TABLE 601

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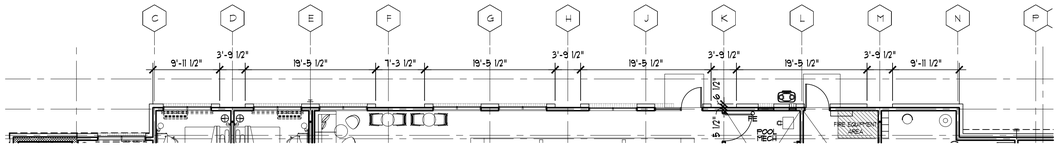
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22134

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12/16/24

REVISIONS

SHEET NO.
T-3
STRUCTURAL RATED WALLS

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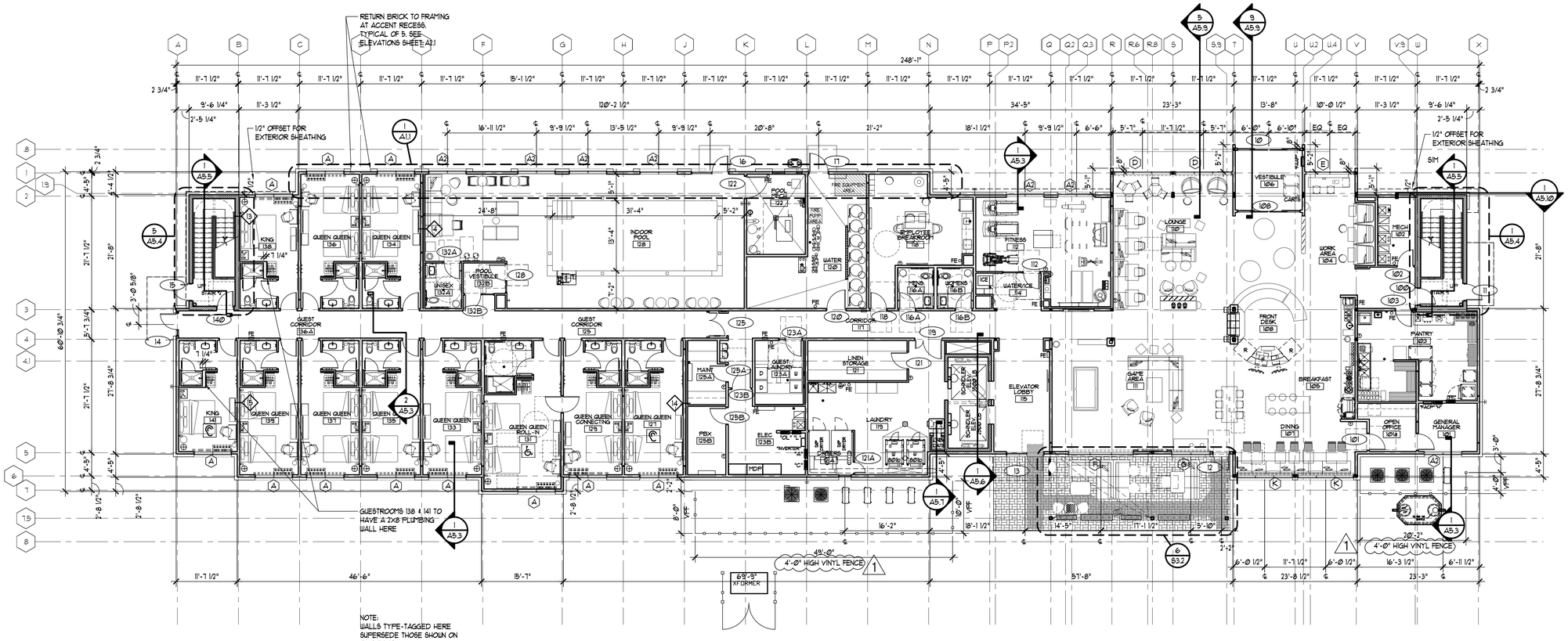


1 WALL ACCENT RECESS LOCATIONS
SCALE: 3/32" = 1'-0"

SEE ELEVATIONS SHEET 2.1

NOTE:
FURNISH CORNER GUARDS FOR ALL OUTSIDE CORNERS WITH WALLPAPER

ROOM MIX						
ROOM TYPE	FLOOR					REFER TO SHEET NUMBER
	1ST	2ND	3RD	4TH	TOTAL	
KING	2	15	15	15	47	A3.1
ACCESSIBLE KING	0	2	1	0	3	A3.2
ACC KING ROLL-IN	0	0	0	1	1	A3.2
QUEEN QUEEN	5	17	18	18	58	A3.3
QUEEN QUEEN CONNECTING	0	2	2	2	6	A3.3
QUEEN QUEEN ACCESSIBLE	0	1	1	0	2	A3.4
QUEEN QUEEN ACCESSIBLE ROLL-IN	0	0	0	1	1	A3.4
TOTAL	11	37	37	37	122	TOTAL ROOMS
SQ. FT.	13,670	13,400	13,400	13,400	53,870	TOTAL SQ. FT.



NORTH FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

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02/03/25

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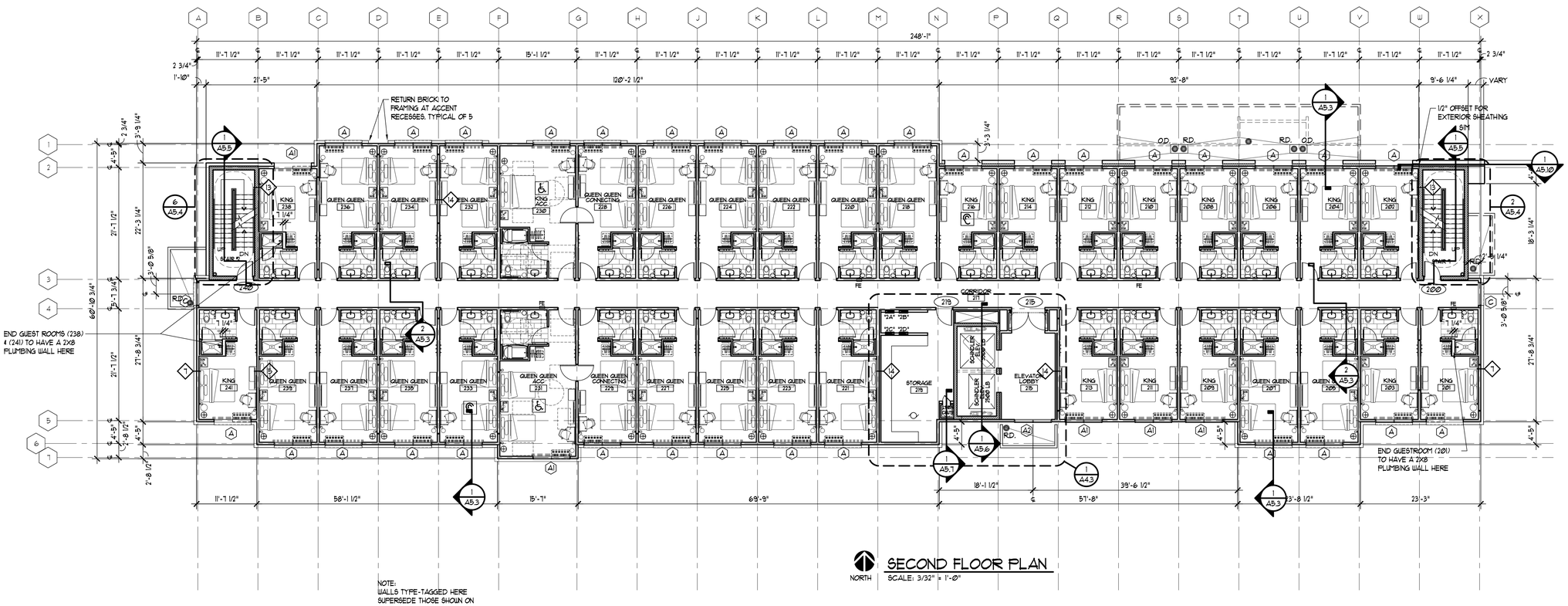
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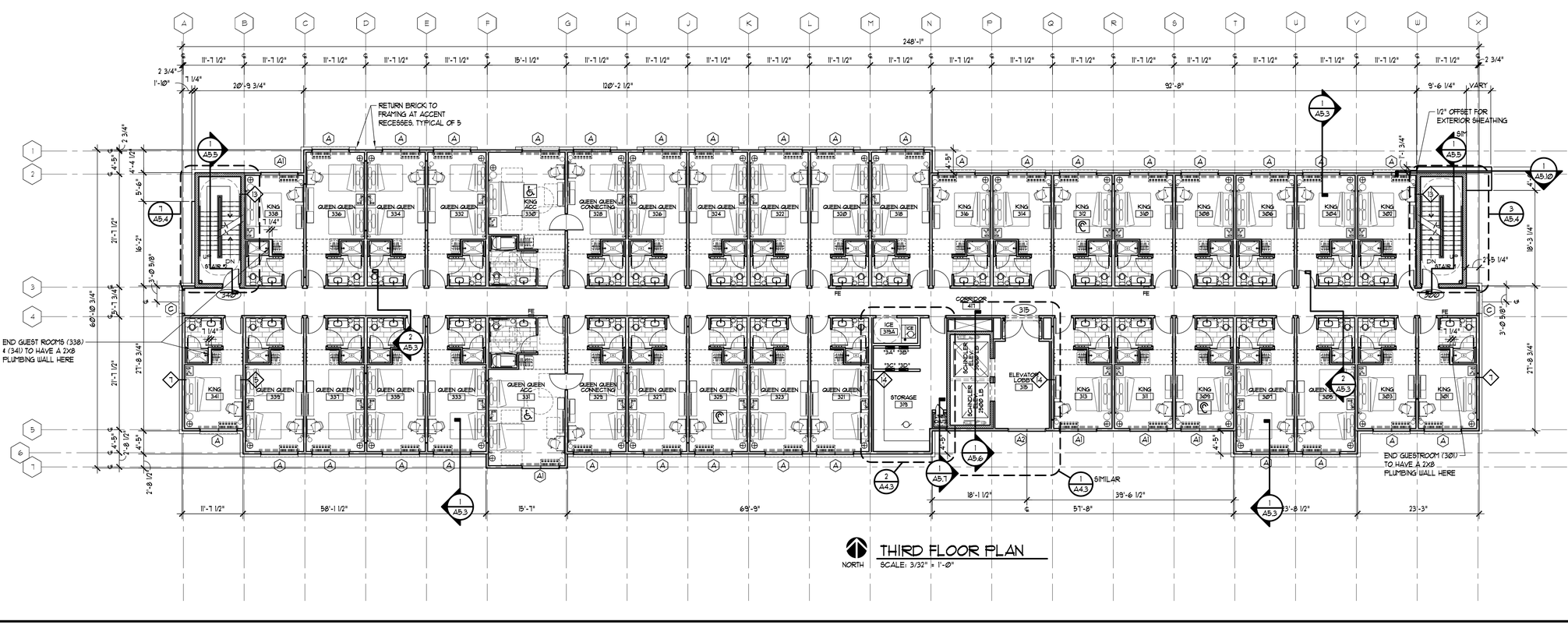
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SHEET NO.
A1.1
FIRST FLOOR PLAN

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NORTH SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



NORTH THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"

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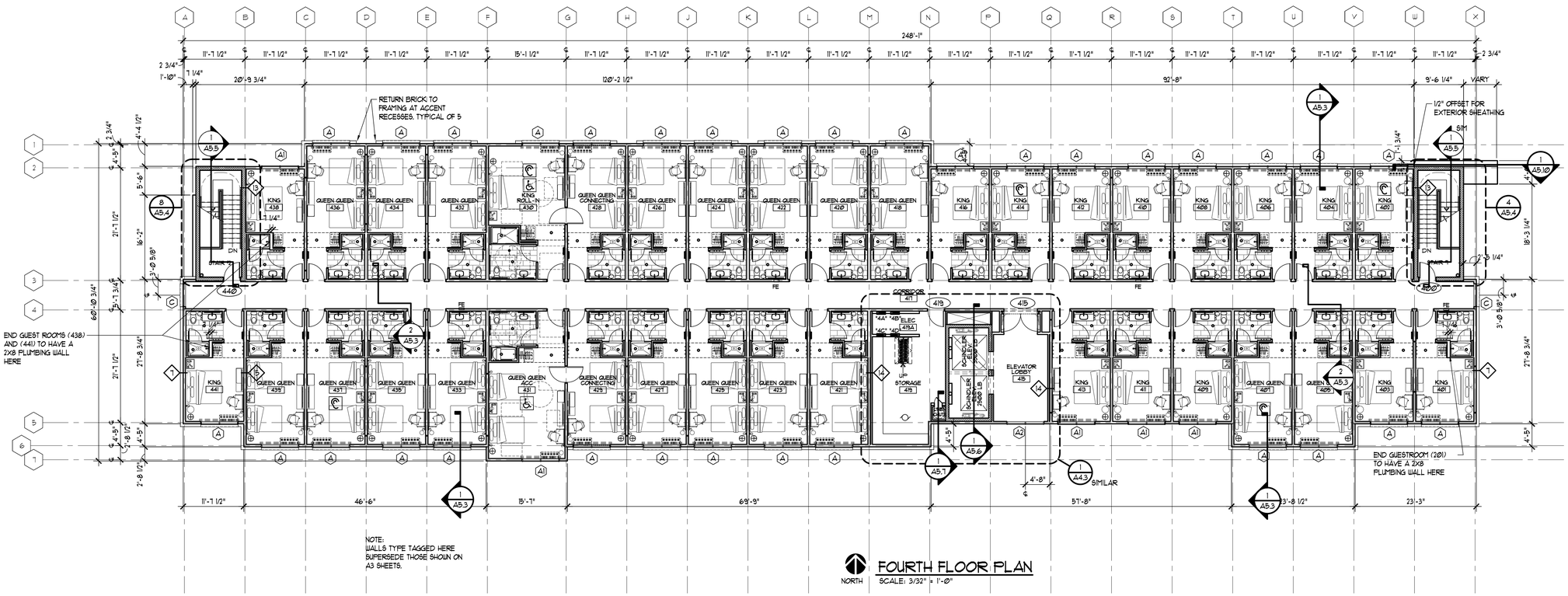
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12/16/24

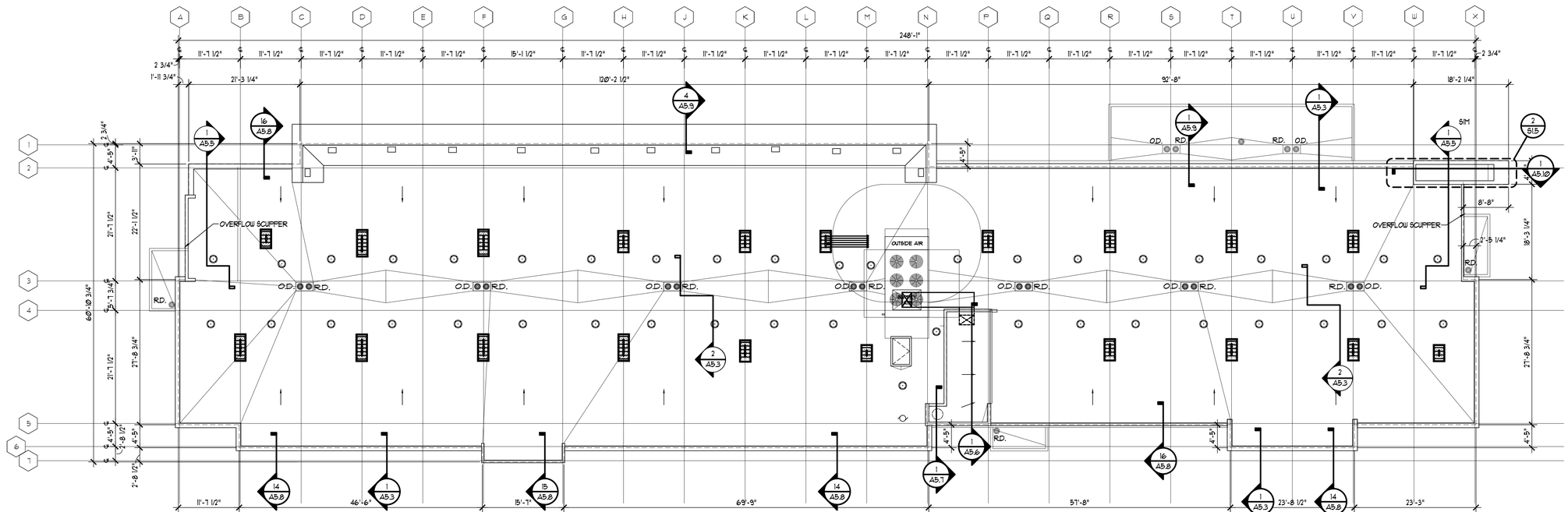
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SECOND AND THIRD FLOOR PLANS

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tru by HILTON

JOB TITLE

TRU BY HILTON
HILTON PROJECT CODE 16-740ND
FACILITY # 52069 INN CODE MDWTRU
TINLEY PARK, IL
A NEW 122 ROOM HOTEL

JOB NO.
22134

DATE
12/16/24

REVISIONS

SHEET NO.
A1.3
FOURTH FLOOR AND ROOF PLANS

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TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JUNE 5, 2025 REGULAR MEETING

ITEM 1: PUBLIC HEARING – TRU BY HILTON HOTELS – 18303 LA GRANGE ROAD – VARIATIONS; SITE PLAN & ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Ramsey Elshafei of RE Development Solutions on the behalf of Lewisville Hotel Partners, LLC, nine Variations from the Zoning Ordinance for hotel lot size, items related to the Urban Design Overlay, parking, masonry and building height for new construction of a Tru by Hilton hotel at 18303 La Grange Road in the B-3 (General Business and Commercial) Zoning District. Site Plan & Architectural Approval will also be considered.

Present Plan Commissioners:	Chairman Garrett Gray James Gaskill Terry Hamilton Eduardo Mani Andrae Marak Amanda Martinez Edgar Montalvo
Absent Plan Commissioners:	Angela Gatto Steve Sepessy
Village Staff:	Jason Engberg, Planning Manager Michael O. Whalen, Associate Planner
Petitioners:	Ramsey Elshafei, RE Development Bill Zalewski, Advantage Consulting Engineers Jerry White, Superhost Hospitality
Members of the Public:	None

CHAIRMAN GRAY introduced item #1.

