MEETING NOTICE

NOTICE IS HEREBY GIVEN that the Regular Meeting of the President and Village Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois will be held on Tuesday, January 6, 2026, 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 REGULAR VILLAGE BOARD MEETING HELD ON DECEMBER 16, 2025.
ACTION: Discussion: **Consider approval of minutes as written or amended.**
COMMENTS: _____
_____

ITEM #3
SUBJECT: CONSIDER THE APPOINTMENT OF JOHN GRGANTOV TO THE POSITION OF BUILDING INSPECTOR - **President Glotz**
ACTION: John has over 35 years of construction and other related experience, including planning and directing a wide range of residential and small commercial construction projects. He has a comprehensive understanding of industry standards, inspection processes, and client relations. He has strong interpersonal communication skills and the ability to effectively work with tradesmen, insurance professionals, architects, engineers, and other industry professionals. He holds an ICC Residential Building Inspector certification. **Consider appointing John Grgantov to the position of Building Inspector effective January 12, 2026.**
COMMENTS: _____
_____

ITEM #4
SUBJECT: CONSIDER APPROVAL OF THE FOLLOWING CONSENT AGENDA ITEMS:

A. CONSIDER APPOINTING PATRICK CARR AS INTERIM FINANCE DIRECTOR

B. CONSIDER ADOPTING RESOLUTION 2026-R-002 APPROVING AN AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND CLEAR WAVE FIBER FOR FIBER OPTIC RIGHT OF WAY WORK.

C. CONSIDER REQUEST FROM THE SOUTH SUBURBAN SPECIAL RECREATION ASSOCIATION (SSSRA) TO CONDUCT A RAFFLE FROM FRIDAY, FEBRUARY 13, 2026, THROUGH SUNDAY, FEBRUARY 15, 2026, WITH THE WINNERS BEING DRAWN ON SUNDAY, FEBRUARY 15, 2026, AT THE TINLEY PARK CONVENTION CENTER, 18451 CONVENTION CENTER DRIVE. THE MAXIMUM VALUE OF THE PRIZE NOT TO EXCEED $250.

D. CONSIDER PAYMENTS OF OUTSTANDING BILLS IN THE AMOUNT OF $3,774,596.76 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED DECEMBER 19 AND 26, 2025 AND JANUARY 2, 2026.

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

COMMENTS: _____

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ITEM #5

SUBJECT: CONSIDER ADOPTING RESOLUTION 2026-R-001 AUTHORIZING THE EXECUTION OF A DEVELOPMENT AGREEMENT FOR THE INTERSTATE SPORTS DOME - **Trustee Brennan**

ACTION: Consider authorizing the execution of a Development Agreement for the Interstate Sports Dome. This item was discussed at the Committee of the Whole meeting held prior to this meeting. **This Resolution is eligible for adoption.**

COMMENTS: _____

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ITEM #6

SUBJECT: CONSIDER ORDINANCE 2026-O-001 GRANTING A SPECIAL USE FOR A SUBSTANTIAL DEVIATION FROM THE BROOKSIDE CREEK RETAIL CENTER PUD TO AMEND THE "ALLOWABLE USE CHART" IN THE PUD (BROOKSIDE CREEK) - **Trustee Mueller**

ACTION: The request amends the "Allowable Use Table" in the previously approved Brookside Creek Retail Center PUD (Ord. No. 2024-O-065) to relocate the allowance for a gas station with car wash from Lot 1 to Lot 4 in the PUD. The Plan Commission held a Public Hearing on December 18, 2025, and voted 3-2 to recommend approval of the Special Use in accordance with the plans and Findings of Fact listed in the Staff Report. **This item is eligible for First Reading.**

COMMENTS: _____

_____

ITEM #7

SUBJECT: CONSIDER ADOPTING ORDINANCE 2026-O-003 AUTHORIZING THE ANNEXATION OF A CERTAIN PROPERTY COMMONLY KNOWN AS 16441 RIDGELAND AVENUE (GIERUT) - **Trustee Mueller**

ACTION: The property owner of 16441 Ridgeland Avenue in the Kimberly Heights neighborhood filed a petition to annex the property into the Village under the allowances of the Illinois Municipal Code. The 20,000 square foot property is contiguous to the Village limits. The property will be designated R-1 (Single-Family Residential) Zoning District on the Village's Official Zoning Map upon annexation, in accordance with Section IV.B.4. of the Zoning Ordinance. The annexation will be effective on the date of passage. This item was discussed at the Committee of the Whole meeting held prior to the meeting. **This item is eligible for adoption.**

COMMENTS: _____

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ITEM #8

SUBJECT: CONSIDER ADOPTING ORDINANCE 2026-O-004 GRANTING A VARIATION FROM THE ZONING ORDINANCE AT 16801 SAYRE AVENUE (MAHONEY GARAGE) - **Trustee Mueller**

ACTION: The requested Variation permits a garage that exceeds the maximum accessory structure floor area. The two-level garage addition is currently under construction. The Plan Commission originally held a Public Hearing on October 16, 2025, followed by the item being considered at Village Board November 4th and 18th, 2025, when it was remanded back to Plan Commission. The Plan Commission held a subsequent Public Hearing on December 18, 2025, and voted 5-0, recommending approval of the Variation request in accordance with the listed plans, the recommended conditions, and drafted Findings of Fact in the Staff Report. **This Ordinance is eligible for adoption.**

COMMENTS: _____
_____

ITEM #9
SUBJECT: RECEIVE COMMENTS FROM THE PUBLIC.
COMMENTS: _____
_____

ITEM #10
SUBJECT: RECEIVE COMMENTS FROM STAFF.
COMMENTS: _____
_____

ITEM #11
SUBJECT: RECEIVE COMMENTS FROM BOARD.
COMMENTS: _____
_____

ITEM #12
SUBJECT: ADJOURN TO EXECUTIVE SESSION TO DISCUSS:

A. COLLECTIVE NEGOTIATING MATTERS BETWEEN THE PUBLIC BODY AND ITS EMPLOYEES OR THEIR REPRESENTATIVES, OR DELIBERATIONS CONCERNING SALARY SCHEDULES FOR ONE OR MORE CLASSES OF EMPLOYEES.
B. 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.
C. THE PURCHASE OR LEASE OF REAL PROPERTY FOR THE USE OF THE PUBLIC BODY, INCLUDING MEETINGS HELD FOR THE PURPOSE OF DISCUSSING WHETHER A PARTICULAR PARCEL SHOULD BE ACQUIRED.
D. 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 DECEMBER 16, 2025**

The regular meeting of the Board of Trustees, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on December 16, 2025. President Glotz called this meeting to order at 6:30 p.m.

President Glotz announced Trustee Mahoney would be attending the meeting via electronic participation due to employment purposes.

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

Clerk O'Connor called the roll. Present and responding to roll call were the following:

Village President:	Michael W. Glotz
Village Clerk:	Nancy M. O'Connor
Trustees:	William P. Brady William A. Brennan Dennis P. Mahoney (Participated electronically. Departed 7:32 p.m.) Michael G. Mueller Kenneth E. Shaw Colleen M. Sullivan
Absent:	
Also Present:	
Village Manager:	Patrick Carr
Asst. Village Manager:	Hannah Lipman
Village Attorney:	Luanne Galovich

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

Motion was made by Trustee Sullivan, seconded by Trustee Brady to approve and place on file the minutes of the regular Village Board Meeting held on December 2, 2025. Vote on roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Motion was made by Trustee Brennan, seconded by Trustee Sullivan to recognize **S SGT STANLEY W. BRACH BY PRESENTING HIS FAMILY WITH A FLAG THAT WAS FLOWN OVER THE U.S. CAPITOL AND THE OAK PARK AVENUE TRAIN STATION.** Vote on roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

At this time President Glotz and Clerk O'Connor presented the Tinley Park Business Spotlight.

- Teehan's Tavern, 17329 Oak Park Avenue
- Durbin's Harmony Square, 17327 Oak Park Avenue

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Motion was made by Trustee Mueller, seconded by Trustee Brennan to appoint **FREDERICK MELEAN TO THE POSITION OF DIVISON POLICE COMMANDER.** Frederick has 31-years of law enforcement experience focused on developing and implementing strategies that reduce violent crime and enhance public safety. His experience includes 25 years in supervisory and command positions including serving in the positions of Sergeant, Lieutenant, Commander and Deputy Chief. He has led tactical watch operations; directed security, facilities, and public safety operations; developed and implemented policies enhancing customer service standards; and has proven results in managing large teams and achieving operational goals. He holds a Master's in Business Administration.

Clerk O'Connor swore in Commander Melean.

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

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

A. CONSIDER ADOPTING RESOLUTION 2025-R-137 AUTHORIZING THE 2026 REGULAR MEETING SCHEDULES FOR THE MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES AND THE COMMITTEE OF THE WHOLE.

B. CONSIDER ADOPTING RESOLUTION 2025-R-142 AUTHORIZING THE EXECUTION OF APPLICABLE EXECUTIVE RECRUITMENT PROFESSIONAL SERVICES AGREEMENT WITH MGT IMPACT SOLUTIONS LLC FOR FINANCE DIRECTOR.

C. CONSIDER PAYMENTS OF OUTSTANDING BILLS IN THE AMOUNT OF $5,868,261.01 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED DECEMBER 12, AND DECEMBER 19, 2025.

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

Motion was made by Trustee Mueller, seconded by Trustee Brennan to adopt and place on file **RESOLUTION 2025-R-141 APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND MUNICIPAL GIS PARTNERS FOR GEOGRAPHIC INFORMATION SYSTEM (GIS) CONSORTIUM SERVICES.** The renewal agreement and statement of work with the GIS Consortium service provider, Municipal GIS Partners (MGP) is to provide Geographic Information System services to the Village. The Village has the right to terminate the agreement upon ninety (90) days written notice to the service provider. The cost for the calendar year 2026 will be $249,411.12. Funds for this expenditure are budgeted not to exceed amount of $249,411.12. This renewal term shall commence on January 1, 2026, and remain in effect until December 31, 2026. In addition, monthly usage reports are provided to the Village Board to confirm utilization of the GIS data by staff and the public. This item was discussed at the Committee of the Whole held prior to this meeting.

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

Motion was made by Trustee Sullivan, seconded by Trustee Mueller to adopt and place on file **ORDINANCE 2025-O-048 FOR THE PURCHASE OF PROPERTIES LOCATED AT 17236 AND 17240 OAK PARK AVENUE, TINLEY PARK, ILLINOIS.** This Ordinance approves the purchase of the Fuentes property located at 17236 and 17240 Oak Park Avenue, Tinley Park, Illinois. The purchase price of the properties is $500,000. The item was discussed at the Committee of the Whole held prior to this meeting.

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

Motion was made by Trustee Shaw, seconded by Trustee Mueller to adopt and place on file **ORDINANCE 2025-O-047 REGARDING THE LIMITED SALES TAX REVENUE BONDS, SERIES 1988** This Ordinance resolves a long outstanding matter relating to the 1988 Limited Sales Tax Bond Series, which has been abandoned by the bondholder(s). Approval of this Ordinance will remove the bond series as a liability on the Village's annual audit and dissolve the associated Funds (21 and 22). This item was discussed at the December 2nd Finance Committee and Committee of the Whole meetings

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

Motion was made by Trustee Shaw, seconded by Trustee Sullivan to adopt and place on file **ORDINANCE 2025-O-040 LEVYING TAXES FOR CORPORATE PURPOSES FOR THE VILLAGE OF TINLEY PARK 2025 TAX LEVY YEAR.** The property tax levy request for 2025 will be in total $32,225,279. As the fiduciary for the Tinley Park Public Library, the Village also levies on their behalf, with the Library's portion of the total amount to be levied at $6,035,031. The proposed 2025 levy was discussed with the Village Board at the Committee of the Whole meeting on November 18, 2025, and the Library Board on December 3, 2025.

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

Motion was made by Trustee Shaw, seconded by Trustee Mueller to adopt and place on file **ORDINANCE 2025-O-041 ABATING ALL OF THE 2025 TAX LEVY REQUIREMENTS AS PROVIDED FOR IN THE "NOTIFICATION OF SALE OF GENERAL OBLIGATION BONDS, SERIES 2021A AND TAXABLE GENERAL OBLIGATION REFUNDING BONDS, SERIES 2021B" AND THE "DIRECTION FOR ABATEMENT OF TAXES" DATED DECEMBER 2, 2021 IN CONNECTION WITH THE ISSUANCE OF $8,940,000 GENERAL OBLIGATION BONDS, SERIES 2021A OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS.** This ordinance abates all $746,650 of the 2025 Tax Levy requirements for the Series 2021A bonds as contained in both the "Notification of Sale of General Obligation Bonds, Series 2021A and Taxable General Obligation Refunding Bonds, Series 2021B" and the "Direction for Abatement of Taxes" dated December 2, 2021, in connection with the issuance of the $8,940,000 General Obligation Bonds, Series 2021A ("Series 2021A bonds"). The

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bond issue supports infrastructure improvements for the Village Water and Sewer system and the abated debt service will be paid by the utility revenues of those funds.

Abatement Funding Source	Amount
Water Retail Fund	481,357.79
Water Wholesale Fund	66,825.18
Sewer Fund	198,467.03

This abatement item was provided at the Committee of the Whole meeting held on November 18, 2025.

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

Motion was made by Trustee Shaw, seconded by Trustee Mueller to adopt and place on file **ORDINANCE 2025-O-042 ABATING A PORTION OF THE 2025 TAX LEVY REQUIREMENTS AS PROVIDED FOR IN THE "NOTIFICATION OF SALE OF GENERAL OBLIGATION BONDS, SERIES 2021A AND TAXABLE GENERAL OBLIGATION REFUNDING BONDS, SERIES 2021B" AND THE "DIRECTION FOR ABATEMENT OF TAXES" DATED DECEMBER 2, 2021 IN CONNECTION WITH THE ISSUANCE OF $5,965,000 TAXABLE GENERAL OBLIGATION REFUNDING BONDS, SERIES 2021B OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS.** This ordinance abates a portion of the 2025 Tax Levy requirements for the Series 2021B bonds as contained in both the "Notification of Sale of General Obligation Bonds, Series 2021A and Taxable General Obligation Refunding Bonds, Series 2021B" and the "Direction for Abatement of Taxes" dated December 2, 2021, in connection with the issuance of the $5,965,000 Taxable General Obligation Refunding Bonds, Series 2021B ("Series 2021B bonds"). This ordinance abates $623,450 of the 2024 Tax Levy requirements of $960,750.00 for the Series 2021B bonds, leaving $350,000 as the remaining 2024 Tax Levy amount.

Abatement Funding Source	Amount
Hotel Tax Debt Service Reserve	$389,380.00
Surtax Capital Projects Fund	67,162.26
Sewer Fund	139,057.33
Stormwater Management Fund	17,395.55
New Bremen TIF District	10,454.86

This abatement item was provided at the Committee of the Whole meeting held on November 18, 2025

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

Motion was made by Trustee Shaw, seconded by Trustee Sullivan to adopt and place on file **ORDINANCE 2025-O-043 ABATING ALL OF THE 2025 TAX LEVY REQUIREMENTS AS PROVIDED FOR IN THE NOTIFICATION OF SALE OF GENERAL OBLIGATION BONDS, SERIES 2024 DATED JULY 23, 2024 IN CONNECTION WITH THE ISSUANCE OF $46,595,000 GENERAL OBLIGATION BONDS, SERIES 2024 OF THE VILLAGE OF TINLEY PARK, COOK AND WILL**

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COUNTIES, ILLINOIS. The 2025 tax levy requirement for this bond issue is established at $3,663,400, and the Village is in a position to abate all of this levy from the following sources and amounts:

Abatement Funding Source	Amount
Water Retail Fund	$859,653.44
Sewer Fund	$182,107.61
Stormwater Management Fund	$216,726.76
Surtax Capital Projects Fund	$572,845.85
Downtown Initiatives Fund	$1,832,066.34

This abatement item was provided at the Committee of the Whole meeting held on November 18, 2025

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

Motion was made by Trustee Shaw, seconded by Trustee Brennan to adopt and place on file **ORDINANCE 2025-O-044 ABATING A PORTION OF THE TAX YEAR 2025 VILLAGE OF TINLEY PARK PROPERTY TAXES EXTENDED FOR 18501 CONVENTION CENTER DRIVE, TINLEY PARK, COOK COUNTY, ILLINOIS (DEVELOPMENT INCENTIVE AGREEMENT FOR THE TINLEY PARK HOTEL AND CONVENTION CENTER).** In July 2017, the Village of Tinley Park entered into agreements with Elementary School District 159, Rich Township High School District 227, and The Harp Group, Inc. related to the hotel property located at 18501 Convention Center Drive which is attached to the Village's Convention Center facility. Under these agreements, the three (3) governments (Village, 159 and 227) will abate 50% of the respective government's property taxes extended for the property for a period of ten (10) years, or a cumulative and collective $4 million in abatement, whichever comes first. This Ordinance represents the eighth year of abatement. This abatement item was provided at the Committee of the Whole meeting held November 18, 2025.

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

Motion was made by Trustee Brennan, seconded by Trustee Sullivan to adopt and place on file **RESOLUTION 2025-R-140 PROVIDING FOR AND AUTHORIZING LANDING RIGHTS TO SANTA CLAUS IN THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS.** This Resolution would allow the necessary approvals for Santa Claus to land in Tinley Park as often as deemed appropriate.

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

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

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

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Village Manager Carr congratulated Fred Melean on his appointment as Commander with the Tinley Park Police Department and highlighted Commander Melean's professional achievements.

Village Manager Carr announced the departure of Assistant Village Manager and Interim Finance Director Hannah Lipman. He thanked her for her service to the Village and congratulated her on her accomplishments, both during her tenure with the Village and in her future endeavors.

Ms. Lipman thanked the Mayor and Village Board for their guidance and support during her time with the Village. She also expressed appreciation to Village Manager Carr for his leadership and support. Ms. Lipman stated she was proud to have been part of the team alongside the Department Heads and Village employees, and offered a special thank you to the Finance Department.

Department Heads expressed their appreciation to Ms. Lipman for her support and wished her continued success in the future.

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

The Mayor, Clerk, and Village Board extend their sincere thanks to Hannah for her hard work and commitment to the community. They wished her continued success in her future endeavors.

Motion was made by Trustee Shaw, seconded by Trustee Brady, at 7:32 p.m. to adjourn to Executive Session to discuss the following:

A. COLLECTIVE NEGOTIATING MATTERS BETWEEN THE PUBLIC BODY AND ITS EMPLOYEES OR THEIR REPRESENTATIVES, OR DELIBERATIONS CONCERNING SALARY SCHEDULES FOR ONE OR MORE CLASSES OF EMPLOYEES.

B. 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.

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

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

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

Motion was made by Trustee Sullivan, seconded by Trustee Brady to adjourn the Village Board meeting at 8:23 p.m. Vote on roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

PLEASE NOTE: Where there is no summary of discussion on any items in the minutes, this reflects that no discussion occurred other than the introduction of the item.

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APPROVED:

_____
Village President

ATTEST:

_____
Village Clerk

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STAFF

APPOINTMENT

President Glotz

CONSIDER APPOINTING PATRICK CARR AS INTERIM FINANCE DIRECTOR

Interoffice Memo

Date: January 6, 2026
To: Village Board of Trustees
From: Walker Steinke, Assistant to the Village Manager
Cc: Patrick Carr, Village Manager

Subject: Summary of ROW License Agreement with Clearwave Fiber

The Village has been approached by Clearwave Fiber, a regional telecommunications provider, seeking a non-exclusive license to install and operate fiber-optic facilities within the public right-of-way. The proposed agreement grants Clearwave the ability to place underground and aerial fiber infrastructure subject to the Village's permitting, construction, restoration, and mapping requirements. The Village retains full regulatory authority, including the right to require relocations for public projects, and Clearwave is responsible for all installation, maintenance, restoration, and relocation costs. The company must maintain a $100,000 performance bond and carry the required insurance naming the Village as an additional insured.

The agreement is structured as a five-year term with optional five-year renewals contingent on compliance. Overall, this agreement allows for additional broadband investment in the community while preserving strong municipal control over the right-of-way.

MASTER RIGHT-OF-WAY LICENSE AGREEMENT

This Master Right-Of-Way License Agreement (hereinafter the "Agreement") is made and entered into as this _____ day of _____, 2025, by and between the **VILLAGE OF TINLEY PARK , ILLINOIS,** an Illinois Municipal Corporation (hereinafter the "Village") and **DELTA COMMUNICATIONS, LLC d/b/a CLEARWAVE FIBER**, an Illinois Limited Liability Company (hereinafter the "Licensee"). Village and Licensee are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

RECITALS

WHEREAS, Village owns or controls various public ways within the corporate limits of Village, including but not limited to highways, roads, streets, lanes, alleys, paths, curbs, sidewalks, bridges, overpasses, underpasses, tunnels, parks, parkways, playgrounds, waterways, easements, or other public ways and public rights-of-way (hereinafter "Public Ways"); and,

WHEREAS, Licensee desires to utilize portions of the Village's Public Ways for the installation of communications facilities, including, without limitation, fiber-optic cabling, aerial pole attachments, conduits, access manholes, pull vaults, and other similar equipment, devices and appurtenances (the "Facilities"), in certain sections of said Village's Public Ways; and

WHEREAS, the Village has agreed to grant to Licensee a non-exclusive privilege and license to use the Village's Public Ways (the "License Premises"), and to apply for site-specific permits for subsequent uses of the Public Ways, all in accordance with and subject to the terms, conditions, and limitations of this Agreement; and

WHEREAS, the Village has the right and power to regulate and permit the installation, attachment, operation and maintenance of communications facilities upon public property and in the Public Ways within its municipal boundaries; and

WHEREAS, regulation of the deployment of communication facilities within Village's Public Ways can be accomplished through the use of site-specific permitting, managed and controlled by the Village; and

WHEREAS, the Village has agreed to grant to Licensee a non-exclusive privilege and license to use the License Premises described above, and to apply for site-specific permits, all in accordance with and subject to the terms, conditions and limitations of this Agreement;

NOW, THEREFORE, for and in consideration of the mutual covenants, and obligations contained herein and other good and valuable consideration received by each party, the sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Incorporation of Recitals. The foregoing recitals are hereby incorporated into this Agreement in their entirety.

2. Grant of License. The Village hereby grants to Licensee a non-exclusive license, privilege and permission to enter upon the Village's Public Ways and to use the License Premises described above, in accordance with the Village's Right-of-Way Permit approval process (hereinafter the "License"), for the purposes hereinafter set forth, subject, however, to the terms, conditions and limitations of this Agreement. The License herein granted shall be subject to all existing utility easements, if any, located within the Village's Public Ways, or any other easements, conditions, covenants or restrictions of record.

3. Term. This Agreement shall commence as of the date of this Agreement and shall continue for a period of five (5) years, unless otherwise sooner terminated as provided for herein. This License Agreement may be renewed for successive five (5) year terms provided that the Licensee is in material compliance with this Agreement at the time of each renewal. This Agreement may be renewed upon the mutual written agreement of both parties.

4. Fees. For so long as: (a) the Village imposes a simplified municipal telecommunications tax (35 ILCS 636/5) (or any successor tax) as permitted by law, and (b) the Licensee collects and remits said tax on the applicable services provided by Licensee, no fees or other amounts shall be due to the Village from the Licensee for the use and occupancy of the License Premises or for the site-specific permits. The Village may increase the simplified municipal telecommunications tax at any time during the term of this Agreement, and the Licensee shall collect and remit any such taxes to the Village in accordance with applicable law.

5. No Interest in Land. Licensee understands, acknowledges and agrees that this Agreement does not create an interest or estate in Licensee's favor in the License Premises. The Village retains legal possession of the full boundaries of its right-of-way and this Agreement merely grants to Licensee the privilege to use the License Premises described above throughout the term of this Agreement.

6. No Vested Right. Notwithstanding any expenditure of money, time and/or labor by Licensee on or within the License Premises, this Agreement shall in no event be construed to create an assignment coupled with an interest or any vested rights in favor of Licensee.

7. Limited Scope of License. The purpose of the License is for Licensee's use and enjoyment of the License Premises to construct, install, operate, inspect, maintain, repair, upgrade, replace and remove its Facilities.

8. Location. In addition to the License Premises described above, the Licensee shall provide the Village with an accurate map certifying the proposed locations of its Facilities within the Public Ways each time it submits a site-specific permit application. The Licensee shall provide an updated map each time any location changes are made to the Facilities. Unless otherwise stated on a permit issued by the Village, the Licensee shall not locate the Facilities so as to unreasonably interfere with the use of the Public Ways by the Village, by any utility, by the general public or by other persons authorized to use or be present in or upon the Public

Ways. The Village agrees, to the fullest extent permitted by applicable law, to hold any information provided by Licensee confidentially provided that Licensee designates such information as confidential and otherwise complies with the procedures necessary under applicable law to protect the disclosure of such information. Where possible, the Village agrees to notify Licensee in advance of any requested disclosure of such information so that Licensee may take the appropriate steps to preserve the confidentiality of such information.

9. Permitting and Installation. As a condition precedent to its right to access, use or attach any of its Facilities in the License Premises, the Licensee shall submit a site-specific permit application for each location. Each permit application shall include all siting, design, and construction information required by the Village's code of ordinances (the "Village Code"). For Licensee's initial build within the Village, the Village shall permit Licensee to apply for a blanket building permit. Village shall not unreasonably withhold or condition approval of any permit application, and shall provide approval, conditional approval, or denial within forty-five (45) days of submission by Licensee (if construction required) or fifteen (15) business days thereafter if no construction is required. Unless otherwise provided by law, the Village reserves the right to refuse to approve or authorize any permit application when it reasonably determines that space in a Public Way is inadequate to accommodate the Licensee's Facilities. All terms and conditions contained in this Agreement shall be incorporated into each individual permit obtained for each location. The installation, operation and maintenance of the Facilities shall comply with all applicable parts of the Village Code, statutes, laws or regulations.

a. The Licensee, in the performance and exercise of any of its authorizations and obligations under this Agreement shall not unreasonably obstruct or interfere in any manner with the Village's Public Ways, existing utility easements, private rights of way, sanitary sewers, sewer laterals, watermains, storm drains, gas mains, poles, aerial and other existing telecommunications facilities without the express written approval of the Village or the other owners, including franchisees, of the affected property. Licensee shall complete all construction and installation in a good and workmanlike manner, and at no expense to Village. Installation will be undertaken in the name of, or pursuant to contracts or agreements with Licensee.

b. In the event that it is necessary to install the Facilities on different Public Ways, or in a different location on a Public Way other than the License Premises due to unforeseen circumstances encountered prior to or during installation, the License Premises may be changed and the applicable permit may be amended by mutual agreement of Licensee and the Village, which agreement shall not be unreasonably denied or conditioned by the Village, and shall be provided within ten (10) days of Licensee's written request, failing which the Village shall be deemed to have approved the request.

10. Performance Bond. Prior to performing work in the Village right-of-way, Licensee shall secure a blanket performance bond in a form and in an amount as set forth in this section. The performance bond, which shall be issued by a corporation duly licensed to conduct

surety business in the State of Illinois, shall be continuously maintained in accordance with this Section at the Licensee's sole cost and expense and will be applicable to all jobs performed by Clearwave Fiber on an annual basis. The performance bond shall serve as security for the faithful performance by the Licensee of all the obligations arising under or related to this Agreement and any permit issued in relation to this Agreement. The dollar amount of the performance bond shall be set at $100,000.

11. Restoration. On completion of any installation activity, and, subject to appropriate weather conditions, within thirty (30) days, Licensee agrees to, at its sole cost and expense, restore the Public Ways and other affected property, improvements, or facilities to a condition reasonably equivalent to that which existed prior to commencing the work. This shall include (a) replacing and grading all topsoil removed or disturbed in connection with such installation, (b) restoring all disturbed, removed, or damaged fences, roads, alleys, driveways, parkways, and similar improvements to at least as good a condition as existing immediately preceding the Installation, and (c) reseeding all grass removed in connection with any Installation.

12. Relocation of Facilities for Village. Upon receipt of at least sixty (60) days advance written notice, the Licensee shall, at its sole cost, relocate in or remove from the License Premises, any Facilities of Licensee when lawfully required by the Village by reason of traffic conditions, public safety, street abandonment, highway and street construction, change or establishment of street grade, installation of sewers, drains, gas or water pipes, or any other type of public structures or improvements. The Licensee shall in all cases have the right of abandonment of part or all of its Facilities. The Village will reasonably endeavor to provide a place to which the Facilities may be relocated, but if no such place is available, then Licensee must relocate the Facilities off the Public Way at its expense. The Village shall not be liable for any costs associated with any such relocation, rerouting or removal of Licensee's Facilities. If Licensee reasonably requires additional time to complete any relocation or removal, the Village will afford Licensee such additional time requested by Licensee provided Licensee uses reasonable efforts to complete all such work in a timely manner.

13. Relocation For Third Party. The Licensee shall, on the request of any third party holding a lawful license or permit issued by Village, protect, support, raise, lower, temporarily disconnect, or relocate in the License Premises as necessary any Facilities of Licensee, provided: (a) the expense of such is paid by said third party benefiting from the relocation, including, if required by the Licensee, making such payment in advance; (b) the Licensee is given reasonable advance written notice to prepare for such changes; and (c) such request does not require unreasonable efforts on the part of Licensee, and would not be reasonably likely to cause damage to or interference with Licensee's Facilities. For purposes of this section, reasonable advance written notice shall be no less than ninety (90) days in the event of a temporary relocation, and no less than one hundred twenty (120) days for a permanent relocation.

14. Transferability of License. The Licensee's right, title, or interest in the License shall not be sold, transferred, assigned, or otherwise encumbered, other than to an entity controlling, controlled by, or under common control with the Licensee, without prior written notice to Village. Licensee may transfer any permit upon thirty (30) days' advance notice to the Village, subject to Village approval in writing, and upon such transfer the transferee shall become responsible for all obligations of Licensee under this Agreement.

15. Termination. This Agreement and the License herein granted to Licensee may be terminated by Village, if after written notice by Village to Licensee of the occurrence or existence of a default or material breach of this Agreement; provided, however, that prior to such termination Licensee may take steps to cure, or commence good faith efforts to cure, such default or material breach within forty-five (45) days after delivery of such notice.

16. Removal or Abandonment Upon Termination. At such time as this Agreement and the License herein granted to Licensee is terminated, Licensee shall remove its Facilities located in the License Premises within a reasonable amount of time. With respect to any removal, Licensee shall repair all damage caused in connection with removal and shall restore the areas affected by the Facilities to the condition and appearance in which they were found prior to installation of the Facilities, reasonable wear and tear and damage by casualty excepted.

17. Insurance. Licensee shall maintain at all times during the term of this Agreement, at Licensee's sole cost, a policy or policies of comprehensive general liability coverage from an insurance company licensed with the State of Illinois or other insurer approved by Licensee with at least One Million Dollars ($1,000,000) per occurrence and Two Million Dollars ($2,000,000) aggregate limit. Such policy or policies shall provide that the coverage afforded thereunder shall not be canceled, terminated or materially changed until at least thirty (30) days written notice has been given to Village. Licensee shall name Village as additional insured and shall furnish Village with a certificate evidencing insurance in force as required herein prior to utilizing the License Premises.

18. Maintenance. During the term of this Agreement, Licensee shall, at Licensee's sole cost and expense, maintain its facilities in the License Premises in good condition and in compliance with any applicable requirements of law. If any Facilities, or work performed in connection therewith, is reasonably determined by the Village to fail to comply with this Agreement, the Village may require Licensee to correct such Facilities or work within a reasonable time after receipt of written notice of the same. If Licensee fails to do so, then the Village shall have the right to perform such maintenance, and Licensee shall pay 120% of the Village's direct, verifiable and reasonable costs in doing so.

19. Reservation of Rights. The Village hereby reserves the right to use the License Premises and all adjacent property of the Village in any manner that will not interfere with the exercise by Licensee of the rights granted hereunder. The Village has the right to grant other

non-exclusive easements over, along, on, or across the License Premises, except that any such other easements will be subject to this Agreement and the rights granted hereby.

20. Compliance with Law. Licensee shall adhere to and comply in all material respects with all ordinances, laws, rules and regulations that may pertain to or apply to the License Premises and the Licensee's use thereof. Licensee agrees and warrants that it has procured or shall procure any licenses, permits or like permission required by law, if any, to conduct or engage in the use of the License Premises described herein, that Licensee will procure all additional licenses, permits or like permission hereinafter required by law during the term of this Agreement, and that Licensee will keep the same in full force and effect during the term of this Agreement.

21. Indemnification. To the fullest extent permitted by Illinois law and without regard to the availability or unavailability of any insurance, the Licensee shall defend, indemnify and hold harmless the Village from any loss, damage, liability, cause of action, fine or judgement, together with all direct, verifiable, and reasonable costs and expenses related thereto (including reasonable expert witness and attorneys' fees), that may be incurred as a result of bodily injury, sickness, death or property damage or as a result of any other claim or suit of any nature whatsoever arising from or in any manner connected with Licensee's use or occupancy of the Village's improvements or right-of-way associated with such improvements by the Licensee or its employees, agents, or contractors arising out of the rights and privileges granted under this Agreement, and other applicable law. The Licensee has no obligation to indemnify or hold harmless against any liabilities and losses as may be due to or caused by the negligence or willful misconduct of the Village or its employees or agents. Neither party will be liable for consequential, indirect, punitive, incidental, or special damages (including lost revenues, loss of equipment, interruption or loss of service, or loss of data) for any cause of action, whether in contract, tort or otherwise, even if the party was or should have been aware of the possibility of these damages, whether under theory of contract, tort (including negligence), strict liability or otherwise, however caused, based on any theory of liability. The indemnification provisions set forth in this Section of the Agreement shall remain in effect for any claims based on occurrences during a license period.

22. Notices. Any notice required or permitted under this Agreement shall be in writing and shall be sufficient if personally delivered or mailed by certified mail, return receipt requested, addressed as follows:

To Village:
Village of Tinley Park
16250 S. Oak Park Avenue
Tinley Park, IL 60477
Attn: Office of the Mayor

With a copy to:
Del Galdo Law Group, LLC
1441 S. Harlem Avenue
Berwyn, Illinois 60402
Attn: Michael T. Del Galdo

To Licensee:
Delta Communications LLC, d/b/a Clearwave Fiber
P.O. Box 808
Harrisburg, IL 62946

With Copy to:
Clearwave Fiber
P.O. Box 1229
Pooler, GA 31322
Attn: Legal Department
legal@clearwavefiber.com

Notices mailed in accordance with the provisions of this paragraph shall be deemed to have been given on the third business day following mailing. Notices personally delivered shall be deemed to have been given upon delivery.

23. No Joint Venture or Partnership. This Agreement shall not be construed so as to create a joint venture, partnership, employment, or other agency relationship between the parties hereto.

24. Third-Person Beneficiaries. There are no third-person beneficiaries of this Agreement.

25. No Personal Liability. No official, director, officer, agent or employee of Village shall be charged personally or held contractually liable under any term or provision of this Agreement, or because of their execution, approval or attempted execution of this Agreement.

26. Joint and Collective Work Product. This Agreement is and shall be deemed and construed to be a joint and collective work product of Village and Licensee, and as such, this Agreement shall not be construed against one party as the otherwise purported drafter of the same by any court of competent jurisdiction in order to resolve any inconsistency, ambiguity, vagueness or conflict, if any, in the terms or provisions contained herein.

27. Force Majeure. Without limiting any other provision of this Agreement, should any event, whether foreseen or unforeseen, outside the reasonable control of Licensee (a "Force Majeure Event") prevent Licensee from timely complying with any provision of this Agreement, the relevant obligation shall be suspended until the earlier of the cessation of the Force Majeure Event, the time at which Licensee fulfills the relevant obligation, or the date upon which Licensee and the Village agree to an alternative resolution.

28. Severability. The terms of this Agreement shall be severable. In the event any of the terms or provisions of this Agreement are deemed to be void or otherwise unenforceable, for any reason, the remainder of this Agreement shall remain in full force and effect.

29. Change Of Law; Rights Under Laws. If any federal, state, or local laws or regulations (including, but not limited to, those issued by the FCC or its successor agency) and any binding judicial interpretations thereof (collectively, "Laws") that govern any aspect of the rights or obligations of the Parties under this Agreement shall change after the effective date of this Agreement and such change makes any aspect of such rights or obligations inconsistent with the then effective Laws, then the Parties agree to promptly amend this Agreement as reasonably required to accommodate and/or ensure compliance with any such legal or regulatory change. This Agreement is not intended to in any way limit or waive either Party's present or future rights under applicable state and federal law.

30. References in Agreement. All references in this Agreement to the singular shall include the plural where applicable, and all reference to the masculine shall include the feminine and vice versa. If either reference shall be declared invalid, such decision shall not affect the validity of any remaining portion that shall remain in full force and effect.

31. Section Headings. Section headings are inserted for convenience only and in no way limit or define the interpretation to be placed upon this Agreement.

32. Binding Agreement on Parties. This Agreement shall be binding on the parties hereto and their respective successors and permitted assigns.

33. Entire Agreement. This Agreement and its exhibits constitute the entire agreement and understanding between the parties and supersedes any prior agreement or understanding relating to the subject matter of this Agreement.

34. Amendment. This Agreement may be changed, modified or amended only by a duly authorized written instrument executed by the parties hereto. Each party agrees that no representations or warranties shall be binding upon the other party unless expressed in or writing herein or in a duly authorized and executed amendment hereof.

35. Multiple Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

36. Police Powers. Nothing in this Agreement shall be construed as an abrogation by the Village of any of its police powers to adopt and enforce applicable ordinances necessary for the health, safety and welfare of the public. Licensee shall comply with all applicable laws and ordinances enacted by the Village pursuant to such police power. Violation of Village ordinances by Licensee shall constitute a breach of this Agreement.

[*Signature Page follows*]

IN WITNESS WHEREOF, each of the parties hereto has caused this Agreement to be executed by its duly authorized representatives as of the day and year first above written.

VILLAGE OF TINLEY PARK, ILLINOIS:

By: _____

Name: _____

Title: _____

Date: _____

LICENSEE:

By: _____

Name: _____

Title: _____

Date: _____

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

RESOLUTION
NO. 2026-R-002

A RESOLUTION APPROVING AN AGREEMENT BETWEEN VILLAGE OF TINLEY PARK AND CLEARWAVE FIBER FOR FIBER OPTIC RIGHT OF WAY WORK.

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. 2026-R-002

A RESOLUTION APPROVING AN AGREEMENT BETWEEN VILLAGE OF TINLEY PARK AND CLEARWAVE FIBER FOR FIBER OPTIC RIGHT OF WAY WORK.

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 Clearwave Fiber, 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 6 day of January, 2026, by the Corporate Authorities of the Village of Tinley Park on a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED this 6 day of January, 2025, by the President of the Village of Tinley Park.

_____
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. 2026-R-002, "**A RESOLUTION APPROVING AN AGREEMENT BETWEEN VILLAGE OF TINLEY PARK AND CLEAR WAVE FIBER FOR FIBER OPTIC RIGHT OF WAY WORK.**," which was adopted by the President and Board of Trustees of the Village of Tinley Park on January 6, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 6 day of January, 2026.

_____
VILLAGE CLERK

RAFFLE LICENSE APPLICATION

VILLAGE OF TINLEY PARK
16250 South Oak Park Avenue

DATE: 12/15/25

1. **NAME OF ORGANIZATION:** South Suburban Special Recreation Association
2. **ADDRESS:** 19910 80th Ave, Tinley Park, IL 60487
3. **MAILING ADDRESS IF DIFFERENT FROM ABOVE:**

4. **ADDRESS OF PLACE FOR RAFFLE DRAWING**
   18451 Convention Center Dr, Tinley Park, IL 60477
5. **CHECK TYPE OF NOT-FOR-PROFIT ORGANIZATION:** ***(MUST BE IN EXISTENCE FOR A PERIOD OF FIVE (5) YEARS AND ATTACHED DOCUMENTARY EVIDENCE)***

   RELIGIOUS ☐ ***CHARITABLE*** ☑ ***LABOR*** ☐ ***FRATERNAL*** ☐
   EDUCATIONAL ☐ ***VETERANS*** ☐ ***BUSINESS*** ☐
6. **HOW LONG HAS THE ORGANIZATION BEEN IN EXISTENCE:** 52 years
7. **PLACE AND DATE OF INCORPORATION:** Chicago Heights Park District, May 27, 1973
8. **NUMBER OF MEMBERS IN GOOD STANDING:** 9 Park Districts
9. **PRESIDENT/CHAIRPERSON:** Kevin Adams, Board President, Park Forest Dept. of Recreation, Parks & Community Health
   ADDRESS [redacted] **PHONE:** [redacted]
10. **RAFFLE MANAGER:** Heather Specht
    ADDRESS: 19910 80th Ave, Tinley Park, IL 60487
    PHONE [redacted] **Email:** heather@sssra.org
11. **DESIGNATED MEMBER(S) RESPONSIBLE FOR CONDUCT & OPERATION OF RAFFLE:**
    NAME: Lisa Drzewiecki
    ADDRESS: 19910 80th Ave, Tinley Park, IL 60487 **PHONE:** 815-806-0384
    NAME: Heather Specht
    ADDRESS: 19910 80th Ave, Tinley Park, IL 60487 **PHONE:** 815-806-0384

(ATTACHED ADDITIONAL SHEET IF NECESSARY)

RAFFLE INFORMATION

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

Friday, February 13-Sunday, February 15

13. LOCATION OF TICKET SALES:

Tinley Park Convention Center, 18451 Convention Center Dr, Tinley Park, IL 60477

14. LOCATION FOR DETERMINING WINNERS:

Tinley Park Convention Center, 18451 Convention Center Dr, Tinley Park, IL 60477

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

Sunday, February 15

16. TOTAL RETAIL VALUE OF ALL PRIZES: $ $250

(MAXIMUM PRIZE AMOUNT $250,000)

17. MAXIMUM RETAIL VALUE OF EACH PRIZE: $ $75

18. MAXIMUM PRICE CHARGED OF EACH TICKET(CHANCE) SOLD $ $1

19. § 132.38 FIDELITY BOND REQUIRED

All operations of and the conduct of raffles as provided for in this subchapter shall be under the supervision of a single manager designated by the organization. Such manager shall give a fidelity bond in the sum of $165,000 or two times the aggregate value of prizes, whichever is less, in favor of the licensee conditioned upon his honesty in the performance of his duties. The bond shall provide that notice shall be given in writing to the Village of Tinley Park not less than 30 days prior to cancellation. Bonds as provided for in this section may be waived provided the license issued for such raffle shall contain a waiver provision and shall be approved only by unanimous vote of the members of the licensed organization.

FIDELTITY BOND ☑ **WAIVER OF BOND STATEMENT BY ORGANIZATION** ☐

"The undersigned attest that the above named organization is an organized not-for-profit under the law of the State of Illinois and has been continuously in existence for five (5) years, preceding date of this application, and that during this entire five (5) year period preceding date of application, it has maintained a bona fide membership actively engaged in carrying out its objections. The undersigned do hereby state under penalties of perjury that all statements in the foregoing application are true and correct; that the officers, operators and workers of the game are bona fide members of the sponsoring organization and are all of good moral character and have not been convicted of a felony; that if a license is granted hereunder, the undersigned will be responsible for the conduct of the games in accordance with the provisions of the laws of the State of Illinois and this jurisdiction governing the conduct of such games."

NAME OF ORGANIZATION: South Suburban Special Recreation Association

EXECUTIVE DIRECTOR: Lisa Drzewiecki

PDRMA
PARK DISTRICT RISK MANAGEMENT AGENCY

FIDELITY BOND

Know All Men By These Presents:

That we, South Suburban Special Recreation Association , of the Village of Tinley Park , State of Illinois, as Principal, and the PARK DISTRICT RISK MANAGEMENT AGENCY, an entity duly organized under the statutes of the State of Illinois , as surety, are held and firmly bound unto the Village of Tinley Park, Obligee, in the penal sum of Five Hundred and No/100 --------- DOLLARS ($500.00) lawful money of the United States, to be paid to the said Obligee, for which payment well and truly to be made, we bind ourselves and our legal representatives, jointly and severally by these presents.

THE CONDITION OF THE ABOVE OBLIGATES the guarantor to pay a third party upon default by the applicant in the performance of any duty the applicant owes to any third party related to the raffle to be held on February 15, 2026.

NOW THEREFORE, if the said Principal shall faithfully perform the duties and in all things comply with the laws and ordinances, including all Amendments thereto, appertaining to the license or permit applied for, then this obligation to be void, otherwise to remain in full force and effect until February 15, 2027 unless renewed by Continuation Certificate.

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

Dated this 11th day of December, 2025

Principal

PARK [redacted]

BY [redacted] Brett Davis, CEO

POWER OF ATTORNEY

Know All Men By These Presents, that the PARK DISTRICT RISK MANAGEMENT AGENCY, an entity duly organized under the laws of the State of Illinois, and having its principal office in the City of Lisle, County of DuPage, State of Illinois, hath made, constituted and appointed and does by those presents make, constitute and appoint

Brett Davis

of Village of Lisle and State of Illinois its true and lawful Attorney-in-Fact, with full power and authority hereby confided in its name, place and stead, to sign, execute, acknowledge and deliver in its behalf as surety:

Any or all bonds or undertakings provided that no bond or undertaking executed under this authority shall exceed in amount the sum of Five Hundred Dollars ($500.00)

and to bind the PARK DISTRICT RISK MANAGEMENT AGENCY thereby as fully end to the same extent as if such bond or undertaking was signed by the duly authorized officers of the PARK DISTRICT RISK MANAGEMENT AGENCY, and all the acts of said Attorney, pursuant to the authority herein given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the following By-Laws adopted by the Board of Directors of the PARK DISTRICT RISK MANAGEMENT AGENCY.

ARTICLE VII. (a) 1. - The Chief Executive Officer may sign, with such other person authorized by the Board of Directors, any instruments which the Board of Directors have authorized to be executed and, in general perform all duties incident to the office of Chief Executive Officer and such other duties as may be prescribed by the Board of Directors from time to time.

In Witness Whereof, the PARK DISTRICT RISK MANAGEMENT AGENCY has caused these presents to be signed by its Chief Executive Officer, and its corporate seal to be hereto affixed, this 11th day of December, 2025.

PARK [redacted]

By: [redacted]

STATE OF ILLINOIS
COUNTY OF DUPAGE

On this 11th day of December, 2025 before me appeared Brett Davis, to me personally known, who being by me duly sworn did say that he is the Chief Executive Officer of the PARK DISTRICT RISK MANAGEMENT AGENCY, the corporation described in the foregoing instrument, and that the Seal affixed to the said instrument is the Corporate Seal of the Said Corporation and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors.

In Testimony Whereof, I have hereunto set my hand and affixed my Official Seal, at the City of Lisle, Illinois the day and year first above written.

Notary: [redacted]

OFFICIAL SEAL
ASHLEY M HURD
Notary Public, State of Illinois
Commission No. 930979
My Commission Expires April 28, 2029

STATE OF ILLINOIS
COUNTY OF DU PAGE

I, Brett Davis, Chief Executive Officer of the PARK DISTRICT RISK MANAGEMENT AGENCY, do hereby certify that the above and foregoing is a true and correct copy of the POWER OF ATTORNEY, executed by said PARK DISTRICT RISK MANAGEMENT AGENCY, which is still in force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Corporation, on this 11th day of December 2025.

This power of attorney expires 15th of February, 2027.

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
ACH Transaction						
METROPOLITAN LIFE INSURANCE CO						
REMIT	METROPOLITAN LIFE INSURANCE CO	86-00-000-20430 2,851.83 86-00-000-20430 16,587.23 86-00-000-20476 1,417.29 86-00-000-20476 (31.13)	Remittance Check	1492	ACH Transaction	20,825.22
Total METROPOLITAN LIFE INSURANCE CO:						20,825.22
VSP ILLINOIS						
REMIT	VSP ILLINOIS	86-00-000-20432 3,705.93 86-00-000-20476 (58.12)	Remittance Check	1493	ACH Transaction	3,647.81
Total VSP ILLINOIS:						3,647.81
AMALGAMATED BANK OF CHICAGO						
77571225	AMALGAMATED BANK OF CHICAGO	60-00-000-96200 307.00 63-00-000-96200 43.00 64-00-000-96200 125.00	GENERAL OBLIGATION BONDS SER	1494	ACH Transaction	475.00
77581225	AMALGAMATED BANK OF CHICAGO	41-00-000-96200 475.00	TAXABLE GENERAL OBILGATION R	1494	ACH Transaction	475.00
Total AMALGAMATED BANK OF CHICAGO:						950.00
AMSIVE LLC						
193395	AMSIVE LLC	60-00-000-72310 1,957.49 64-00-000-72310 838.93	VOTP-4987 - DECEMBER 2025 WA	1495	ACH Transaction	2,796.42
193397	AMSIVE LLC	60-00-000-72310 381.19 64-00-000-72310 163.36	DECEMBER 2025 LATE NOTICES	1495	ACH Transaction	544.55
193396	AMSIVE LLC	60-00-000-72310 105.00 64-00-000-72310 45.00	DECEMBER 2025 NCOA REPORT	1495	ACH Transaction	150.00
Total AMSIVE LLC:						3,490.97
BEHRENS, JERRY						
120125	BEHRENS, JERRY	01-14-000-72435 247.00	DECEMBER 2025 MEDICARE REIM	1496	ACH Transaction	247.00
Total BEHRENS, JERRY:						247.00
BLUE CROSS BLUE SHIELD OF IL						
ILO65LB000001212-0	BLUE CROSS BLUE SHIELD OF IL	01-14-000-72435 8,540.00	RETIREE MEDICARE SUPPLEMENT	1498	ACH Transaction	8,540.00
0000ILLB1212	BLUE CROSS BLUE SHIELD OF IL	01-14-000-72435 5,994.55	RETIREE MEDICARE SUPPLEMENT	1497	ACH Transaction	5,994.55
Total BLUE CROSS BLUE SHIELD OF IL:						14,534.55

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
ACH Transaction						
BRIXMOR/IA TINLEY PARK PLAZA LLC						
121825	BRIXMOR/IA TINLEY PARK PLAZA LLC	28-00-000-75001 472,621.00	TIF INCENTIVE YEAR 4 (2024)	1499	ACH Transaction	472,621.00
Total BRIXMOR/IA TINLEY PARK PLAZA LLC:						472,621.00
CHANDLER SERVICES CORPORATION						
INV-31095	CHANDLER SERVICES CORPORATION	01-19-000-72540 2,796.47	EMERGENCY REPAIRS TO ENGINE	1500	ACH Transaction	2,796.47
INV-31061	CHANDLER SERVICES CORPORATION	01-19-000-72540 16,672.77 01-19-000-72540 2,700.00	EMERGENCY REPAIRS TO TRUCK 4	1500	ACH Transaction	19,372.77
INV-31094	CHANDLER SERVICES CORPORATION	01-19-000-72540 2,185.61	ENGINE T-48 AERIAL/ELECTRICA	1500	ACH Transaction	2,185.61
INV-31101	CHANDLER SERVICES CORPORATION	01-19-000-72540 169.96	RADIATOR CAP - ENGINE T-48 -	1500	ACH Transaction	169.96
Total CHANDLER SERVICES CORPORATION:						24,524.81
CHICAGO PARTS & SOUND (POLICE DEPT SYSTEMS/COACHCRAFT)						
2332	CHICAGO PARTS & SOUND LLC	01-21-000-72530 525.00	REMOVE ALL EMERGENCY EQUIPME	1501	ACH Transaction	525.00
Total CHICAGO PARTS & SOUND (POLICE DEPT SYSTEMS/COACHCRAFT):						525.00
CHICAGO PARTS & SOUND ENTERPRISES LLC						
43V0007515	CHICAGO PARTS & SOUND ENTERPRISES LLC	01-26-023-72540 47.97	FORD AIR FILTER	1502	ACH Transaction	47.97
43V0006910	CHICAGO PARTS & SOUND ENTERPRISES LLC	01-19-000-72540 11.91	AIR FILTER	1502	ACH Transaction	11.91
40C0017574	CHICAGO PARTS & SOUND ENTERPRISES LLC	01-19-000-72540 (22.00)	CREDIT - 92 CORE RETURN - SC	1502	ACH Transaction	(22.00)
43V0007309	CHICAGO PARTS & SOUND ENTERPRISES LLC	01-19-000-72540 27.89	FILTER PASS COM - FIRE #2401	1502	ACH Transaction	27.89
Total CHICAGO PARTS & SOUND ENTERPRISES LLC:						65.77
CHRISTOPHER B.BURKE ENGINEERNG						
206664	CHRISTOPHER B.BURKE ENGINEERNG	60-00-002-75712-0433 320.00	ENGINEERING SERVICES FOR POS	1503	ACH Transaction	320.00
Total CHRISTOPHER B.BURKE ENGINEERNG:						320.00
CONSERV FS, INC.						
66067168	CONSERV FS, INC.	01-26-023-73870 850.79	LIGHTING PREMIUM ICE MELT, S	1504	ACH Transaction	850.79
66067208	CONSERV FS, INC.	01-26-023-73845 24.00	IDOT CLASS#2 SAFETY VEST YEL	1504	ACH Transaction	24.00
Total CONSERV FS, INC.:						874.79
CORE & MAIN LP						
X999290	CORE & MAIN LP	60-00-000-73630 870.91 63-00-000-73630 96.77 64-00-000-73630 414.72	C28-34-NL 3/4X1 BRS MALE ADP	1505	ACH Transaction	1,382.40