CHAIRMAN GRAY requested a motion to open the public hearing. COMMISSIONER GASKILL made a motion to open the public hearing, seconded by COMMISSIONER MANI. CHAIRMAN GRAY requested a voice vote; all were in favor. Motion carried.

CHAIRMAN GRAY noted the proof of publication.

Michael O. Whalen, Associate Planner, presented the staff report.

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COMMISSIONER HAMILTON asked about the parking situation when the hotel is fully booked.

Ramsey Elshafei was sworn in.

Mr. Elshafei said that the hotel operator and the Hilton brand are confident the amount of parking is adequate. He said that if the hotel is fully booked, staff would park off-site and be transported to the hotel.

CHAIRMAN GRAY said that he, as an engineer, typically plans for the worst-case scenario, not an average. Ramsey Elshafei said that the Zoning Ordinance states that business owners are required to provide parking for customers if designated parking lots are full. Jason Engberg, Planning Manager, said that the Zoning Ordinance requires that all parking be provided on-site. Jason said that the Petitioner submitted an analysis of parking utilization at similar properties and is confident the hotel can operate with the amount of parking proposed. He confirmed Mr. Elshafei's statement that it is the business owner that is responsible for providing additional parking when designated parking lots are full.

CHAIRMAN GRAY said that the other hotels in the vicinity would likely experience parking issues as well during major events where hotels in the Village may be at capacity. He said he was generally supportive of the other variation requests. However, he said that parking was his main issue with the proposal. COMMISSIONER HAMILTON said that if there is a parking issue, then it's possible the hotel will not be able to fully book all of the hotel rooms.

COMMISSIONER MARAK noted that vehicles turning onto 183rd Street from White Eagle Drive have to wait a long time and that the intersection at 183rd and La Grange is very congested. Jason Engberg noted that the Gas N Wash is required to install a traffic signal at the intersection. Michael Whalen noted that installing the signal requires approval by the Village, Cook County Department of Transportation and Highways and the Illinois Department of Transportation, so the approval is more complex and time consuming.

COMMISSIONER MANI said he agreed that the proposed parking lot may be insufficient.

COMMISSIONER GASKILL asked how many Variations were requested. Michael Whalen said that the Petitioner is requesting eleven. Jason Engberg noted that most of the Variations were from provisions in the Urban Design Overlay. Michael Whalen noted that several projects in the area have requested and been granted similar Variations. Jason Engberg noted that the overlay district does not really contemplate the context of the area, so many projects request Variations from the overlay. COMMISSIONER GASKILL said he did not like the number of Variations being requested.

COMMISSIONER MARTINEZ said she agreed that there were too many Variation requests. She said that she felt that some parking stalls were located too close to driveway entrances. She said that pedestrians and employees would have to walk between vehicles often. Ramsey Elshafei noted that a loading zone is located in the rear for deliveries, with access to a sidewalk. He also noted that the drive-aisles are wide enough to minimize conflict with vehicles entering and vehicles backing out of parking stalls. CHAIRMAN GRAY asked why the loading zone was not located on the curb next to the sidewalk. Ramsey Elshafei said that four parallel parking stalls

were located in that location. CHAIRMAN GRAY asked how staff will access the sidewalk between vehicles parked in those parallel stalls. Ramsey Elshafei noted that the parallel parking stalls are much longer than typical parallel stalls so there would always be room for delivery staff to access that sidewalk. He added that the Hilton brand was supportive of the loading zone location and access. COMMISSIONER MARTINEZ noted that adding a depressed curb would make it easier for delivery staff to access the sidewalk to the building.

CHAIRMAN GRAY asked if any underground detention was planned. Ramsey Elshafei said that the only stormwater facility proposed was the detention area on the west side of the property. He noted that the current proposal was the most optimum to balance the needs of stormwater detention, parking, and emergency vehicle circulation. COMMISSIONER GASKILL asked if the Petitioner received the dimensions of Tinley Park Fire Department equipment. Ramsey Elshafei said that the turn exhibit provided used TPFD equipment.

COMMISSIONER MARTINEZ asked if the pet relief area would be gated. Ramsey Elshafei said no.

CHAIRMAN GRAY said that he thought more parking could fit in the rear corners of the parking lot. Mr. Elshafei said that he and his team were confident the project would work with the amount of parking proposed. CHAIRMAN GRAY said that during events at the hotel and in the Village, parking would be tight. Ramsey Elshafei said that it is becoming more and more common for hotel guests to arrive by other means that personal private vehicles. He said that employees may use public transit to get to work. COMMISSIONER MARAK noted that there are no public transit routes nearby. Ramsey Elshafei said that some employees may also carpool.

COMMISSIONER GASKILL said he thought there was too much going on with such a small property.

COMMISSIONER MONTALVO said that he was concerned with the parking reduction request. He also asked what the typical parking reduction is approved by the Plan Commission. COMMISSIONER MONTALVO said he thought more spaces could fit with perpendicular parking. Ramsey Elshafei noted that staff recommended the proposed one-way circulation plan to avoid grade challenges that would have required a long and large retaining wall. Jason Engberg noted that the Village prefers designs that do not have retaining walls because they can become property maintenance issues in the future. He also noted that where White Eagle Drive currently terminates just south of the site will be a future road to access future developments as the WLS tower site redevelops, and the one-way movements at each of the project's drive-ways will make that future intersection safer by reducing potential conflicts. He also noted that the one-way circulation would reduce conflicts with motorists using the drop-off area. COMMISSIONER MONTALVO asked if there was any plan for overflow parking. Ramsey Elshafei said there is no current plan, but that he and his team were confident the amount provided would work. COMMISSIONER MONTALVO asked if it would be possible to work with a neighbor to secure an agreement for overflow parking. He also said he thought people would enter using the exit driveway.

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Michael Whalen noted that White Eagle Drive is 40 feet wide curb-to-curb and that on-street parking is permitted. He added the police department enforces a Village-wide overnight parking ban.

Jason Engberg said the Marriott hotels across the street, which were approved together, received a Variation to reduce the number of required parking stalls by 41. He noted that, on that property, there is an area reserved for a future parking expansion if it is deemed necessary that could accommodate up to 25 additional vehicles. He also noted that the Marriott hotel has a banquet hall which required additional parking above what the hotel room-based requirement was. Jason Engberg asked if an agreement with a neighbor for overflow parking would be sufficient for the Plan Commission.

COMMISSIONER MARAK noted that hotels do not often track guest vehicles. He said he is generally against excessive parking lots, but that there may be many instances where the hotel is fully booked and guests have nowhere to park. CHAIRMAN GRAY noted that people often carpool to hotels where two people may arrive in the same vehicle but book two separate rooms. He agreed with COMMISSIONER MARAK that the hotel would need to track guest vehicles and have some contingency plan for when the parking lot is full. He said the proposed reduction from the required parking ratio was too high.

Ramsey Elshafei said he would explore potential contingency plans with neighbors.

Jason Engberg asked the Commission if they preferred a revision to the site plan to accommodate additional on-site parking or a parking agreement with a neighbor. CHAIRMAN GRAY said he did not have a preference.

Ramsey Elshafei asked what number of parking stalls is the Plan Commission looking to see. COMMISSIONER HAMILTON said a dozen additional. COMMISSIONER MANI said ten to twelve. CHAIRMAN GRAY said twenty-three. COMMISSIONER GASKILL said ten to twelve. COMMISSIONER MARTINEZ said ten to twelve. COMMISSIONER MONTALVO said ten to twelve. Ramsey Elshafei asked if an agreement with a neighbor for twelve spaces off-site would be adequate. Jason Engberg said that a parking agreement with a neighbor would only work if the neighbor had more parking than is required by the Zoning Ordinance. COMMISSIONER MONTALVO said the goal would be to fit the additional parking on-site but said off-site would be okay too.

Jerry White was sworn in. He said that two hotels in his portfolio in Holland, Michigan recently were fully booked during the annual tulip festival and both hotels still had available parking. He said the team will do its best to come up with a solution.

COMMISSIONER MARAK asked if the Plan Commission should amend its recommendation to reflect the requirement of adding additional parking or should the item be continued to the next meeting to approve with amended plans or a parking agreement. Jason Engberg said they could either continue the item or add a condition to the site plan. CHAIRMAN GRAY polled the COMMISSIONERS to ask if a condition to the site plan would be adequate. All but COMMISSIONER GASKILL agreed. COMMISSIONER MARTINEZ said the condition should

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be written in a vague way so that either scenario can work without having to come back to the Plan Commission.

CHAIRMAN GRAY requested a motion to close the public hearing. COMMISSIONER MARTINEZ made a motion to close the Public Hearing. COMMISSIONER GASKILL seconded. Voice vote. All in favor.

Michael O. Whalen presented the standards for approval.

CHAIRMAN GRAY requested a motion on the Variations. COMMISSIONER MARTINEZ made a motion to recommend that the Village Board grant the Petitioner eleven Variations from the Zoning Ordinance from the sections listed in the staff report to develop a hotel in accordance with the plans submitted and adopt the Findings of Fact as proposed in the May 1, 2025 staff report with the condition that the parking variation based on an agreement being made to provide additional parking. COMMISSIONER MONTALVO seconded the motion. Roll call. All in favor. Motion carried.

CHAIRMAN GRAY requested a motion on the site plan and architectural approval. COMMISSIONER MARAK made a motion to grant the Petitioner Site Plan/Architectural approval for the development of a hotel at 18303 La Grange Road in accordance with the plans submitted and adopt the Findings of Fact as proposed in the May 1, 2025 staff report, subject to the conditions listed in the staff report. COMMISSIONER MANI seconded the motion. Roll call. All in favor. Motion carried.

CHAIRMAN GRAY noted the item would go to the June 17, 2025 Village Board meeting.

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PLAN COMMISSION STAFF REPORT

July 3, 2025 – Public Hearing

Tru by Hilton

18303 La Grange Rd

Petitioner
Ramsey Elshafei of RE Development Solutions on the behalf of Lewisville Hotel Partners, LLC

Property Location
18303 La Grange Rd

PIN
27-33-401-013-0000 (portion of)

Zoning
B-3 (General Business and Commercial)
UD-1 (Urban Design Overlay District)

Approvals Sought
Site Plan Approval, Variation

Project Planner
Michael O. Whalen, AICP
Associate Planner



Tru by Hilton example rendering

EXECUTIVE SUMMARY

The Petitioner, Ramsey Elshafei of RE Development Solutions, on behalf of Lewisville Hotel Partners, LLC, is requesting a Variation and Site Plan approval to develop a 122-room hotel at 18303 La Grange Road in the B-3 General Business and Commercial Zoning District. The subject property is also located within the UD-1 Urban Design Overlay District.

This project was previously reviewed by the Plan Commission on June 5, 2025. The Plan Commission recommended approval for several Variations and approved the Site Plan. At this meeting, the Plan Commission recommended approval of a parking Variation to reduce the number of required parking spaces with the condition that the Petitioner enter a cross-parking agreement with a neighbor for at least ten additional parking spaces.

Since the June 5, 2025 meeting, the Petitioner modified the Site Plan to accommodate thirteen additional parking stalls in the previously proposed stormwater pond area. The Petitioner is now proposing a smaller pond with additional stormwater storage underground. The Zoning Ordinance requires 130 parking stalls for this development (one per hotel room + one per employee); the Petitioner is now proposing 101 stalls. The Petitioner also identified that fourteen on-street parking spaces are available near the proposed hotel.

The June 5, 2025 Plan Commission public hearing staff report detailing the previous approvals is attached to this report.



Location Map



Zoning Map

EXISTING SITE & HISTORY

The subject property is an approximately 2.263 acre undeveloped lot located near the southeast corner of 183rd Street and La Grange Road. The lot has dual frontage (through lot) on both La Grange Road and White Eagle Drive. The Gas N Wash La Grange Road location is located immediately to the north and is substantially complete. The Petitioner purchased this property from the seller prior to 2022 but it was subdivided without going through the correct process. This subdivision was resolved by the plat approval that was completed during the Gas N Wash entitlement process.

ZONING & CONTEXT

The subject property is located within the **B-3 General Business and Commercial Zoning District**. The site is also located within the UD-1 Urban Design Overlay District. The table below indicates the surrounding zoning and land uses in the area:

Direction	Zoning	Land Use
North	B-3 General Business and Commercial District	Gas N Wash
East	B-3 General Business and Commercial District	Marriott Hotels (under construction)
South	B-3 PD General Business and Commercial District Mid-Continent Hilton Garden Inn PUD	Texas Roadhouse, Hilton Garden Inn, Country Inn and Suites
West	Unincorporated Cook County R1 Single Family Residence District	Undeveloped Land

The B-3 zoning district is designed to accommodate a wide range of specialized commercial uses, including highway-oriented services and commercial types of establishments to serve the needs of motorists. The UD-1 overlay district is intended to promote specific design standards concerned with the character and placement of non-residential buildings as well as the role and nature of the spaces between the buildings and the public streets.

Streets and Roads.

Adjacent to the proposed site, La Grange Road is a six-lane principal arterial road with wide lanes, wide shoulders, and is owned and maintained by the Illinois Department of Transportation (IDOT). The speed limit on this segment is posted at 45 miles per hour but traffic routinely travels at much higher speeds as the road is designed to safely accommodate these speeds. The signalized intersection with 183rd Street contains nine lanes and is approximately

150 feet wide. The turn radii at the intersection are very wide to accommodate high-speed, free-flow right-turn traffic on all four corners. There are no sidewalks, crosswalks, or bicycle lanes.

At this location, 183rd Street is a four-lane collector road owned and maintained by the Cook County Department of Transportation and Highways. The road has wide lanes and turn radii, and the speed limit is posted at 35 miles per hour. This road design encourages and accommodates higher speeds. At the intersection with La Grange Road, 183rd Street is six lanes (with striped space for a seventh for a dual left turn) and is over 100 feet wide. There are no sidewalks, marked crosswalks, or bicycle lanes.

White Eagle Drive is a local street owned and maintained by the Village. The street is 40 feet wide and does not have lane striping. The posted speed limit is 35 miles per hour but there is no infrastructure present to encourage compliance. There is a sidewalk to the north of the site along the Gas N Wash property and a sidewalk to the south that terminates in the parking lot for Texas Roadhouse. There are no pedestrian crossings or bicycle lanes on White Eagle Drive.

In general, the roadways in this area create an uncomfortable and unsafe environment for pedestrians and cyclists with high vehicle speeds. The new developments in the area are adding pedestrian friendly amenities that will help encourage safer travel routes for walking and biking, but the area still remains an auto oriented destination.

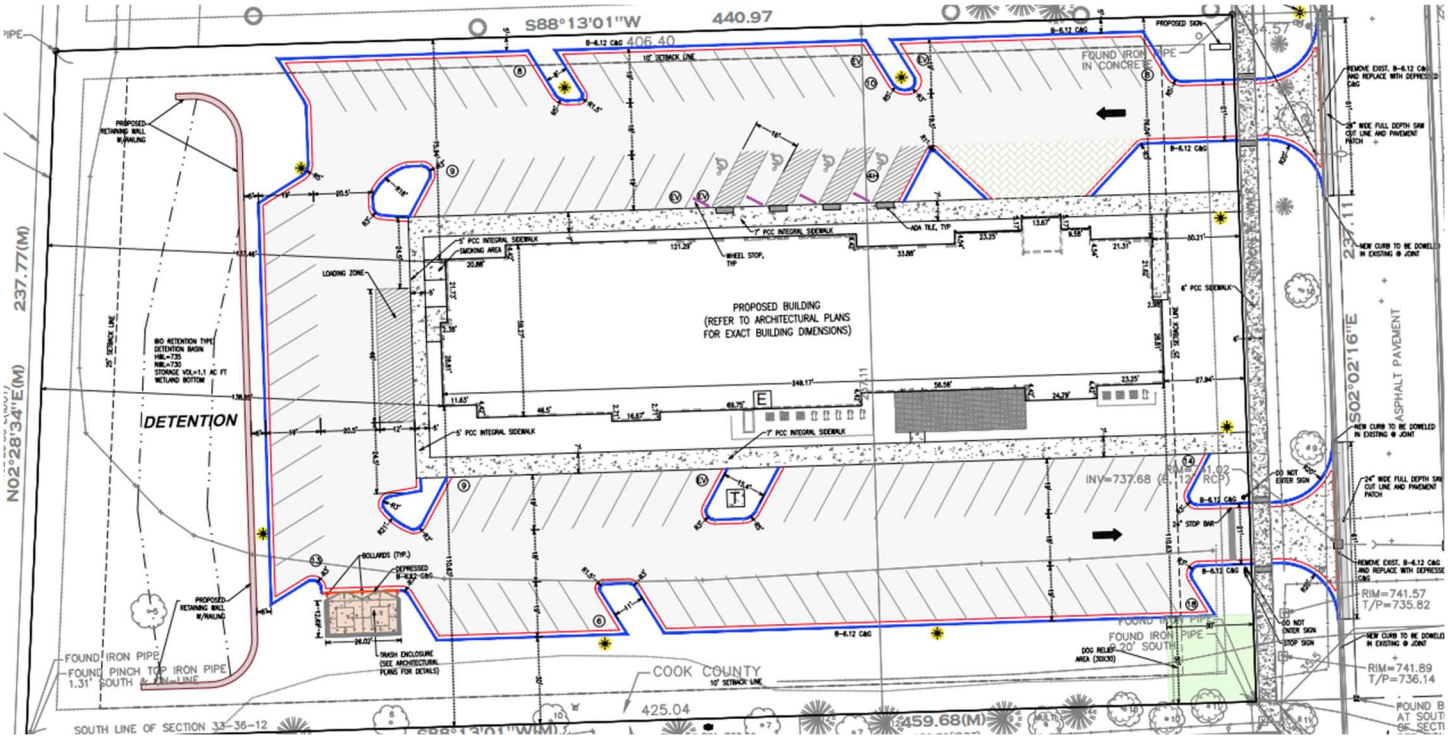
Public Transportation.
There are no public transportation routes in the vicinity.

PROPOSED USE

The Petitioner is proposing a new 122 room hotel on the subject property. The hotel will have a conference room, indoor swimming pool, breakfast service, fitness room, business center, outdoor pet relief area, and outdoor patio.