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
ACH Transaction						
CORE & MAIN LP						
X843017	CORE & MAIN LP	60-00-000-73630 172.73 63-00-000-73630 19.19 64-00-000-73630 82.26	89980 - 1-1/2 CB LID W/PLUG,	1505	ACH Transaction	274.18
Y181685	CORE & MAIN LP	60-00-000-73630 95.70 63-00-000-73630 10.63 64-00-000-73630 45.58	B25155N 3/4 BALL CURB STOP 1	1505	ACH Transaction	151.91
Total CORE & MAIN LP:						1,808.49
CROSSMARK PRINTING INC						
102502	CROSSMARK PRINTING INC	01-17-205-72310 48.95	BUSINESS CARDS - VINCE VAN S	1506	ACH Transaction	48.95
Total CROSSMARK PRINTING INC:						48.95
DACRA TECH LLC						
DT 2025-11-106	DACRA TECH LLC	01-16-000-72655 3,009.44	E-TICKET SOFTWARE - NOVEMBER	1507	ACH Transaction	3,009.44
Total DACRA TECH LLC:						3,009.44
ELECTRIC ONE INC						
8861	ELECTRIC ONE INC	01-16-000-72650 3,658.00	CABLE RUNS PD AND PS	1508	ACH Transaction	3,658.00
Total ELECTRIC ONE INC:						3,658.00
FOX VALLEY FIRE & SAFETY CO.						
IN00823203	FOX VALLEY FIRE & SAFETY CO.	14-00-000-72800 550.00	RADIO INSTALLATION; WORKSITE	1509	ACH Transaction	550.00
IN00823387	FOX VALLEY FIRE & SAFETY CO.	14-00-000-72800 550.00	RADIO INSTALLATION, WORKSITE	1509	ACH Transaction	550.00
IN00823388	FOX VALLEY FIRE & SAFETY CO.	14-00-000-72800 550.00	RADIO INSTALLATION, WORKSITE	1509	ACH Transaction	550.00
Total FOX VALLEY FIRE & SAFETY CO.:						1,650.00
GENESISONE						
1010974	GENESISONE	01-16-000-74128 322.40	XEROX C7020, C7025, C7030 DR	1510	ACH Transaction	322.40
101468	GENESISONE	01-16-000-72756 3,012.50 01-16-000-72756 46.33	MANAGED PRINT SERVICES XEROX	1510	ACH Transaction	3,058.83
Total GENESISONE:						3,381.23
GREAT LAKES SERVICE						
0602909	GREAT LAKES SERVICE	01-26-025-72520 580.00	REPAIR TO REACH IN COOLER	1511	ACH Transaction	580.00
Total GREAT LAKES SERVICE:						580.00
HEARTLAND BUSINESS SYSTEMS LLC						

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
ACH Transaction						
HEARTLAND BUSINESS SYSTEMS LLC						
848234-H	HEARTLAND BUSINESS SYSTEMS LLC	01-16-000-72650 633.75	D365/MODERN WORK CONSULTANT	1512	ACH Transaction	633.75
847279-H	HEARTLAND BUSINESS SYSTEMS LLC	01-16-000-72650 97.50	D365/MODERN WORK CONSULTANT	1512	ACH Transaction	97.50
844387-H	HEARTLAND BUSINESS SYSTEMS LLC	01-16-000-72650 500.00	CYBERSECURITY INCIDENT RESPO	1512	ACH Transaction	500.00
Total HEARTLAND BUSINESS SYSTEMS LLC:						1,231.25
HENRY'S HOUSE OF DECORATED						
1970	HENRY'S HOUSE OF DECORATED APPAREL	60-00-000-73610 1,644.98 63-00-000-73610 313.33 64-00-000-73610 839.27 01-26-023-73610 4,549.84 01-26-025-73610 1,970.33	UNIFORMS - ASSORTED ITEMS W/	1513	ACH Transaction	9,317.75
1971	HENRY'S HOUSE OF DECORATED APPAREL	60-00-000-73610 579.18 63-00-000-73610 110.32 64-00-000-73610 295.50	UNIFORMS - CLERICAL STAFF -	1513	ACH Transaction	985.00
1985	HENRY'S HOUSE OF DECORATED APPAREL	01-35-000-73610 20.00	CUSTOMER SUPPLIED JACKETS -	1513	ACH Transaction	20.00
1981	HENRY'S HOUSE OF DECORATED APPAREL	01-26-023-73610 210.25	CSJ50 FOREMAN JACKET SX, 2XL	1513	ACH Transaction	210.25
1986	HENRY'S HOUSE OF DECORATED APPAREL	01-17-205-73610 212.00	TPPD ADMIN POLOS, LADIES CAR	1513	ACH Transaction	212.00
4371	HENRY'S HOUSE OF DECORATED APPAREL	01-19-000-73610 979.00	ONLINE ORDER - MILLERICK, HI	1513	ACH Transaction	979.00
Total HENRY'S HOUSE OF DECORATED:						11,724.00
HOMER INDUSTRIES						
S237372	HOMER INDUSTRIES	01-26-023-72890 50.00	DROP CHARGE - CHIPS 12/9/25	1514	ACH Transaction	50.00
Total HOMER INDUSTRIES:						50.00
HOMEWOOD DISPOSAL SERVICE						
9651364	HOMEWOOD DISPOSAL SERVICE	01-26-025-72790 713.16	30YD RETREIVE, ENVIRONMENTAL	1515	ACH Transaction	713.16
9692552	HOMEWOOD DISPOSAL SERVICE	01-26-023-72890 2,721.60	GARBAGE HOMEWOOD TRANSFER	1515	ACH Transaction	2,721.60
Total HOMEWOOD DISPOSAL SERVICE:						3,434.76
LENNY'S GAS N WASH 183RD ST						

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
ACH Transaction						
LENNY'S GAS N WASH 183RD ST						
5916	LENNY'S GAS N WASH 183RD ST	60-00-000-72540 11.55 63-00-000-72540 3.85 64-00-000-72540 6.60 01-26-023-72540 26.00 01-26-025-72540 8.00	ACCT# 22013 - PW CAR WASHES	1516	ACH Transaction	56.00
Total LENNY'S GAS N WASH 183RD ST:						56.00
LPS PAVEMENT COMPANY						
254788-B	LPS PAVEMENT COMPANY	30-00-000-72523 8,700.00	NORTH STREET IMPROVEMENTS	1517	ACH Transaction	8,700.00
Total LPS PAVEMENT COMPANY:						8,700.00
M. E.SIMPSON COMPANY, INC						
45664	M. E.SIMPSON COMPANY, INC	60-00-000-72513 129.73 63-00-000-72513 43.24 64-00-000-72513 74.13	LEAK LOCATION - 6447 175TH S	1518	ACH Transaction	247.10
Total M. E.SIMPSON COMPANY, INC:						247.10
MACQUEEN EMERGENCY GROUP						
W05913	MACQUEEN EMERGENCY GROUP	01-19-000-72540 4,262.35	EMERGENCY REPAIRS TO ENGINE	1519	ACH Transaction	4,262.35
Total MACQUEEN EMERGENCY GROUP:						4,262.35
MCCI LLC						
PS26329	MCCI LLC	01-16-000-72650 10,931.25	DATA MIGRATION SERVICES - PR	1520	ACH Transaction	10,931.25
Total MCCI LLC:						10,931.25
METROPOLITAN LIFE INSURANCE CO						
KM 05397303-0003	METROPOLITAN LIFE INSURANCE CO	01-14-000-72435 4,894.33	KM 05397303-0003 DENTAL BENE	1521	ACH Transaction	4,894.33
Total METROPOLITAN LIFE INSURANCE CO:						4,894.33
MGT IMPACT SOLUTIONS LLC						
MGT37584	MGT IMPACT SOLUTIONS LLC	01-33-300-72790 13,224.00	MGT EMPLOYEE LEASING & RECRU	1522	ACH Transaction	13,224.00
MGT37572	MGT IMPACT SOLUTIONS LLC	01-15-000-72790 16,518.05	MGT EMPLOYEE LEASING & RECRU	1522	ACH Transaction	16,518.05
65967	MGT IMPACT SOLUTIONS LLC	01-16-000-72790 12,160.00	MGT EMPLOYEE LEASING & RECRU	1522	ACH Transaction	12,160.00
65968	MGT IMPACT SOLUTIONS LLC	01-16-000-72790 13,480.00	MGT EMPLOYEE LEASING & RECRU	1522	ACH Transaction	13,480.00
Total MGT IMPACT SOLUTIONS LLC:						55,382.05
MIDWEST MECHANICAL GROUP LLC						

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
ACH Transaction						
MIDWEST MECHANICAL GROUP LLC						
MC0000148629	MIDWEST MECHANICAL GROUP LLC	01-75-206-72790 6,000.00	HVAC MAINTENANCE FOR HARMONY	1523	ACH Transaction	6,000.00
Total MIDWEST MECHANICAL GROUP LLC:						6,000.00
MUNICIPAL GIS PARTNERS, INC						
8300	MUNICIPAL GIS PARTNERS, INC	01-16-000-72652 10,016.52 60-00-000-72652 6,410.57 63-00-000-72652 601.03 64-00-000-72652 3,004.91	GIS CONSORTIUM 2025-05 TO 20	1524	ACH Transaction	20,033.03
Total MUNICIPAL GIS PARTNERS, INC:						20,033.03
NORTHERN SAFETY CO. INC.						
907286941	NORTHERN SAFETY CO. INC.	60-00-000-73845 50.19 63-00-000-73845 5.58 64-00-000-73845 23.89 01-26-023-73845 79.66 01-26-025-73845 39.84	ORDER# 982524198 = SPPRTD GL	1525	ACH Transaction	199.16
Total NORTHERN SAFETY CO. INC.:						199.16
NORTHWESTERN MEDICINE OCCUPATIONAL HEALTH						
567016	NORTHWESTERN MEDICINE OCCUPATIONAL HEALTH	01-14-000-72446 115.00 01-14-000-72446 195.00 01-14-000-72450 85.00	OCCUPATIONAL HEALTH SERVICES	1526	ACH Transaction	395.00
566547	NORTHWESTERN MEDICINE OCCUPATIONAL HEALTH	01-14-000-72446 230.00	OCCUPATIONAL HEALTH SERVICES	1527	ACH Transaction	230.00
568532	NORTHWESTERN MEDICINE OCCUPATIONAL HEALTH	01-14-000-72446 3,208.50 01-14-000-72446 290.00	OCCUPATIONAL HEALTH SERVICES	1528	ACH Transaction	3,498.50
568422	NORTHWESTERN MEDICINE OCCUPATIONAL HEALTH	01-14-000-72446 1,976.75	OCCUPATIONAL HEALTH SERVICES	1529	ACH Transaction	1,976.75
567890	NORTHWESTERN MEDICINE OCCUPATIONAL HEALTH	01-14-000-72446 4,551.00 01-14-000-72446 195.00	OCCUPATIONAL HEALTH SERVICES	1530	ACH Transaction	4,746.00
Total NORTHWESTERN MEDICINE OCCUPATIONAL HEALTH:						10,846.25
PUBLIC SAFETY DIRECT, INC.						
106519	PUBLIC SAFETY DIRECT, INC.	30-00-000-74220 19,690.44	SQUAD 6A EMERGENCY EQUIPMENT	1531	ACH Transaction	19,690.44
106535	PUBLIC SAFETY DIRECT, INC.	10-00-000-74220 750.00	UNIT 17B - GHOST GRAPHICS	1531	ACH Transaction	750.00

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
ACH Transaction						
PUBLIC SAFETY DIRECT, INC.						
106523	PUBLIC SAFETY DIRECT, INC.	10-00-000-74220 750.00	UNIT 1A - GHOST GRAPHICS	1531	ACH Transaction	750.00
106548	PUBLIC SAFETY DIRECT, INC.	10-00-000-74220 914.00	UNIT 3A - DOME LIGHT INSTALL	1531	ACH Transaction	914.00
106537	PUBLIC SAFETY DIRECT, INC.	10-00-000-74220 998.00	UNIT 1S - INSTALLATION OF DO	1531	ACH Transaction	998.00
Total PUBLIC SAFETY DIRECT, INC.:						23,102.44
R.C. WEGMAN CONSTRUCTION CO						
2026-04	RC WEGMAN CONSTRUCTION COMPANY	18-00-000-72743 55,344.00	EVON'S DEMOLITION - PAY APPL	1532	ACH Transaction	55,344.00
Total R.C. WEGMAN CONSTRUCTION CO:						55,344.00
RAY O' HERRON CO INC						
2449651	RAY O' HERRON CO INC	01-19-000-73610 85.50	UNIFORM ITEMS - PANTS EXCHAN	1533	ACH Transaction	85.50
2450015	RAY O' HERRON CO INC	01-19-000-73610 22.36	UNIFORM ITEMS - GIANNELLLI -	1533	ACH Transaction	22.36
2450092	RAY O' HERRON CO INC	01-19-000-73610 98.99	UNIFORM ITEMS - ENGINEER ANT	1533	ACH Transaction	98.99
2450211	RAY O' HERRON CO INC	01-19-000-73610 60.24	UNIFORM ITEMS - JOSUE NAVARR	1533	ACH Transaction	60.24
Total RAY O' HERRON CO INC:						267.09
ROY ZENERE TRUCKING &						
13808	ROY ZENERE TRUCKING &	08-00-000-72785-0005 12,000.00 01-26-023-72785-0005 36,711.00	SNOW REMOVAL - CUL-DE-SACS -	1534	ACH Transaction	48,711.00
13811	ROY ZENERE TRUCKING &	01-26-023-72785-0005 1,764.00	SNOW REMOVAL - CUL-DE-SACS 1	1534	ACH Transaction	1,764.00
Total ROY ZENERE TRUCKING &:						50,475.00
RUSH TRUCK CENTERS						
3044159141	RUSH TRUCK CENTERS	01-26-023-72540 57.46	HUB CAP, TANK, FENDER EXTENS	1535	ACH Transaction	57.46
3044168208	RUSH TRUCK CENTERS	01-26-023-72540 536.25	FENDER EXTENSION - STREET #2	1535	ACH Transaction	536.25
3044192163	RUSH TRUCK CENTERS	01-26-023-72540 1,291.67	STEP, ALUMINUM SELF CLEANING	1535	ACH Transaction	1,291.67
3044271222	RUSH TRUCK CENTERS	01-26-023-72540 721.95	INJECTOR, JUEL - STREET UNIT	1535	ACH Transaction	721.95
3044305967	RUSH TRUCK CENTERS	60-00-000-72540 12.13 63-00-000-72540 4.04 64-00-000-72540 6.94	VALVE ASSY, DRAIN, BRAKE - W	1535	ACH Transaction	23.11
Total RUSH TRUCK CENTERS:						2,630.44
SITE DESIGN GROUP, LTD.						
9358AS01-12	SITE DESIGN GROUP, LTD.	33-00-002-75131-0445 4,387.50	VILLAGE HALL ENTRY PLAZA-LAN	1536	ACH Transaction	4,387.50

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
ACH Transaction						
SITE DESIGN GROUP, LTD.						
Total SITE DESIGN GROUP, LTD.:						4,387.50
STEINER ELECTRIC COMPANY						
S007884532.001	STEINER ELECTRIC COMPANY	01-26-025-73570 140.09	HUBW CS6364C LKG CONN, 50A	1537	ACH Transaction	140.09
S007884637.001	STEINER ELECTRIC COMPANY	01-26-025-73410 207.39	BUR YS6C AWG CODE CU COMPRES	1537	ACH Transaction	207.39
S007884516.001	STEINER ELECTRIC COMPANY	01-26-025-73570 224.05	PAND HLT6H LOCKING TIE 20.9I	1537	ACH Transaction	224.05
S007884543.001	STEINER ELECTRIC COMPANY	01-75-206-73870 2,429.06	P/U WIRE FOR HOLIDAY TENT	1537	ACH Transaction	2,429.06
Total STEINER ELECTRIC COMPANY:						3,000.59
TRUGREEN						
219276801	TRUGREEN	01-26-023-72881 73.95	FERTILIZATION TREATMENTS 11/	1538	ACH Transaction	73.95
Total TRUGREEN:						73.95
UNDERGROUND PIPE & VALVE CO						
077617	UNDERGROUND PIPE & VALVE CO	60-00-000-73630 226.80 63-00-000-73630 25.20 64-00-000-73630 108.00 60-00-000-73630 579.60 63-00-000-73630 64.40 64-00-000-73630 276.00 60-00-000-73630 829.71 63-00-000-73630 92.19 64-00-000-73630 395.10	PLUMBING SUPPLIES - 4" ALPHA	1539	ACH Transaction	2,597.00
Total UNDERGROUND PIPE & VALVE CO:						2,597.00
UNITED HEALTHCARE AARP						
12172025	UNITED HEALTHCARE AARP	01-14-000-72435 8,706.18	RETIREE MEDICARE SUPPLEMENT	1540	ACH Transaction	8,706.18
Total UNITED HEALTHCARE AARP:						8,706.18
VILLAGE OF ORLAND HILLS						
121925	VILLAGE OF ORLAND HILLS	01-97-000-79125 28,836.65	PAYMENT #36 UNDER IGA 1ST Q	1541	ACH Transaction	28,836.65
Total VILLAGE OF ORLAND HILLS:						28,836.65
VSP ILLINOIS (VISION SERVICE PLAN)						
824242172	VSP ILLINOIS	01-14-000-72435 49.27	PREMIUM COBRA - JANUARY 2026	1542	ACH Transaction	49.27
Total VSP ILLINOIS (VISION SERVICE PLAN):						49.27
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						
6049051-0	WAREHOUSE DIRECT INC	01-26-025-73110 20.14	CALENDAR; WALL, MONTHLY	1543	ACH Transaction	20.14
Total WAREHOUSE DIRECT INC:						20.14
WELLNESS IQ INC						
25179	WELLNESS IQ INC	01-14-000-72447 1,425.00	FY26 MOBILE WELLNESS PROGRAM	1544	ACH Transaction	1,425.00
Total WELLNESS IQ INC:						1,425.00
Total ACH Transaction:						875,669.81
EFT Transfer						
HEALTHCARE SERVICE CORPORATION						
REMIT	HEALTHCARE SERVICE CORPORATION	86-00-000-20430 58,398.81 86-00-000-20430 387,011.00 86-00-000-20476 65,972.42 01-14-000-72435 100,544.53	Remittance Check	1545	EFT Transfer	611,926.76
Total HEALTHCARE SERVICE CORPORATION:						611,926.76
Total EFT Transfer:						611,926.76
Paper Check						
12/18/2025	JAMES A KELLY	60-00-000-20100 196.43	UB refund for account: 00618	2698	Paper Check	196.43
12/18/2025	THOMAS WYTRWAL	60-00-000-20100 59.38	UB refund for account: 01798	2732	Paper Check	59.38
Total :						255.81
DEARBORN NATIONAL						
REMIT	DEARBORN NATIONAL	86-00-000-20455 2,129.10 86-00-000-20455 66.40 86-00-000-20476 (1.16)	Remittance Check	2647	Paper Check	2,194.34
Total DEARBORN NATIONAL:						2,194.34
LEGALSHIELD						
REMIT	LEGALSHIELD	86-00-000-20442 40.92 86-00-000-20476 40.88	Remittance Check	2648	Paper Check	81.80
Total LEGALSHIELD:						81.80
A T & T						
1093679018	A T & T	01-14-000-72120 2,234.87 60-00-000-72120 157.16	ACCT#831001-1782085 VILL OF	2649	Paper Check	2,392.03
Total A T & T:						2,392.03

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
ANDERSON PUMP SERVICE						
120125-50	ANDERSON PUMP SERVICE	01-26-025-72520 263.98	POW 1-21; CAST IRON COVER AN	2650	Paper Check	263.98
Total ANDERSON PUMP SERVICE:						263.98
ANTHEM BLUE CROSS BLUE SHIELD						
0000423094715	ANTHEM BLUE CROSS BLUE SHIELD	01-14-000-72435 1,462.26	2025 MEDICARE SUPPLEMENT RA	2651	Paper Check	1,462.26
000423083472	ANTHEM BLUE CROSS BLUE SHIELD	01-14-000-72435 1,226.16	2025 MEDICARE SUPPLEMENT RA	2651	Paper Check	1,226.16
Total ANTHEM BLUE CROSS BLUE SHIELD:						2,688.42
APPLE CHEVROLET						
426028	APPLE CHEVROLET	01-17-220-72540 509.41	LAMP, POLICE UNIT #7S	2652	Paper Check	509.41
Total APPLE CHEVROLET:						509.41
B & J TOWING AND AUTO REPAIR						
27607	B & J TOWING AND AUTO REPAIR	01-26-023-72266 35.00 60-00-000-72266 55.33 64-00-000-72266 47.34 63-00-000-72266 55.33	SAFETY INSPECTIONS - 5 VEHIC	2653	Paper Check	193.00
Total B & J TOWING AND AUTO REPAIR:						193.00
BANGING GAVEL BREWS						
121925	BANGING GAVEL BREWS	01-97-000-79145 648.73	INCENTIVE YEAR 2	2654	Paper Check	648.73
Total BANGING GAVEL BREWS:						648.73
BETNER COMMUNICATIONS LLC						
11003	BETNER COMMUNICATIONS LLC	01-77-000-72790 2,670.00 01-77-000-72790 750.00 01-77-000-72790 150.00 01-77-000-72790 25.00	GATEWAY BOX & INTERFACE CABL	2655	Paper Check	3,595.00
Total BETNER COMMUNICATIONS LLC:						3,595.00
BETTENHAUSEN CONSTRUCTION SERV						
250161	BETTENHAUSEN CONSTRUCTION SERVICES	01-26-023-72890 281.25 60-00-000-73681 413.44 63-00-000-73681 45.94 64-00-000-73681 196.87	VTP2549 - SEMI TRUCK TIME FO	2656	Paper Check	937.50

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
BETTENHAUSEN CONSTRUCTION SERV						
250163	BETTENHAUSEN CONSTRUCTION SERVICES	01-26-023-72890 337.50 60-00-000-73681 496.13 63-00-000-73681 55.13 64-00-000-73681 236.24	VTP2549 - SEMI TRUCK TIME FO	2656	Paper Check	1,125.00
250162	BETTENHAUSEN CONSTRUCTION SERVICES	01-26-023-72890 337.50 60-00-000-73681 496.13 63-00-000-73681 55.13 64-00-000-73681 236.24	VTP2549 - SEMI TRUCK TIME FO	2656	Paper Check	1,125.00
250160	BETTENHAUSEN CONSTRUCTION SERVICES	01-26-023-73860 300.00 60-00-000-73860 378.00 63-00-000-73860 42.00 64-00-000-73860 180.00 70-00-000-73860 100.00	VTP2549 - SEMI TRUCK TIME FO	2656	Paper Check	1,000.00
Total BETTENHAUSEN CONSTRUCTION SERV:						4,187.50
BS&A SOFTWARE LLC						
164651	BS&A SOFTWARE LLC	01-15-000-72655 3,475.00	ONSITE FINANCIAL MGMNT TRAIN	2657	Paper Check	3,475.00
164880	BS&A SOFTWARE LLC	60-00-000-72315 18,257.34 64-00-000-72315 7,824.57 01-14-000-72315 5,266.66 14-00-000-72315 107.48 01-00-000-13601 89.98	BS&A INTEGRATED PAYMENTS ABS	2657	Paper Check	31,546.03
Total BS&A SOFTWARE LLC:						35,021.03
CDW GOVERNMENT INC						
AG9NN3X	CDW GOVERNMENT INC	01-16-000-74128 273.01	TRIPP 4PT HDMI OVER CAT5 TRA	2658	Paper Check	273.01
AH1HS5J	CDW GOVERNMENT INC	01-17-205-72310 173.18	DACRA PAPER BROTHER PREM REC	2658	Paper Check	173.18
AH3IU8A	CDW GOVERNMENT INC	01-16-000-74128 2,230.68	VH-APCBATTERIES SYMMETRA LX	2658	Paper Check	2,230.68
Total CDW GOVERNMENT INC:						2,676.87
CED INC						
1028-1459367	CED INC	01-26-025-73570 1,650.00	TB5-9 - STREET LIGHT PARTS	2659	Paper Check	1,650.00

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
CED INC						
1028-1459366	CED INC	01-26-025-73570 1,650.00	TB5-9 - MISCL 79236	2659	Paper Check	1,650.00
1028-1459365	CED INC	01-26-025-73570 2,200.00	TB5-9 - MISC 79236	2659	Paper Check	2,200.00
Total CED INC:						5,500.00
CHARGED-UP K9 LLC						
INV0023	CHARGED-UP K9 LLC	01-17-220-72240 1,080.00	K9 HELMUT TRAINING/BOARDING	2660	Paper Check	1,080.00
Total CHARGED-UP K9 LLC:						1,080.00
CHICAGO STREET CCDD, LLC						
29627	CHICAGO STREET CCDD, LLC	01-26-023-72890 400.00	DUMP FEE 11/24/25	2661	Paper Check	400.00
Total CHICAGO STREET CCDD, LLC:						400.00
CHICAGO TRIBUNE COMPANY LLC						
128495868000	CHICAGO TRIBUNE COMPANY LLC	01-14-000-72330 3,528.00 01-33-310-72330 478.51	CLASSIFIED ADS ACCT# CU00027	2662	Paper Check	4,006.51
Total CHICAGO TRIBUNE COMPANY LLC:						4,006.51
CHRISTIANSEN FARMS LLC						
11900	CHRISTIANSEN FARMS LLC	01-26-023-72890 1,360.00	LEAVES 11/18-11/19 TKT# 4548	2663	Paper Check	1,360.00
Total CHRISTIANSEN FARMS LLC:						1,360.00
COMCAST CABLE						
8771401810028977 126	COMCAST CABLE	01-26-025-72517 43.46	ACCT #8771401810028977 7890	2664	Paper Check	43.46
8771401810010702 126	COMCAST CABLE	01-26-025-72517 10.73	ACCT#8771401810010702 16250	2664	Paper Check	10.73
Total COMCAST CABLE:						54.19
COMED - COMMONWEALTH EDISON						
9666518111 112525	COMED - COMMONWEALTH EDISON	64-00-000-72510 134.83	ACCT#9666518111 9550 183RD	2665	Paper Check	134.83
3196442000 120225	COMED - COMMONWEALTH EDISON	01-26-023-72510 254.55	ACCT #3196442000 175TH & SAN	2666	Paper Check	254.55
4167292111 120225	COMED - COMMONWEALTH EDISON	64-00-000-72510 272.96	ACCT #4167292111 16852 LAKEW	2667	Paper Check	272.96
5432778000 120225	COMED - COMMONWEALTH EDISON	60-00-000-72510 205.58 63-00-000-72510 205.59	ACCT #5432778000 179TH & 82N	2668	Paper Check	411.17
9356723333 112525	COMED - COMMONWEALTH EDISON	60-00-000-72510 52.51	ACCT#9356723333 8950 175TH S	2669	Paper Check	52.51
Total COMED - COMMONWEALTH EDISON:						1,126.02
CONNECTION						
77082353	CONNECTION	01-16-000-74128 41.12	BLUETOOTHRGB LED 2.1 DESKTOP	2670	Paper Check	41.12

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
CONNECTION						
77082300	CONNECTION	01-16-000-74128 123.77	20FT HIGH SPEED HDMI TO HDMI	2670	Paper Check	123.77
77100128	CONNECTION	01-16-000-74128 279.46	PW - 2-23.8IN 1080P LCD VA24	2670	Paper Check	279.46
76828134	CONNECTION	01-17-225-73600 64.10	PD - 128GB USB3.2 GEN1 DATAT	2670	Paper Check	64.10
76960409	CONNECTION	01-16-000-74128 55.20	PD - 6-UNC GROUP 30FT CAT5E	2670	Paper Check	55.20
Total CONNECTION:						563.65
CONSTELLATION NEWENERGY, INC.						
69074602501	CONSTELLATION NEWENERGY, INC.	01-26-025-72510 5,510.36	CUST# 795603-88638 - ACCT#1	2671	Paper Check	5,510.36
Total CONSTELLATION NEWENERGY, INC.:						5,510.36
DEARBORN NATIONAL						
F018318-2	DEARBORN NATIONAL	01-12-000-72449 536.31	FY26 TPA DISABILITY LEAVE AD	2672	Paper Check	536.31
Total DEARBORN NATIONAL:						536.31
DM INDUSTRIAL JANITORIAL SERV						
8403	DM INDUSTRIAL JANITORIAL SERV	01-26-025-72525 2,170.00	CUSTODIAN SERVICES AT POLICE	2673	Paper Check	2,170.00
Total DM INDUSTRIAL JANITORIAL SERV:						2,170.00
DR HORTON INC						
122025	DR HORTON INC	84-00-000-20552 500.00	GRADE DEPOSIT REFUND 6205 LO	2674	Paper Check	500.00
Total DR HORTON INC:						500.00
DUFFIN, SHARON						
121625	DUFFIN, SHARON	01-33-300-72170 60.00	REIM: FEE FOR SSBOA SEMINAR	2675	Paper Check	60.00
Total DUFFIN, SHARON:						60.00
DURBIN'S OF TINLEY INC						
43344	DURBIN'S OF TINLEY INC	01-42-000-72954 568.46	LUNCH FROM MAYOR - FIRE DEPA	2676	Paper Check	568.46
120925	DURBIN'S OF TINLEY INC	01-42-000-72954 721.95	LUNCHEON FOR STAFF - FROM MA	2676	Paper Check	721.95
121025	DURBIN'S OF TINLEY INC	01-42-000-72954 738.25	LUNCHEON FROM MAYOR TO PUBLI	2676	Paper Check	738.25
Total DURBIN'S OF TINLEY INC:						2,028.66
EJ EQUIPMENT INC.						
W20112	EJ EQUIPMENT INC.	60-00-000-72530 1,154.24 63-00-000-72530 384.75 64-00-000-72530 659.56	VAC-CON TITAN WON'T SWITCH T	2677	Paper Check	2,198.55
Total EJ EQUIPMENT INC.:						2,198.55
ETP LABS INC.						

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
ETP LABS INC.						
25-138072	ETP LABS INC.	60-00-000-72865 966.00 64-00-000-72865 414.00	COLIFORM SAMPLES	2678	Paper Check	1,380.00
25-138126	ETP LABS INC.	60-00-000-72865 898.80 64-00-000-72865 385.20	COLIFORM SAMPLES	2678	Paper Check	1,284.00
Total ETP LABS INC.:						2,664.00
FIRST RESPONDERS WELLNESS CENTER LLC						
28182	FIRST RESPONDERS WELLNESS CENTER LLC	01-41-040-72846 610.00	PSYCH EXAMS FOR PATROL OFFIC	2679	Paper Check	610.00
28083	FIRST RESPONDERS WELLNESS CENTER LLC	01-14-000-72446 2,475.00	FITNESS FOR DUTY EXAM PROFE	2679	Paper Check	2,475.00
Total FIRST RESPONDERS WELLNESS CENTER LLC:						3,085.00
FLEETPRIDE						
130630665	FLEETPRIDE	01-26-023-72540 87.56	ASA CLEVIS KIT - STREET	2680	Paper Check	87.56
Total FLEETPRIDE:						87.56
FLOWERS CLAUDETTE						
12172025	FLOWERS CLAUDETTE	01-14-000-72435 222.39	REFUND OF RETIREE PENSION DE	2681	Paper Check	222.39
Total FLOWERS CLAUDETTE:						222.39
FORCE ENTERPRISES						
065224	FORCE ENTERPRISES	01-14-000-72310 269.69	#10 - 24# WHITE WOVE WINDOW	2682	Paper Check	269.69
Total FORCE ENTERPRISES:						269.69
GIS CONSORTIUM						
840	GIS CONSORTIUM	01-16-000-72652 3,400.00 60-00-000-72652 2,142.00 63-00-000-72652 238.00 64-00-000-72652 1,020.00	GIS SHARED INITIATIVES	2683	Paper Check	6,800.00
Total GIS CONSORTIUM:						6,800.00
GOLDSMITH, JACK R						
121125	GOLDSMITH, JACK R	01-17-220-72140 80.00	REIM: MEALS DURING "CRIME S	2684	Paper Check	80.00
Total GOLDSMITH, JACK R:						80.00
GOLDY LOCKS INC						
97617637	GOLDY LOCKS INC	01-17-220-73600 59.70	DOUBLE CUT DUPLICATE KEY	2685	Paper Check	59.70
98936772	GOLDY LOCKS INC	01-26-025-73840 24.75	SINGLE CUT DUPLICATE KEY	2685	Paper Check	24.75
Total GOLDY LOCKS INC:						84.45

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
GORDON ELECTRIC SUPPLY						
S3107529.001	GORDON ELECTRIC SUPPLY	01-26-025-73570 229.60	AMERICAN FITTINGS SNT1761 3/	2686	Paper Check	229.60
S3106738.001	GORDON ELECTRIC SUPPLY	01-26-025-72520 15.96	SYLVANIA 22137 FLUORESCENT L	2686	Paper Check	15.96
Total GORDON ELECTRIC SUPPLY:						245.56
HEIDELBERG MATERIALS MIDWEST						
44461011	HEIDELBERG MATERIALS MIDWEST	60-00-000-73860 1,107.12 63-00-000-73860 123.02 64-00-000-73860 527.20 01-26-023-73860 878.67 70-00-000-73860 292.89	STONE/BACKFILL	2687	Paper Check	2,928.90
44479310	HEIDELBERG MATERIALS MIDWEST	60-00-000-73860 882.41 63-00-000-73860 98.02 64-00-000-73860 420.20 01-26-023-73860 700.32 70-00-000-73860 233.44	BED/BACKFILL 12/2/25	2687	Paper Check	2,334.39
Total HEIDELBERG MATERIALS MIDWEST:						5,263.29
HIGH STAR TRAFFIC						
17872	HIGH STAR TRAFFIC	01-26-023-73780 979.60	4-26" MANHOLE PROTECTION RIN	2688	Paper Check	979.60
Total HIGH STAR TRAFFIC:						979.60
HOME DEPOT CREDIT SERVICES						
WH17474831	HOME DEPOT CREDIT SERVICES	60-00-000-73870 7.00 63-00-000-73870 7.00 64-00-000-73870 5.99 01-26-025-73870 10.00 01-26-023-73870 19.99	****2304 HOME ACCENTS HOLIDA	2689	Paper Check	49.98
Total HOME DEPOT CREDIT SERVICES:						49.98
HOMER TREE CARE, INC.						
63268	HOMER TREE CARE, INC.	01-26-023-75630 26,290.00	TREE PRUNING - AREA 1	2690	Paper Check	26,290.00
63306	HOMER TREE CARE, INC.	01-26-023-72790 2,200.00	TREE REMOVAL - 17901 RIDGELA	2690	Paper Check	2,200.00
Total HOMER TREE CARE, INC.:						28,490.00
HUB INTERNATIONAL MIDWEST LTD.						

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
HUB INTERNATIONAL MIDWEST LTD.						
108394551	HUB INTERNATIONAL MIDWEST LTD.	01-19-000-73605 20.00	IL NOTARY - MICHELLE BOONE 1	2691	Paper Check	20.00
Total HUB INTERNATIONAL MIDWEST LTD.:						20.00
ILLINOIS LAW ENFORCEMENT ADMINISTRATIVE PROFESSIONALS						
12/16/2025	ILLINOIS LAW ENFORCEMENT ADMINISTRATIVE PROFESSIONALS	01-17-205-72720 75.00	2026 MEMBERSHIP DUES - ARDAG	2692	Paper Check	75.00
Total ILLINOIS LAW ENFORCEMENT ADMINISTRATIVE PROFESSIONALS:						75.00
ILLINOIS PUBLIC WORKS MUTUAL AID NETWORK						
5134	ILLINOIS PUBLIC WORKS MUTUAL AID NETWORK	60-00-000-72720 35.00 63-00-000-72720 35.00 64-00-000-72720 30.00 01-26-023-72720 100.00 01-26-025-72720 50.00	MEMBERSHIP INVESTMENT 1/1/26	2693	Paper Check	250.00
Total ILLINOIS PUBLIC WORKS MUTUAL AID NETWORK:						250.00
INTERNATIONAL ASSOCIATION OF CHIEFS OF POLICE (IACP)						
0461331	INTERNATIONAL ASSOCIATION OF CHIEFS OF POLICE	01-17-205-72720 1,225.00	IACPNET DEPT SUBSCRIPTION 2/	2694	Paper Check	1,225.00
Total INTERNATIONAL ASSOCIATION OF CHIEFS OF POLICE (IACP):						1,225.00
INTERSTATE BATTERY SYSTEM						
374769	INTERSTATE BATTERY SYSTEM	01-26-023-72540 493.34	SRM-4D BATTERY - STREET UNIT	2695	Paper Check	493.34
Total INTERSTATE BATTERY SYSTEM:						493.34
J & L DOORS, INC						
765028	J & L DOORS, INC	01-26-025-72520 527.82	CLOSER 4040 XP GET/PA TBSRT	2696	Paper Check	527.82
Total J & L DOORS, INC:						527.82
J AND R SALES AND SERVICE INC.						
26925	J AND R SALES AND SERVICE INC.	01-26-023-72530 86.36	63PM3 50 CHAIN LOOP	2697	Paper Check	86.36
Total J AND R SALES AND SERVICE INC.:						86.36
JMW PROPERTIES LLC						
121825	JMW PROPERTIES LLC	28-00-000-75001 74,299.00	TIF INCENTIVE YEAR 2 (2024)	2699	Paper Check	74,299.00
Total JMW PROPERTIES LLC:						74,299.00
KELLEY, JAKE						
121025	KELLEY, JAKE	01-17-220-72140 77.25	REIM: LUNCHES DURING "BASIC	2701	Paper Check	77.25
Total KELLEY, JAKE:						77.25
KLEIN, THORPE & JENKINS, LTD						

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
KLEIN, THORPE & JENKINS, LTD						
253890	KLEIN, THORPE & JENKINS, LTD	01-14-000-72876 838.50	LEGAL SERVICES - ADMINISTRAT	2702	Paper Check	838.50
Total KLEIN, THORPE & JENKINS, LTD:						838.50
K-TECH SPECIALTY COATINGS INC						
425120049	K-TECH SPECIALTY COATINGS INC	01-26-023-73812-0005 7,863.08	BEET HEET FOR ICE CONTROL	2700	Paper Check	7,863.08
Total K-TECH SPECIALTY COATINGS INC:						7,863.08
LEXISNEXIS RISK SOLUTIONS						
1300211757	LEXISNEXIS RISK SOLUTIONS	01-17-225-72655 6,405.00	ZETX VIRTUAL PEN ANNUAL SUBS	2703	Paper Check	6,405.00
Total LEXISNEXIS RISK SOLUTIONS:						6,405.00
MAP AUTOMOTIVE OF CHICAGO						
40GP4356	MAP AUTOMOTIVE OF CHICAGO	01-17-220-72540 161.51	BATTERY 36 MOS 850CCA	12	Paper Check	161.51
Total MAP AUTOMOTIVE OF CHICAGO:						161.51
MARKHAM ASPHALT COMPANY						
74483	MARKHAM ASPHALT COMPANY	01-26-023-73780 260.78	DELIVER: 7980 W 183RD ST, TI	2704	Paper Check	260.78
Total MARKHAM ASPHALT COMPANY:						260.78
MASTER AUTO SUPPLY / MONARCH						
15030-159421	MASTER AUTO SUPPLY	01-26-023-72540 19.98	MUFFLER, MUFFLER REPAIR TAPE	2705	Paper Check	19.98
Total MASTER AUTO SUPPLY / MONARCH:						19.98
MCDONALD'S						
120125	MCDONALD'S	01-17-220-72230 183.11	NOVEMBER 2025 PRISONER MEALS	2706	Paper Check	183.11
Total MCDONALD'S:						183.11
MENARDS						
86586	MENARDS	01-26-025-72520 88.50	ACCT# 30860257 - 10-27 GALLO	2707	Paper Check	88.50
86587	MENARDS	01-26-023-73410 19.98	ACCT# 30860257 - 1/4" PRICK	2707	Paper Check	19.98
86424	MENARDS	01-17-205-73110 29.64	ACCT# 30860257 - 12-DIAL SOA	2707	Paper Check	29.64
86475	MENARDS	01-26-025-72520 31.55	ACCT# 30860257 - DYNAFLEX 23	2707	Paper Check	31.55
86601	MENARDS	01-26-023-73870 26.99	ACCT# 30860257 - UNI 10-PIEC	2707	Paper Check	26.99
86627	MENARDS	01-26-025-73580 194.60	ACCT# 30860257 - SWFFR, LYSO	2707	Paper Check	194.60
86596	MENARDS	01-26-025-73410 114.05	ACT# 30860257 - DRILL, CORNE	2707	Paper Check	114.05
86474	MENARDS	01-26-025-73410 4.99	ACCT# 30860257 - ULTRA WHITE	2707	Paper Check	4.99
86493	MENARDS	01-75-206-73870 79.99	ACCT# 30860257 - CERAMIC HE	2707	Paper Check	79.99

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
MENARDS						
86403	MENARDS	01-26-025-72520 81.73	ACCT# 30860257 - LOCITE SPRG	2707	Paper Check	81.73
86411	MENARDS	01-26-025-73410 53.13	ACCT# 30860257 - 60' 14/3 MS	2707	Paper Check	53.13
86351	MENARDS	01-26-025-72520 18.93	ACCT# 30860257 - ELEC TAPE B	2707	Paper Check	18.93
85360	MENARDS	01-19-000-73870 80.79	ACCT# 30860655 - COOKIE SHEE	2707	Paper Check	80.79
86910	MENARDS	01-19-000-73585 82.85	ACCT# 30860355 - MF CLEANING	2707	Paper Check	82.85
86073	MENARDS	01-19-000-73870 329.00	ACCT# 30860355 - NECTAR 5.1	2707	Paper Check	329.00
86138	MENARDS	01-19-000-73870 28.48	ACCT# 30860355 - 2-OUT 2 USB	2708	Paper Check	28.48
86378	MENARDS	01-19-000-72530 861.99	ACCT# 30860355 - DRYER GAS 7	2708	Paper Check	861.99
Total MENARDS:						2,127.19
METIVE MARKETING LLC						
1055	METIVE MARKETING LLC	01-11-000-72790 750.00	BANGING GAVEL VIDEO ADVERTIS	2709	Paper Check	750.00
Total METIVE MARKETING LLC:						750.00
METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO						
120525	METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO	64-00-000-73226 390,401.88	SEWER FEE 2ND INSTALLMENT -	2710	Paper Check	390,401.88
Total METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO:						390,401.88
MIDWEST PUBLIC SAFETY LLC						
167942627	MIDWEST PUBLIC SAFETY LLC	30-00-000-74220 15,540.00 30-00-000-74220 3,084.00 30-00-000-74220 5,220.00 30-00-000-74220 582.00 30-00-000-74220 25,500.00 30-00-000-74220 2,190.00 30-00-000-74220 1,254.00 30-00-000-74220 936.00 30-00-000-74220 8,028.72 30-00-000-74220 900.00 30-00-000-74220 594.00 30-00-000-74220 594.00 30-00-000-74220 372.00	LAPTOPS AND VIDEO FOR NEW SQ	2711	Paper Check	64,794.72

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
MIDWEST PUBLIC SAFETY LLC						
Total MIDWEST PUBLIC SAFETY LLC:						64,794.72
MORTON SALT INC						
5403890343	MORTON SALT INC	01-26-023-73810-0005 15,599.41 08-00-000-73810-0005 318.36	SALT FOR ICE CONTROL	2712	Paper Check	15,917.77
Total MORTON SALT INC:						15,917.77
MOTION INDUSTRIES INC.						
IL10-00812946	MOTION INDUSTRIES INC.	60-00-000-72528 4,544.85 63-00-000-72528 4,544.85 60-00-000-72528 108.24 63-00-000-72528 108.24	EMERGENCY PURCHASE OF COUPLI	2713	Paper Check	9,306.18
Total MOTION INDUSTRIES INC.:						9,306.18
MOTOROLA SOLUTIONS						
8282245952	MOTOROLA SOLUTIONS	01-77-000-72790 1,256.90	VEHICLE SDAPTER, WIRELESS WI	2714	Paper Check	1,256.90
Total MOTOROLA SOLUTIONS:						1,256.90
MSC INDUSTRIAL SUPPLY CO.						
8130478002	MSC INDUSTRIAL SUPPLY CO.	01-26-023-72540-0005 1,335.84 60-00-000-72540 194.47 63-00-000-72540 64.82 64-00-000-72540 111.13 01-26-023-72540 370.42 01-26-025-72540 185.22	CABLE TIE BLACK, HEAT SHRNK	2715	Paper Check	2,261.90
8134340001	MSC INDUSTRIAL SUPPLY CO.	01-26-023-72540 (442.98)	CREDIT - CAMEL TIRE BEAD SEA	2715	Paper Check	(442.98)
Total MSC INDUSTRIAL SUPPLY CO.:						1,818.92
NATIONAL TESTING NETWORK						
27685	NATIONAL TESTING NETWORK	01-41-040-72846 715.00	ENTRY LEVEL WRITEN EXAM TEST	2716	Paper Check	715.00
Total NATIONAL TESTING NETWORK:						715.00
NCPERS - IL IMRF						
REMIT	NCPERS - IL IMRF	86-00-000-20455 1,256.00 86-00-000-20476 40.00	Remittance Check	2717	Paper Check	1,296.00
Total NCPERS - IL IMRF:						1,296.00
NCPERS -IL GROUP LIFE INS						

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
NCPERS -IL GROUP LIFE INS						
7720012026	NCPERS -IL GROUP LIFE INS	01-14-000-72435 64.00	#7720-NCPERS BENEFIT BILLING	2718	Paper Check	64.00
Total NCPERS -IL GROUP LIFE INS:						64.00
NEOGOV						
INV-149549	NEOGOV	01-14-000-72448 1,611.64	FY26 ANNUAL GOVERNMENTJOBS.C	2719	Paper Check	1,611.64
Total NEOGOV:						1,611.64
NICOR						
06821610000 112625	NICOR	60-00-000-10100 32.50 60-00-000-72511 37.93 63-00-000-72511 37.93	ACCT#06821610000 METER 27693	2720	Paper Check	108.36
12213610004 120125	NICOR	01-26-025-72511 547.96	ACCT#12213610004 METER 50313	2720	Paper Check	547.96
83523710008 112525	NICOR	01-26-025-72511 970.81	ACCT#83523710008 METER 30262	2720	Paper Check	970.81
54072310003 112525	NICOR	01-26-025-72511 1,025.78	ACCT#54072310003 METER 54208	2720	Paper Check	1,025.78
53463710003 112525	NICOR	01-26-025-72511 98.71	ACCT#53463710003 METER 29122	2720	Paper Check	98.71
74433410003 112525	NICOR	01-26-025-72511 55.32	ACCT#74433410003 METER 35754	2720	Paper Check	55.32
01981510009 112525	NICOR	01-26-025-72511 184.31	ACCT#01981510009 METER#39689	2720	Paper Check	184.31
73675410002 112525	NICOR	01-26-025-72511 1,175.33	ACCT#73675410002 METER 35613	2720	Paper Check	1,175.33
96019958527 112525	NICOR	01-26-025-72511 86.87	ACCT#96019958527 METER#45826	2720	Paper Check	86.87
13206858170 112425	NICOR	01-75-206-72511 128.13	ACCT#13206858170 METER 56327	2720	Paper Check	128.13
03839268152 112425	NICOR	01-75-206-72511 327.72	ACCT#03839268152 METER 5698	2720	Paper Check	327.72
41951136781 112425	NICOR	01-75-206-72511 314.66	ACCT#41951136781 METER 5333	2720	Paper Check	314.66
42400848794 112425	NICOR	01-75-206-72511 163.78	ACCT#42400848794 METER 54799	2720	Paper Check	163.78
56760349854 112425	NICOR	01-75-206-72511 1,933.99	ACCT#56760349854 METER 52995	2720	Paper Check	1,933.99
11057661792 112525	NICOR	01-75-206-72511 55.32	ACCT#11057661792 METER#53335	2720	Paper Check	55.32
89127484718 112525	NICOR	01-75-206-72511 74.89	ACCT#89127484718 METER 54870	2721	Paper Check	74.89
Total NICOR:						7,251.94
ORCHARD HILL CONSTRUCTION CO						
122025	ORCHARD HILL CONSTRUCTION CO	84-00-000-20552 500.00	GRADE DEPOSIT REFUND 17701 R	2722	Paper Check	500.00
Total ORCHARD HILL CONSTRUCTION CO:						500.00

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
PACE SYSTEMS INC						
IN00072531	PACE SYSTEMS INC	30-00-000-74126 10,150.00	LPR SERVER	2723	Paper Check	10,150.00
IN00072592	PACE SYSTEMS INC	01-16-000-72650 500.00	PROFESSIONAL SERVICES INSTAL	2723	Paper Check	500.00
IN00072591	PACE SYSTEMS INC	01-16-000-72650 500.00	PROFESSIONAL SERVICES INSTAL	2723	Paper Check	500.00
IN00072557	PACE SYSTEMS INC	01-16-000-74128 50.00	HANWHA CAP ADAPTER FOR PNM-9	2723	Paper Check	50.00
217412	PACE SYSTEMS INC	01-16-000-72650 1,028.92	CAMERA SERVICE VIL013-TK# 86	2723	Paper Check	1,028.92
Total PACE SYSTEMS INC:						12,228.92
PARK ACE HARDWARE						
176534/1	PARK ACE HARDWARE	01-26-023-73410 111.17	CUST# 891432 - UNIV COUPLER	2724	Paper Check	111.17
076532/1	PARK ACE HARDWARE	01-26-025-73410 43.48	CUST# 89143 - BASIC SPLIT RI	2724	Paper Check	43.48
76505/1	PARK ACE HARDWARE	01-26-025-73840 3.20	CUST# 89143 - FASTENERS	2724	Paper Check	3.20
076521/1	PARK ACE HARDWARE	01-75-206-73580 28.99	CUST# 891431 - SLN & RINSE B	2724	Paper Check	28.99
076517/1	PARK ACE HARDWARE	60-00-000-73410 30.23 63-00-000-73410 3.36 64-00-000-73410 14.40	CUST# 891431 - TORCH KIT HIG	2724	Paper Check	47.99
076519/1	PARK ACE HARDWARE	01-26-025-72540 27.18	CUST# 89143 - BRUSH/ICESCRAP	2724	Paper Check	27.18
76559/1	PARK ACE HARDWARE	60-00-000-73840 1.43 63-00-000-73840 0.48 64-00-000-73840 0.82	CUST# 891431 - FASTENERS	2724	Paper Check	2.73
76552/1	PARK ACE HARDWARE	01-26-025-72520 13.41	CUST# 89143 - RV/MARINE ANTI	2724	Paper Check	13.41
076306/1	PARK ACE HARDWARE	01-19-000-73585 19.99	BLUE RHINO 20LB EXCHANGE	2724	Paper Check	19.99
076496/1	PARK ACE HARDWARE	01-19-000-73870 23.97	CUST# 9404 - BOX COVER, COM	2724	Paper Check	23.97
076508/1	PARK ACE HARDWARE	01-19-000-73870 90.96	CUST# 9404 - LED A 19 E26 10	2724	Paper Check	90.96
076543/1	PARK ACE HARDWARE	01-19-000-73870 39.98	CUST# 9404 - BLUE RHINO 20LB	2724	Paper Check	39.98
Total PARK ACE HARDWARE:						453.05
POMP'S TIRE SERVICE, INC						
411201595	POMP'S TIRE SERVICE, INC	01-42-000-73560 129.42	TRANSFORCE HT3 - VILLAGE BUS	2725	Paper Check	129.42

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
POMP'S TIRE SERVICE, INC						
411201805	POMP'S TIRE SERVICE, INC	60-00-000-73560 139.18 63-00-000-73560 46.39 64-00-000-73560 79.53	BS ALENZA WATER UNIT 1	2725	Paper Check	265.10
Total POMP'S TIRE SERVICE, INC:						394.52
PROMOS 911, INC						
12745	PROMOS 911, INC	01-19-000-73605 570.59	PLASTIC "CAMO" FIR HAT	2726	Paper Check	570.59
Total PROMOS 911, INC:						570.59
PROVEN IT						
1406131	PROVEN IT	01-16-000-72756 1,074.85	TOSHIBA CONTRACT#12521-01 1/	2727	Paper Check	1,074.85
Total PROVEN IT:						1,074.85
SLINKARD, CHRISTIAN						
120825	SLINKARD, CHRISTIAN	01-17-220-72140 329.20	REIM: MEALS/MILEAGE BASIC C	2728	Paper Check	329.20
Total SLINKARD, CHRISTIAN:						329.20
STANDARD EQUIPMENT						
P07777	STANDARD EQUIPMENT	01-26-023-72540 588.37	EXTRSN SMPRSSN - STREET SWEE	2729	Paper Check	588.37
Total STANDARD EQUIPMENT:						588.37
STATE TREASURER						
67220	STATE TREASURER	01-26-025-72775 8,661.09	QUARTERLY TRAFFIC LIGHT MAIN	2730	Paper Check	8,661.09
67723	STATE TREASURER	01-26-025-72775 8,661.09	QUARTERLY TRAFFIC LIGHT MAIN	2730	Paper Check	8,661.09
Total STATE TREASURER:						17,322.18
TELCOM INNOVATIONS GROUP, LLC						
A62283	TELCOM INNOVATIONS GROUP, LLC	01-26-025-72777 1,690.00 01-26-025-72777 1,670.80	PHONE EQUIPMENT - 6930W IP P	2731	Paper Check	3,360.80
Total TELCOM INNOVATIONS GROUP, LLC:						3,360.80
THOMPSON ELEVATOR INSPECTION						
25-2461	THOMPSON ELEVATOR INSPECTION	01-33-300-72853 1,102.00	ELEVATOR CODE INSPECTIONS (2	2733	Paper Check	1,102.00
Total THOMPSON ELEVATOR INSPECTION:						1,102.00
TRANS UNION						
11500176	TRANS UNION	01-17-225-72852 220.56	DIRECT ACCESS, TRUVA ID MISM	2734	Paper Check	220.56
Total TRANS UNION:						220.56
USABLUEBOOK						

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
USABLUEBOOK						
INV00903358	USABLUEBOOK	60-00-000-73620 141.67 63-00-000-73620 141.67 64-00-000-73620 121.42	INDUSTRIAL CHOICE SPRAY PAIN	2735	Paper Check	404.76
INV00903244	USABLUEBOOK	60-00-000-73620 32.47 63-00-000-73620 32.47 64-00-000-73620 27.82	INDUSTRIAL CHOICE SPRAY PAIN	2735	Paper Check	92.76
Total USABLUEBOOK:						497.52
VERIZON WIRELESS						
6130152629	VERIZON WIRELESS	60-00-000-72127 103.96	ACCT#242459316-00001 CENTRAL	2736	Paper Check	103.96
Total VERIZON WIRELESS:						103.96
VINCI, JACOB A						
121025	VINCI, JACOB A	01-17-220-72140 80.00	REIM: MEALS DURING "CRIME S	2737	Paper Check	80.00
Total VINCI, JACOB A:						80.00
WHOLESALE DIRECT, INC.						
000276986	WHOLESALE DIRECT, INC.	01-26-023-72540-0005 1,491.38	PLOW GUIDE 48" PAIR	2738	Paper Check	1,491.38
000276985	WHOLESALE DIRECT, INC.	60-00-000-72540-0005 91.16 63-00-000-72540-0005 30.39 64-00-000-72540-0005 52.09 01-26-025-72540-0005 86.82 01-26-023-72540-0005 173.64	WIPER BLADE 22"	2738	Paper Check	434.10
Total WHOLESALE DIRECT, INC.:						1,925.48
Total Paper Check:						760,973.56
Report Total:						2,248,570.13