Hotels in the B-3 General Business and Commercial Zoning District are prohibited on lots smaller than five acres. During the June 5, 2025 Plan Commission meeting, the Commission recommended approval of a Variation to reduce the minimum hotel lot size.

PROPOSED SITE PLAN



Site Plan received June 19, 2025

The Petitioner proposes a four-story 53,972-square-foot hotel building at the center of the site with a one-way parking lot surrounding the building, and a stormwater detention basin along the La Grange Road frontage.

Pedestrian Access.
The Petitioner will construct a public sidewalk along the White Eagle Drive frontage. A walkway will connect entrances on the north, west, and south sides of the building. The main entrance to the building has a direct path to the public sidewalk and the entrance is approximately 60' from the public sidewalk. No sidewalk is required on La Grange Road because the Illinois Department of Transportation does not anticipate adding sidewalks through the I-80/La Grange Road interchange.

Automobile Access.
Motorists will access the site via a one-way entrance driveway on the north side of the property. The driveway leads to a guest drop-off area and the one-way parking lot. Motorists will exit the parking lot via a one-way exit driveway on the south side of the property. One-way vehicle circulation reduces the potential for conflicts between motorists entering the site and those using the drop-off area. The site configuration and one-way vehicle circulation require two driveways to function properly. The Petitioner submitted a truck-turn exhibit which indicates adequate clearance for large vehicles like fire trucks.

Building Placement and Orientation.
The proposed development does not comply with the building placement and orientation standards of the UD-1 Urban Design Overlay District. The building is set far back from the required 20-foot build-to line; the building is not situated in the appropriate location to meet minimum frontage requirements; and the building design does not provide an architectural streetscape. The proposed parking lot projects into the front and side parking setbacks.

During the June 5, 2025 Plan Commission meeting, the Commission recommended approval of several Variations from the UD-1 Urban Design Overlay.

ARCHITECTURE

The hotel building is four stories (approximately 53 feet) tall, exceeding the maximum height in the B-3 General Business and Commercial Zoning District of three stories or 35 feet. During the June 5, 2025 Plan Commission meeting, the Commission recommended approval of a Variation to increase the maximum height allowed. Additional details on the materials and elevations may be found in the attached June 5, 2025 staff report.



PARKING

The Zoning Ordinance requires one parking space per guest room plus one parking space per employee on a typical shift. With 122 guest rooms proposed and eight employees, a total of 130 parking spaces are required. The Petitioner proposed 101 stalls, including four accessible stalls and two electric vehicle charging stations. One loading zone is proposed at the rear of the site.

The Petitioner states that the proposed parking is adequate based on other locations in their portfolio and submitted an analysis to substantiate this claim. The Petitioner's analysis states that average parking occupancy at case study properties is 65%. If the proposed Tru by Hilton hotel has the same 65% typical occupancy, it can be expected that 66 of the proposed 101 parking spaces will typically be utilized by hotel guests.

During the June 5, 2025 Plan Commission meeting, the Commission recommended approval of a Variation to reduce the number of required parking spaces with the condition that the Petitioner enter a cross-parking agreement with a neighbor for at least ten additional parking spaces.

The Petitioner has instead revised the site plan to reduce the size of the stormwater detention pond in the rear of the property to accommodate thirteen (13) additional parking stalls. The Petitioner also relocated the loading zone to the western curb of the parking lot along the building, which eliminated two (2) stalls in this location. The Petitioner also removed one (1) parking stall near the entrance driveway at the Plan Commission's recommendation to reduce the potential for vehicle conflicts. Therefore, a total of ten (10) additional spaces have been added to the updated site plan.

The Petitioner provided an exhibit which identifies fourteen on-street parking spaces on White Eagle Drive near the proposed hotel. Parking in this area is allowed and there is sufficient roadway space to accommodate two travel lanes and two parking lanes. The Tinley Park Police Department enforces an overnight parking ban from 2 a.m. to 5 a.m., so on-street parking spaces could be used by employees or visitors, rather than overnight guests.

LANDSCAPE

The revised Site Plan received June 19, 2025 will not significantly alter the approved landscape plan. The amount of plantings and screening will remain as approved by the Plan Commission.

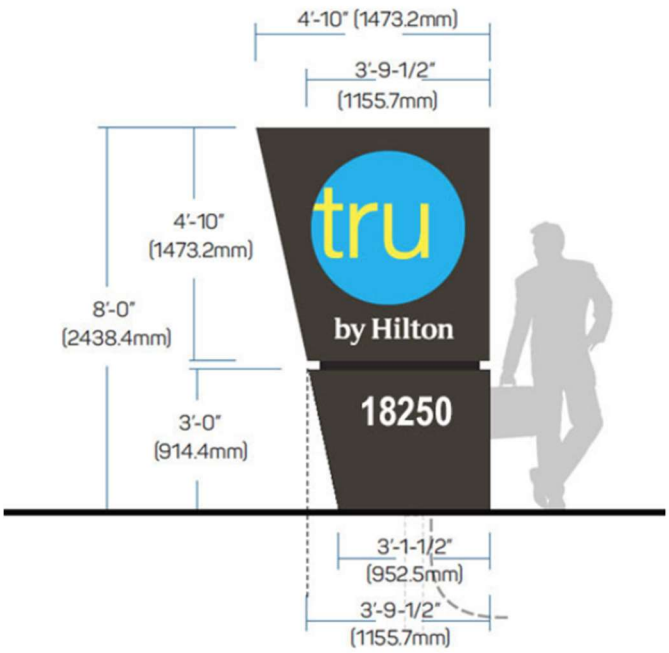
LIGHTING

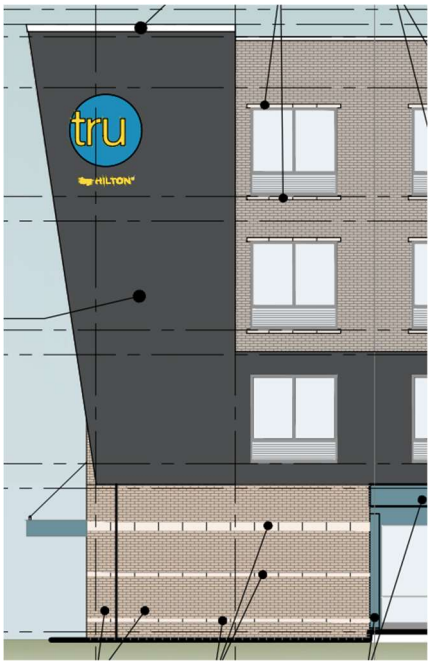
The proposed photometric plan complies with the glare provision of the Zoning Ordinance. All fixtures are downlit and little light spillover to adjacent properties and public rights-of-way is proposed.

The revised Site Plan received June 19, 2025 will not significantly alter the approved photometric plan.

SIGNAGE

The Petitioner is proposing three signs: two wall signs and one ground sign. An approximately 47 square foot sign is proposed on the wedge-shaped architectural element at the northeast corner of the building near the roof. An approximately 10.6 square foot wall sign is proposed near the patio door. The ground sign is proposed at the northeast corner of the property. The sign face of the ground sign is 31.8 square feet, and the overall height is eight feet. The sign is situated approximately ten feet from the north property line, but less than ten feet from the east property line. The Zoning Ordinance requires that signs be located no closer than ten feet from any property line. The Plan Commission, at the June 5, 2025 meeting, recommended approval of a Variation to reduce the sign setback to allow the ground sign in the proposed location.





REQUEST

The Petitioner is requesting a Variation from Zoning Ordinance Section VIII.A.10. Table to reduce the parking requirement from one parking stall per hotel room to 0.76 parking stalls per hotel room. The proposal has 101 parking stalls, including eight stalls for employees; 130 are required by the Zoning Ordinance. Fourteen on-street parking stalls are available nearby.

- The Petitioner states that this request is warranted due to site constraints. The Petitioner asserts that the amount of parking proposed is adequate based on an analysis of similar properties in their portfolio.

STANDARDS FOR 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 draft Findings of Fact are provided below for the Commission's review and approval.

a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
   - *The site is constrained and the Petitioner states that the amount of parking proposed is adequate to support the hotel development.*

b. The plight of the owner is due to unique circumstances.
   - *The site is constrained, but the Petitioner asserts that the amount of parking provided is adequate to support the hotel.*

c. The Variation, if granted, will not alter the essential character of the locality.
   - *Reducing the amount of parking provided improves the character of the area.*

d. 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:

   (1) 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;
   (2) The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
   (3) The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
   (4) The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
   (5) 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
   (6) The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

STANDARDS FOR SITE PLAN AND ARCHITECTURAL APPROVAL

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

Architecture.

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.

MOTION TO CONSIDER

If the Plan Commission wishes to act on the Petitioners' request, the appropriate wording of the motion 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 (Variation)
"...make a motion to recommend that the Village Board grant the Petitioner a Variation from the Zoning Ordinance Section VIII.A.10. to reduce the number of required on-site parking spaces from 130 to 101 to develop a hotel in accordance with the plans submitted and adopt the Findings of Fact as proposed in the July 3, 2025 staff report."

Motion 2 (Site Plan)
"...make a motion to grant the Petitioner Site Plan Approval for the development of a hotel at 18303 La Grange Road in accordance with the plans submitted and adopt the Findings of Fact as proposed in the July 3, 2025 staff report, subject to the following conditions:

1. *The proposed retaining wall must be designed by a structural engineer. The use of landscape pavers is prohibited for wall construction.*
2. *Approval is subject to final engineering review and approval."*

LIST OF REVIEWED PLANS

	Submitted Sheet Name	Prepared By	Date On Sheet
1	Application	Ramsey Elshafei	9/23/2024
2	Variation Addenda and Narrative	Ramsey Elshafei	4/15/2025
3	Tru by Hilton Update Survey	Webster, McGrath & Ahlberg, Ltd.	2/4/2025
4	Topographic Plan	Gremley & Biedermann	3/25/2020
5	White Eagle Drive Subdivision	Webster, McGrath & Ahlberg, Ltd.	3/6/2023
6	Site Plan	Advantage Consulting Engineers	4/3/2025
7	Zoning Analysis Table	Ramsey Elshafei	2/17/2025
8	Preliminary Engineering	Advantage Consulting Engineers	4/3/2025
9	Photometric Plan	Architectural Group III	2/14/2025
10	Lighting Plan	Architectural Group III	2/14/2025
11	Fixture Cut Sheet	Lithonia Lighting	9/5/2023
12	Signage Details	Ramsey Elshafei	2/18/2025
13	Parking Statement	Superhost Hospitality	2/17/2025
14	Color Elevations	Architectural Group III	4/16/2025
15	Elevations	Architectural Group III	4/10/2025
16	Equipment Screen	Architectural Louvers	1/1/2013
17	Exterior Finishes	Architectural Group III	4/15/2025
18	Material Percentages	Architectural Group III	4/15/2025
19	Truck Turn Exhibit	Advantage Consulting Engineers	4/3/2025
20	Landscape Plan	Dowden Design Group	3/26/2025
21	Floorplans	Architectural Group III	12/16/2024
22	Tru by Hilton June 5, 2025 Staff Report	Village	6/5/2025
23	Revised Site Plan	Advantage Consulting Engineers	6/18/2025
24	Parking Variation Narrative	Ramsey Elshafei	6/19/2025
25	On-street Parking Exhibit	Ramsey Elshafei	6/19/2025

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

ORDINANCE
NO. 2025-O-021

AN ORDINANCE GRANTING A VARIATION FROM THE ZONING ORDINANCE TO REDUCE THE AMOUNT OF REQUIRED OFF-STREET PARKING AT 18303 LA GRANGE ROAD (TRU BY HILTON HOTEL)

MICHAEL W. GLOTZ, PRESIDENT
NANCY M. O'CONNOR, VILLAGE CLERK

WILLIAM P. BRADY
WILLIAM A. BRENNAN
DENNIS P. MAHONEY
MICHAEL G. MUELLER
KENNETH E. SHAW
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. 2025-O-021

AN ORDINANCE GRANTING A VARIATION FROM THE ZONING ORDINANCE TO REDUCE THE AMOUNT OF REQUIRED OFF-STREET PARKING AT 18303 LA GRANGE ROAD (TRU BY HILTON HOTEL)

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

WHEREAS, the Village Board of this Village adopted Ordinance No. 2025-O-016, a copy of which shall be attached to this Ordinance, to grant eleven variations from the Zoning Ordinance, pertaining to minimum hotel lot size, building height, the UD-1 Urban Design Overlay, a parking reduction, and ground sign location at 18303 La Grange Road (the "Subject Property"); and

WHEREAS, said ordinance granted a variation from Section VIII.A.10. of the Zoning Ordinance to reduce the number of required off-street parking stalls per hotel room from one (1) to 0.68 per room, subject to the condition that an agreement be entered to provide additional parking off-site; and

WHEREAS, the developer of the Subject Property was unable to secure an agreement with a neighboring property owner for additional off-site parking and thus failed to fulfill the condition proposed by the Plan Commission, which was considered and approved pursuant Ordinance No. 2025-O-016; and

WHEREAS, the petition requesting a variation (the "Variation") pertaining to a parking reduction at the Subject Property has been filed by Ramsey Elshafei of RE Development Solutions on the behalf of Lewisville Hotel Partners, LLC (the "Petitioner") with the Village Clerk of this Village and has been referred to the Plan Commission of the Village and processed in accordance with the Tinley Park Zoning Ordinance; and

WHEREAS, said petition increased the number of off-street parking stalls, which equates to 0.76 stalls per hotel room, above the 0.68 stalls per hotel room approved by Ordinance No. 2025-O-016; and

WHEREAS, said Plan Commission held a public hearing on the question of whether the Variation should be granted on July 3, 2025, at the Village Hall of this Village of Tinley Park ("Village"), 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 that the proposed Variation be approved with this Village President and Board of Trustees, and this Board of Trustees has duly considered said report, findings, and recommendations; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village of Tinley Park and its residents to approve said Variation.

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

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

SECTION 2: That the report of findings and recommendations of the Plan Commission 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 Variation as set forth in Section X.G.4. of the Zoning Ordinance, and the proposed granting of the Variation 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. Standards: The Board or Plan Commission, as the case may be, shall not recommend a Variation of the regulations of this Ordinance, as authorized herein, unless it shall have made Findings of Fact, based upon the evidence presented to it, in each specific case that:

a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located;
   - *The site is constrained and the Petitioner states that the amount of parking proposed is adequate to support the hotel development.*

b. The plight of the owner is due to unique circumstances;
   - *The site is constrained, but the Petitioner asserts that the amount of parking provided is adequate to support the hotel.*

c. The Variation, if granted, will not alter the essential character of the locality; and

- *Reducing the amount of parking provided improves the character of the area.*

d. 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:

(1) 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;
(2) The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
(3) The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
(4) The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
(5) 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
(6) 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 Subject Property:

LEGAL DESCRIPTION: THE SOUTH 237.11 FEET AS MEASURED PERPENDICULAR FROM THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN OF THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4 THAT IS 253.81 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST, A DISTANCE OF 48.99 FEET; THENCE SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST, A DISTANCE OF 338.86 FEET; THENCE SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 580.18 FEET; THENCE SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST, A DISTANCE OF 546.21 FEET; THENCE SOUTH 02 DEGREES 56 MINUTES 03 SECONDS WEST, A DISTANCE OF 975.42 FEET MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 TO THE POINT OF BEGINNING.
EXCEPT THAT PART LYING WESTERLY OF THE EASTERLY RIGHT OF WAY

LINE OF STRIP MAP F.A.I. 80 99-5-1 (AS MONUMENTED AND OCCUPIED) AND AS SHOWN ON PLAT OF HIGHWAYS JOB R90-004-07.

PARCEL IDENTIFICATION NUMBER: 27-33-401-013-0000 (portion of)

COMMONLY KNOWN AS: 18303 La Grange Road, Tinley Park, Illinois

PETITIONER: Ramsey Elshafei of RE Development Solutions on behalf of Lewisville Hotel Partners, LLC

SECTION 4: That a Variation from Section VIII.A.10. of the Zoning Ordinance is hereby granted to the Petitioner to reduce the amount of required off-street parking from one (1) parking stall per hotel room to 0.76 parking stalls per hotel room at the Subject Property located in the B-3 (General Business and Commercial) Zoning District, in accordance with the "List of Reviewed Plans" attached hereto as **Exhibit A**.

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 July 2025.

AYES:

NAYS:

ABSENT:

APPROVED THIS 15th day of July 2025.

_____
VILLAGE PRESIDENT

ATTEST:

_____
VILLAGE CLERK

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 Ordinance No. 2025-O-021, "AN ORDINANCE GRANTING A VARIATION FROM THE ZONING ORDINANCE TO REDUCE THE AMOUNT OF REQUIRED OFF-STREET PARKING AT 18303 LA GRANGE ROAD (TRU BY HILTON HOTEL)" which was adopted by the President and Board of Trustees of the Village of Tinley Park on July 15, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 15th day of July 2025.

_____
VILLAGE CLERK

Exhibit A

Per the July 3, 2025, Plan Commission Public Hearing Staff Report

LIST OF REVIEWED/APPROVED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
1	Application	Ramsey Elshafei	9/23/2024
2	Variation Addenda and Narrative	Ramsey Elshafei	4/15/2025
3	Tru by Hilton Update Survey	Webster, McGrath & Ahlberg, Ltd.	2/4/2025
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Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS

PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

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

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

PROJECT & PROPERTY INFORMATION

Project Name: Tru By Hilton – Tinley Park

Project Description: Ground Up Hotel

Project Address: 18250 White Eagle Drive, Tinley Park, IL **Property Index No. (PIN):** Lot 2/Parcel 2 of 27-33-401-013-0000

Zoning District: B-3 **Lot Dimensions & Area:** 406' x 237' ≈ 2.263 acres

Estimated Project Cost: $ 15,000,000.00

OWNER OF RECORD INFORMATION

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

Name of Owner: Ashraf Lakhany **Company:** Lewisville Hotel Partners, LLC

Street Address: [redacted] **City, State & Zip:** [redacted]

E-Mail Address: [redacted] **Phone Number:** [redacted]

APPLICANT INFORMATION

☐ Same as Owner of Record

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

Name of Applicant: Ramsey Elshafei **Company:** RE Development Solutions

Relation To Project: Partner

Street Address: [redacted] **City, State & Zip:** [redacted]

E-Mail Address: [redacted] **Phone Number:** [redacted]

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

VILLAGE OF TINLEY PARK, ILLINOIS

PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

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

Property Owner Signature: [redacted]

Property Owner Name (Print): Ashraf Lakhany

Acknowledgements

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

Property Owner Signature: [redacted]

Property Owner Name (Print): Ashraf Lakhany

Applicant Signature:
(if other than Owner) [redacted]

Applicant's Name (Print): Ramsey Elshafei

Date: September 23, 2024

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709

Filing Fee: $300

Certificate of Formation
Limited Liability Company

Filed in the Office of the
Secretary of State of Texas
Filing #: 802385668 02/05/2016
Document #: 654317660002
Image Generated Electronically
for Web Filing

Article 1 - Entity Name and Type

The filing entity being formed is a limited liability company. The name of the entity is:

Lewisville Hotel Partners, LLC

Article 2 – Registered Agent and Registered Office

☐ A. The initial registered agent is an organization (cannot be company named above) by the name of:

OR

☑ B. The initial registered agent is an individual resident of the state whose name is set forth below:

Name:
Kevin M. Kerr

C. The business address of the registered agent and the registered office address is:

Street Address:
16600 Dallas Parkway Suite 310 Dallas TX 75248

Consent of Registered Agent

☐ A. A copy of the consent of registered agent is attached.