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
ACH Transaction						
AIR ONE EQUIPMENT, INC						
230215	AIR ONE EQUIPMENT, INC	01-19-000-73410 1,167.50	BLOWHARD RETROFIT BATTERY AN	1546	ACH Transaction	1,167.50
230348	AIR ONE EQUIPMENT, INC	01-19-000-73410 1,219.00	RIT SAFETY SOLUTIONS; LARGE	1546	ACH Transaction	1,219.00
Total AIR ONE EQUIPMENT, INC:						2,386.50
AMAZON CAPITAL SERVICES, INC. [PRIMARY*]						
1VQD-P9M3-G4R9	AMAZON CAPITAL SERVICES, INC.	01-12-000-73110 45.89	PENDAFLEX HANGING FILE FOLDE	1547	ACH Transaction	45.89
17XK-37XQ-MKTD	AMAZON CAPITAL SERVICES, INC.	01-41-056-72937 219.60	SNACKS #111-7790419-7179452	1547	ACH Transaction	219.60
1KXJ-FGJ9-3PVL	AMAZON CAPITAL SERVICES, INC.	01-75-206-72923 28.39	HOTHANDS BODY * HAND SUPER W	1547	ACH Transaction	28.39
1YVX-WC69-YH6D	AMAZON CAPITAL SERVICES, INC.	01-75-206-72923 64.96	LYSOL DISINFECTANT SPRAY #11	1547	ACH Transaction	64.96
1NQ4-CCJG-H3X3	AMAZON CAPITAL SERVICES, INC.	01-14-000-72975 15.02	600 YARDS GOLD CURING RIBBON	1547	ACH Transaction	15.02
1QYG-WKWF-K4N6	AMAZON CAPITAL SERVICES, INC.	01-75-206-72923 122.84	FRANKLIN ICE STAKING TRAINER	1547	ACH Transaction	122.84
1F9C-KRHM-71MC	AMAZON CAPITAL SERVICES, INC.	01-75-206-73870 249.98	VEVOR CROWD CONTROL STANCHIO	1547	ACH Transaction	249.98
1VGV-Y1RF-1TLV	AMAZON CAPITAL SERVICES, INC.	01-26-023-73110 129.99	RNKSFX COUNTER HEIGHT BAR ST	1547	ACH Transaction	129.99
1YMM-DVPC-TR7K	AMAZON CAPITAL SERVICES, INC.	01-26-025-72520 14.15	CRC FOOD ZONE SILICONE SEALA	1547	ACH Transaction	14.15
1WGN-HFQG-TYTL	AMAZON CAPITAL SERVICES, INC.	01-41-056-72937 12.99	LANCE SANDWICH CRACKERS VARI	1547	ACH Transaction	12.99
1FVQ-QFPQ-C97F	AMAZON CAPITAL SERVICES, INC.	01-15-000-73110 13.85	GUASSELEE WALL CALENDAR #111	1547	ACH Transaction	13.85
16T3-1VRM-GH7R	AMAZON CAPITAL SERVICES, INC.	01-26-025-73570 39.32	UPGRADED 125W CAR CHARGER US	1547	ACH Transaction	39.32
1R7L-1VGC-MVTW	AMAZON CAPITAL SERVICES, INC.	01-19-000-73110 12.01	ALLIANCE RUBBER BANDS #113-6	1547	ACH Transaction	12.01
1DRV-VCD1-GQ1F	AMAZON CAPITAL SERVICES, INC.	01-19-000-72524 36.98	HOOBRO SMALL SIDE TABLE WITH	1547	ACH Transaction	36.98
11HJ-TWKD-7HDL	AMAZON CAPITAL SERVICES, INC.	01-19-000-73110 44.97	SANDISK 128GB ULTRA FLAIR US	1547	ACH Transaction	44.97
1LW4-F4G6-44YR	AMAZON CAPITAL SERVICES, INC.	01-16-000-74128 15.96	1/2IN X 100FT HOOK AND LOOP	1547	ACH Transaction	15.96
1WL3-RMPH-4VJ6	AMAZON CAPITAL SERVICES, INC.	01-16-000-74128 153.86	HPC OPTICS FORTINET TRANSCEI	1547	ACH Transaction	153.86
1FD1-MXTM-C4JC	AMAZON CAPITAL SERVICES, INC.	01-17-225-72140 522.35	KINGSTON DATA TRAVELER USB-C	1547	ACH Transaction	522.35
1KJP-1YCF-GWLG	AMAZON CAPITAL SERVICES, INC.	01-14-000-72974-0456 79.99	AMAZON FIRE HD 10 TABLET #11	1547	ACH Transaction	79.99
1Y6R-M6KW-H39K	AMAZON CAPITAL SERVICES, INC.	01-14-000-72974-0456 659.02	EMP HOLIDAY DRAW #114-420240	1547	ACH Transaction	659.02
139G-VMDN-1LXC	AMAZON CAPITAL SERVICES, INC.	01-14-000-72974-0456 398.95	BEATS STUDIO WIRELESS HEADPH	1547	ACH Transaction	398.95
1R7L-1VGC-KFDM	AMAZON CAPITAL SERVICES, INC.	01-41-056-72937 39.96	LANCE SANDWICH CRACKERS VARI	1547	ACH Transaction	39.96
1W9Y-77WJ-63PF	AMAZON CAPITAL SERVICES, INC.	01-26-023-72540 110.99	FOR MAXXFORCE HIGH PRESSURE	1547	ACH Transaction	110.99

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
ACH Transaction						
AMAZON CAPITAL SERVICES, INC. [PRIMARY*]						
1XVG-73MR-FRRQ	AMAZON CAPITAL SERVICES, INC.	01-26-023-73110 20.00	AT-A-GLANCE 2026 WALL CALEND	1547	ACH Transaction	20.00
1PDL-X1Y6-H3HL	AMAZON CAPITAL SERVICES, INC.	01-26-023-72540 48.72	UNBREAKABLE BLUETOOTH 5.3FM	1547	ACH Transaction	48.72
11VN-LYPQ-D61T	AMAZON CAPITAL SERVICES, INC.	01-26-025-72520 14.72	KEZE WATERPROOF SILICONE PLU	1547	ACH Transaction	14.72
1HMP-1KKL-FDQG	AMAZON CAPITAL SERVICES, INC.	01-26-025-73110 22.99	WELIU POCKET NOTEBOOK #111-5	1547	ACH Transaction	22.99
1CCR-HFT3-17JM	AMAZON CAPITAL SERVICES, INC.	01-19-000-73110 61.98	TELING 24 PCS CLEAR REPORT C	1547	ACH Transaction	61.98
Total AMAZON CAPITAL SERVICES, INC. [PRIMARY*]:						3,200.43
CHICAGO PARTS & SOUND (POLICE DEPT SYSTEMS/COACHCRAFT)						
2359	CHICAGO PARTS & SOUND LLC	01-26-023-72540 550.00	INSTALL CUSTOMER SUPPLIED RA	1549	ACH Transaction	550.00
Total CHICAGO PARTS & SOUND (POLICE DEPT SYSTEMS/COACHCRAFT):						550.00
CHRISTOPHER B.BURKE ENGINEERNG						
206668	CHRISTOPHER B.BURKE ENGINEERNG	60-00-002-75707 3,550.66 60-00-002-75708 3,550.66 60-00-002-75709 1,775.33 60-00-002-75710 2,663.00 60-00-002-75711 6,213.67	01.R160373.C0039 CONSTRUCTIO	1550	ACH Transaction	17,753.32
206665	CHRISTOPHER B.BURKE ENGINEERNG	60-00-002-75713 0.00 60-00-002-75714 0.00 64-00-002-75713 1,100.00 64-00-002-75714 1,100.00	01.R160373.00042 ENGINEERING	1550	ACH Transaction	2,200.00
206666	CHRISTOPHER B.BURKE ENGINEERNG	60-00-002-75338-0399 12,361.80	POST 11 WATER TOWER REHABILI	1550	ACH Transaction	12,361.80
Total CHRISTOPHER B.BURKE ENGINEERNG:						32,315.12
HENRY'S HOUSE OF DECORATED						
4372	HENRY'S HOUSE OF DECORATED APPAREL	01-19-000-73610 998.00	UNIFORM ITEMS ONLINE - BUTER	1551	ACH Transaction	998.00
1991	HENRY'S HOUSE OF DECORATED APPAREL	01-19-000-73610 1,440.00	1221 J GAME JACKETS NAVY - P	1551	ACH Transaction	1,440.00
Total HENRY'S HOUSE OF DECORATED:						2,438.00
PUBLIC SAFETY DIRECT, INC.						
106530	PUBLIC SAFETY DIRECT, INC.	30-00-000-74220 19,344.09	SQUAD 13B EMERGENCY EQUIPMEN	1552	ACH Transaction	19,344.09
Total PUBLIC SAFETY DIRECT, INC.:						19,344.09
RAY O' HERRON CO INC						

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
ACH Transaction						
RAY O' HERRON CO INC						
2451114	RAY O' HERRON CO INC	01-19-000-73610 80.08	UNIFORM ITEMS - STEVE CURTIS	1553	ACH Transaction	80.08
2451119	RAY O' HERRON CO INC	01-19-000-73610 71.09	UNIFORM ITEMS - RYAN HOGAN -	1553	ACH Transaction	71.09
2451543	RAY O' HERRON CO INC	01-19-000-73610 75.18	UNIFORM ITEMS - ENGINEER ERI	1553	ACH Transaction	75.18
2451762	RAY O' HERRON CO INC	01-19-000-73610 (85.50)	CREDIT - PANTS STRYKE, T-FLE	1553	ACH Transaction	(85.50)
Total RAY O' HERRON CO INC:						140.85
RUSH TRUCK CENTERS						
3044369017	RUSH TRUCK CENTERS	01-26-023-72540 191.00	CLAMP V BAND - STREET UNIT #	1554	ACH Transaction	191.00
3044349873	RUSH TRUCK CENTERS	01-26-023-72540 300.06	ADAPTER, ASSEMBLY - STREET U	1554	ACH Transaction	300.06
Total RUSH TRUCK CENTERS:						491.06
SERVICE SANITATION, INC.						
9220480	SERVICE SANITATION, INC.	01-75-206-72923-0092 1,045.00	BASIC PORT RESTROOMS - HOLID	1555	ACH Transaction	1,045.00
Total SERVICE SANITATION, INC.:						1,045.00
STANTEC CONSULTING SERVICES						
2501469	STANTEC CONSULTING SERVICES	65-00-000-72591 44,006.00	NATURALIZED STORMWATER AREAS	1556	ACH Transaction	44,006.00
Total STANTEC CONSULTING SERVICES:						44,006.00
WAREHOUSE DIRECT INC						
6054697-0	WAREHOUSE DIRECT INC	60-00-000-73110 16.15 63-00-000-73110 1.79 64-00-000-73110 7.70	DESKPAD	1557	ACH Transaction	25.64
6054128-0	WAREHOUSE DIRECT INC	60-00-000-73110 20.64 63-00-000-73110 2.30 64-00-000-73110 9.81 01-26-025-73110 16.38 01-26-023-73110 32.75	CARDS; TENT	1557	ACH Transaction	81.88
Total WAREHOUSE DIRECT INC:						107.52
WEST SIDE TRACTOR SALES						
S61091	WEST SIDE TRACTOR SALES	60-00-000-72530 187.62 63-00-000-72530 62.54 64-00-000-72530 107.21	AT532805 REPLACEMENT FOR AT3	1558	ACH Transaction	357.37
S61090	WEST SIDE TRACTOR SALES	01-26-023-72530 481.03	OIL FILTER, FILTER ELEMENT,	1558	ACH Transaction	481.03

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
ACH Transaction						
WEST SIDE TRACTOR SALES						
Total WEST SIDE TRACTOR SALES:						838.40
Total ACH Transaction:						106,862.97
EFT Transfer						
FIFTH THIRD BANK						
11/20/2025	24HOURSHOTGLASS.COM	01-35-000-73210 402.17	MARKETING/PROMO ITEMS PURCHA	1559	EFT Transfer	402.17
11/17/2025	ADOBE	01-35-000-72720 79.99	MONTHLY SUBSCRIPTION	1559	EFT Transfer	79.99
11/21/2025	AFP ILLINOIS TACTICAL	01-17-220-72140 10.00	RIFLE/PISTOL TRAINING CLASS	1559	EFT Transfer	10.00
11/14/2025	AMER ASSOC NOTARIES	01-19-000-73110 58.00	NOTARY COURSE - M BOONE, G R	1559	EFT Transfer	58.00
11/18/2025	ANYPROMO.COM	01-35-000-73210 35.48	SAMPLE OF CUSTOMIZED HAT	1559	EFT Transfer	35.48
11/26/2025	ANYPROMO.COM	01-35-000-73210 632.52	CUSTOM KNIT HATS	1559	EFT Transfer	632.52
11/19/2025	BLIP BILLBOARDS	01-35-100-72983 60.00	DIGITAL BILLBOARDS	1559	EFT Transfer	60.00
11/24/2025	BLIP BILLBOARDS	01-35-100-72983 90.00	DIGITAL BILLBOARDS	1559	EFT Transfer	90.00
11/24/2025	BLIP BILLBOARDS	01-35-100-72983 60.00	DIGITAL BILLBOARDS	1559	EFT Transfer	60.00
11/28/2025	BLIP BILLBOARDS	01-35-100-72983 90.00	DIGITAL BILLBOARDS	1559	EFT Transfer	90.00
11/24/2025	CHICAGO TRIBUNE SUBS	01-35-000-72720 56.00	MONTHLY SUBSCRIPTION	1559	EFT Transfer	56.00
11/03/2025	COMCAST / XFINITY	01-16-000-72125 162.90	STATION 49 INTERNET	1559	EFT Transfer	162.90
11/03/2025	COMCAST / XFINITY	01-16-000-72125 172.34	STATION 48 INTERNET	1559	EFT Transfer	172.34
11/14/2025	COMCAST / XFINITY	01-16-000-72125 162.34	VILLAGE HALL INTERNET	1559	EFT Transfer	162.34
11/24/2025	COMCAST / XFINITY	01-16-000-72125 172.34	STATION 47 INTERNET	1559	EFT Transfer	172.34
11/25/2025	COMCAST BUSINESS	01-16-000-72125 991.85	VH COMCAST FIBER	1559	EFT Transfer	991.85
11/10/2025	DD/BR #344036 Q35	01-21-000-72220 105.85	DONUTS & COFFEE FOR CPR CLAS	1559	EFT Transfer	105.85
11/24/2025	DNH GODADDY#395399991	01-16-000-72655 119.99	SSL CERT	1559	EFT Transfer	119.99
11/17/2025	FACEBK QCEVB659G2	01-35-000-72653 155.63	BOOSTED POSTS	1559	EFT Transfer	155.63
11/21/2025	FASTSIGNS	01-75-206-72923 1,012.42	HS ICE RINK SIGNS	1559	EFT Transfer	1,012.42
11/04/2025	FEDEX OFFIC19600019620	01-17-205-72110 61.90	MAILING TO ATTORNEY	1559	EFT Transfer	61.90
11/05/2025	GREAT WOLF LDG GURNEE	14-00-000-72140 125.39	NIFIA CONFERENCE FOR FM LORE	1559	EFT Transfer	125.39
11/05/2025	GREAT WOLF LDG GURNEE	14-00-000-72140 125.39	NIFIA CONFERENCE FOR INSPEC	1559	EFT Transfer	125.39

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
EFT Transfer						
FIFTH THIRD BANK						
11/03/2025	HOBBY-LOBBY #0183	01-11-000-72220 37.24	EPILEPSY AWARENESS	1559	EFT Transfer	37.24
11/07/2025	HOBBY-LOBBY #0183	01-11-000-72790 47.93	EPILEPSY AWARENESS RIBBON FO	1559	EFT Transfer	47.93
11/17/2025	HOBBY-LOBBY #0183	01-75-206-72923 47.85	WARMING TENT HOLIDAY DECOR	1559	EFT Transfer	47.85
11/24/2025	ILLINOIS CITY COUNTY M	01-12-000-72170 35.00	IAMMA/METRA HOLIDAY LUNCHEON	1559	EFT Transfer	35.00
11/10/2025	ILLINOIS GOVERNMENT FI	01-14-000-72720 20.00	YEAR END WEBINAR - L LAIRD	1559	EFT Transfer	20.00
11/13/2025	IN THE CHICAGO CAROLE	01-75-206-72923-0092 300.00	PERFORMERS FOR TREE LIGHTING	1559	EFT Transfer	300.00
11/05/2025	JOLIET WILL COUNTY CTR	01-35-000-72170 50.00	ANNUAL REPORT BREAKFAST	1559	EFT Transfer	50.00
11/12/2025	JOLIET WILL COUNTY CTR	01-33-000-72170 50.00	2025 ANNUAL REPORT TO INVEST	1559	EFT Transfer	50.00
11/07/2025	LENOVO UNITED STATES	01-16-000-74128 1,834.99	LAPTOP FOR CDD	1559	EFT Transfer	1,834.99
11/24/2025	MENARDS CRESTWOOD IL	75-00-000-72742 423.62	TITAN TILES RUBBER	1559	EFT Transfer	423.62
11/24/2025	MENARDS CRESTWOOD IL	75-00-000-72742 (38.51)	SALES TAX REFUND	1559	EFT Transfer	(38.51)
11/28/2025	MENARDS CRESTWOOD IL	01-75-206-73870 261.45	ENDURANCE FLOOR	1559	EFT Transfer	261.45
11/24/2025	MENARDS HOMER GLEN IL	75-00-000-72742 554.56	TITAN TILES RUBBER	1559	EFT Transfer	554.56
11/24/2025	MENARDS HOMER GLEN IL	75-00-000-72742 (41.08)	SALES TAX REFUND	1559	EFT Transfer	(41.08)
11/26/2025	MENARDS HOMER GLEN IL	01-75-206-73870 319.92	FOLD IN HALF TABLE	1559	EFT Transfer	319.92
11/24/2025	MENARDS MATTESON IL	75-00-000-72742 470.69	TITAN TILES RUBBER	1559	EFT Transfer	470.69
11/24/2025	MENARDS MATTESON IL	75-00-000-72742 (42.79)	SALES TAX REFUND	1559	EFT Transfer	(42.79)
11/28/2025	MENARDS MATTESON IL	01-75-206-73870 348.60	ENDURANCE FLOOR	1559	EFT Transfer	348.60
11/21/2025	NATIONAL INSTITUTE OF	01-15-000-72720 195.00	AGENCY DUES - S RIVERA	1559	EFT Transfer	195.00
11/19/2025	NORTH AMERICAN POLICE	01-17-205-72720 50.00	NAPWDA MEMBERSHIP FOR K9	1559	EFT Transfer	50.00
11/21/2025	OHD GLOBAL	01-19-000-72750 910.00	ANNUAL QUANTIFIT CALIBRATION	1559	EFT Transfer	910.00
11/05/2025	PETSMART # 1641	01-17-220-72240 213.97	K9 FOOD AND SUPPLEMENTS	1559	EFT Transfer	213.97
11/26/2025	POTBELLYCATERING	01-15-000-72220 221.91	LUNCH FOR M EDWARDS	1559	EFT Transfer	221.91
11/06/2025	PRODUCT DECORATORS	01-41-044-72977 (12.82)	RAINDROP ROUND RECYCLED GLAS	1559	EFT Transfer	(12.82)
11/06/2025	READY TO GO VET REHAB	01-17-220-72240 56.07	K9 SUPPLEMENTS	1559	EFT Transfer	56.07
11/07/2025	SAFE KIDS WORLDWIDE	01-17-215-72170 55.00	CAR SEAT CERTIFICATION - D N	1559	EFT Transfer	55.00

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
EFT Transfer						
FIFTH THIRD BANK						
11/05/2025	SAMS CLUB #6485	01-14-000-73115 63.21	WATER	1559	EFT Transfer	63.21
11/06/2025	SAMS CLUB #6485	60-00-000-73110 27.52 63-00-000-73110 3.06 64-00-000-73110 13.11	ZIPLOCK BAGS	1559	EFT Transfer	43.69
11/19/2025	SAMS CLUB #6485	60-00-000-73115 14.82 63-00-000-73115 14.82 64-00-000-73115 12.70 01-26-023-73115 42.34 01-26-025-73115 21.16	FREEZER, WIPES	1559	EFT Transfer	105.84
11/20/2025	SAMS CLUB #6485	01-14-000-73115 72.00	CHOCOLATE/SNACKS FOR BOARD	1559	EFT Transfer	72.00
11/03/2025	SAMS CLUB.COM	60-00-000-73115 47.83 63-00-000-73115 47.83 64-00-000-73115 41.00 01-26-023-73115 136.65 01-26-025-73115 68.33	COFFEE	1559	EFT Transfer	341.64
11/05/2025	SAMS CLUB.COM	01-75-206-72923-0092 399.60	PARADE OF LIGHTS CANDY	1559	EFT Transfer	399.60
11/06/2025	SAMS CLUB.COM	01-35-100-73870 263.04	HOSPITALITY BAGS	1559	EFT Transfer	263.04
11/10/2025	SAMS CLUB.COM	01-26-025-73580 515.44	WHITE VINEGAR, PAPER TOWELS	1559	EFT Transfer	515.44
11/14/2025	SAMS CLUB.COM	60-00-000-73115 9.87 63-00-000-73115 9.87 64-00-000-73115 8.46 01-26-025-73115 14.10 01-26-023-73115 28.22	POP FOR VENDING	1559	EFT Transfer	70.52
11/17/2025	SAMS CLUB.COM	01-17-205-73315 212.94	BOWLS, CUTLERY, COFFEE, NAPK	1559	EFT Transfer	212.94
11/19/2025	SAMS CLUB.COM	01-17-205-73315 19.92	WATER	1559	EFT Transfer	19.92
11/20/2025	SAMS CLUB.COM	01-14-000-73115 38.88	WATER	1559	EFT Transfer	38.88

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
EFT Transfer						
FIFTH THIRD BANK						
11/07/2025	SAMSCLUB #6485	60-00-000-73115 4.94 63-00-000-73115 4.94 64-00-000-73115 4.23 01-26-023-73115 14.10 01-26-025-73115 7.05	POP FOR VENDING	1559	EFT Transfer	35.26
11/14/2025	SAMSCLUB #6485	60-00-000-73115 8.19 63-00-000-73115 8.19 64-00-000-73115 7.02 01-26-023-73115 23.40 01-26-025-73115 11.69	PLATES, CUTLERY, NAPKINS	1559	EFT Transfer	58.49
11/13/2025	SAMSCLUB.COM	01-26-025-73580 67.40	PINE SOL CLEANER	1559	EFT Transfer	67.40
11/06/2025	SHOPWILDTHINGS INC	01-35-000-73112 187.83	VALENTINE ROSES	1559	EFT Transfer	187.83
11/19/2025	SILVER CROSS HOSPITAL	01-19-000-72145 500.00	EMT CLASS FOR LT WITTMAN - D	1559	EFT Transfer	500.00
11/07/2025	SIMPLIFILE.COM	01-14-000-72355 95.21	ER2025062390 592 LISSON	1559	EFT Transfer	95.21
11/03/2025	THE TIMES	01-35-000-72720 24.99	MONTHLY SUBSCRIPTION	1559	EFT Transfer	24.99
11/10/2025	TST ED & JOES PIZZA	60-00-000-72220 175.59 63-00-000-72220 175.60 64-00-000-72220 150.51	PIZZA FOR STAFF	1559	EFT Transfer	501.70
11/10/2025	TST ED & JOES PIZZA	60-00-000-72220 10.50 64-00-000-72220 9.00 63-00-000-72220 10.50	PIZZA FOR STAFF	1559	EFT Transfer	30.00
11/06/2025	WF WAYFAIR4502814879	01-35-000-73112 540.00	VALENTINES GNOMES FOR HS	1559	EFT Transfer	540.00
11/06/2025	WIX.COM 1207042505	01-35-000-72720 348.00	YEARLYSUBS NEW VISIT TP SITE	1559	EFT Transfer	348.00
11/21/2025	WWW.IAPPO.ORG	01-15-000-72720 45.00	IAPPO MEMBERSHIP - S RIVERA	1559	EFT Transfer	45.00
11/21/2025	WWW.WENDELLABOATS.COM	01-14-000-72974-0456 90.00	RAFFLE PRIZES FOR CHRISTMAS	1559	EFT Transfer	90.00
Total FIFTH THIRD BANK:						15,981.70
Total EFT Transfer:						15,981.70

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
A T & T LONG DISTANCE						
827776689	A T & T LONG DISTANCE	01-17-225-72120-0129 168.94	CORPORATE ID931719 LB TIP LI	2739	Paper Check	168.94
Total A T & T LONG DISTANCE:						168.94
AMERIGAS PROPANE LP						
3184341697	AMERIGAS PROPANE LP	01-75-206-72923-0092 2,467.50	PROPANE HEATERS FOR 2-DAY HO	2740	Paper Check	2,467.50
Total AMERIGAS PROPANE LP:						2,467.50
BAECORE GROUP INC						
159-22	BAECORE GROUP INC	01-15-000-72790 10,520.00	ERP 6-MONTH POST GO-LIVE REV	2741	Paper Check	10,520.00
Total BAECORE GROUP INC:						10,520.00
BETTENHAUSEN CONSTRUCTION SERV						
250164	BETTENHAUSEN CONSTRUCTION SERVICES	01-26-023-72890 225.00 60-00-000-73681 330.75 63-00-000-73681 36.75 64-00-000-73681 157.50	VTP 2550 - SEMI TRUCK TIME F	2742	Paper Check	750.00
250165	BETTENHAUSEN CONSTRUCTION SERVICES	70-00-000-73860 37.50 60-00-000-73860 141.75 63-00-000-73860 15.75 64-00-000-73860 67.50 01-26-023-73860 112.50	VTP2550 - SEMI TRUCK TIME FO	2742	Paper Check	375.00
250166	BETTENHAUSEN CONSTRUCTION SERVICES	01-26-023-72890 225.00 60-00-000-73681 330.75 63-00-000-73681 36.75 64-00-000-73681 157.50	VTP2550 - SEMI TRUCK TIME FO	2742	Paper Check	750.00
250167	BETTENHAUSEN CONSTRUCTION SERVICES	70-00-000-73860 37.50 60-00-000-73860 141.75 63-00-000-73860 15.75 64-00-000-73860 67.50 01-26-023-73860 112.50	VTP2550 - SEMI TRUCK TIME FO	2742	Paper Check	375.00