OR

☑ B. The consent of the registered agent is maintained by the entity.

Article 3 - Governing Authority

☑ A. The limited liability company is to be managed by managers.

OR

☐ B. The limited liability company will not have managers. Management of the company is reserved to the members.

The names and addresses of the governing persons are set forth below:

Manager 1: **Ashraf Lakhany** Title: **Manager**

Address: **8615 US 24 West Fort Wayne IN, USA 46804**

Article 4 - Purpose

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]

Organizer

The name and address of the organizer are set forth below.

Kevin M. Kerr **16600 Dallas Pkwy #310, Dallas, Texas 75248**

Effectiveness of Filing

☑ A. This document becomes effective when the document is filed by the secretary of state.

OR

☐ B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Kevin M. Kerr

Signature of Organizer

FILING OFFICE COPY

ALTA OWNER'S POLICY OF TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY

Policy Number:

17NW1701437WF

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, CHICAGO TITLE INSURANCE COMPANY, a Florida corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
   (a) A defect in the Title caused by
      (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      (ii) failure of any person or Entity to have authorized a transfer or conveyance;
      (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
      (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
      (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
      (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
      (vii) a defective judicial or administrative proceeding.
   (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
   (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (a) the occupancy, use, or enjoyment of the Land;
   (b) the character, dimensions, or location of any improvement erected on the Land;
   (c) the subdivision of land; or
   (d) environmental protection

   if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.

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AMERICAN LAND TITLE ASSOCIATION

CHICAGO TITLE INSURANCE COMPANY **POLICY NO. 17NW1701437WF**

7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
   (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
   (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
      (i) to be timely, or
      (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

Chicago Title Insurance Company

By:



President

Attest:



Secretary



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EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

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CHICAGO TITLE INSURANCE COMPANY **POLICY NO. 17NW1701437WF**

Issued By: William R. Brodzinski
216 S. Main St, Suite 2B
Naperville, IL 60540

SCHEDULE A

Address Reference: 18200 S. 96th Avenue, 2.26 acre parcel south of Hilton, Tinley Park, IL 60487

Date of Policy	Amount of Insurance
September 5, 2017	$1,107,513.00

1. Name of Insured:

   Lewisville Hotel Partners LLC

2. The estate or interest in the Land that is insured by this policy is:

   Fee Simple

3. Title is vested in:

   Lewisville Hotel Partners LLC, a Texas limited liability company

4. The Land referred to in this policy is described as follows:

   THE SOUTH 237.11 FEET AS MEASURED PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN OF THE FOLLOWING DESCRIBED PARCEL:

   THAT PART OF THE EAST HALF OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4 THAT IS 253.81 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST, A DISTANCE OF 48.99 FEET; THENCE SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST, A DISTANCE OF 338.86 FEET; THENCE SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 580.18 FEET; THENCE SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST, A DISTANCE OF 546.21 FEET; THENCE SOUTH 02 DEGREES 56 MINUTES 03 SECONDS WEST, A DISTANCE OF 975.42 FEET MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 TO THE SOUTH EAST CORNER THEREOF; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 TO THE POINT OF BEGINNING.

   EXCEPTING THEREFROM: THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:
   COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4, THENCE SOUTH 01 DEGREE 19 MINUTES 04 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 253.81 FEET, THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST 33.87 FEET TO THE WEST LINE OF 96TH AVENUE PER DOCUMENT NUMBER 10157484, RECORDED SEPTEMBER 26, 1928, FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST 15.12 FEET TO THE WESTERLY LINE OF THE DEED

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SCHEDULE A
(continued)

RECORDED AUGUST 23, 1993 AS DOCUMENT 93667499; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID DEED, THE FOLLOWING THREE COURSES; SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST 338.86 FEET; SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST 580.18 FEET; SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST 447.03 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 56 SECONDS EAST 333.48 FEET TO SAID WEST LINE OF 96TH AVENUE; THENCE NORTH 01 DEGREES 18 MINUTES 00 SECONDS WEST, ALONG THE LAST DESCRIBED LINE 1328.76 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS,

FURTHER EXCEPTING THEREFROM THAT PART OF THE LAND BOUNDED AND DESCRIBED AS FOLLOWS:
THAT PART OF EAST 1/2 OF SOUTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH RANGE 12 COMMENCING AT NORTHEAST CORNER OF SAID EAST 1/2 OF SOUTHEAST 1/4; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 27' 19" EAST 77.206 METERS (253.30 FEET) ALONG EAST LINE OF SAID EAST 1/2 OF SOUTHEAST 1/4 TO POINT OF BEGINNING AND EASTERLY RIGHT OF WAY OF FAI-80 EXTENDED; THENCE NORTH 89 DEGREES 44 MINUTES 27 SECONDS WEST 10.391 METERS (34.09 FT) ALONG SAID EASTERLY RIGHT OF WAY LINE OF FAI-80; THENCE SOUTH 15 DEGREES 11 MINUTES 32 SECONDS WEST 103.209 METERS (338.61 FT) ALONG SAID EASTERLY RIGHT OF WAY OF FAI-80; THENCE SOUTH 11 DEGREES 45 MINUTES 18 SECONDS WEST 176.838 METERS (580.18 FT) ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF FAI-80; THENCE SOUTH 14 DEGREES 02 MINUTES 23 SECONDS WEST 166.486 METER (546.21 FT) ALONG SAID EASTERLY LINE OF FAI-80; THENCE SOUTH 04 DEGREES 07 MINUTES 21 SECONDS WEST 37.813 METERS (124.06 FT) ALONG SAID EASTERLY RIGHT OF WAY LINE OF FAI-80, TO A 5/8' REBAR WITH AN ALLIED CAP STAMPED, STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT OF WAY CORNER IPLS 2017; THENCE NORTH 14 DEGREES 39 MINUTES 26 SECONDS EAST 197.066 METERS (646.54 FT) TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT OF WAY CORNER IPLS 2017; THENCE NORTH 22 DEGREES 07 MINUTES 52 SECONDS EAST 179.492 METERS (588.88 FT) TO A POINT ON THE SAID EAST LINE OF EAST 1/2 OF SOUTHEAST 1/4; THENCE NORTH 00 DEGREES 27 MINUTES 19 SECONDS WEST 114.995 METERS (377.28 FT) ALONG SAID EAST LINE OF EAST 1/2 OF SOUTHEAST 1/4 TO POINT OF BEGINNING.

AND FURTHER EXCEPTING THEREFROM ALL OF THE FOLLOWING:

TRACT A: THAT PART OF THE EAST HALF OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE ON AN ASSUMED BEARING OF SOUTH 01 DEGREE 19 MINUTES 04 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 253.81 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST, A DISTANCE OF 48.99 FEET; THENCE SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST, A DISTANCE OF 338.86 FEET; THENCE SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 580.18 FEET; THENCE SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST, A DISTANCE OF 447.03 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 56 SECONDS EAST, A DISTANCE OF 33.02 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FAI-80 (AS MONUMENTED AND OCCUPIED); THENCE CONTINUING NORTH 88 DEGREES 48 MINUTES 56 SECONDS EAST, A DISTANCE OF 300.32 FEET TO THE WEST LINE OF 96TH AVENUE; THENCE SOUTH 01 DEGREE 18 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE OF 96TH AVENUE, A DISTANCE OF 48.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREE 18 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 40.58 FEET; THENCE SOUTH 88 DEGREES 56 MINUTES 59 SECONDS WEST, A DISTANCE OF 90.00 FEET; THENCE SOUTH 85 DEGREES 02 MINUTES 58 SECONDS WEST, A

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SCHEDULE A
(continued)

DISTANCE OF 221.41 FEET; THENCE SOUTH 45 DEGREES 32 MINUTES 46 SECONDS WEST, A DISTANCE OF 31.44 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF FAI-80 (AS MONUMENTED AND OCCUPIED); THENCE NORTHEASTERLY ALONG THE LAST DESCRIBED LINE A DISTANCE OF 79.14 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 56 SECONDS EAST, A DISTANCE OF 313.36 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TRACT B: THAT PART OF THE EAST HALF OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE ON AN ASSUMED BEARING OF SOUTH 01 DEGREE 19 MINUTES 04 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 253.81 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST, A DISTANCE OF 48.99 FEET; THENCE SOUTH 14 DEGREES 00 MINUTES 12 SECONDS WEST, A DISTANCE OF 338.86 FEET; THENCE SOUTH 10 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 580.18 FEET; THENCE SOUTH 12 DEGREES 51 MINUTES 03 SECONDS WEST, A DISTANCE OF 447.03 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 56 SECONDS EAST, A DISTANCE OF 33.02 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FAI-80 (AS MONUMENTED AND OCCUPIED) TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 48 MINUTES 56 SECONDS EAST, A DISTANCE OF 300.32 FEET TO THE WEST LINE OF 96TH AVENUE; THENCE SOUTH 01 DEGREE 18 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE OF 96TH AVENUE, A DISTANCE OF 48.54 FEET; THENCE SOUTH 88 DEGREES 48 MINUTES 56 SECONDS WEST, A DISTANCE OF 313.36 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF FAI-80 (AS MONUMENTED AND OCCUPIED); THENCE NORTHEASTERLY ALONG THE LAST DESCRIBED LINE A DISTANCE OF 50.23 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

END OF SCHEDULE A

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SCHEDULE B
EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses that arise by reason of:

General Exceptions

1. Rights or claims of parties in possession not shown by Public Records.

2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.

3. Easements, or claims of easements, not shown by the Public Records.

4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

5. Taxes or special assessments which are not shown as existing liens by the Public Records.

6. 1. Taxes for they year 2017
2017 taxes are not yet due or payable.

1A. Note, 2016 first installment was due March 1, 2017
Note: 2016 second installment was due August 1, 2017

Perm tax #	Pcl	Year	1st Inst	Stat	2nd Inst	Stat
27-33-401-013-0000	1 of 1	2016	$131.60	Paid	$98.58	Paid

7. Existing unrecorded farm lease in favor of Jerry McCarthy and all rights thereunder of the lessee and of any person or party claiming by, through or under the lessee.

8. Declaration of restrictive covenants dated July 25, 2000 and recorded July 28, 2000 as document 00572809 made by and between Advance Construction Company, an Illinois Corporation, and Tinley Park L.L.C., An Illinois Limited Liability Company, the terms and provisions contained therein.

9. Rights of way for drainage tiles, ditches, feeders and laterals, if any.

10. Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for road purposes.

11. Grant recorded August 28, 1912 as document 5033224 and made by Georg Bareng to Charles A. Munroe of the full right, permission and authority to lay, maintain poles and string and maintain wires thereto on cables and other necessary equipment for the transmission of electric current in, on, upon and along the part of Land and adjoining to the public highway known as East and West road through Section 33 Note: by Instrument dated November 27, 1911 Charles A. Munroe assigned the aforesaid easement to Public Service Company of Northern Illinois and Illinois Corporation.

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SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

12. Terms, conditions, provisions and easement contained in a Development Agreement and Easement recorded September 5, 2017 as document 1724808020 made by and between Lewisville Hotel Partners, LLC and HF Property Holdings Inc.

END OF SCHEDULE B

Title Insurance Agent:

William R. Brodzinski
216 S. Main St, Suite 2B
Naperville, IL 60540
Phone: (630)300-0470
Fax:

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CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

(a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.

(b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.

(c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.

(d) "Insured": The Insured named in Schedule A.

(i) The term "Insured" also includes

(A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;

(B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;

(C) successors to an Insured by its conversion to another kind of Entity;

(D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title

(1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,

(2) if the grantee wholly owns the named Insured,

(3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or

(4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.

(ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.

(e) "Insured Claimant": An Insured claiming loss or damage.

(f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.

(g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

(h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.

(i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

(j) "Title": The estate or interest described in Schedule A.

(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

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5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) to pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

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(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or

(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

(i) the Amount of Insurance shall be increased by Ten percent (10%), and

(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within thirty (30) days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is Two Million and No/100 Dollars ($2,000,000) or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of Two Million and No/100 Dollars ($2,000,000) shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

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(continued)

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at:

Chicago Title Insurance Company
P.O. Box 45023
Jacksonville, FL 32232-5023
Attn: Claims Department

END OF CONDITIONS

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ENDORSEMENT - SE 287

POLICY MODIFICATION

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Attached to Policy Number:

17NW1701437WF

General Exception number(s) 1, 2, 3, 4 and 5 of Schedule B of this policy are hereby deleted.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

Dated: September 5, 2017

STANDARDS AND CRITERIA FOR A VARIATION

Section X.G.1 of the Village of Tinley Park Zoning Ordinance requires that the Zoning Board of Appeals determine compliance with the following standards and criteria. In order for a variance to be approved, the Petitioner must respond to all the following statements and questions related to the Standards with factual evidence and information to support the requested Variation. If additional space is required, you may provide the responses on a separate document or page.

Variation Request: Reduce parking ratio requirement to 0.68 spots per room and total of eight (8) employee spots.

A. Describe the difficulty that you have in conforming with the current regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?

The primary difficulties in conforming with the current zoning regulations are due to the unique characteristics and limitations of the property:

1. The elevation between the north and south property lines requiring grading change on the south portion of the property requiring further reduction in parking lot area.
2. The width of the site and setbacks limiting the drive aisles width and limiting parking.
3. The buildable area ratios needing to be met.

These hardships are not self-imposed, as the property's size, shape, and existing conditions were pre-existing when the developer acquired the site.

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

With the current requirement in place, further density parking would be required and alternatively affect the ability to have substantial landscaping improvements and greenspace. Without the variance a significant reduction in room count would be required and affectively eliminate the market requirement for hotel in this market as Hilton would not approve this site which ultimately reduces the property value significantly.

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

The parking ratio set forth in the zoning requirements is based upon 100% occupancy of the hotel and based upon guests and employees all having a vehicle versus using public transit, uber, etc.. which is becoming more prevalent in urban markets. Based on the expertise in the hospitality market and being a preferred partner with Hilton, they have determined that only 65% of available parking spaces are utilized on average and employee parking is based on shift, meaning if there are 8 staffed employees there are generally only 4 employees working at a specific time and at no point are all 8 working at the same time.

Case Studies and further data shown in Exhibit A.

D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.

This requirement is specific to hotel use in urban areas with access to public transit and within reasonable proximity to airports and other forms of transportation.

E. Explain how this Variance would not be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.

The request for this variances is driven by the necessity to make the property development feasible and functional with the consideration of providing the proper impervious surface ratio and greenspace

requirements.

F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located.

This has no impact on public welfare as it is specific to the hotel operations.

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

This has no impact as it is specific to the hotel operations and doesn't change the charter of the site.

H. Describe how the requested Variance will not:

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

   No impact.

2. **Substantially increase the congestion of the public streets.**

   No affect, as this variance has no impact on increased traffic volume.

3. **Increase the danger of fire.**

   No impact.

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

   No negative impact, as this variance allows the site to have more area for detention needs.

5. **Endanger the public safety.**

   No impact.

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

   No impact.

Exhibit A - Hotel Parking Utilization Analysis

February 17, 2025

On average, our hotels utilize only 65% of available parking spaces, despite offering free parking. While factors vary by location, parking capacity is consistently underutilized. Key factors we have identified that are influencing this include:

- **Occupancy Rates:** With an average occupancy between 65-75%, our parking demand is well below available spaces.
- **Employee Parking:** Staff parking needs are minimal, as employees work in shifts and often carpool. We have found about half of our full time associates utilize parking.
- **Alternative Transportation:** Guests frequently opt for ridesharing or public transit, especially in well-connected urban areas, further reducing parking usage.
- **Parking Design & Layout:** Lots are designed with buffer spaces and excess capacity, meaning they often exceed the actual demand.
- **Peak Usage Trends:** While demand spikes during check-in/check-out times, overall utilization remains low throughout the day.

We identified a select group of hotels within our portfolio that share key similarities in location, traveler patterns, and clientele. These properties serve as a representative sample of the Tinley Park Tru, providing valuable insight into parking expectations in the area. The analysis of these hotels can help us best understand the expected parking demand and optimize parking solutions for hotels similar to ours below.

Superhost Case Studies

Hotel Name	Room Count	Full Time Employees	Parking Spaces Utilized (Guests)	Parking Spaces Utilized (Employees)	Total Parking Spaces	Total Parking Utilization
Holiday Inn Ft Wayne	83	9	45	6.5	100	51%
Tru Northlake	98	9	50	4.5	90	61%
Hampton Inn Schaumburg	107	8	51	5	110	54%
H2 Bloomington/Normal	109	12	60	6	98	67%

1804 Naper blvd suite 450, naperville, illinois 60563
(630) 799-5900 ● www.superhosthospitality.com

PLAN COMMISSION STAFF REPORT

June 5, 2025 – Public Hearing

Tru by Hilton

18303 La Grange Rd

Petitioner
Ramsey Elshafei of RE Development Solutions on the behalf of Lewisville Hotel Partners, LLC

Property Location
18303 La Grange Rd

PIN
27-33-401-013-0000 (portion of)

Zoning
B-3 (General Business and Commercial)
UD-1 (Urban Design Overlay District)

Approvals Sought
Site Plan Approval, Variations

Project Planner
Michael O. Whalen, AICP
Associate Planner



Tru by Hilton example rendering

EXECUTIVE SUMMARY

The Petitioner, Ramsey Elshafei of RE Development Solutions, on behalf of Lewisville Hotel Partners, LLC, is requesting Variations and Site Plan/Architectural approval to develop a 122-room hotel at 18303 La Grange Road in the B-3 General Business and Commercial Zoning District. The subject property is also located within the UD-1 Urban Design Overlay District.

The hotel will feature an indoor pool, conference room, fitness center, game area, and outdoor patio lounge.

The 2.263-acre site is smaller than the minimum lot area required by the Zoning Ordinance of five acres. On-site stormwater management is required, and the Petitioner proposes a pond on the west side of the property along La Grange Road. The Petitioner is awaiting a response from the Illinois Department of Transportation to determine whether a stormwater facility in this location is appropriate. If not, underground stormwater facilities will be installed.

Including the hotel lot size Variation above, the Petitioner is requesting eleven additional Variations, relating to the Urban Design Overlay, building height, parking, ground sign location, and masonry. The Petitioner is also requesting Landscape Ordinance waivers.

The Plan Commission held a workshop on the project on March 20, 2025 and expressed that a masonry Variation would not be supported for this project. The Petitioner revised the elevation drawings to meet the material requirements in the Zoning Ordinance.



Location Map



Zoning Map

EXISTING SITE & HISTORY

The subject property is an approximately 2.263 acre undeveloped lot located near the southeast corner of 183rd Street and La Grange Road. The lot has dual frontage (through lot) on both La Grange Road and White Eagle Drive. The Gas N Wash La Grange Road location is located immediately to the north and is substantially complete. The Petitioner purchased this property from the seller prior to 2022 but it was subdivided without going through the correct process. This subdivision was resolved by the plat approval that was completed during the Gas N Wash entitlement process.

ZONING & CONTEXT

The subject property is located within the **B-3 General Business and Commercial Zoning District**. The site is also located within the UD-1 Urban Design Overlay District. The table below indicates the surrounding zoning and land uses in the area:

Direction	Zoning	Land Use
North	B-3 General Business and Commercial District	Gas N Wash
East	B-3 General Business and Commercial District	Marriott Hotels (under construction)
South	B-3 PD General Business and Commercial District Mid-Continent Hilton Garden Inn PUD	Texas Roadhouse, Hilton Garden Inn, Country Inn and Suites
West	Unincorporated Cook County R1 Single Family Residence District	Undeveloped Land

The B-3 zoning district is designed to accommodate a wide range of specialized commercial uses, including highway-oriented services and commercial types of establishments to serve the needs of motorists. The UD-1 overlay district is intended to promote specific design standards concerned with the character and placement of non-residential buildings as well as the role and nature of the spaces between the buildings and the public streets.

Streets and Roads.

Adjacent to the proposed site, La Grange Road is a six-lane principal arterial road with wide lanes, wide shoulders, and is owned and maintained by the Illinois Department of Transportation (IDOT). The speed limit on this segment is posted at 45 miles per hour but traffic routinely travels at much higher speeds as the road is designed to safely accommodate these speeds. The signalized intersection with 183rd Street contains nine lanes and is approximately

150 feet wide. The turn radii at the intersection are very wide to accommodate high-speed, free-flow right-turn traffic on all four corners. There are no sidewalks, crosswalks, or bicycle lanes.

At this location, 183rd Street is a four-lane collector road owned and maintained by the Cook County Department of Transportation and Highways. The road has wide lanes and turn radii, and the speed limit is posted at 35 miles per hour. This road design encourages and accommodates higher speeds. At the intersection with La Grange Road, 183rd Street is six lanes (with striped space for a seventh for a dual left turn) and is over 100 feet wide. There are no sidewalks, marked crosswalks, or bicycle lanes.

White Eagle Drive is a local street owned and maintained by the Village. The street is 40 feet wide and does not have lane striping. The posted speed limit is 35 miles per hour but there is no infrastructure present to encourage compliance. There is a sidewalk to the north of the site along the Gas N Wash property and a sidewalk to the south that terminates in the parking lot for Texas Roadhouse. There are no pedestrian crossings or bicycle lanes on White Eagle Drive.

In general, the roadways in this area create an uncomfortable and unsafe environment for pedestrians and cyclists with high vehicle speeds. The new developments in the area are adding pedestrian friendly amenities that will help encourage safer travel routes for walking and biking, but the area still remains an auto oriented destination.

Public Transportation.
There are no public transportation routes in the vicinity.

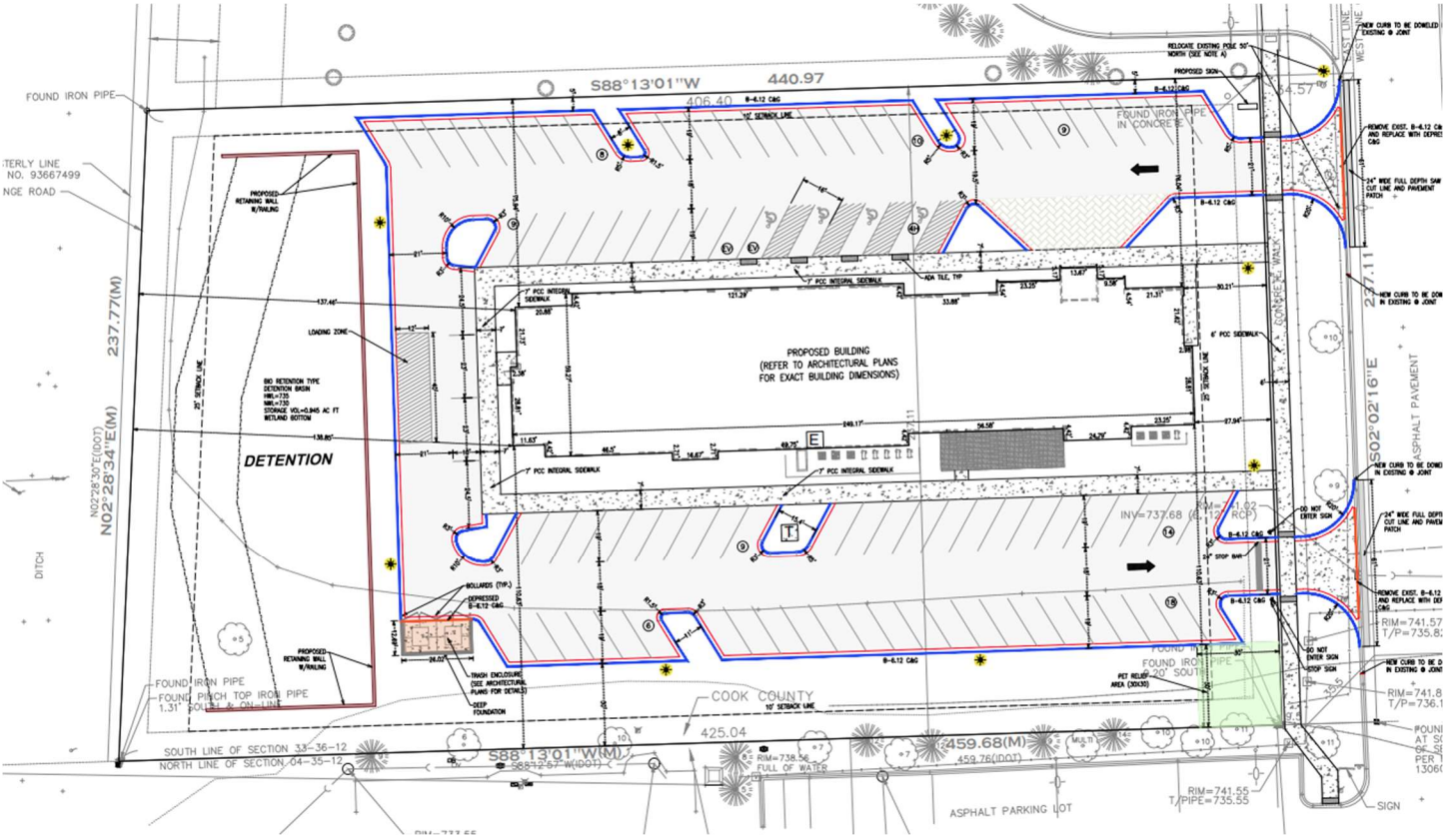
PROPOSED USE

The Petitioner is proposing a new 122 room hotel on the subject property. The hotel will have a conference room, indoor swimming pool, breakfast service, fitness room, business center, outdoor pet relief area, and outdoor patio.

Hotels in the B-3 General Business and Commercial Zoning District are prohibited on lots smaller than five acres.

The Plan Commission discussed the appropriateness of a hotel lot size Variation at the March 20th Workshop. The Petitioner expressed that the 2.263-acre site is the appropriate size for a hotel and is in line with Hilton brand standards. The Petitioner has since revised the narrative for the hotel lot size Variation and noted that there are five hotels in the Village on lots smaller than five acres. Additionally, the Plan Commission recommended approval for hotel lot size Variations for the two Marriott Hotels across the street from the subject property on July 21, 2022.

PROPOSED SITE PLAN



Site Plan received February 17, 2025

The Petitioner proposes a four-story 53,972-square-foot hotel building at the center of the site with a one-way parking lot surrounding the building, and a stormwater detention basin along the La Grange Road frontage.

Pedestrian Access.
The Petitioner will construct a public sidewalk along the White Eagle Drive frontage. A walkway will connect entrances on the north, west, and south sides of the building. The main entrance to the building has a direct path to the public sidewalk and the entrance is approximately 60' from the public sidewalk. No sidewalk is required on La Grange Road because the Illinois Department of Transportation does not anticipate adding sidewalks through the I-80/La Grange Road interchange.

Automobile Access.
Motorists will access the site via a one-way entrance driveway on the north side of the property. The driveway leads to a guest drop-off area and the one-way parking lot. Motorists will exit the parking lot via a one-way exit driveway on the south side of the property. One-way vehicle circulation reduces the potential for conflicts between motorists entering the site and those using the drop-off area. The site configuration and one-way vehicle circulation require two driveways to function properly. The Petitioner submitted a truck-turn exhibit which indicates adequate clearance for large vehicles like fire trucks.

Building Placement and Orientation.
The proposed development does not comply with the building placement and orientation standards of the UD-1 Urban Design Overlay District. The building is set far back from the required 20-foot build-to line; the building is not situated in the appropriate location to meet minimum frontage requirements; and the building design does not provide an architectural streetscape. The proposed parking lot projects into the front and side parking setbacks.

The Plan Commission discussed Variations from the Urban Design Overlay District during the March 20th Workshop. The Petitioner stated that the project could not conform with UD-1 standards because the proposed building is Hilton's model, and conformance would require substantial changes to the model. The Plan Commission recommended approval of similar UD-1 Variations for both Marriott Hotels across the street as well as the neighboring Gas N Wash.

ARCHITECTURE

The hotel building is four stories (approximately 53 feet) tall, exceeding the maximum height in the B-3 General Business and Commercial Zoning District of three stories or 35 feet.

During the March 20, 2025 Workshop, the Plan Commission discussed the appropriateness of granting a masonry Variation for the project. The Commission was generally not supportive of recommending approval of the masonry Variation. The Petitioner submitted new elevations which substantially increase the amount of face brick and substantially reduce the amount of E.I.F.S. to be used. The Petitioner's latest submittal conforms to the material composition requirements of the Zoning Ordinance. A building height Variation was also discussed; the Petitioner provided a revised narrative explaining the need for the request.

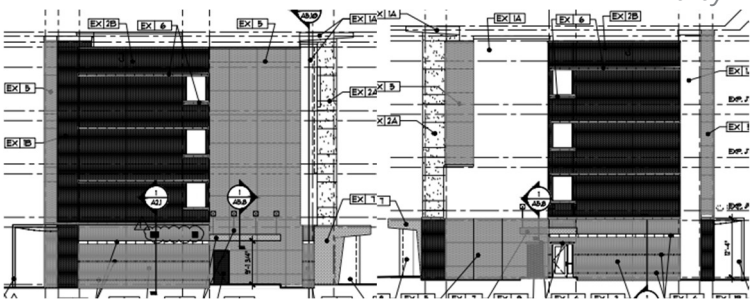
~~The hotel building is clad in E.I.F.S. and modular brick. The proposed façade composition does not meet the masonry requirements of Section V.C.7.F. of the Zoning Ordinance.~~ This section, for a building of this size, requires no less than 60 percent of each façade to be composed of face brick, with the remaining 40 percent composed of other approved masonry materials like brick, stone, or architectural/decorative concrete block. No more than fifteen percent (15%) of each façade may be composed of architectural treatment materials like E.I.F.S., wood, or fiber cement siding.

Façade Material Composition (percentage of total)

	Face Brick		*Approved Masonry*		*Accent Materials (E.I.F.S.)*	
	Minimum	Proposed	Minimum	Proposed	Maximum	Proposed
North	60	~~50~~ **65**	*remainder*	~~0~~ **20**	0-15	~~50~~ **15**
South	60	~~53~~ **61**	*remainder*	~~0~~ **28**	0-15	~~47~~ **11**
East	60	~~51~~ **65**	*remainder*	~~0~~ **35**	0-15	~~49~~ **0**
West	60	~~51~~ **69**	*remainder*	~~0~~ **18**	0-15	~~49~~ **13**



Elevations submitted for March 20, 2025 Workshop; top: south, bottom: north



Elevations submitted for March 20, 2025 Workshop; left: east, right: west



Revised elevations submitted for May 1, 2025 Public Hearing; top: south, middle: north, bottom left: east, bottom right: west

~~The Petitioner asserts that the Hilton brand will not allow additional masonry on this hotel.~~

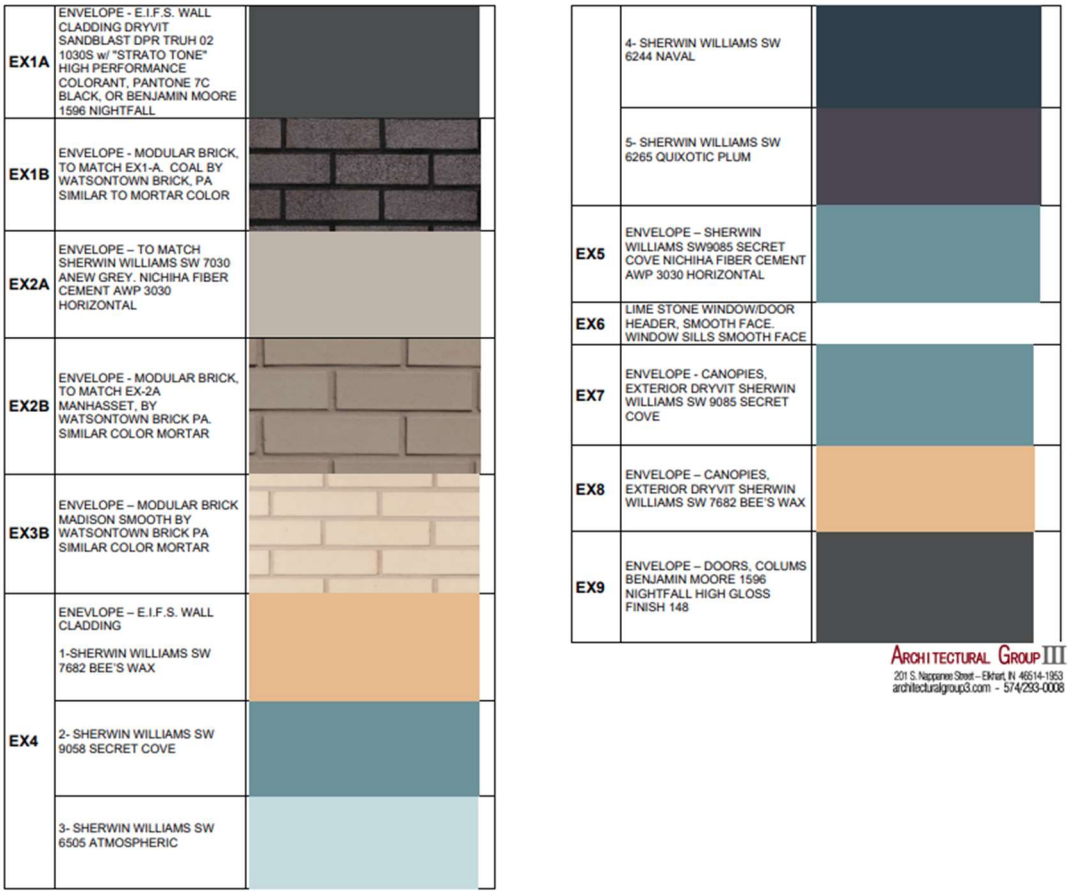
To assist in determining whether this hotel will be similar in style to others in the area, staff evaluated the closest structures to the proposed Tru Hotel:

- Existing Country Inn and Suites (south) – The 3 story hotel meets the standards of the code. The first 2 stories are 100% brick with the third story having cement board siding as an accent.
- Hilton Garden Inn (south) – The 3 story hotel meets the standards of the code. The entire structure is 100% brick.
- Restaurant (south) – The single story commercial restaurant meets the standards of the code. The entire structure is a mix of brick and stone masonry materials.
- Gas N Wash (north) - The single-story gas station and accessory car wash meet the standards of the code. Both structures are 100% brick.

- Marriott Hotels (east) – The 4 story hotels received variations for the building materials to allow 50% face brick and 50% fiber-cement board. There is no E.I.F.S. on either structure.

It is also worth noting that hotel flags (otherwise known as franchise agreements) do expire and a hotel may be rebranded or change its land use over time. While E.I.F.S. has lower installation costs but higher long-term maintenance costs, the construction of a quality building is the most important factor with regards to the architectural standards of the Village.

The Zoning Ordinance (Section III.U.6.d.) states: "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." The proposed color palette is more muted than the original proposal submitted by the Petitioner, however, the proposed building does have a colorful motif on the north façade intended to brand the hotel as a Tru by Hilton hotel.



Revised material board submitted for May 1, 2025 Public Hearing; note that colors have not changed.