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
BETTENHAUSEN CONSTRUCTION SERV						
250168	BETTENHAUSEN CONSTRUCTION SERVICES	01-26-023-72890 75.00 60-00-000-73681 110.25 63-00-000-73681 12.25 64-00-000-73681 52.50	VTP2550 - SEMI TRUCK TIME FO	2742	Paper Check	250.00
250169	BETTENHAUSEN CONSTRUCTION SERVICES	70-00-000-73860 93.75 60-00-000-73860 354.38 63-00-000-73860 39.38 64-00-000-73860 168.74 01-26-023-73860 281.25	VTP2550 - SEMI TRUCK TIME FO	2742	Paper Check	937.50
250170	BETTENHAUSEN CONSTRUCTION SERVICES	01-26-023-72890 150.00 60-00-000-73681 220.50 63-00-000-73681 24.50 64-00-000-73681 105.00	VTO2550 - SEMI TRUCK TIME FO	2742	Paper Check	500.00
250171	BETTENHAUSEN CONSTRUCTION SERVICES	70-00-000-73860 37.50 60-00-000-73860 141.75 63-00-000-73860 15.75 64-00-000-73860 67.50 01-26-023-73860 112.50	VTP2550 - SEMI TRUCK TIME FO	2742	Paper Check	375.00
Total BETTENHAUSEN CONSTRUCTION SERV:						4,312.50
BEVERLY SNOW AND ICE INC						
81140	BEVERLY SNOW AND ICE INC	01-26-023-72785-0005 26,845.00	SNOW REMOVAL - PARKING LOTS	2743	Paper Check	26,845.00
81120	BEVERLY SNOW AND ICE INC	01-26-023-72785-0005 118,895.00	SNOW REMOVAL - PARKING LOTS	2743	Paper Check	118,895.00
81121	BEVERLY SNOW AND ICE INC	01-26-023-72785-0005 9,360.00	SNOW REMOVAL - PARKING LOTS	2743	Paper Check	9,360.00
Total BEVERLY SNOW AND ICE INC:						155,100.00
CCP DIRECT (FKA CCP INDUSTRIES, INC)						

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
CCP DIRECT (FKA CCP INDUSTRIES, INC)						
IN05660717	CCP INDUSTRIES, INC	60-00-000-72710 71.62 63-00-000-72710 71.62 64-00-000-72710 61.39 01-26-023-72710 204.62 01-26-025-72710 102.30	ALLSORB INDUSTRIAL PAD MB 15	2744	Paper Check	511.55
Total CCP DIRECT (FKA CCP INDUSTRIES, INC):						511.55
DR HORTON INC						
121625	DR HORTON INC	84-00-000-20552 1,000.00	REFUND GRADE DEPOSIT 17226 M	2745	Paper Check	1,000.00
Total DR HORTON INC:						1,000.00
ECOLAB PEST ELIMINATION INC.						
9768110	ECOLAB PEST ELIMINATION INC.	01-26-025-72790 638.25	RODENT CEILING SERVICE/COCKR	2746	Paper Check	638.25
9768111	ECOLAB PEST ELIMINATION INC.	01-26-025-72790 93.40	COCKROACH/RODENT PROGRAM	2746	Paper Check	93.40
Total ECOLAB PEST ELIMINATION INC.:						731.65
ED & JOE'S PIZZA						
14	ED & JOE'S PIZZA	01-35-000-72220 81.75	LUNCH FOR STAFF - HOLIDAY MA	2747	Paper Check	81.75
Total ED & JOE'S PIZZA:						81.75
ETP LABS INC.						
25-138180	ETP LABS INC.	60-00-000-72865 1,089.20 64-00-000-72865 466.80	COLIFORM SAMPLES	2748	Paper Check	1,556.00
Total ETP LABS INC.:						1,556.00
EVEN HOTEL-CHICAGO TINLEY PARK CONVENTION CENTER						
1212-DPF-BK059149017	EVEN HOTEL-CHICAGO TINLEY PARK CONVENTION CENTER	01-14-000-72974 14,805.39	EMPLOYEE HOLIDAY PARTY 12/12	2749	Paper Check	14,805.39
Total EVEN HOTEL-CHICAGO TINLEY PARK CONVENTION CENTER:						14,805.39
FIRST RESPONDERS WELLNESS CENTER LLC						
28234	FIRST RESPONDERS WELLNESS CENTER LLC	01-41-040-72846 610.00	PSYCH EXAMS FOR PATROL OFFIC	2750	Paper Check	610.00
Total FIRST RESPONDERS WELLNESS CENTER LLC:						610.00
FRAME TECH 1 LLC						
40112	FRAME TECH 1 LLC	01-17-220-72540 75.00	ALIGNMENT - POLICE UNIT #24A	2751	Paper Check	75.00
Total FRAME TECH 1 LLC:						75.00
GOLDY LOCKS INC						
98913053	GOLDY LOCKS INC	01-26-025-73840 27.00	SINGLE CUT DUPLICATE KEY, DO	2752	Paper Check	27.00

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
GOLDY LOCKS INC						
Total GOLDY LOCKS INC:						27.00
GORDON ELECTRIC SUPPLY						
S3111020.001	GORDON ELECTRIC SUPPLY	01-26-025-72520 124.96	ADVANCE ICN FLUORESCENT BALL	2753	Paper Check	124.96
S3110378.001	GORDON ELECTRIC SUPPLY	01-26-025-73410 609.24	BURNDY 6ASWG COPPER BUTT SPL	2753	Paper Check	609.24
Total GORDON ELECTRIC SUPPLY:						734.20
ILEAS						
4525	ILEAS	01-17-205-72720 300.00	CUST# 55996 - 2026 ANNUAL IN	2754	Paper Check	300.00
Total ILEAS:						300.00
JEWEL OSCO						
00431277	JEWEL OSCO	01-14-000-71113 119.09	*****0413 - ABSOPURE 32PK, D	2755	Paper Check	119.09
Total JEWEL OSCO:						119.09
LORENCE, BRUCE						
110125	LORENCE, BRUCE M.	01-26-025-72530 30.00	NOVEMBER 2025 OPA TRAIN STAT	2756	Paper Check	30.00
Total LORENCE, BRUCE:						30.00
MAP AUTOMOTIVE OF CHICAGO						
40GP4353	MAP AUTOMOTIVE OF CHICAGO	01-17-220-72540 668.52	ELEMENT ASSY, FILTER ASSY -	2757	Paper Check	668.52
Total MAP AUTOMOTIVE OF CHICAGO:						668.52
MENARDS						
86720	MENARDS	01-26-025-73410 10.76	ACCT# 30860257 - 14-3 12' AP	2758	Paper Check	10.76
86641	MENARDS	60-00-000-73630 5.02 63-00-000-73630 0.56 64-00-000-73630 2.38	ACCT# 30860257 - 3/4" SPLIT	2758	Paper Check	7.96
86699	MENARDS	01-26-025-73630 29.17	ACCT# 30860257 - 3/8C X 7/8	2758	Paper Check	29.17
86683	MENARDS	01-26-025-72520 19.97	ACCT# 30860257 - FROGTAPE PR	2758	Paper Check	19.97
86033	MENARDS	01-26-025-72520 63.48	ACCT# 30860257 - POWERGRAB E	2758	Paper Check	63.48
86290	MENARDS	01-26-025-72520 15.99	ACCT# 30860257 - FROGTAPE PR	2758	Paper Check	15.99
86094	MENARDS	01-26-025-72520 11.25	ACCT# 30860257 - BK CABLE TI	2758	Paper Check	11.25
86348	MENARDS	01-26-023-73410 14.99	ACCT# 30860257 - MF DPIMP SK	2758	Paper Check	14.99
86011	MENARDS	01-75-206-73870 59.99	ACCT# 30860257 - YARD ACRES	2758	Paper Check	59.99
86247	MENARDS	01-75-206-73580 86.95	ACCT# 30860257 - INDOOR/OUTD	2758	Paper Check	86.95

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
MENARDS						
86422	MENARDS	60-00-000-73845 8.13 63-00-000-73845 0.90 64-00-000-73845 3.87	ACCT# 30860257 - 48" DRIVEWA	2758	Paper Check	12.90
86221	MENARDS	01-26-025-72520 58.62	ACCT# 30860257 - 10 202.4" W	2758	Paper Check	58.62
86105	MENARDS	01-26-023-73410 17.92	ACCT# 30860257 - SAND IN A T	2758	Paper Check	17.92
86060	MENARDS	60-00-000-73870 12.61 63-00-000-73870 12.61 64-00-000-73870 10.81 01-26-023-73870 36.03 01-26-025-73870 18.02	ACCT# 30860257 - AC/MC/FLEX	2758	Paper Check	90.08
86229	MENARDS	01-26-025-73570 7.88 60-00-000-73410 25.19 63-00-000-73410 2.80 64-00-000-73410 11.99	ACCT# 30860257 - 16OZ DAWN P	2758	Paper Check	47.86
86089	MENARDS	01-35-000-73112 249.90	ACCT# 30860257 - 200L (WW) 6	2759	Paper Check	249.90
86025	MENARDS	01-35-000-73112 399.90	ACCT# 30860257 - LED FACETED	2759	Paper Check	399.90
86091	MENARDS	01-35-000-73570 31.17	ACCT# 30860257 - 24" BLK HD	2759	Paper Check	31.17
85946	MENARDS	01-26-025-72520 304.97	ACCT# 30860257 - 50 12/3 ALL	2759	Paper Check	304.97
86009	MENARDS	01-26-025-72520 50.30	ACCT# 30860257 - POWER GRAB	2759	Paper Check	50.30
86759	MENARDS	01-26-025-73410 12.92	ACCT# 30860257 - J-B KWIK CO	2759	Paper Check	12.92
86041	MENARDS	60-00-000-73870 28.92 63-00-000-73870 28.92 64-00-000-73870 24.79 01-26-023-73870 82.64 01-26-025-73870 41.53	ACCT# 30860257 - 4X10 SOLID	2759	Paper Check	206.80

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
MENARDS						
86768	MENARDS	60-00-000-73115 4.33 63-00-000-73115 4.33 64-00-000-73115 3.70 01-26-023-73115 12.36 01-26-025-73115 6.18	ACCT# 30860257 - GLAD SILICO	2759	Paper Check	30.90
86663	MENARDS	01-26-025-73410 13.99	ACCT# 30860257 - 10' X 12' C	2759	Paper Check	13.99
86761	MENARDS	01-19-000-72520 149.03	ACCT# 30860355 - COUNTERTOP	2759	Paper Check	149.03
86783	MENARDS	01-19-000-73585 142.72	ACCT# 30860355 - FIORA PAPER	2759	Paper Check	142.72
86811	MENARDS	01-19-000-73585 83.87	ACCT# 30860355 - COMPACT 6 E	2759	Paper Check	83.87
Total MENARDS:						2,224.36
MES SERVICE COMPANY LLC						
IN2402422	MES SERVICE COMPANY LLC	01-19-000-73410 3,013.00	FORCIBLE ENTRY TOOL REPLACEM	2760	Paper Check	3,013.00
Total MES SERVICE COMPANY LLC:						3,013.00
MORTON SALT INC						
5403906157	MORTON SALT INC	01-26-023-73810-0005 41,637.86 08-00-000-73810-0005 849.75	SALT FOR ICE CONTROL 12/15/2	2761	Paper Check	42,487.61
5403915946	MORTON SALT INC	01-26-023-73810-0005 1,582.64 08-00-000-73810-0005 32.30	SALT FOR ICE CONTROL 12/17/2	2761	Paper Check	1,614.94
Total MORTON SALT INC:						44,102.55
MSC INDUSTRIAL SUPPLY CO.						
8136503001	MSC INDUSTRIAL SUPPLY CO.	01-26-023-73840 441.96	18-8 SS HX HD CAP SCR 5/16-1	2762	Paper Check	441.96
Total MSC INDUSTRIAL SUPPLY CO.:						441.96
NICOR						
33079168366 1210	NICOR	64-00-000-72511 59.17	ACCT#33079168366 METER#43853	2763	Paper Check	59.17
49924710004 1209	NICOR	01-26-025-72511 441.00	ACCT#49924710004 METER 45817	2763	Paper Check	441.00
09977410001 1203	NICOR	01-26-025-72511 518.47	ACCT#09977410001 METER 51468	2763	Paper Check	518.47
Total NICOR:						1,018.64
PARK ACE HARDWARE						
76576/1	PARK ACE HARDWARE	01-19-000-73585 1,768.01	FIRE STATION SUPPLIES TO CLE	2764	Paper Check	1,768.01
Total PARK ACE HARDWARE:						1,768.01

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
SELLENTIN, TESSA						
121525	SELLENTIN, TESSA	01-21-000-72140 18.50	REIM: CPR COURSE - REQUIRED	2765	Paper Check	18.50
Total SELLENTIN, TESSA:						18.50
SOUTHWEST MAJOR CASE UNIT						
12/23/2025	SOUTHWEST MAJOR CASE UNIT	01-17-225-72720 1,100.00	YEARLY DUES	2766	Paper Check	1,100.00
Total SOUTHWEST MAJOR CASE UNIT:						1,100.00
SUTTON FORD INC./FLEET SALES						
648352	SUTTON FORD INC./FLEET SALES	01-17-220-72540 106.38	HOSE WINDSHIELD - PD X 2 FOR	2767	Paper Check	106.38
648208	SUTTON FORD INC./FLEET SALES	01-17-220-72540 302.92	PAD BRAKE, ROTOR ASSY BRAKE	2767	Paper Check	302.92
Total SUTTON FORD INC./FLEET SALES:						409.30
T18 PLUS LLC						
INV-6798	T18 PLUS LLC	01-19-000-72540 795.73	CHASIS/INSPECT AIR LEAKS AND	2768	Paper Check	795.73
Total T18 PLUS LLC:						795.73
TINLEY PARK UNITED METHODIST CHURCH						
120125	UNITED METHODIST CHURCH	70-00-000-72621 1,200.00	DECEMBER 2025 PARKING RENTAL	2769	Paper Check	1,200.00
Total TINLEY PARK UNITED METHODIST CHURCH:						1,200.00
TM TIRE CO INC						
171424	TM TIRE CO INC	01-26-025-73560 1,866.76	FIRESTONE FS561 A/P LRG - FA	2770	Paper Check	1,866.76
Total TM TIRE CO INC:						1,866.76
VERIZON WIRELESS						

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
VERIZON WIRELESS						
6130915262	VERIZON WIRELESS	01-15-000-72120 39.25 01-11-000-72120 39.25 01-12-000-72120 117.75 01-13-000-72120 78.50 01-16-000-72120 159.24 01-17-220-72120 937.44 01-17-220-72120 3,424.08 01-17-220-72120 605.94 01-17-225-72120 161.84 01-19-000-72120 431.77 01-19-000-72120 387.57 01-21-000-72120 117.75 01-21-210-72120 196.25 01-26-023-72120 1,142.56 01-26-025-72120 487.05 01-33-000-72120 235.50 01-33-000-72120 40.04 01-33-000-72120 39.25 01-35-000-72120 78.50 01-35-000-72120 39.25 01-11-000-72120 41.67 01-17-220-72120 78.50 01-17-220-72120 291.69 01-26-023-72120 166.68 01-26-025-72120 41.67 60-00-000-72120 2,215.59	ACCT#280481333-00003 MOBILE 2771	Paper Check	11,594.58

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
VERIZON WIRELESS						
6130915261	VERIZON WIRELESS	01-16-000-72127 116.10 01-11-000-72127 163.60 01-17-220-72127 1,117.27 01-19-000-72127 812.58 01-21-000-72127 39.25 01-21-210-72127 112.06 01-26-023-72127 39.25 01-26-025-72127 20.02 01-33-000-72127 40.04 01-12-000-72127 20.02 01-13-000-72127 20.02 01-15-000-72127 20.02 01-17-205-72127 100.02 01-17-220-72127 316.29 01-19-000-72127 60.06 01-26-023-72127 240.24 01-26-025-72127 80.08 01-33-000-72127 60.06 01-35-000-72127 20.02 60-00-000-72127 238.37	ACCT#280481333-00001 DATA SV	2771	Paper Check	3,635.37
Total VERIZON WIRELESS:						15,229.95
WINSTON'S MARKET						
1943	WINSTON'S MARKET	01-41-050-72220 1,800.00	TUESDAY NOVEMBER 11TH LUNCHE	2772	Paper Check	1,800.00
Total WINSTON'S MARKET:						1,800.00
Total Paper Check:						268,807.85
Report Total:						391,652.52

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
ACH Transaction						
AIR ONE EQUIPMENT, INC						
230368	AIR ONE EQUIPMENT, INC	01-19-000-74619 560.00	BUNKER GEAR - CAIRNS 6" FRO	1564	ACH Transaction	560.00
230539	AIR ONE EQUIPMENT, INC	01-19-000-72578 2,370.00 01-19-000-72578 1,580.00 01-19-000-72578 12.00	TEN (10) MSA G1 FIRE SERVICE	1564	ACH Transaction	3,962.00
Total AIR ONE EQUIPMENT, INC:						4,522.00
AIRY'S, INC						
51970	AIRY'S, INC	60-00-000-72745 1,777.98 63-00-000-72745 1,777.98 64-00-000-72745 1,523.98	6" WATER MAIN BREAK - 16427	1565	ACH Transaction	5,079.94
51985	AIRY'S, INC	65-00-002-75310-0364 269,403.24	21-R0545.06 KIMBERLY HEIGHTS	1565	ACH Transaction	269,403.24
51986	AIRY'S, INC	60-00-000-72745 2,538.42 63-00-000-72745 2,538.42 64-00-000-72745 2,175.80	6" WATER MAIN BREAK - 7034 1	1565	ACH Transaction	7,252.64
Total AIRY'S, INC:						281,735.82
AL WARREN OIL CO INC						
W1803147	AL WARREN OIL CO INC	01-26-023-73535-0005 1,342.00	VP ULTRA UNIVERSAL TRACTOR F	1566	ACH Transaction	1,342.00
W1803123	AL WARREN OIL CO INC	01-19-000-73545 2,064.86 60-00-000-73545 580.86 63-00-000-73545 145.22 64-00-000-73545 311.18 01-26-023-73545 11,043.03 01-26-025-73545 107.50	DIESEL USED 11/18-12/2/25	1566	ACH Transaction	14,252.65
Total AL WARREN OIL CO INC:						15,594.65
AMAZON CAPITAL SERVICES, INC. [PRIMARY*]						
1Q49-H74T-99M6	AMAZON CAPITAL SERVICES, INC.	60-00-000-73110 16.46 63-00-000-73110 1.83 64-00-000-73110 7.83 01-26-023-73110 26.12 01-26-025-73110 13.05	HALPIT WIRELESS MOUSE CHARGE	1567	ACH Transaction	65.29

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
ACH Transaction						
AMAZON CAPITAL SERVICES, INC. [PRIMARY*]						
1X1F-DLYK-9LWH	AMAZON CAPITAL SERVICES, INC.	60-00-000-73110 7.01 63-00-000-73110 0.78 64-00-000-73110 3.33 01-26-023-73110 11.11 01-26-025-73110 5.55	MAGNETIC CLIPS 2 INCH 12 PAC	1567	ACH Transaction	27.78
176W-JY73-KWYM	AMAZON CAPITAL SERVICES, INC.	01-41-056-72937 13.99	FRITO-LAY BAKED VARIETY PACK	1567	ACH Transaction	13.99
1HLT-W9JY-633M	AMAZON CAPITAL SERVICES, INC.	01-21-210-73110 55.00	LASKO 1500W CERAMIC SPACE HE	1567	ACH Transaction	55.00
1NY1-KQ9L-HHFT	AMAZON CAPITAL SERVICES, INC.	01-75-206-73870 162.18	MAGNETIC WHITE BOARD AND COR	1567	ACH Transaction	162.18
19FL-PD1F-GGYK	AMAZON CAPITAL SERVICES, INC.	01-41-040-73110 19.11 01-15-000-73110 9.95	PENDAFLEX EXPANDING POCKET F	1567	ACH Transaction	29.06
1GVQ-RG7G-MKKV	AMAZON CAPITAL SERVICES, INC.	01-12-000-73110 162.65	MARBRASSE 3 TIER PAPER ORGAN	1567	ACH Transaction	162.65
Total AMAZON CAPITAL SERVICES, INC. [PRIMARY*]:						515.95
AMPEST EXTERMINATION LLC						
25085	AMPEST EXTERMINATION LLC	01-26-023-72790 195.00	REMOVE NEST FROM PARKWAY - 7	1568	ACH Transaction	195.00
Total AMPEST EXTERMINATION LLC:						195.00
BETTENHAUSEN & ASSOCIATES LLC						
122625	BETTENHAUSEN & ASSOCIATES LLC	01-15-000-72790 4,912.50	PROFESSIONAL FINANCIAL SERVI	1569	ACH Transaction	4,912.50
Total BETTENHAUSEN & ASSOCIATES LLC:						4,912.50
CHANDLER SERVICES CORPORATION						

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
ACH Transaction						
CHANDLER SERVICES CORPORATION						
INV-31110	CHANDLER SERVICES CORPORATION	01-26-023-72540 2,600.00 01-26-023-72540 5,030.40 01-26-023-72540 252.00 01-26-023-72540 86.85 01-26-023-72540 100.35 01-26-023-72540 1,440.00 01-26-023-72540 650.00 01-26-023-72540 3,612.88 01-26-023-72540 171.33 01-26-023-72540 99.72 01-26-023-72540 275.63	REPAIR TO UNIT #95	1570	ACH Transaction	14,319.16
Total CHANDLER SERVICES CORPORATION:						14,319.16
CHICAGO PARTS & SOUND ENTERPRISES LLC						
43V0007686	CHICAGO PARTS & SOUND ENTERPRISES LLC	01-17-220-72540 52.19	SENSOR CRANK - POLICE UNIT #	1571	ACH Transaction	52.19
43V0007624	CHICAGO PARTS & SOUND ENTERPRISES LLC	01-19-000-72540 55.78	FILTER-PASS COM - FIRE UNIT	1571	ACH Transaction	55.78
43V0007677	CHICAGO PARTS & SOUND ENTERPRISES LLC	01-26-025-72540 58.70	ELEMENT, AIR CLEANER - FACIL	1571	ACH Transaction	58.70
Total CHICAGO PARTS & SOUND ENTERPRISES LLC:						166.67
CINTAS CORPORATION						
5309375011	CINTAS CORPORATION	01-26-025-73117 233.83	MEDICINE CABINET - FIRE DEPT	1572	ACH Transaction	233.83
5309375017	CINTAS CORPORATION	01-26-025-73117 353.57	MEDICINE CABINET - PW GARAGE	1572	ACH Transaction	353.57
5309375001	CINTAS CORPORATION	01-26-025-73117 270.71	MEDICINE CABINET - FIRE DEPT	1572	ACH Transaction	270.71
5309375016	CINTAS CORPORATION	01-26-025-73117 232.91	MEDICINE CABINET - POLICE DE	1572	ACH Transaction	232.91
5309375015	CINTAS CORPORATION	01-26-025-73117 235.70	MEDICINE CABINET - FD TRAINI	1572	ACH Transaction	235.70
5309375014	CINTAS CORPORATION	01-26-025-73117 60.93	MEDICINE CABINET - PUMP HOUS	1572	ACH Transaction	60.93
5309375013	CINTAS CORPORATION	01-26-025-73117 42.78	MEDICINE CABINET - VH	1572	ACH Transaction	42.78
5309375010	CINTAS CORPORATION	01-26-025-73117 345.09	MEDICINE CABINET - PUBLIC SA	1572	ACH Transaction	345.09
4254599636	CINTAS CORPORATION	01-26-025-72790 399.63	MATS - PW GARAGE	1573	ACH Transaction	399.63
Total CINTAS CORPORATION:						2,175.15
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						
102310	CROSSMARK PRINTING INC	01-17-205-72310 1,225.25	FIELD DIRECTOR 2026 - 92 PAG	1574	ACH Transaction	1,225.25
102590	CROSSMARK PRINTING INC	01-17-205-72310 352.53	#10 WINDOW ENVELOPE, #10 REG	1574	ACH Transaction	352.53
Total CROSSMARK PRINTING INC:						1,577.78
FMP (FACTORY MOTOR PARTS)						
50-6474650	FMP	01-17-220-72540 254.98	2018 FORD POLICE INTERCEPTOR	1575	ACH Transaction	254.98
Total FMP (FACTORY MOTOR PARTS):						254.98
HOMEWOOD DISPOSAL SERVICE						
9693772	HOMEWOOD DISPOSAL SERVICE	01-26-023-72890 2,552.80	HWD TSF GARBAGE TONS TKT# 12	1576	ACH Transaction	2,552.80
Total HOMEWOOD DISPOSAL SERVICE:						2,552.80
LEXISNEXIS RISK DATA MNGMNT						
1100234411	LEXISNEXIS RISK DATA MNGMNT	01-17-225-72852 150.00	NOVEMBER 2025 MINIMUM COMMIT	1577	ACH Transaction	150.00
Total LEXISNEXIS RISK DATA MNGMNT:						150.00
MIRACLE METHOD CHICAGO NW METRO						
INV-687080	MIRACLE METHOD CHICAGO NW METRO	28-00-000-75131-0445 1,700.00 33-00-000-75131-0445 14,000.00	BATHROOM TILE PAINTING - PO	1578	ACH Transaction	15,700.00
Total MIRACLE METHOD CHICAGO NW METRO:						15,700.00
NORTHWESTERN MEDICINE OCCUPATIONAL HEALTH						
567799	NORTHWESTERN MEDICINE OCCUPATIONAL HEALTH	01-41-040-72846 4,029.00	PATROL OFFICER PRE-EMPLOYMEN	1579	ACH Transaction	4,029.00
567486	NORTHWESTERN MEDICINE OCCUPATIONAL HEALTH	01-41-040-72846 680.00	PATROL OFFICER PRE-EMPLOYMEN	1580	ACH Transaction	680.00
Total NORTHWESTERN MEDICINE OCCUPATIONAL HEALTH:						4,709.00
OFFICE REVOLUTION LLC						
129260	OFFICE REVOLUTION LLC	75-00-000-72742 3,388.84 75-00-000-72742 990.00	INTERLOCKING MATS FOR ICE RI	1581	ACH Transaction	4,378.84
Total OFFICE REVOLUTION LLC:						4,378.84
PUBLIC SAFETY DIRECT, INC.						
106456	PUBLIC SAFETY DIRECT, INC.	30-00-000-74220 7,622.70 10-00-000-74220 12,067.74	SQUAD 25B EMERGENCY EQUIPMEN	1582	ACH Transaction	19,690.44
106451	PUBLIC SAFETY DIRECT, INC.	10-00-000-74220 989.00	REPLACE TRI-BAND ANTENNA & I	1582	ACH Transaction	989.00
106455	PUBLIC SAFETY DIRECT, INC.	10-00-000-74220 914.00	INSTALLATION OF DOME LIGHT -	1582	ACH Transaction	914.00
Total PUBLIC SAFETY DIRECT, INC.:						21,593.44
RAY O' HERRON CO INC						