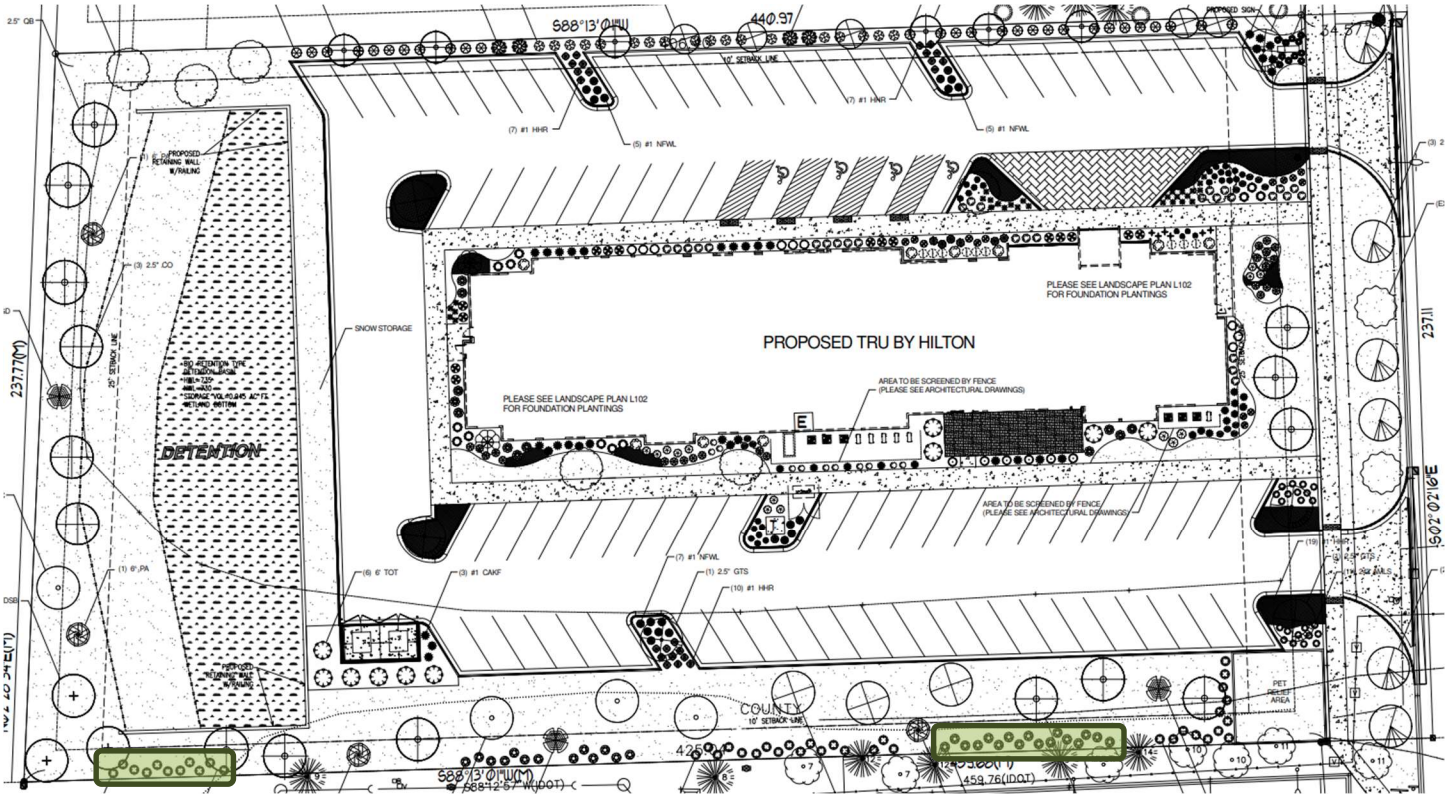
PARKING

The Zoning Ordinance requires one parking space per guest room plus one parking space per employee on a typical shift. With 122 guest rooms proposed and eight employees, a total of 130 parking spaces are required. The Petitioner proposes 91 stalls, including four accessible stalls and two electric vehicle charging stations. One loading zone is proposed at the rear of the site.

The Petitioner states that the proposed parking is adequate based on other locations in their portfolio and submitted an analysis to substantiate this claim. The Petitioner's analysis states that average occupancy at case study properties is 65%. If the proposed Tru by Hilton hotel has the same 65% typical occupancy, it can be expected that 79 of the proposed 91 parking spaces will typically be utilized by hotel guests.

During the March 20th Workshop, the Plan Commission discussed a Variation to reduce the amount of parking provided. The Petitioner presented information on other hotels in their portfolio which indicated that the proposed project would have adequate parking with the reduction requested.

LANDSCAPE



Revised landscape plan submitted for May 1, 2025 Public Hearing; note that additional shrubs are provided as noted in green

The Petitioner is seeking relief from the Landscape Ordinance as the landscape plan submitted does not fully comply with the ordinance. The overall site is deficient canopy trees and shrubs. The bufferyard on the north side of the property was reduced to five feet in width to accommodate a change in elevation without relying on a retaining wall at the request of the Village. ~~This reduction on the north side, in addition to the one-way parking lot circulation, creates a large open space 30 feet wide on the south side of the property that could be utilized to address the site landscaping deficiency. While this area will have a slope, there are plant species that will grow in this environment.~~

The proposed street trees are adequate in number and spacing; the building foundation is landscaped almost entirely (though the planting bed depth varies); and the sign base area and building entrances are appropriately landscaped. The landscape plan proposes a planter bed in front of the building to screen a service door and add visual interest at the entrance sidewalk and driveway.

The Petitioner is proposing a pet relief area at the southeast corner of the property. This area is proposed to have a turf groundcover.

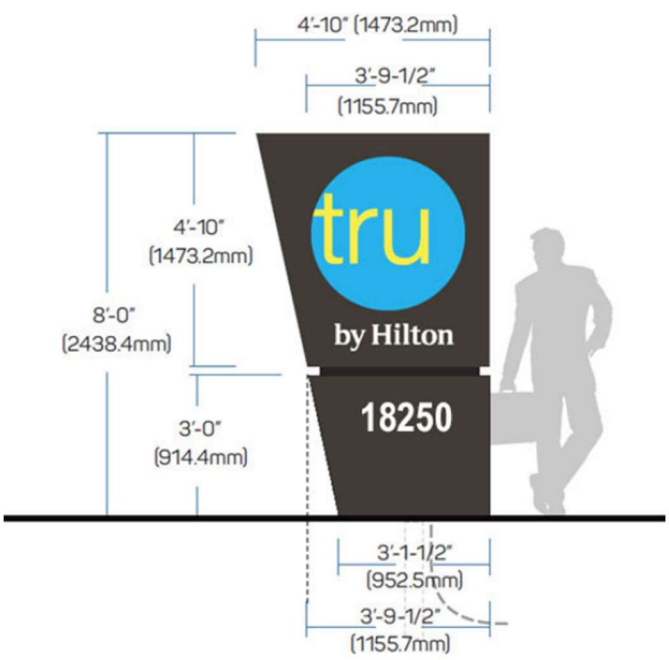
The Plan Commission discussed the Landscape Plan during the March 20, 2025 Workshop and encouraged the Petitioner to increase the amount of plants provided to better conform with the Landscape Ordinance. The Petitioner added 28 more shrubs along the southern property line to reduce the site landscaping deficiency.

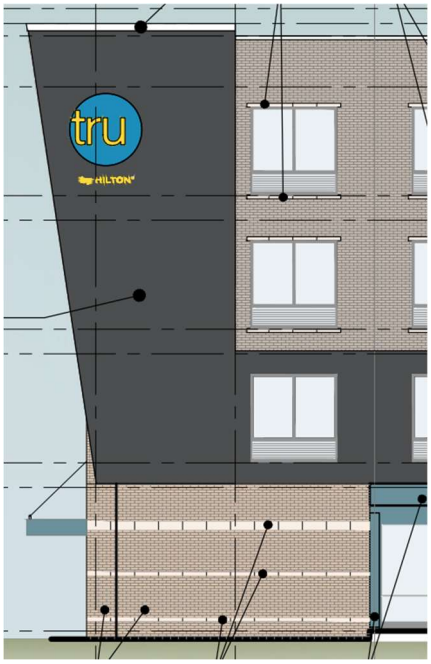
LIGHTING

The proposed photometric plan complies with the glare provision of the Zoning Ordinance. All fixtures are downlit and little light spillover to adjacent properties and public rights-of-way is proposed.

SIGNAGE

The Petitioner is proposing three signs: two wall signs and one ground sign. An approximately 47 square foot sign is proposed on the wedge-shaped architectural element at the northeast corner of the building near the roof. An approximately 10.6 square foot wall sign is proposed near the patio door. The ground sign is proposed at the northeast corner of the property. The sign face of the ground sign is 31.8 square feet, and the overall height is eight feet. The sign is situated approximately ten feet from the north property line, but less than ten feet from the east property line. The Zoning Ordinance requires that signs be located no closer than ten feet from any property line.





During the March 20th Workshop, the Plan Commission discussed a Variation to allow the ground sign less than ten feet from the property line. The Petitioner looked into relocating the sign, but it is not possible without eliminating a parking space.

REQUESTS

The Petitioner is requesting a Variation from Zoning Ordinance Section V.B. Schedule I to allow a hotel on 2.263 acres instead of the minimum size of five acres. The subject property is 2.737 acres smaller than the minimum lot size for a hotel in the B-3 General Business and Commercial Zoning District.

- ~~The Petitioner states that this request is warranted because they already own the land and purchased it with the intention of building a hotel.~~ **The Petitioner states that this request is warranted because the property is ideally located to support a hotel. The Petitioner states that the Village has at least five hotels on less than five acres and that the size of the subject property is considered ideal for hotel development by the hotel industry. The Petitioner adds that there are no other available properties in the Village zoned to allow hotels that are five acres or larger.**

The Petitioner is requesting a Variation from Zoning Ordinance Section V.B. Schedule II to allow for a building height of four stories at 52 feet 10 ¼ inches instead of the maximum height of three stories or 35 feet. The proposed building is one story and 17 feet 10 ¼ inches taller than the maximum building height in the B-3 General Business and Commercial Zoning District.

- ~~The Petitioner did not provide a justification for this request.~~ **The Petitioner states that this request is warranted because a certain number of rooms is necessary to support the amenities provided by the**

hotel. Reducing the height to conform to the B-3 Zoning District would reduce the amenities on site. The Petitioner states that three out of five hotels in the area built on less than five acres are four stories tall. Note that both Marriott-branded hotels across White Eagle Drive were granted height Variations.

The Petitioner is requesting a Variation from Zoning Ordinance Section V.D.2.E.(2).b. to permit a building beyond the build-to line in the UD-1 Urban Design Overlay District. The proposed building is located 28 feet from the front property line, eight feet greater than the 0-20 foot build-to line in the UD-1 Urban Design Overlay District.

- The Petitioner states that this request is warranted because there are elevation changes and unique topography on the site and complying with this regulation would require a building with a different foundation.

The Petitioner is requesting a Variation from Zoning Ordinance Section V.D.2.E.(2).a. to permit a building with a primary entrance door located on the side of the building. The UD-1 Urban Design Overlay District requires that buildings have primary entrance doors on the front of the building.

- The Petitioner states that this request is warranted because the hotel operator, Hilton Hotels, requires a side-loaded hotel building. The Petitioner further states that an entrance on White Eagle Drive would diminish the appearance of the front of the building as it would reduce landscaping in front of the building.

The Petitioner is requesting a Variation from Zoning Ordinance Section V.D.2.C.(2).h. to allow a second curb cut on the property.

- The Petitioner states that this request is warranted because of the one-way vehicle circulation through the site which increases safety at the intersection of White Eagle Drive.

The Petitioner is requesting a Variation from Zoning Ordinance Section V.D.2.E.(2).b. to reduce the required frontage composition from 33.3% of the front property line to 21.3%. The Urban Design Overlay District requires that buildings be placed to take up at least one-third of the front property line in order to improve the streetscape. The subject property is 237.11 feet wide at the front property line, which requires that a building be at least 79 feet wide; the proposed building is 50.43 feet wide (approximately 28.5 feet less).

- The Petitioner states that this request is warranted because Hilton Hotels will not allow a wider building. **The Petitioner added that the proposed building is a standard model provided by Hilton, and making the building wider to conform to UD-1 would further reduce the amount of parking provided on-site.**

The Petitioner is requesting a Variation from Zoning Ordinance Section V.D.2.C.(2).e. to remove the requirement for cross-access to adjacent properties. The UD-1 Urban Design Overlay District requires that properties have vehicle and pedestrian connections to adjacent properties in the rear of the property.

- The Petitioner states that this request is warranted because cross-access to the adjacent Gas N Wash site would eliminate the on-site stormwater facility.

The Petitioner is requesting a Variation from Zoning Ordinance Section VIII.A.10. Table to reduce the parking requirement from one parking stall per hotel room to 0.68 parking stalls per hotel room. The proposal has 91 parking stalls, including eight stalls for employees; 130 are required by the Zoning Ordinance

- The Petitioner states that this request is warranted due to site constraints. The Petitioner asserts that the amount of parking proposed is adequate based on an analysis of similar properties in their portfolio.

The Petitioner is requesting a Variation from Zoning Ordinance Section V.D.2.D.(2). Table to allow parking within the front parking setback. The UD-1 Urban Design Overlay District requires that parking areas be set back 25 feet from the front property line. The proposal has four parking stalls partially within the front parking setback.

- ~~The Petitioner did not provide a justification for this request.~~ **The Petitioner's response for the ground sign setback indicates that removing parking from near the front property line would reduce the amount of parking provided, and the Petitioner is already requesting to reduce the amount of parking required.**

The Petitioner is requesting a Variation from Zoning Ordinance Section V.D.2.D.(2). Table to allow parking within the side parking setback. The UD.1 Urban Design Overlay District requires that parking areas be set back ten feet from the side property lines. Along the north property line, 27 parking stalls are located within the side parking setback.

- The Petitioner states that this request is warranted because changes in elevation on the lot required shifting the building and parking lot northward to avoid relying on retaining walls along the south property line.

~~The Petitioner is requesting a Variation from Zoning Ordinance Section V.C.7.F.(3). to reduce the amount of masonry required on all façades of the building. The proposed building façades range from 50-53% face brick; the Zoning Ordinance requires that 60% of each façade be clad in face brick. The proposed building facades range from 47-50% E.I.F.S.; the Zoning Ordinance allows this material only for architectural accents and limits the amount to up to 15% of each façade composition. E.I.F.S. is not an approved masonry material.~~

- ~~The Petitioner states that this request is warranted because Hilton Hotels prefers that buildings be constructed of or clad with materials other than brick.~~

~~The Petitioner is no longer requesting this Variation. The latest plans submitted conform to the material composition standards of the Zoning Ordinance.~~

The Petitioner is requesting a Variation from Zoning Ordinance Section IX.D.2.c. to allow a ground sign less than ten feet from the front property line. The proposed ground sign is located approximately one foot from the east (front) property line.

- ~~The Petitioner did not provide a justification for this request.~~ **The Petitioner states that this request is warranted because moving the sign will further reduce the amount of parking provided.**

OPEN ITEM SUMMARY

Village Staff is requesting that the Plan Commission discuss the following items:

~~Open Item #1: Discuss a Variation to permit a hotel on less than five acres.~~

~~Open Item #2: Discuss a masonry Variation, building material composition, and proposed color scheme.~~

~~Open Item #3: Discuss a building height Variation.~~

~~Open Item #4: Discuss a parking Variation.~~

~~Open Item #5: Discuss the proposed landscape plan.~~

~~Open Item #6: Discuss a Variation allowing a ground sign less than ten feet from the front property line.~~

All open items were addressed during the March 20, 2025 Workshop. The Petitioner provided better justifications for the above requests and eliminated the masonry Variation request.

STANDARDS FOR VARIATIONS

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 draft Findings of Fact are provided below for the Commission's review and approval.

a. 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.
   - *Pertaining to hotel lot size, the Petitioner states that the property is ideally situated for hotel development and that the size of the site is what the hotel industry looks for when developing new hotels. The Petitioner also states that this Variation has been granted by the Plan Commission for similar projects, most hotels in the Village are located on smaller properties, and there are no other available properties in the Village zoned for hotel development that are at least five acres.*
   - *Pertaining to building height, the Petitioner states that a fourth floor is necessary to support the amenities provided by the hotel, so building a three-story hotel would result in a lower quality hotel.*
   - *Pertaining to Urban Design, the Petitioner states that they are working with a standard building model on a constrained site with topography changes, making it challenging to fully conform with the standards of the Urban Design Overlay District.*
   - *Pertaining to cross-access, the Petitioner states that the stormwater facility is located in the only location for the cross-access and that providing cross-access would result in new site plan challenges and less space available for parking.*
   - *Pertaining to ground sign location, the Petitioner states that relocating the ground sign would result in less space available for parking.*
   - *Pertaining to parking, the Petitioner states that the amount of parking proposed is adequate to support the hotel development.*

b. The plight of the owner is due to unique circumstances.
   - *Pertaining to hotel lot size, the five-acre performance standard was in place when the Petitioner purchased the property, however most hotels within the Village are situated on properties less than five acres, including two recently approved hotels across the street.*
   - *Pertaining to building height, since the lot is relatively constrained, a fourth floor is necessary to support the level of amenities being provided by the hotel, and several hotels in the Village are at least four stories.*
   - *Pertaining to Urban Design, the site is arranged based on site constraints and requirements from the Hilton brand. The hotel will be easily accessible to pedestrians, with reasonably direct paths on both the north and south sides of the building. Landscaping is designed to provide some visual interest from the street.*
   - *Pertaining to cross-access, the need for on-site stormwater management eliminates the potential for cross-access since the site to the north is already developed.*
   - *Pertaining to ground sign location, the site is constrained and the sign is located to avoid further reducing the parking provided.*
   - *Pertaining to parking, the site is constrained, but the Petitioner asserts that the amount of parking provided is adequate to support the hotel.*

c. The Variation, if granted, will not alter the essential character of the locality.
   - *Pertaining to hotel lot size, hotels in the area are located on less than five acres.*
   - *Pertaining to building height, buildings in the area are taller than three stories.*
   - *Pertaining to Urban Design, most nearby development received Variations from Urban Design Overlay standards.*
   - *Pertaining to cross-access, White Eagle Drive is a relatively low-traffic street, so motorists can easily and safely navigate between surrounding uses.*
   - *Pertaining to ground sign location, the sign location will not alter the character of the area.*
   - *Pertaining to parking, reducing the amount of parking provided improves the character of the area.*

d. 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:

(1) 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;
(2) The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
(3) The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
(4) The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
(5) 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
(6) The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

STANDARDS FOR SITE PLAN AND ARCHITECTURAL APPROVAL

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

Architecture.

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.

MOTION TO CONSIDER

If the Plan Commission wishes to act on the Petitioners' 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 (Variation)
"...make a motion to recommend that the Village Board grant the Petitioner 11 Variations from the Zoning Ordinance including from Section V.B. Schedule I; Section V.B. Schedule II; Section V.D.2.C.(2).e.; Section V.D.2.C.(2).h.; Section V.D.2.D.(2). Table (2x); Section V.D.2.E.(2).b.; Section V.D.2.E.(2).a.; Section VIII.A.10.; and Section IX.D.2.c. to develop a hotel in accordance with the plans submitted and adopt the Findings of Fact as proposed in the May 1, 2025 staff report."

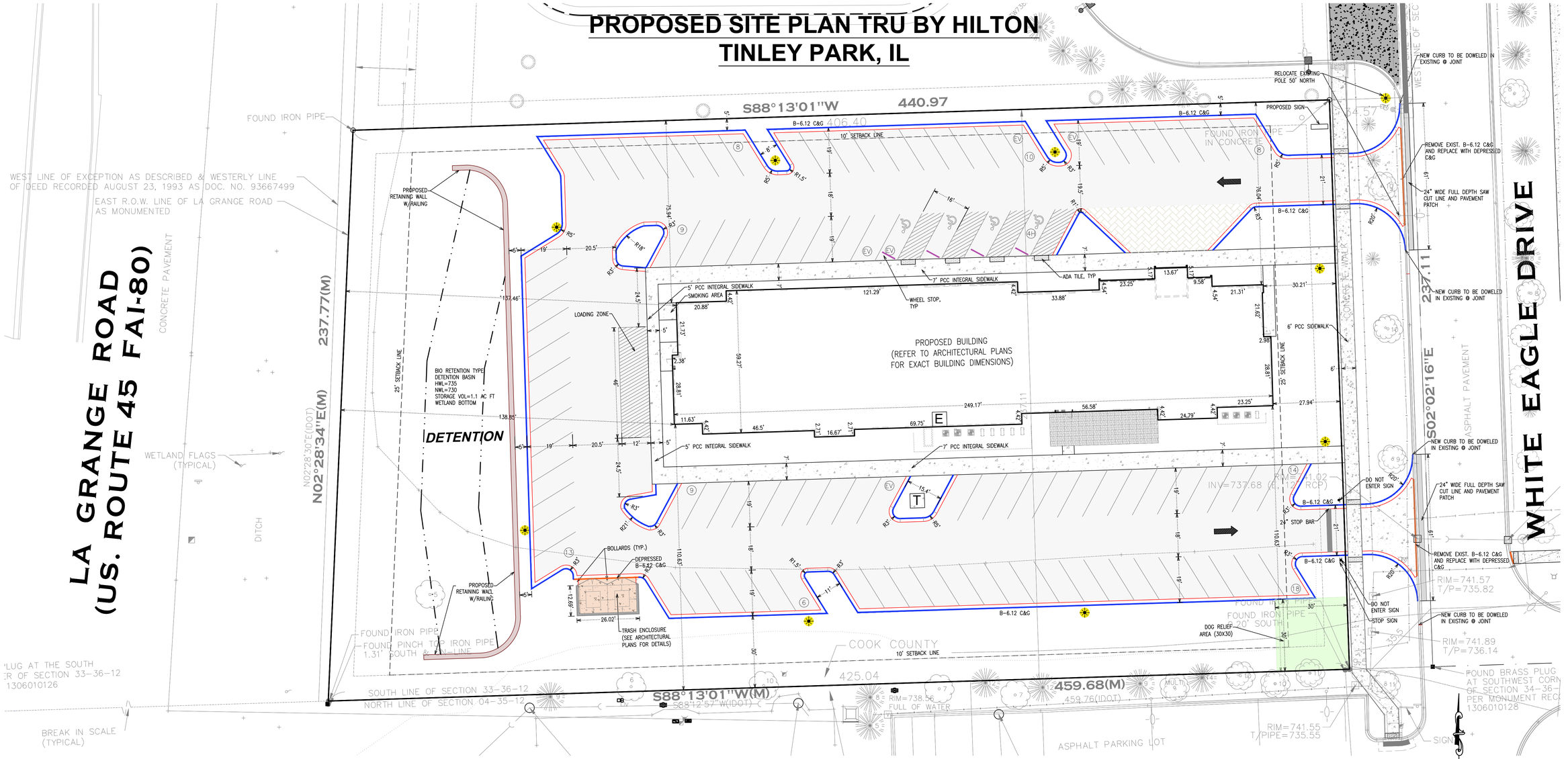
Motion 2 (Site Plan/Architectural Approval)
"...make a motion to grant the Petitioner Site Plan/Architectural Approval for the development of a hotel at 18303 La Grange Road in accordance with the plans submitted and adopt the Findings of Fact as proposed in the May 1, 2025 staff report, subject to the following conditions:

1. *The proposed retaining wall must be designed by a structural engineer. The use of landscape pavers is prohibited for wall construction.*
2. *Approval is subject to final engineering review and approval."*

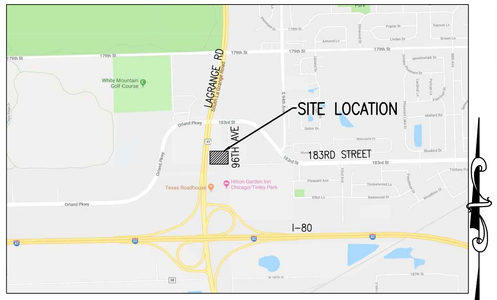
LIST OF REVIEWED PLANS

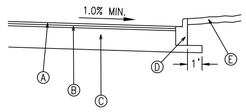
Submitted Sheet Name		Prepared By	Date On Sheet
1	Application	Ramsey Elshafei	9/23/2024
2	Variation Addenda and Narrative	Ramsey Elshafei	4/15/2025
3	Tru by Hilton Update Survey	Webster, McGrath & Ahlberg, Ltd.	2/4/2025
4	Topographic Plan	Gremley & Biedermann	3/25/2020
5	White Eagle Drive Subdivision	Webster, McGrath & Ahlberg, Ltd.	3/6/2023
6	Site Plan	Advantage Consulting Engineers	4/3/2025
7	Zoning Analysis Table	Ramsey Elshafei	2/17/2025
8	Preliminary Engineering	Advantage Consulting Engineers	4/3/2025
9	Photometric Plan	Architectural Group III	2/14/2025
10	Lighting Plan	Architectural Group III	2/14/2025
11	Fixture Cut Sheet	Lithonia Lighting	9/5/2023
12	Signage Details	Ramsey Elshafei	2/18/2025
13	Parking Statement	Superhost Hospitality	2/17/2025
14	Color Elevations	Architectural Group III	4/16/2025
15	Elevations	Architectural Group III	4/10/2025
16	Equipment Screen	Architectural Louvers	1/1/2013
17	Exterior Finishes	Architectural Group III	4/15/2025
18	Material Percentages	Architectural Group III	4/15/2025
19	Truck Turn Exhibit	Advantage Consulting Engineers	4/3/2025
20	Landscape Plan	Dowden Design Group	3/26/2025
21	Floorplans	Architectural Group III	12/16/2024

PROPOSED SITE PLAN TRU BY HILTON
TINLEY PARK, IL



SITE LOCATION MAP





A 2" BITUMINOUS CONCRETE SURFACE COURSE, HOT MIX ASPHALT, MIX. C, N50
B 3.0" BITUMINOUS CONCRETE BINDER COURSE, HOT MIX ASPHALT, IL19, N50
C 12" CRUSHED AGGREGATE SUB-BASE, TY. B.
D CONC. CURB & GUTTER, TYPE B-6.12
E 6" TOP SOIL AND SEEDING

PAVEMENT SECTION



72 13/16"
For 6' sections using 2" posts
(Actual Panel size is 71")
(Center to Center post distance is 1 1/16" wider than panel)

MANUFACTURER: ACTIVE YARDS
MODEL: BEDROCK HOME SERIES
PANEL SIZE: 4' TALL x 6' WIDE
COLOR: BLACK

4' ORNAMENTAL ALUMINUM FENCE
NOT TO SCALE

GRAPHIC SCALE 1"= 20'
0 10' 20' 40'

ZONING ANALYSIS TABLE		
Zoning	B-3	
HOTEL USE ALLOWED	Yes	
BUILDING HEIGHT		
TOTAL LAND AREA	98,570	S.F.
	2.26	AC
BUILDING AREA	13,977	S.F.
	0.32	AC
LOT COVERAGE		
BUILDING AREA	13,977	S.F.
PAVEMENT	37,594	S.F.
SIDEWALK/PATIO	5,304	S.F.
TRASH ENCLOSURE	394	S.F.
TOTAL IMPERVIOUS AREA	57,269	S.F.
	58.1%	
GREEN SPACE	41,301	S.F.
	41.9%	
PARKING		
122 ROOMS @ 0.76 STALL/ROOM	93	STALLS
EMPLOYEES	8	STALLS
TOTAL REQUIRED	101	STALLS
TOTAL PROVIDED	101	STALLS

NO. | DATE | REMARKS

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET, SUITE 17 - LEMONT, ILLINOIS 60439
630-500-2467
WWW.ADVENG.US

SITE PLAN

TRU BY HILTON
TINLEY PARK, IL

SUPERHOST ENTERPRISE
1823 ABRITER COURT
NAPERVILLE, IL 60563

JUNE 18, 2025
JOB: 20-024

SHEET:
C1
1 OF 4

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Outlook

RE: Confirmation for July 3 Public Hearing

From Ramsey Elshafei <relshafei@re-ds.com>
Date Thu 6/19/2025 9:37 AM
To Jason Engberg <jengberg@tinleypark.org>; Michael Whalen <mwhalen@tinleypark.org>
Cc slakhany@superhosthospitality.com <slakhany@superhosthospitality.com>; 'Jerry White' <jwhite@superhosthospitality.com>; Tom Golab <tgolab@re-ds.com>; Bill Zalewski Advantage Consulting Engineer (Tinely Hotel) <BillZ@aceng.us>

3 attachments (3 MB)
20024-Base-C1 - 6-19-2025.pdf; Markup of Changes - 20024-Base-C1 - 6-19-2025.pdf; Tru By Hilton Offsite Parking Exhibit 6-19-2025.pdf;

Jason & Michael,

Thank you again for all your support and assistance with this project, attached is a revised site plan along with a markup of changes that I put together for your convenience.

Summary of changes to site plan and discussions:

- Resubmitting revised site plan to accommodate plan commission feedback regarding parking ratio – this would be the only variation that is up for discussion during the meeting
- We are accommodating an additional 10 spots on site based on the input (going from 91 total to 101 total spots)
- Additional parking was added on the west portion of the property, which will require underground detention which we will address as part of our engineering and development drawings.
- We are removing the spot on the North-East corner due to feedback regarding clearance to back out of the spot and entry of the hotel.
    - We could add this spot back in if the plan commission requests an additional spot on site
- We relocated the loading zone based on revised plan and to improve on traffic flow.

One other thing to add and not sure if you'd like to add to your staff report but along White Eagle Drive there is street parking allowed (I understand that from 2am-5am there is no parking allowed) – there is enough space for about 14 cars to be parked across from the entrance of the hotel – these could be used for additional parking or hotel employees could park here if needed. Attached is an exhibit that might help.

Jerry White and Bill Zalewski will be in attendance at the plan commission / public hearing on behalf of ownership on 7/3.

If you need anything else in order to put together your staff report, please let us know!

Thank you,

Ramsey Elshafei
President

RE Development Solutions

2200 Cabot Dr., Suite 110
Lisle, IL 60532
Direct: 630-324-1210
Office: 630-324-1200
Email: relshafei@re-ds.com
Website: www.RE-DS.com

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From: Jason Engberg <jengberg@tinleypark.org>
Sent: Tuesday, June 17, 2025 9:56 AM

Z 0024
11 JUNE 25

L1
L9
L10
L8
L22
L21
LOT 1
N 02°01'27" W 628.06'
WHITE EAGLE DRIVE
12 spaces
2 spaces
PROPOSED BUILDING
(REFER TO ARCHITECTURAL PLANS
FOR EXACT BUILDING DIMENSIONS)
ASPHALT
PROPOSED SIGN
B-6.12 C&G
7' PCC INTEGRAL SIDEWALK
6' PCC SIDEWALK
WHEEL STOP, TYP
ADA TILE, TYP
REMOVE EXIST. B-6.12 C&G AND REPLACE WITH DEPRESSED C&G
24" WIDE FULL DEPTH SAW CUT LINE AND PAVEMENT PATCH
NEW CURB TO BE DOWELED IN EXISTING @ JOINT
DO NOT ENTER SIGN
STOP BAR
RELOCATE EXISTING POLE 50' NORTH
APPROXIMATE LOCATION OF WATERMAIN PER CITY ATLAS

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JULY 3, 2025 REGULAR MEETING

ITEM 1: PUBLIC HEARING – TRU BY HILTON HOTELS – 18303 LA GRANGE ROAD – VARIATION; SITE PLAN APPROVAL

Consider recommending that the Village Board grant Ramsey Elshafei of RE Development Solutions on the behalf of Lewisville Hotel Partners, LLC, a Variation from the Zoning Ordinance to reduce the amount of required off-street parking for a new Tru by Hilton hotel at 18303 La Grange Road in the B-3 (General Business and Commercial) Zoning District. Site Plan will also be considered.

Present Plan Commissioners:	James Gaskill Terry Hamilton Eduardo Mani Andrae Marak Edgar Montalvo Acting Chair Steve Sepessy
Absent Plan Commissioners:	Angela Gatto Amanda Martinez Chairman Garrett Gray
Village Staff:	Lori Kosmatka, Associate Planner Michael O. Whalen, Associate Planner
Petitioners:	Jerry White, Superhost Hospitality Bill Zalewski, Advantage Consulting Engineers
Members of the Public:	None.

ACTING CHAIR SEPESSY introduced item #1. He noted the proof of publication.

ACTING CHAIR SEPESSY requested a motion to open the Public Hearing. COMMISSIONER GASKILL made the motion. COMMISSIONER HAMILTON seconded. Voice vote. All were in favor. Motion carried.

Michael O. Whalen, Associate Planner, presented the staff report.

ACTING CHAIR SEPESSY invited the Petitioner up to speak.

Jerry White of Superhost Hospitality was sworn in. He said that because they were unable to identify a nearby property for additional parking, they revised the site plan to add additional parking spaces and relocated some spaces following the discussion at the last Plan Commission

meeting. He said he feels that the new site plan and Variation request meet the requirement imposed by the Plan Commission to find ten to thirteen additional stalls. He said detention was moved underground, despite the substantial cost, to meet the requirement of extra spaces.

COMMISSIONER HAMILTON asked where the underground detention would be. Michael O. Whalen said it would be in the drive aisle on the north side of the parking lot. COMMISSIONER HAMILTON asked if the detention pond was made smaller to fit additional spaces. Jerry White said yes.

COMMISSIONER MARAK noted the Village's overnight street parking ban and said the Village could consider allowing overnight parking on White Eagle Drive or giving overnight parking passes to employees of the hotel.

ACTING CHAIR SEPESSY asked if MWRD was okay with underground detention. From the audience, Bill Zalewski said he has done underground detention before and they had no problem with it.

ACTING CHAIR SEPESSY said he has driven by several Tru by Hilton hotels and noted that there was no parking shortage at those locations.

ACTING CHAIR SEPESSY requested a motion to close the public hearing. COMMISSIONER GASKILL made the motion; COMMISSIONER HAMILTON seconded. Voice vote. All in favor. Motion carried.

Michael O. Whalen presented the standards for approval.

ACTING CHAIR SEPESSY requested a motion on the variation. COMMISSIONER MONTALVO made a motion to recommend that the Village Board grant the Petitioner a Variation from the Zoning Ordinance Section VIII.A.10. to reduce the number of required on-site parking spaces from 130 to 101 to develop a hotel in accordance with the plans submitted and adopt the Findings of Fact as proposed in the July 3, 2025 staff report. COMMISSIONER GASKILL seconded the motion. Roll call vote. All were in favor. Motion carried.

ACTING CHAIR SEPESSY requested a motion on the site plan. COMMISSIONER HAMILTON made a motion to grant the Petitioner Site Plan Approval for the development of a hotel at 18303 La Grange Road in accordance with the plans submitted and adopt the Findings of Fact as proposed in the July 3, 2025 staff report, subject to the following conditions: 1. The proposed retaining wall must be designed by a structural engineer. The use of landscape pavers is prohibited for wall construction. 2. Approval is subject to final engineering review and approval. COMMISSIONER MARAK seconded the motion. Roll call vote. All were in favor. Motion carried.

ACTING CHAIR SEPESSY noted the item would go to the July 15, 2025 Village Board meeting.

DRAFT

Interoffice Memo

Date: July 8, 2025

To: Pat Carr, Village Manager
Hannah Lipman, Assistant Village Manager

From: Angela Arrigo, HR Director

Subject: Occupational Health Service Provider(s) – Contract Renewal

The Village transitioned to Northwestern Occupational Medicine in July 2023 for occupational health services. Northwestern has an established occupational health program with certified occupational health providers, a dedicated program coordinator, and an established randoms consortium program. Occupational health services include pre-employment exams, post-employment exams, DOT random program consortium services and clinic DOT testing, immunization program administration, and direct professional consultation with an occupational health provider for workplace health guidance, and other related occupational health items.

The professional services received over the last two years has been very satisfactory, meeting the needs of the Village's occupational health services. Participation in the randoms consortium has also proven to be advantageous for our small population of approximately 50 employees.

Financial Impact
Professional services cost varies and volume is not defined. Northwestern offers pre-employment bundling for certain positions such as police and fire exams, lower pricing for both non-DOT and DOT drug screenings, and competitive randoms program pricing. Professional service pricing depends on the selected service which is determined case-by-case for post-employment situations. Northwestern pricing remains unchanged for the contract renewal. Fiscal year 2024 spend was $39,041.64, fiscal year 2025 spend was $55,924.25. The increase in spending was largely attributed to the increase of non-certified firefighter hiring and related pre-employment exams.