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
ACH Transaction						
RAY O' HERRON CO INC						
2452407	RAY O' HERRON CO INC	01-17-205-73610 552.46	UNIFORM - NEW COMMANDER F. M	1583	ACH Transaction	552.46
2452195	RAY O' HERRON CO INC	01-19-000-73610 2,938.98	UNIFORM ITEMS - NEW HIRE ORD	1583	ACH Transaction	2,938.98
Total RAY O' HERRON CO INC:						3,491.44
TRIA ARCHITECTURE, INC.						
6293	TRIA ARCHITECTURE, INC.	75-00-002-72742-0323 871.50 33-00-002-72742-0323 178.50	23-057 - HARMONY SQUARE INFR	1584	ACH Transaction	1,050.00
Total TRIA ARCHITECTURE, INC.:						1,050.00
UNDERGROUND PIPE & VALVE CO						
088+63	UNDERGROUND PIPE & VALVE CO	60-00-000-73630 451.08 63-00-000-73630 50.12 64-00-000-73630 214.80 60-00-000-73630 501.48 63-00-000-73630 55.72 64-00-000-73630 238.80 60-00-000-73630 451.71 63-00-000-73630 50.19 64-00-000-73630 215.10 60-00-000-73630 867.51 63-00-000-73630 96.39 64-00-000-73630 413.10 60-00-000-73630 677.88 63-00-000-73630 75.32 64-00-000-73630 322.80	MAIN BREAK CLAMPS	1585	ACH Transaction	4,682.00
Total UNDERGROUND PIPE & VALVE CO:						4,682.00
WAREHOUSE DIRECT INC						
6054772-0	WAREHOUSE DIRECT INC	01-17-205-73110 439.90	COPY PAPER - POLICE	1586	ACH Transaction	439.90
Total WAREHOUSE DIRECT INC:						439.90
WELLNESS IQ INC						
51216	WELLNESS IQ INC	01-14-000-72447 525.00	FY26 MOBILE WELLNESS PROGRAM	1587	ACH Transaction	525.00
Total WELLNESS IQ INC:						525.00

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
ACH Transaction						
WRIGHT MATERIALS LLC						
9982	WRIGHT MATERIALS LLC	01-26-023-73680 250.00	IKEA PULVERIZED 4-WHEELER (7	1588	ACH Transaction	250.00
Total WRIGHT MATERIALS LLC:						250.00
Total ACH Transaction:						385,492.08
EFT Transfer						
CHICAGO TITLE & TRUST						
123025	CHICAGO TITLE & TRUST	30-00-000-75906 347,000.00	PURCH 17236 OAK PARK AVE 28-	1589	EFT Transfer	347,000.00
123025-2	CHICAGO TITLE & TRUST	30-00-000-75906 152,000.00	PURCH 17240 OAK PARK AVENUE	1589	EFT Transfer	152,000.00
Total CHICAGO TITLE & TRUST:						499,000.00
Total EFT Transfer:						499,000.00
Paper Check						
A T & T						
6196620116	A T & T	01-16-000-72125 2,514.40	ACCT#831001-2334811 VILL OF	2773	Paper Check	2,514.40
Total A T & T:						2,514.40
ADVANCE AUTO PARTS						
6717535843760	ADVANCE AUTO PARTS	60-00-000-72540 88.63 63-00-000-72540 29.55 64-00-000-72540 50.65	BATTERY PLATINUM - CORE PATE	2774	Paper Check	168.83
Total ADVANCE AUTO PARTS:						168.83
AMERICAN COMPUTER & COMMUNICATIONS, INC						
9741	AMERICAN COMPUTER & COMMUNICATIONS, INC	01-26-023-72513 118.75 01-26-025-72513 118.75 60-00-000-72513 124.69 63-00-000-72513 41.56 64-00-000-72513 71.25	TELETICKET XL SOFTWARE RENEW	2775	Paper Check	475.00
Total AMERICAN COMPUTER & COMMUNICATIONS, INC:						475.00
BS&A SOFTWARE LLC						
164948	BS&A SOFTWARE LLC	01-15-000-72655 147,447.00	BS&A ANNUAL SUPPORT JAN 1, 2	2776	Paper Check	147,447.00
Total BS&A SOFTWARE LLC:						147,447.00
BTI TACTICAL						
16504	BTI TACTICAL	01-19-000-74619 1,370.00	5.11 TACTICAL QR PLATE CARRI	2777	Paper Check	1,370.00
Total BTI TACTICAL:						1,370.00
CASE LOTS INC						

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
CASE LOTS INC						
5377	CASE LOTS INC	01-26-025-73580 959.55	BOARDWALK TOILET PAPER, MUL.	2778	Paper Check	959.55
Total CASE LOTS INC:						959.55
CERTIFIED LABORATORIES DIV.						
9384908	CERTIFIED LABORATORIES DIV.	60-00-000-73535 265.36 63-00-000-73535 88.45 64-00-000-73535 151.64 01-26-025-73535 252.72 01-26-023-73535 505.45	CURUST AEROSOL, PREMALUBE	2779	Paper Check	1,263.62
Total CERTIFIED LABORATORIES DIV.:						1,263.62
COMED - COMMONWEALTH EDISON						
1201166000 121325	COMED - COMMONWEALTH EDISON	64-00-000-72510 133.25	ACCT#1201166000 7950 W TIMBE	2780	Paper Check	133.25
8480205000 121325	COMED - COMMONWEALTH EDISON	70-00-000-72510 27.56	ACCT#8480205000 7650 TIMBER	2781	Paper Check	27.56
7271373000 121525	COMED - COMMONWEALTH EDISON	01-26-025-72510 4,784.07	ACCT#7271373000 18001 80TH A	2782	Paper Check	4,784.07
1116448836 121925	COMED - COMMONWEALTH EDISON	01-26-025-72510 169.68	ACCT#1116448836 O W 67TH CT	2783	Paper Check	169.68
1909555000 121825	COMED - COMMONWEALTH EDISON	01-26-025-72510 547.46	ACCT#1909555000 7980 W 183RD	2784	Paper Check	547.46
Total COMED - COMMONWEALTH EDISON:						5,662.02
DYNEGY ENERGY SERVICES LLC						
030480086110	DYNEGY ENERGY SERVICES LLC	60-00-000-72510 4,372.17 63-00-000-72510 4,372.18	ACCT#9804210600 INV #0304800	2785	Paper Check	8,744.35
030480086110	DYNEGY ENERGY SERVICES LLC	64-00-000-72510 852.46	ACCT#7703793007 INV # 030480	2785	Paper Check	852.46
030480086110	DYNEGY ENERGY SERVICES LLC	64-00-000-72510 327.45	ACCT#7601631787 INV#03048008	2785	Paper Check	327.45
030480086110	DYNEGY ENERGY SERVICES LLC	60-00-000-72510 6,173.45 63-00-000-72510 6,173.48	ACCT#1904247358 INV# 0304800	2785	Paper Check	12,346.93
030480086110	DYNEGY ENERGY SERVICES LLC	64-00-000-72510 3,828.00	ACCT#4106881262 INV# 0304800	2785	Paper Check	3,828.00
Total DYNEGY ENERGY SERVICES LLC:						26,099.19
FOREST LUMBER COMPANY						
69402	FOREST LUMBER COMPANY	01-26-023-72540 1,240.00	CUST# 10208 - 2X12X12 VEHICL	2786	Paper Check	1,240.00
Total FOREST LUMBER COMPANY:						1,240.00
FOX RIVER SYSTEMS INC						

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
FOX RIVER SYSTEMS INC						
7703	FOX RIVER SYSTEMS INC	60-00-000-72528 3,527.50 63-00-000-72528 3,527.50	PUMP REPAIR - PROJECT #4652	2787	Paper Check	7,055.00
Total FOX RIVER SYSTEMS INC:						7,055.00
FRIAS, ROBERTO						
120825	FRIAS, ROBERTO	01-17-220-72140 60.00	REIM: MEALS DURING CRIMINAL	2788	Paper Check	60.00
Total FRIAS, ROBERTO:						60.00
GOLDY LOCKS INC						
99096932	GOLDY LOCKS INC	60-00-000-73840 15.59 63-00-000-73840 5.20 64-00-000-73840 8.91	SINGLE CUT DUPLICATE KEY	2789	Paper Check	29.70
99187410	GOLDY LOCKS INC	60-00-000-73840 39.38 63-00-000-73840 13.12 64-00-000-73840 22.50	SPECIAL ORDER BIT AND BARREL	2789	Paper Check	75.00
Total GOLDY LOCKS INC:						104.70
HEIDELBERG MATERIALS MIDWEST						
44481275	HEIDELBERG MATERIALS MIDWEST	60-00-000-73860 1,036.95 63-00-000-73860 115.22 64-00-000-73860 493.78 01-26-023-73860 822.98 70-00-000-73860 274.32	STONE/BACKFILL 12/3/25	2790	Paper Check	2,743.25
Total HEIDELBERG MATERIALS MIDWEST:						2,743.25
HINCKLEY SPRINGS						
5977593 122025	HINCKLEY SPRINGS	01-21-210-73110 220.85	ACCT#32542175977593 DECEMBE	2791	Paper Check	220.85
Total HINCKLEY SPRINGS:						220.85
ILLINOIS CRIME FREE ASSOCIATION						
12/31/2025	ILLINOIS CRIME FREE ASSOCIATION	01-17-217-72720 50.00	MEMBERSHIP DUES	2792	Paper Check	50.00
Total ILLINOIS CRIME FREE ASSOCIATION:						50.00
ILLINOIS STATE POLICE						
20251104004	ILLINOIS STATE POLICE	01-14-000-72848 108.00	CC4004 TINLEY FINGERPRINT VI	2793	Paper Check	108.00
Total ILLINOIS STATE POLICE:						108.00
MAP AUTOMOTIVE OF CHICAGO						

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
MAP AUTOMOTIVE OF CHICAGO						
40GP5714	MAP AUTOMOTIVE OF CHICAGO	01-17-220-72540 (154.67)	BATTERY 36 MONTH - WARRANTY	2794	Paper Check	(154.67)
40GR7692	MAP AUTOMOTIVE OF CHICAGO	01-17-220-72540 256.72	END SPINDLE ROD CONNECTING,	2794	Paper Check	256.72
Total MAP AUTOMOTIVE OF CHICAGO:						102.05
MASTER AUTO SUPPLY / MONARCH						
15030-159675	MASTER AUTO SUPPLY	01-19-000-72540 17.14	LUBE 1 EACH CQBLUE - FIRE #0	2795	Paper Check	17.14
Total MASTER AUTO SUPPLY / MONARCH:						17.14
MCCAFFERTY, KELSEY M						
121525	MCCAFFERTY, KELSEY M	01-17-205-72140 25.04	REIM: LUNCH DURING "PROPER L	2796	Paper Check	25.04
Total MCCAFFERTY, KELSEY M:						25.04
MENARDS						
86812	MENARDS	01-26-025-72520 249.66	ACCT# 30860257 - ICE MELT 50	2797	Paper Check	249.66
86950	MENARDS	01-26-025-72520 39.01	ACCT# 30860257 - 1-1'2' X 10	2797	Paper Check	39.01
86948	MENARDS	01-75-206-73870 48.41	ACCT# 30860257 - 1/4 X 3/4 H	2797	Paper Check	48.41
86757	MENARDS	01-26-025-73570 128.23	ACCT# 30860257 - INSTD ALLIG	2797	Paper Check	128.23
86776	MENARDS	01-26-025-73570 8.99	ACCT# 30860257 - OUTLET POWE	2797	Paper Check	8.99
85321	MENARDS	01-26-023-73410 54.92	ACCT# 30860257 - GE ADVANCE	2797	Paper Check	54.92
87099	MENARDS	01-26-025-73535 8.59	ACCT# 30860257 - 176OZ 2-CYC	2797	Paper Check	8.59
84596	MENARDS	60-00-000-73610 35.26 63-00-000-73610 6.72 64-00-000-73610 17.98	ACCT# 30760257 - 34X32 GD FL	2797	Paper Check	59.96
86814	MENARDS	60-00-000-73410 36.50 63-00-000-73410 4.06 64-00-000-73410 17.37	ACCT# 30860257 - BENT SCRAPE	2797	Paper Check	57.93
87098	MENARDS	01-41-056-72937 6.78	ACCT# 30860257 - 2% GAL - SE	2797	Paper Check	6.78
Total MENARDS:						662.48
METROPOLITAN INDUSTRIES, INC.						
INV079943	METROPOLITAN INDUSTRIES, INC.	60-00-000-72528 410.00 63-00-000-72528 410.00	12-16 PUMP #3OFF - RESTORED	2798	Paper Check	820.00
Total METROPOLITAN INDUSTRIES, INC.:						820.00

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
MONROE TRUCK EQUIPMENT, INC.						
348365	MONROE TRUCK EQUIPMENT, INC.	01-26-023-72540-0005 432.40	PIN WLDMT 1.25 DIA X 8.266 Z	2799	Paper Check	432.40
Total MONROE TRUCK EQUIPMENT, INC.:						432.40
MORTON SALT INC						
5403919858	MORTON SALT INC	01-26-023-73810-0005 1,562.21 08-00-000-73810-0005 31.88	SALT FOR ICE CONTROL - TICKE	2800	Paper Check	1,594.09
5403919859	MORTON SALT INC	01-26-023-73810-0005 4,469.07 08-00-000-73810-0005 91.21	SALT FOR ICE CONTROL - TKT#	2800	Paper Check	4,560.28
5403922535	MORTON SALT INC	01-26-023-73810-0005 17,593.05 08-00-000-73810-0005 359.04	SALT FOR ICE CONTROL TKTS# 2	2800	Paper Check	17,952.09
5403929609	MORTON SALT INC	01-26-023-73810-0005 8,267.27 08-00-000-73810-0005 168.72	SALT FOR ICE CONTROL - TKTS#	2800	Paper Check	8,435.99
5403929608	MORTON SALT INC	01-26-023-73810-0005 6,574.40 08-00-000-73810-0005 134.17	SALT FOR ICE CONTROL TKT# 21	2800	Paper Check	6,708.57
Total MORTON SALT INC:						39,251.02
MOTION & CONTROL ENTERPRISES LLC						
F99992-001	MOTION & CONTROL ENTERPRISES LLC	60-00-000-72540 195.97 63-00-000-72540 65.32 64-00-000-72540 111.99	CRIMP HOSE ASSY	2801	Paper Check	373.28
Total MOTION & CONTROL ENTERPRISES LLC:						373.28
NICOR						
90223493009 121825	NICOR	01-26-025-72511 422.83	ACCT#90223493009 METER 50807	2802	Paper Check	422.83
41883243671 121625	NICOR	01-26-025-72511 679.03	ACCT#41883243671 METER 42836	2802	Paper Check	679.03
81423710003 121625	NICOR	01-26-025-72511 183.38	ACCT#81423710003 METER 28316	2802	Paper Check	183.38
64423710009 121625	NICOR	01-26-025-72511 1,091.77	ACCT#64423710009 METER 33583	2802	Paper Check	1,091.77
Total NICOR:						2,377.01
NIGRO, JAMES A						
121625	NIGRO, JAMES A	01-14-000-72435 29.04	RETIREE PENSION DEDUCTION BE	2803	Paper Check	29.04
Total NIGRO, JAMES A:						29.04
PARK ACE HARDWARE						

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
PARK ACE HARDWARE						
76588/1	PARK ACE HARDWARE	01-26-025-73410 23.98	CUST# 89143 - HD HOSE NOZZLE	2804	Paper Check	23.98
76574/1	PARK ACE HARDWARE	01-26-025-72540 3.67	CUST# 89143 - LOCK DEICER/LU	2804	Paper Check	3.67
076589/1	PARK ACE HARDWARE	01-19-000-73410 83.98	CUST# 9404 - TOILET SEAT ELN	2804	Paper Check	83.98
076590/1	PARK ACE HARDWARE	60-00-000-72530 3.34 63-00-000-72530 1.12 64-00-000-72530 1.91	CUST# 89143 - FASTENERS	2804	Paper Check	6.37
76599/1	PARK ACE HARDWARE	01-26-023-73840 6.48	FASTENERS	2804	Paper Check	6.48
Total PARK ACE HARDWARE:						124.48
POLICE CHIEFS ASSC OF WILL CO						
12/31/2025	POLICE CHIEFS ASSC OF WILL CO	01-17-205-72720 50.00	MEMBERSHIP DUES	2805	Paper Check	50.00
Total POLICE CHIEFS ASSC OF WILL CO:						50.00
RUTH, CINDY J						
121525	RUTH, CINDY J	01-17-205-72140 11.04	REIM: LUNCH DURING "PROPER	2806	Paper Check	11.04
Total RUTH, CINDY J:						11.04
SBA STEEL,LLC						
IN14081929	SBA STEEL,LLC	60-00-000-72631 318.14 63-00-000-72631 318.14 64-00-000-72631 318.14 01-19-000-72631 530.23 01-17-205-72631 636.26	TOWER SITE RENT #IL46494-A-0	2807	Paper Check	2,120.91
Total SBA STEEL,LLC:						2,120.91
STAPLES BUSINESS ADVANTAGE						
6049089242	STAPLES BUSINESS ADVANTAGE	01-17-205-73110 46.48	CORRECTION TAPE 18CT BOX, SH	2808	Paper Check	46.48
Total STAPLES BUSINESS ADVANTAGE:						46.48
SUTTON FORD INC./FLEET SALES						
648791	SUTTON FORD INC./FLEET SALES	01-17-220-72540 101.04	KIT, SEAL ASSY OIL - POLICE	2809	Paper Check	101.04
648987	SUTTON FORD INC./FLEET SALES	01-26-025-72540 151.21	END SPINDLE ROD, NUT - FACIL	2809	Paper Check	151.21
Total SUTTON FORD INC./FLEET SALES:						252.25
TELCOM INNOVATIONS GROUP, LLC						
A62321	TELCOM INNOVATIONS GROUP, LLC	01-26-025-72777 160.00	LABOR CHARGE FOR SO #191779	2810	Paper Check	160.00

Invoice Number	Vendor Name	Distributions\Amounts	Description	Paid By Check Number	Pay By Check Type	Inv Amt
Paper Check						
TELCOM INNOVATIONS GROUP, LLC						
Total TELCOM INNOVATIONS GROUP, LLC:						160.00
THE HUMAN RACE SPORTS INC						
146	THE HUMAN RACE SPORTS INC	01-19-000-73610 310.00	UNIFORMS SHOES - JOHN BARRY	2811	Paper Check	310.00
Total THE HUMAN RACE SPORTS INC:						310.00
THOMPSON ELEVATOR INSPECTION						
25-2618	THOMPSON ELEVATOR INSPECTION	01-33-300-72853 1,406.00	38 ELEVATOR CODE INSPECTIONS	2812	Paper Check	1,406.00
25-2645	THOMPSON ELEVATOR INSPECTION	01-33-300-72853 532.00	2025 ELEVATOR CODE INSPECTIO	2812	Paper Check	532.00
Total THOMPSON ELEVATOR INSPECTION:						1,938.00
TRI-COUNTY BOARD-UP AND GLASS REPAIR, INC						
4983	TRI-COUNTY BOARD-UP AND GLASS REPAIR, INC	01-17-205-72750 195.00	DOOR BOARDED - 7350 SANDLEWO	2813	Paper Check	195.00
Total TRI-COUNTY BOARD-UP AND GLASS REPAIR, INC:						195.00
WELLNOW URGENT CARE (PHYSICIANS IMMEDIATE CARE-CHGO)						
7106	WELLNOW URGENT CARE	01-14-000-72446 3,043.00	ACCT# 18861 - OCCUPATIONAL	2814	Paper Check	3,043.00
Total WELLNOW URGENT CARE (PHYSICIANS IMMEDIATE CARE-CHGO):						3,043.00
Total Paper Check:						249,882.03
Report Total:						1,134,374.11

Interoffice Memo

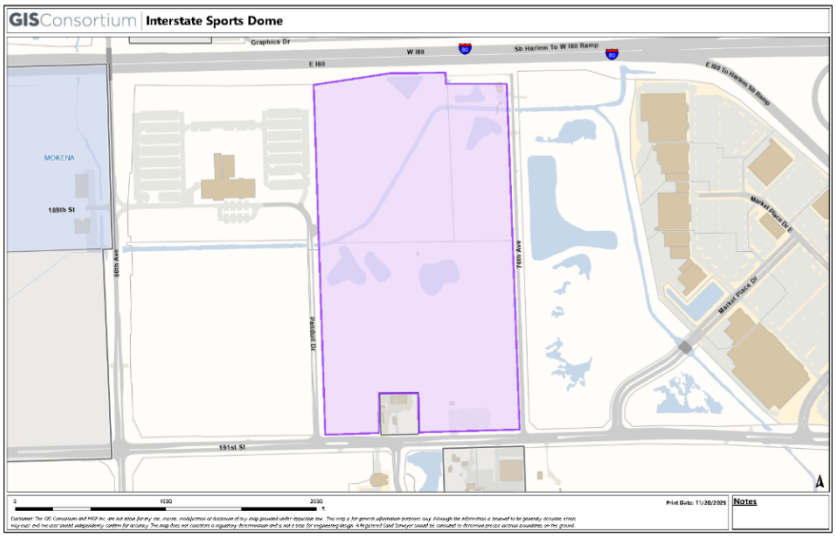
Date: December 19, 2025

To: John Urbanski, Public Works Director
Pat Carr, Village Manager

From: Kyle Vester, Village Engineer

Subject: Interstate Sports Dome Development Agreement

Prepared for the January 6th, 2026 Committee of the Whole and Village Board Meeting for consideration and possible action.



Description:
GK Development Properties, LLC, (Developer) received Village Board approval for annexation of a 0.06 acre parcel, rezoning of the property, a special use permit, final plat of consolidation, and plat of vacation at the December 17, 2024 Village Board Meeting. The Developer has been performing work to improve the site and prepare for opening of a large sports dome and accessory building. Staff and the Village Attorney have negotiated a Development Agreement (DA) with the Developer and their Attorney, which has been signed by the Developer.

A summary of the Village's main obligations within the DA:

- The Village will reduce or waive various fees owed by the Developer as stated in the DA.
- The Village will take on the construction of the 191st Street improvements, not-to-exceed $1.5M.

This work consists of our Village Consultant preparing intersection improvements, topographic survey, data collection, plan and specification booklet preparation for the traffic signal improvements and potential pedestrian crosswalks, as well as bidding services.

Staff Direction Request:

1. Approve the Interstate Sports Dome Development Agreement.
2. Direct Staff as necessary.

Tinley Park ILLINOIS
Life Amplified

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

RESOLUTION
NO. 2026-R-001

A RESOLUTION AUTHORIZING THE EXECUTION OF A DEVELOPMENT AGREEMENT FOR THE INTERSTATE SPORTS DOME

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. 2026-R-001

A RESOLUTION AUTHORIZING THE EXECUTION OF A DEVELOPMENT AGREEMENT FOR THE INTERSTATE SPORTS DOME

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 development agreement for the development of certain property, a true and correct copy of such Development Agreement (the "Development Agreement") being attached hereto and made 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 Development 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 "Development Agreement" be entered into and executed by said Village of Tinley Park, with said Development 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 Development Agreement.

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

ADOPTED this 6th day of January, 2026, by the Corporate Authorities of the Village of Tinley Park on a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED this 6th day of January, 2026, by the President of the Village of Tinley Park.

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT 1

DEVELOPMENT AGREEMENT FOR THE INTERSTATE SPORTS DOME

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. 2026-R-001, "**A RESOLUTION AUTHORIZING THE EXECUTION OF A DEVELOPMENT AGREEMENT FOR THE INTERSTATE SPORTS DOME**," which was adopted by the President and Board of Trustees of the Village of Tinley Park on January 6, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 6th day of January, 2026.

_____
VILLAGE CLERK

STATE OF ILLINOIS)
) SS
COUNTIES OF COOK AND WILL)

Prepared Jointly By:

Del Galdo Law Group, LLC
1441 S. Harlem Ave.
Berwyn, IL 60402
(708) 222-7000

and

Talati Law Firm PLLC
1919 Midwest Road
Suite 202
Oak Brook Illinois 60523

Return after recording to:
Village Clerk
Village of Tinley Park
16250 Oak Park Ave
Tinley Park, IL 60477

PINs: 19-09-01-300-020-0000
19-09-01-300-009-0000
19-09-01-300-018-0000

DEVELOPMENT AGREEMENT

By and Between

VILLAGE OF TINLEY PARK

AND

GK DEVELOPMENT PROPERTIES, LLC

7600 191st Street, Tinley Park, IL 60477

DEVELOPMENT AGREEMENT

This **DEVELOPMENT AGREEMENT** (this **"Agreement"**) is made and entered into as of _____, 2025 (the **"Effective Date"**) by and between the **VILLAGE OF TINLEY PARK, ILLINOIS**, an Illinois home rule municipal corporation (the **"Village"**), by and through its President and Board of Trustees (hereinafter referred to collectively as the **"Corporate Authorities"**), and **GK DEVELOPMENT PROPERTIES, LLC,** an Illinois limited liability company (hereinafter referred to as **"Owner"**). The Village and Owner are sometimes each individually hereinafter referred to as a **"Party"** and sometimes collectively as the **"Parties"**.