Recommendation
The centralization of all these professional services through the established Northwestern Occupational Medicine clinic will continue to provide the required level of occupational services needed. With your approval, I am requesting approval to move forward to renew a contract with Northwestern Memorial Healthcare for professional services which shall exceed $25,000 annually. It is recommended that the contract renewal is for one year with an automatic renewal for an additional year. Adequate funds are budgeted for professional occupational health services.

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

RESOLUTION
NO. 2025-R-088

A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND NORTHWESTERN MEMORIAL HEALTHCARE FOR OCCUPATIONAL HEALTH SERVICES

MICHAEL W. GLOTZ, PRESIDENT
NANCY M. O'CONNOR, VILLAGE CLERK

WILLIAM P. BRADY
WILLIAM A. BRENNAN
DENNIS P. MAHONEY
MICHAEL G. MUELLER
KENNETH E. SHAW
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

RESOLUTION NO. 2025-R-088

A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND NORTHWESTERN MEMORIAL HEALTHCARE FOR OCCUPATIONAL HEALTH SERVICES

WHEREAS, the Village of Tinley Park, Cook and Will Counties, Illinois, is a Home Rule Unit pursuant to the Illinois Constitution of 1970; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have considered entering into an Agreement with Northwestern Memorial Healthcare, a true and correct copy of such Agreement being attached hereto and made a part hereof as **EXHIBIT 1**; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interests of said Village of Tinley Park that said Agreement be entered into by the Village of Tinley Park;

NOW, THEREFORE, Be It Resolved by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

Section 1: The Preambles hereto are hereby made a part of, and operative provisions of, this Resolution as fully as if completely repeated at length herein.

Section 2: That this President and Board of Trustees of the Village of Tinley Park hereby find that it is in the best interests of the Village of Tinley Park and its residents that the aforesaid "Agreement" be entered into and executed by said Village of Tinley Park, with said Agreement to be substantially in the form attached hereto and made a part hereof as **EXHIBIT 1**.

Section 3: That the President and Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois are hereby authorized to execute for and on behalf of said Village of Tinley Park the aforesaid Agreement.

Section 4: That this Resolution shall take effect from and after its adoption and approval.

ADOPTED this 15th day of July, 2025, by the Corporate Authorities of the Village of Tinley Park on a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED this 15th day of July, 2025, by the President of the Village of Tinley Park.

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT 1

AGREEMENT WITH NORTHWESTERN MEMORIAL HEALTHCARE FOR OCCUPATIONAL HEALTH SERVICES

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. 2025-R-XXX, "**A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND NORTHWESTERN MEMORIAL HEALTHCARE FOR OCCUPATIONAL HEALTH SERVICES**," which was adopted by the President and Board of Trustees of the Village of Tinley Park on July 15, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 15th day of July, 2025.

_____
VILLAGE CLERK

SERVICES AGREEMENT

THIS SERVICES AGREEMENT (this "**Agreement**"), dated _July 1, 2025__, (the "**Effective Date**"), is entered into by and between **NORTHWESTERN MEMORIAL HEALTHCARE**, an Illinois not-for-profit corporation ("**NMHC**"), and **Village of Tinley Park__**("**Corporation**"). NMHC and Corporation may each be referred to herein as a "**Party**" and collectively as the "**Parties**".

RECITALS

WHEREAS, NMHC and its affiliated entities (the "**Affiliates**") are engaged in providing health care services, including occupational health services to employers ("**Services**");

WHEREAS, the Affiliates are NMHC's current and future affiliates and subsidiaries, including, but not limited to, Northwestern Memorial Hospital ("**NMH**"), Northwestern Medicine® Central DuPage Hospital ("**CDH**"), Northwestern Medicine® Delnor Hospital ("**Delnor**"), Northwestern Medicine® Lake Forest Hospital ("**NLFH**"), Northwestern Medicine® Kishwaukee Hospital ("**NMKH**"), Northwestern Medicine® Valley West Hospital ("**NMVWH**"), Northwestern Medicine® Huntley, McHenry and Woodstock Hospitals ("**NMHMW**"), Northwestern Medicine® Marianjoy Rehabilitation Hospital ("**Marianjoy**"), Northwestern Medical Group ("**NMG**"), Northwestern Medicine® Regional Medical Group ("**RMG**"), Marianjoy Medical Group ("**MMG**"), Northwestern Medicine® Palos Hospital ("**NMPH**") and their affiliates and subsidiaries existing now or created or acquired in the future;

WHEREAS, Corporation desires to contract with NMHC to obtain Services under the terms and conditions of this Agreement; and

WHEREAS, NMHC desires to provide Services to Corporation as requested under the terms and conditions of this Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements of the Parties and the mutual benefits to be gained by the performance thereof and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties do covenant and agree as follows:

ARTICLE 1
OBLIGATIONS RELATED TO SERVICES

Section 1.1 ***Services***. NMHC and its Personnel (hereinafter defined) shall provide to the Corporation the Services as described in Exhibit A of this Agreement, which Exhibit may be revised from time to time by the addition of one or more Statement(s) of Work (each, a "**SOW**") executed by the Parties. Each SOW shall specify the payment terms, the dates on which Services will be provided and any other applicable information. Execution of this Agreement does not obligate the Parties to enter into a SOW. Any and all changes to SOWs must be agreed upon in writing by the Parties.

Section 1.2 ***Qualifications***. NMHC shall at all times keep and maintain any and all licenses and permits necessary to operate its business and provide the Services as described herein.

Section 1.3 ***Reporting***. NMHC shall keep up to date and complete records of Services provided. NMHC will provide the Corporation with access to the iSystoc software system, where the Corporation will be able to access standard reporting. NMHC will create Corporation's iSystoc account, and provide Corporation's designated contact with account credentials, assistance with account password and access issues, update security permissions and provide training to Corporation contact. Corporation is responsible for its use of the iSystoc software system and agrees to comply with any applicable iSystoc requirements for access to the system. Corporation will utilize its own hardware to access the iSystoc software system.

Section 1.4 ***Personnel***. NMHC represents and warrants to the Corporation that it has screened all personnel assigned to provide Services pursuant to this Agreement (the "**Personnel**") in accordance with its standards and shall assign sufficient and qualified Personnel to provide the Services and complete its responsibilities and obligations hereunder.

Section 1.5 ***Representations and Warranties***.

(a) NMHC makes no representations or warranty to Corporation regarding the iSystoc software system, or any representation regarding any warranty made by the third party that provides NMHC with the iSystoc software system. NMHC does not warrant the accuracy of data or any results obtained by Corporation through the use of the iSystoc software system, or that the functions contained in the iSystoc software system will meet the requirements of Corporation or that the operation of the iSystoc software system will be uninterrupted or error free. NM FURTHER DISCLAIMS ANY EXPRESS, STATUTORY, OR IMPLIED WARRANTIES, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, RELATED TO iSYSTOC SOFTWARE. FURTHER, NMHC SHALL NOT BE LIABLE TO CORPORATION FOR CONSEQUENTIAL, INCIDENTAL, SPECIAL OR INDIRECT DAMAGES (INCLUDING WITHOUT LIMITATION LOSS OF BUSINESS PROFITS OR INFORMATION, OR DAMAGES RESULTING FROM BUSINESS INTERRUPTION) ARISING OUT OF THE USE OF THE iSYSTOC SOFTWARE SYSTEM REGARDLESS OR WHETHER NMHC HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

(b) Mutual Warranties. Each Party represents and warrants to the other that: (i) it is organized and validly existing under the laws of the state of its incorporation and has full corporate power and authority to enter into this Agreement and to carry out the provisions hereof; (ii) it is duly authorized to execute and deliver this Agreement and to perform its obligations hereunder; (iii) this Agreement is a legal and valid obligation binding upon it and enforceable according to its terms; and (iv) the execution, delivery and performance of this Agreement by such Party does not conflict with any agreement, instrument or understanding, oral or written, to which it is a party or by which it may be bound.

ARTICLE 2
TERM AND TERMINATION

Section 2.1 ***Term***. The term of this Agreement shall commence on the Effective Date and shall continue in effect for a period of one (1) year (the "**Term**") unless terminated earlier pursuant to this Article 2. The Agreement will automatically renew for an additional one-year term, on the same terms and conditions, or as otherwise agreed to in writing by the Parties, unless either Party gives written notice to the other Party of non-renewal at least ninety (90) days prior to the end of the then current term, or unless sooner terminated as provided herein.

Section 2.2 ***Termination Without Cause***. Either Party may terminate this Agreement or any underlying SOW without cause with thirty (30) days prior written notice of termination to the other Party.

Section 2.3 ***Termination for Breach.*** Either Party may terminate this Agreement upon breach by the other Party of any material provision of this Agreement, provided that, to effect such termination, the non-breaching Party must give the breaching Party at least thirty (30) days to correct such breach, as reasonably determined by the non-breaching Party.

Section 2.4 ***Immediate Termination***. This Agreement and any underlying SOWs may be terminated immediately by either Party, upon notice, if the other Party becomes insolvent; terminates its business; files or is the subject of a bankruptcy petition; or is the subject of any debtor relief action.

Section 2.5 ***Effect of Termination***. Termination of this Agreement shall not release or discharge the Parties from any obligation, debt or liability under this Agreement which shall have previously accrued and remain to be performed upon the date of termination. Within twenty (20) days of termination of this Agreement, NMHC shall refund to Corporation all prepaid fees or other funds advanced less any fees earned by NMHC through the termination date. The termination of a SOW will not affect the Term or validity of this Agreement.

ARTICLE 3
BILLING AND COMPENSATION

Section 3.1 ***Compensation for Services***. NMHC shall be compensated in accordance with the fee schedule in attached Exhibit B for Services provided under this Agreement.

Section 3.2 ***Invoice Payment***. Corporation shall pay all undisputed amounts within sixty (60) days after receipt of invoice. In the event of a dispute, Corporation shall notify NMHC, and the Parties shall negotiate in good faith to resolve the dispute.

ARTICLE 4
INDEPENDENT CONTRACTOR

In performing Services under this Agreement, NMHC is at all times acting and performing as an independent contractor of Corporation. Nothing in this Agreement is intended nor shall be construed to create an employment, principal-agent, partnership or joint venture relationship between the Parties. NMHC and its Personnel shall not hold themselves out to any third party as the agent, employee or legal representative of Corporation. Corporation shall neither have nor exercise any direction or control over the methods, techniques or procedures by which NMHC performs the Services. The sole interest and responsibility of a Party is to ensure that the Services shall be performed and rendered in a professional, competent, efficient and timely manner. NMHC shall be solely responsible for the payment of compensation (including overtime) and benefits to its Personnel and for paying and reporting all payroll and other taxes, social security, unemployment compensation and worker's compensation.

ARTICLE 5
CONFIDENTIAL INFORMATION

Section 5.1 ***HIPAA***. NMHC will have access to Personally Identifiable Health Information, as that term is defined in the federal Health Insurance Portability and Accountability Act and its implementing regulations ("HIPAA"), of Corporation employees, and, as a covered entity, shall abide by the terms of HIPAA and other applicable laws and regulations. Corporation employees' written authorization will be required in order for NMHC to disclose any PHI to Corporation.

ARTICLE 6
INSURANCE

Section 6.1 ***Insurance***. Each Party shall maintain, at no cost to the other Party: (i) broad form comprehensive general liability (including coverage for completed operations, contractual liability and errors and omissions) with minimum limits of One Million Dollars ($1,000,000) per occurrence and Three Million Dollars ($3,000,000) annual aggregate; (ii) workers' compensation insurance with coverages no less than required by applicable state law; and (iii) employers' liability insurance, with minimum limits of One Million Dollars ($1,000,000) per accident or covered illness or disease. Upon request, the Parties shall provide written evidence of such coverage.

ARTICLE 7
MISCELLANEOUS PROVISIONS

Section 7.1 ***Entire Agreement***. This Agreement, including the Recitals incorporated herein by reference and the Exhibits hereto, constitutes the entire agreement of the Parties pertaining to the subject matter and supersedes any and all other prior agreements, undertakings and understandings of the Parties with respect to the subject matter hereof. This Agreement may be amended only by written agreement of the Parties. No term or condition set forth in any SOW, quote, conditions of sale, purchase order or other document provided by Corporation or any of its contractors, subcontractors or other third party shall override any provision of this Agreement, unless agreed to in writing by NMHC.

Section 7.2 ***Waiver***. Any waiver of any terms and conditions hereof must be in writing, and signed by the Parties hereto. A waiver of any of the terms and conditions hereof shall not be construed as a waiver of any other terms and conditions hereof.

Section 7.3 ***Severability***. The provisions of this Agreement shall be deemed severable, and, if any portion shall be held invalid, illegal or unenforceable for any reason, the remainder of this Agreement shall be effective and binding upon the Parties. The provisions of this Section 7.3 shall survive the expiration or termination of this Agreement.

Section 7.4 ***Headings***. All headings herein are inserted only for convenience and ease of reference and are not to be considered in the construction or interpretation of any provision of this Agreement.

Section 7.5 ***Assignment***. This Agreement shall not be assigned, delegated or subcontracted by Corporation (including through operation of law) without the prior written consent of NMHC. NMHC may assign this Agreement to any successor or affiliate.

Section 7.6 ***Governing Law / Venue***. This Agreement shall be construed under the laws of the State of Illinois, without regard to conflicts of law provisions. Venue shall be in Cook County, Illinois.

Section 7.7 ***Notices***. Any notice provided hereunder shall be deemed received when delivered personally or by overnight courier, or three (3) business days after being sent by certified or registered U.S. mail, return receipt requested, to the following:

To NMHC:	Jennifer Zavala Practice Manager Northwestern Memorial HealthCare 12251 S. 80th Ave, Ste L040 Palos Heights, IL 60463
With a copy to:	Office of General Counsel Northwestern Memorial HealthCare 211 E. Ontario, Suite 1800 Chicago, IL 60611
To Corporation:	Patrick Carr Village Manager Village of Tinley Park 16250 Oak Park Ave Tinley Park, IL 60477

or such other place or places as any of the Parties shall designate by written notice to the other.

Section 7.8 ***Counterparts***. This Agreement may be executed in two (2) or more counterparts, all of which shall be deemed an original, but all such counterparts together shall constitute one and the same instrument.

IN WITNESS THEREOF, the Parties hereby enter into this Agreement by authorized signature below.

NORTHWESTERN MEMORIAL HEALTHCARE	**CORPORATION**
By: _____	By: _____
Name: _____	Name: _____
Title:_____	Title: _____
Date: _____	Date: _____

EXHIBIT A

Statement of Work

NMHC shall provide the following Services to Corporation at the locations noted below, unless an alternate location is otherwise specified in this Exhibit A:

Locations:
Northwestern Memorial Healthcare- Occupational Health, 12251 S. 80th Ave, Ste L040, Palos Heights, IL 60463

Services:

Fire Fighter Bundle
Police Bundle
Bus Driver
DOT Physical
Post Offer Physical
Respiratory Physical
Return to Work Exam
Fitness for Duty Evaluation
10 Panel Rapid Drug Screen
5 Panel Rapid Drug Screen
DOT Drug Screen
DOT Breath Alcohol Test
MRO Free
Consortium Fee (Initial)
Consortium Fee (Annual)
CBC
Comprehensive Metabolic Panel
Lipid Panel
Urinalysis
PSA Test
C-Reactive Protein
HIV Antigen/Antibody
Hepatitis C Antibody
Rubeola Titer
Mumps Titer
Rubella Titer
Hepatitis B Surface Antibody
Varicella Titer
Respiratory Questionnaire
Chest X-ray (2 views)
Quantiferon Gold TB test
TB Skin Test

Treadmill Stress Test
Lumbar X-ray
Spriometry
Audiometry
EKG
Tdap Vaccine
MMR Vaccine
Hepatitis B Vaccine (standard)
Hepatitis B Vaccine (40 mcg)
Influenza vaccine (standard)
Influenza vaccine (high dose)
FluBlock Vaccine
Flucelvax Vaccine

EXHIBIT B

Service	Charge
Fire Fighter Bundle	$270
Police Bundle	$270
Bus Driver	$85
DOT Physical	$85
Post Offer Physical	$85
Respiratory Physical	$85
Return to Work Exam	$65
Fitness for Duty Evaluation	$65
10 Panel Rapid Drug Screen	$42
5 Panel Rapid Drug Screen	$42
DOT Drug Screen	$42
DOT Breath Alcohol Test	$45
MRO Free	$55
Consortium Fee (Initial)	$30/per employee
Consortium Fee (Annual)	$35/per employee
CBC	$46
Comprehensive Metabolic Panel	$55
Lipid Panel	$35
Urinalysis	$35
PSA Test	$40
C-Reactive Protein	$50
HIV Antigen/Antibody	$125
Hepatitis C Antibody	$100
Rubeola Titer	$77
Mumps Titer	$80
Rubella Titer	$75
Hepatitis B Surface Antibody	$77
Varicella Titer	$85
Respiratory Questionnaire	$30
Chest X-ray (2 views)	$300
Quantiferon Gold TB test	$122
TB Skin Test	$35
Treadmill Stress Test	$200
Lumbar X-ray	$350
Spirometry	$40
Audiometry	$40
EKG	$94
Tdap Vaccine	$100
MMR Vaccine	$152
Hepatitis B Vaccine (standard)	$132
Hepatitis B Vaccine (40 mcg)	$381
Influenza vaccine (standard)	$40

Influenza vaccine (high dose)	$50
FluBlock Vaccine	$60
Flucelvax Vaccine	$60



Residential Property
Tax Appeal Seminar

Presented by the Village of Tinley Park, the Village of Orland Park, Orland Township, and the Orland Township Highway Department

Members of the Board of Review will provide a summary of the appeal process, followed by a dedicated question-and-answer session

Tuesday, August 12th, 2025
6:00 pm - 8:00 pm

Tinley Park Convention Center
18451 Convention Center Drive



Larry R. Rogers Jr.
Commissioner of Cook County Board of Review



Michael Glotz
Mayor of the Village of Tinley Park



James Dodge
Mayor of the Village of Orland Park



Paul O'Grady
Supervisor of Orland Township



William Brennan
Commissioner of the Orland Township Highway Department

STAFF COMMENT

BOARD COMMENT

PUBLIC COMMENT

EXECUTIVE SESSION