WITNESS:

WHEREAS, Owner is the title holder of record of the real estate containing approximately 48 acres located at 7600 191st Street on the north side of 191st Street, between Panduit Drive and 76th Avenue. and legally described on **Exhibit A** attached hereto (the **"Property**"); and

WHEREAS, the Property was annexed pursuant to Ordinance # 92-O-044, incorporated herein by reference, in 1992 and lies within the municipal boundaries of the Village; and

WHEREAS, Owner desires and proposes to improve the Property with a multi-phase commercial sports, retail and dining development, dependent on future lot development (the "**Development**"); and

WHEREAS, Phase 1 ("**Phase 1**") is proposed as a single lot with construction of a large sports dome and pre-cast support building (together, the "**Interstate Sports Dome**"), with connective sidewalks, roadway (inclusive of part of 76th Avenue) and related engineering of the Interstate Sports Dome site; and

WHEREAS, Phase 2 ("**Phase 2**") is proposed as the development of a second, smaller

dome (the "**Support Dome**"), providing remaining site improvements as well as a plat subdivision for additional commercial lots; and

WHEREAS, Phase 2 will also include the construction of access drives, completion of the remaining southern part of 76th Avenue, engineering and infrastructure, and potentially sidewalks for the remainder of the lots; and

WHEREAS, the Interstate Sports Dome shall be used as an indoor sports facility with two (2) baseball fields inside, and the Support Dome will be house offices, lavatories, and other supporting uses for the Interstate Sports Dome; and

WHEREAS, site plans for Phase 1 and Phase 2 of the Development are attached hereto and incorporated herein as **Exhibit B**; and

WHEREAS, Owner desires and proposes to consolidate the Property in accordance with the Final Plat of Consolidation (dated November 6, 2024, as such final plat may be revised by the Parties after the Effective Date of this Agreement) (the "**Final Plat of Consolidation**"), attached hereto and incorporated herein as **Exhibit C1,** and which was adopted by the Village by Ordinance No. 2024-O-071, entitled, "*An Ordinance Approving And Accepting The Interstate Sports Dome Final Plat Of Consolidation At 7600 191st Street*,"; and

WHEREAS, the Village also adopted a Plat of Vacation for 40 feet of the 76th Avenue Roadway from 191st Street to I-80 (the "**Plat of Vacation**"), a copy of which is attached hereto and included herein as **Exhibit C2** as part of Ordinance No. 2024-O-071; and

WHEREAS, the Village has granted a map amendment, rezoning the Property to a B-3 Zoning Designation, as set forth in Ordinance 24-O-069, entitled "*An Ordinance Approving A Map Amendment To Rezone 48 Acres Located At 7600 191st Street From ORI And R-1 To B-3 (Interstate Sports Dome)*, (the "**Rezoning Ordinance**"), attached hereto and incorporated herein as **Exhibit**

D; and

WHEREAS, the Development shall be subject to the Village's Subdivision and Development Regulations Ordinance in effect as of the Effective Date of this Agreement (the **"Subdivision Ordinance"**) so that Phase 1 and Phase 2 can be developed on the Property pursuant to the provisions and regulations of the Village's Zoning Ordinance in effect as of the Effective Date of this Agreement (the "**Zoning Ordinance**"), including, in particular, the regulations of the B-3 General Business and Commercial District (the **"B-3 District"**), and the requirements and restrictions specified in Ordinance 2024-O-70, attached hereto and incorporated herein as **Exhibit E**, entitled "*An Ordinance Granting A Special Use Permit To Establish The Interstate Sports Dome Planned Unit Development And Preliminary Plat At 7600 191st Street*" (the "**Special Use Ordinance**"); and

WHEREAS, Owner has advised the Village that, but for the Village's agreement to provide Owner with the economic development incentives hereinafter described (the **"Economic Development Incentives"**) to offset development costs Owner has incurred and will incur in acquiring and improving the Property, Owner would not proceed with the improvement of the Property so that it can be developed in accordance with the plans for Phase 1 and Phase 2; and

WHEREAS, the Village's Economic Development Incentives to the Owner consist of: (i) the Village's construction, at a cost of not to exceed One Million Five Hundred Thousand U.S. Dollars ($1,500,000.00) of certain off-site roadway and traffic signalization improvements, as hereinafter described and (ii) the Village's reduction of certain tap-on fees, as hereinafter specified; and

WHEREAS, Owner has further advised the Village that, but for the Village's provision

of the Economic Development Incentive to Owner, proceeding with the improvement of the Property as contemplated by this Agreement would not be economically feasible; and

WHEREAS, the President and the Board of Trustees of the Village (together, the "**Corporate Authorities**"), after due and careful consideration, have concluded that it is appropriate to utilize Village funds and assume certain obligations to construct public improvements that will make it possible to develop the Property and construct and operate the Interstate Sports Dome and Support Dome on the Property, and that the provision by the Village of the Economic Development Incentive will produce a material economic benefit to the Village and its residents and is an appropriate use of public funds; and

WHEREAS, the Village, in order to ensure that the development of the Property proceeds in a manner that furthers the public interest, requires certain assurances that Owner will perform certain acts and fulfill certain conditions prior to the making of any commitment with respect to the provision of the Economic Development Incentive to Owner, as hereinafter set forth; and

WHEREAS, Owner, in order to ensure the improvement of the Property in a manner economically feasible, requires both assurances from the Village that it will provide the Economic Development Incentive to Owner and assurances of certain terms which will affect the development of the Property and the continuation thereof for a definite period of time, as hereinafter set forth; and

WHEREAS, the Corporate Authorities, after due deliberation, by ordinance duly passed, have approved this Agreement and authorized and directed the Village President and Village Clerk to execute this Agreement and to take any and all actions necessary to effectuate its terms.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which the Parties hereby acknowledge, the Parties agree as follows:

I. INCORPORATION OF RECITALS

1.1 The preceding recitals are hereby made a part of this Agreement as if fully set forth in this Article 1.

II. AUTHORITY/ADOPTION OF REZONING ORDINANCE AND SPECIAL USE ORDINANCE

2.1 Authority/Applicable Law.

This Agreement is made and entered into by the Village pursuant to and in accordance with the Illinois Municipal Code, the Village's home rule authorities, and all other applicable and relevant constitutional and statutory authorities and Village ordinances.

2.2 Adoption of Rezoning Ordinance and Special Use Ordinance.

The Corporate Authorities have adopted the Rezoning Ordinance, the Special Use Ordinance, and an ordinance approving the Final Plat of Consolidation and Plat of Vacation for the Property. The Special Use Ordinance shall approve the Final Engineering Plans for the Property (as hereinafter defined) and grant certain exceptions from the Zoning Ordinance, and the Village's other ordinances, standards, codes and regulations as may be necessary to allow for the development of the Property and the construction of the Interstate Sports Dome and Support Dome in the manner contemplated by this Agreement. The Rezoning Ordinance shall remain in effect for the Term of this Agreement (as hereinafter defined) and not be amended without Owner's prior written consent.

2.3 Village Representations as to Necessary Actions.

The Village represents that it has taken all actions and given such notices as may be required by state law and the Village Code: (a) to adopt the ordinance approving this Agreement; (b) to enable the Village to execute this Agreement and fully carry out and perform the terms, covenants, agreements and duties and obligations on its part to be kept and performed, as created and imposed by the terms and provisions hereof; and (c) to adopt the Rezoning Ordinance and the Special Use Ordinance.

2.4 Owner Representations as to Necessary Actions.

Owner represents that it has taken all actions needed to enable it to execute this Agreement and fully carry out and perform the terms, covenants, agreements, and duties and obligations on its part to be kept and performed, as created and imposed by the terms and provisions hereof.

III. CONFLICTS

3.1 If any provision or part of this Agreement, the Rezoning Ordinance, the Special Use Ordinance, the Final Plat of Consolidaton, the Plat of Vacation, or the Final Engineering Plans conflict with the provisions of the Zoning Ordinance, the Subdivision Ordinance, or any other Village ordinance, code, regulation or standard which concerns or affects the zoning, subdivision and improvement of the Property and the construction of Phase 1 and Phase 2 on the Property, the provisions, regulations and standards contained in this Agreement, the Rezoning Ordinance, the Special Use Ordinance, the Final Plat of Consolidation, the Plat of Vacation, and the Final Engineering Plans shall control. Notwithstanding the foregoing, changes to Village codes and ordinances which are enacted after the Effective Date

of this Agreement to conform them to the requirements of state or federal laws shall apply to the improvement and development of the Property, and generally applicable Village ordinances, standards and regulations that address or concern matters that are not expressly addressed by this Agreement, the Rezoning Ordinance, the Special Use Ordinance, the Final Plat of Consolidation, or the Final Engineering Plans shall apply to the improvement and development of the Property and the construction of Phase 1 and Phase 2 on the Property.

IV. THE PLANNED UNIT DEVELOPMENT

4.1 Zoning Ordinance Section VII Matters.

The Property shall be developed in accordance with the requirements of Section VII "Planned Unit Developments" ("**Section VII**") of the Zoning Ordinance, subject to the provisions set forth below and in the Special Use Ordinance.

4.1.1 The Conceptual Plan and Final Planned Unit Development Plat.

The Final Plat of Consolidation shall constitute the Conceptual Land Use Plan for the Property contemplated by Paragraph B (2) of Section VII, and, collectively, the Final Plat of Consolidation, and the Final Engineering Plans shall constitute the Final Planned Unit Development Plat for the Property contemplated by Paragraph B (4) of Section VII.

4.1.2 Open Space.

Notwithstanding any stricter provisions of Section VII to the contrary, not less than ten percent (10%) of the Property shall be reserved and designated for open space purposes, including, but not limited to, open space, greenbelt buffers, easements, stormwater management improvements and/or berms.

4.1.3 Parking and Loading.

Notwithstanding any provision of Section VII or any other provision of the Zoning Ordinance to the contrary, off-street parking and loading requirements for the Project shall be governed only by the Special Use Ordinance.

4.1.4 Signage.

All signage shall comply with the Zoning Ordinance. Owner or future tenants shall not be prohibited from seeking additional zoning entitlement approval as a Substantial Deviation to the PUD at a future date.

4.1.5 Exterior Construction Standards.

Notwithstanding any provision of Section VII or any other provision of the Zoning Ordinance to the contrary, exterior construction standards and material requirements shall be governed by the Special Use Ordinance.

4.2 Use and Site Development Standards.

4.3 The Property shall remain subject to the Special Use Ordinance and Rezoning Ordinance, designating the Property as part of the B-3 zoning district. Owner shall construct Phase 1 and Phase 2 in accordance with the Site Development Requirements, set back requirements, and bulk regulations set forth in the Special Use Ordinance and Rezoning Ordinance. To the extent that the Special Use Ordinance conflicts with the Rezoning Ordinance, Zoning Ordinance, or Village Code, the Special Use Ordinance, inclusive of its exhibits, shall control. Plan and Permitting Approvals for Individual Lots.

4.3.1 Approval of Site, Architectural, Engineering, Construction, Lighting and Landscape Plans.

Site, architectural, engineering, construction, lighting and landscape plans for the individual Lots in Phase 2 shall be reviewed by the Village in accordance with the applicable provisions therefor in the Zoning Ordinance. All construction undertaken on any Lot shall be subject to the then-current Village construction and building standards in effect at the time of construction.

4.3.2 Review and Approval Process.

The Village shall use its best efforts to review and provide written comments on any submitted site, architectural, engineering, construction, lighting and landscape plans a party submits to the Village for an individual Lot within 45 calendar days of its receipt of such plans, and to approve such plans within 30 calendar days of receipt of a fully-compliant set of plans. If any application for approval of a site, architectural, engineering, lighting and landscape plans for an individual Lot is disapproved by the Village, the Village shall provide the applicant a statement in writing specifying the reasons for denial of the application. The applicant shall thereafter resubmit the applicable site, architectural, engineering, construction, lighting and landscape plan for such Lot, and the Village, within 30 calendar days of its receipt of same, shall either approve or disapprove such resubmitted plans. The Village agrees that only changes and portions of the application effected by the changes will be subject to being re-reviewed.

4.4 No Further or Additional Zoning Approvals Required.

Following the adoption of the Rezoning Ordinance and the Special Use Ordinance, no further or additional zoning approvals or public hearings shall be required as a prerequisite to the issuance of building permits for the Property unless a party seeking to develop a Lot with a particular use requires issuance of a special use permit for that use, the approval of a Substantial Deviation (as defined in the Zoning Ordinance) from the provisions of the planned unit development approved by the Special Use Ordinance, or a variation from

applicable provisions of the Zoning Ordinance.

V. PROVISION OF POTABLE WATER AND SANITARY SEWER SERVICES AND ON-SITE STORMWATER MANAGEMENT.

5.1 Off-Site Water and Sanitary Sewer Service Improvements.

The Village represents and warrants that, as of the Effective Date of this Agreement, all off-site potable water and sanitary sewer service improvements needed to supply potable water and provide sanitary sewage treatment services to the Property exist on the perimeter of the Property.

5.2 Adequacy of Water and Sanitary Sewer Services.

The Village further represents and warrants that, as of the Effective Date of this Agreement, it has, and it covenants that at all times during the Term of this Agreement it will have, adequate potable water and sanitary sewage treatment services to serve the Property, as it is intended to be developed and improved with the Project.

5.3 Supply of Water and Sewer Services.

The Village shall supply adequate potable water service and provide sanitary sewer treatment service to the Property as it develops and throughout the Term of this Agreement and it shall allow the connection of potable water service and sanitary sewer trunk and service lines installed on the Property to the Village's water and sewer systems, upon full satisfaction of the recapture fees, and subject to payment of fifty percent (50%) of the Village's customary and uniformly applied connection fees.

5.4 No Action Pending Which Would Interfere with the Provision of Services.

To the best of the Village's knowledge and belief, there is no administrative,

judicial, governmental or quasi-governmental, or legislative action pending or being threatened that would result in a reduction of, or limitation upon, either the Village's ability to provide potable water and sanitary sewer services to the Property in the manner and to the extent contemplated by the provisions of this Agreement or the Owner's right to use the sanitary sewer and potable water supplies and systems serving the Village.

VI. CONSTRUCTION AND MAINTENANCE OF ON-SITE WATER AND SEWER IMPROVEMENTS, ON-SITE STORMWATER MANAGEMENT IMPROVEMENTS, ON-SITE ROAD IMPROVEMENTS AND INDIVIDUAL LOT IMPROVEMENTS.

6.1 Construction of Watermains and Sanitary Sewer Service Mains.

When it proceeds with the improvement of the Property, Owner, at its sole cost and expense, shall construct on-site watermains and sanitary sewer service mains needed to serve the uses which are to be constructed on the Lots (collectively, the **"On-Site Water and Sewer Improvements"**), which watermains and sanitary sewer service mains are depicted on the final engineering plans prepared by KDC Consultants, consisting of 44 pages and dated most recently 10-15-2025, copies of which are attached hereto as **Exhibit E** (the **"Final Engineering Plans"**). Under no circumstances shall Owner be responsible for extending watermains or sanitary sewer service mains beyond the boundaries of the Property or from Lot lines to buildings that others ultimately construct on the Lots.

6.2 Construction of On-Site Stormwater Management Improvements.

The Parties agree and acknowledge that Owner, at its sole cost and expense, shall be responsible for constructing On-Site Stormwater Management Improvements in compliance with all applicable Village ordinances and other laws. Maintenance of

Watermains and Sanitary Sewer Service Mains. The maintenance and repair of all on-Site Water and Sewer Improvements shall be Owner's responsibility until such time as Owner conveys such improvements to third party purchasers by bill of sale, at which time Owner's responsibility for such maintenance and repair shall automatically and without further action of the Village terminate. The construction, maintenance and repair of water service lines, sanitary sewer service lines and storm sewers serving buildings constructed on an individual Lot shall at all times be the responsibility of the owner or developer of that Lot.

6.3 Maintenance and Repair of On-Site Road Improvements/Construction of Private Roadway Access.

Owner shall be responsible for the maintenance and repair of the on-Site Road Improvements until such time as Owner conveys such improvements to third-party purchasers by bill of sale, at which time Owner's responsibility for such maintenance and repair shall automatically and without further action of the Village terminate. When it proceeds to construct the On-Site Road Improvements it shall construct private roadways in substantial conformance with the final engineering plans submitted to the Village.

6.4 Fire Access Easement

Owner shall establish a permanent easement for fire access which shall be minimally 30 feet and made of grasscrete along the eastern part of proposed Lot 2 in Phase 2 (the "**Fire Easement**"). The Easement shall be recorded against the Property at Owner's expense and run with the land. Owner, its transferees or assigns, shall maintain the Fire Easement at its sole cost and expense.

6.5 Lot Improvements

The owners and developers of the Lots, at their expense (subject to their receipt of any economic development incentive the Village may agree to provide them), shall construct the parking lot improvements, sidewalk improvements, lighting improvements and landscape improvements needed to serve the Property and the uses established on those Lots, as and when those parties proceed to establish those uses on those Lots. Such improvements shall be constructed in accordance with the standards and specifications included on the Final Engineering Plans and in the Subdivision Ordinance, subject to the provisions of this Agreement, and in the manner required by the final engineering plans that are approved for such Lots.

VII. Deleted

VIII. VILLAGE BUILDING PERMIT, PLAN REVIEW, INSPECTION AND CONNECTION FEES.

8.1 Building Permit, Plan Review and Inspection Fees.

Owner shall be required to pay 75% General Construction building permit fees, plan review fees, impact fees and inspection fees for the construction of the Owner Improvements (as hereinafter defined) when due. Unless the Village agrees otherwise in a separate written agreement, the developers and owners of the Lots in Phase 2 shall pay generally 75% General Construction building permit fees, plan review, impact fees and inspection fees to the Village as and when those Lots are developed. All Robinson Engineering Limited (REL) plan review and site observation fees shall be waived.

8.2 Recapture Fee.

Owner hereby agrees and acknowledges that the Property is subject to the terms

and conditions set forth in Ordinance 14-O-029, entitled "*Ordinance Approving A Recapture Agreement with Panduit Corporation*," (the "**Recapture Ordinance**") which was adopted on October 21, 2014. Panduit Corp. paid for, constructed, and installed certain street, water or sewer main and other improvements within the service area, as defined in the Recapture Ordinance. The Village and Panduit Corp. entered into the Recapture Agreement as other private property owners in the service area have or will benefit from the infrastructure work undertaken by Panduit, and Panduit sought to be reimbursed for such work as neighboring properties in the service area were developed.

Pursuant to the Recapture Ordinance, the Property is located within the service area, as defined therein, and therefore is required to pay over to the Village the recapture fee of $747,313.08 as set forth in the Village's Invoice No. AR-0000000200 (the "**Invoice**"), incorporated herein by reference. The Village shall thereafter remit the recapture payment to Panduit in accordance with the terms of the Recapture Agreement. Owner shall satisfy the Invoice in full prior to the issuance of any building permits. The Parties agree and acknowledge that the recapture fee is non-refundable even in the event of the termination of this Agreement.

8.3 Water and Sewer Connection Fees.

Owner shall be required to pay fifty percent (50%) of all water and sewer connection fees, also known as tap-on fees, for the connection of the On-Site Water and Sewer Improvements to the Village's potable water and sanitary sewer systems. Unless the Village agrees otherwise in a separate written agreement, the developers

and owners of the Lots in Phase 2 shall pay the full cost of the generally applicable water and sewer connection fees to the Village as and when those Lots are developed and as a condition to the issuance of a building permit for the construction of a building on those Lots.

IX. VILLAGE CONSTRUCTION OBLIGATIONS.

9.1 Village Improvements.

The Village, shall undertake necessary design, engineering and permitting needed to construct, and, once all permits are obtained, it shall proceed to promptly construct, the following improvements, in addition to those obligations set forth in Article VI of this Agreement, to further the development of the Property and the construction of the Project on the Property (collectively, the **"Village Improvements"**). The Village's financial commitment to the Village Improvements shall in no event exceed One Million Five Hundred Thousand U.S. Dollars ($1,500,000.00). To the extent that the sum provided for herein is insufficient for right of way improvements and/or signalization, the Owner shall reimburse the Village in full for any and all costs, including but not limited to, engineering, permit costs, and construction costs to complete the Village Improvements. Such reimbursement will be made within ninety (90) days of the Village providing invoice(s) to the Owner for Village Improvements in excess of One Million Five Hundred Thousand U.S. Dollars ($1,500,000.00):

9.1.1 191st Street and Panduit Drive Intersection Improvements.

The following improvements to 191st Street (collectively, the **"191st Street Improvements"**):

a. Installation of permanent traffic signal;

b. Deacceleration lanes;
c. Right in/right outs;
d. Installation of all appropriate striping, crosswalks and signage for the Intersection and the improvements listed above.

9.2 Completion of Village Improvements.

The Village, provided Owner proceeds with the improvement of the Property, and subject to an event of *Force Majeure*, shall substantially complete the construction of the Village Improvements by December 31, 2026, which date may be extended by the Parties without amending this Agreement, provided such extension is confirmed in writing by the Parties.

X. OWNER CONSTRUCTION OBLIGATIONS

10.1 Construction Requirements.

To the extent Owner proceeds to construct the improvements hereinabove described which it is required to construct, it shall do so in accordance with the Final Engineering Plans, the Subdivision Ordinance, and such other engineering plans as may be approved by the Village after the Effective Date of this Agreement.

10.2 Completion of Owner Improvements.

Owner, provided it proceeds with the improvement of the Property, and subject to an event of *Force Majeure*, shall substantially complete the construction of the improvements for Phase 1 hereinabove described which it is required to construct by December 31, 2026, which date may be extended by the Parties without amending this Agreement, provided such extension is confirmed in writing by Parties.

XI. BUILDING ORDINANCES/BUILDING AND OTHER PERMITS/LAND DEVELOPMENT ACTIVITIES.

11.1 Building Ordinances

Except as specifically provided otherwise in this Agreement, the Rezoning Ordinance or the Special Use Ordinance, or as may otherwise be approved by the Corporate Authorities, the construction of buildings on the Property shall comply with all building code ordinances and other Village standards and regulations which are in effect in the Village at the time a party submits a building permit application to the Village to undertake that construction.

11.2 Building and Other Permits.

11.2.1 Review and Issuance of Permits and Approvals.

11.2.1.1 Applications for Building Permits.

Except as expressly provided elsewhere in this Agreement, following Village approval of a final engineering plan for a Lot, application may be made for, and the Village agrees to use its best efforts to issue, building permits for a building a party seeks to construct on such Lot within 45 calendar days of its receipt of a complete building permit application for such building. The building permit applicant shall be notified if a submitted application is incomplete or if the plans referenced in such application need to be modified or corrected. At such party's request, the Village shall issue building permits in phases. For example, site plans, foundation plans, mechanical, electrical and plumbing plans, and architectural plans may all be permitted separately to expedite construction. At request of a building permit applicant, the Village shall also issue building permits prior to the completion of the water, sanitary sewer and stormwater management improvements that will be needed to serve the building which is the subject of that

application, and prior to the construction of necessary on-site roadway and parking lot improvements and necessary off-site roadway improvements; however, substantial completion of these improvements will be a condition to the Village's issuance of an Occupancy Permit for such building.

11.2.1.2 Disapproval.

If any application for building permit is disapproved, the Village shall provide the applicant with a statement in writing specifying the reasons for denial of the application.

11.2.1.3 Final Grading Plans.

The Village shall use its best efforts to review and provide written comments on or approve final grading plans submitted by a party seeking to develop a Lot within 30 calendar days of receipt of an application for a grading permit with a full set of grading plans. The Village shall issue a grading permit within two calendar days of final grading plan approval. After approval of final grading plans by the Village Engineer for such Lot, a party may undertake, at its own cost and risk, grading operations on such Lot regardless of whether or not the Village has approved the final engineering plans for such Lot.

11.2.1.4 IEPA Applications.

The Village shall review any complete Illinois Environmental Protection Agency (**"IEPA"**) application prepared for filing by a party within 10 business days of the Village's receipt of same and shall sign the permit application as soon as it has approved the application,

notwithstanding the fact that the final engineering plan for the relevant Lot has not yet been approved by the Village. If after the time of such submittal, review of a party's final engineering plans makes necessary a change or changes to the applicable IEPA permit application, such party shall be solely responsible for filing an amended application with the IEPA and/or preserving with the IEPA the log number and priority position of said application for purposes of IEPA review and approval.

11.2.1.5 Requirement for Building Permits.

Nothing in this Agreement shall be construed as a waiver of the requirement that a building permit be obtained and the appropriate building permit fee paid as required by the Village building code for each building that is to be constructed on the Property.

11.3 Land Development Activities/Construction Trailers/Construction Vehicle Access/Construction Hours/Improvement Security/Third Party Permits.

11.3.1 Land Development Activities.

At any time after the Effective Date of this Agreement, Owner, at its own cost and risk, may undertake excavation, mass grading, erosion and sedimentation control, water retention and detention, filling, soil stockpiling and site grading in and upon the Property or any portion thereof once the Village has issued a mass grading permit for the grading and Owner has installed erosion and sedimentation control measures in accordance with the grading plan. Soil stockpiles may remain upon the Property or any portion thereof for a period of 10 years from the date that is the earlier of (i) the issuance of the mass grading permit, or

(ii) the issuance of the site development permit. Proposed locations for stockpiles, if any, must be shown on the final grading plan, subject to the approval of the Village's engineer. Following the expiration of such 10-year period, any remaining soil stockpiles shall be either (i) removed from the Property, or (ii) leveled, turf seeded, and maintained by Owner or subsequent owners, as applicable, and may be respread for use in subsequent phases of development.

11.3.2 Construction Trailers.

Owner shall have the right to maintain construction trailers, storage trailers and storage facilities on the Property. A Village permit must be obtained for the construction trailer, which will not be unreasonably withheld, and such permit must be current and will be subject to renewal on an annual basis.

11.3.3 Construction Vehicle Access.

Construction vehicle access to and from the Property shall be permitted off of 191st Street and 76th Avenue, provided the party using those curb-cuts for construction vehicle access removes, or uses good faith efforts to cause other parties to remove, construction-related dirt from 191st Street at the end of each workday, and promptly repairs, or uses good faith efforts to cause other parties to repair, any damage to 191st Street that is caused by such use. Parties undertaking construction activities on the Property shall be responsible for obtaining necessary permits or other authorization from Will County for such access, if

required.

11.3.4 Construction Hours.

Owner and the owners and developers of the Lots shall have the right to undertake land development and building construction activities on the Property from 7:00 a.m. to 7:00 p.m., Monday through Friday, and from 8:00 a.m. to 6:00 p.m. on Saturday and Sunday.

11.4 No Performance Security or Maintenance Security Required.

The Village hereby acknowledges the receipt of a performance surety bond from Owner. Owner is hereby required to maintain such bond until released by the Village for the completion of sanitary connections and related infrastructure improvements.

11.5 Third Party Permits.

The Village shall cooperate with Owner, at Owner's expense, in applying for and obtaining such governmental permits and approvals as may be required from time to time to develop the Property in accordance with this Agreement, the Rezoning Ordinance and the Regulating Plan. Such permits and approvals shall include, but not be limited to, those issued or required by Will County, IDOT, and the IEPA for any purpose, including access, construction and use of sewer and water mains, construction and use of roadways (including access points and curb-cuts) construction and use of stormwater detention areas as contemplated in this Agreement.

XII. MISCELLANEOUS.

13.1 Disconnection.

Owner agrees and acknowledges, in consideration of the Village's contribution of

the Economic Development Incentive for the Project and the other contributions and commitments the Village has made to Owner in this Agreement, and provided the Village is not in default under the provisions of this Agreement, neither Owner, nor its assignees, will disconnect the Property, in whole or in part, from the Village. This Section shall survive the termination of this Agreement.

13.2 No Personal Liability of Corporate Authorities.

Owner acknowledges and agrees that the individuals who are members of the group constituting the Corporate Authorities of the Village are entering into this Agreement in their corporate capacities as members of such a group and not in their individual capacities and that no liability, or right or claim, at law or in equity, shall attach to or be incurred by the Corporate Authorities or the officials, attorneys, agents and/or employees of the Village, and that any such rights or claims of Owner are hereby expressly waived and released as a condition of and as consideration for the execution of the Agreement by the Village. The foregoing waiver and release shall not extend to liabilities, claims or rights arising out of the willful misconduct or gross negligence of the Village Indemnified Parties (as hereinafter defined).

13.3 Facilitation of Development.

The Parties acknowledge and agree that the successful performance of their respective obligations under this Agreement will require their continued cooperation. The Village and Owner hereby evidence their intent to cooperate in the resolution of mutual problems and their willingness to facilitate the development and the use of the Property, as contemplated by the provisions of this Agreement.

13.4 Term of Agreement.

This Agreement will be binding on the Parties for a term of 20 years from the Effective Date (the **"Term"**). In the event the zoning contemplated by this Agreement is challenged in any legal proceeding, then, to the extent permitted by law, the period of time during which such proceedings are pending final determination shall toll the Term.

13.5 Assignment; Sale of Property or a Lot.

If the Property is sold and conveyed by Owner to another party, and such party assumes Owner's obligations under this Agreement with respect to the improvement of the Property, Owner shall thereupon be released from such obligations. The Owner shall be required to notify the Village in writing of an assignment at least thirty (30) days prior to the effective date of any such assignment. **Time of the Essence.**

It is understood and agreed that time is of the essence of this Agreement and that both Parties will make every reasonable effort to expedite the subject matters hereof. The failure of the Parties to insist upon the strict and prompt performance of the terms, covenants, agreements, and conditions herein contained, or any of them, upon any other party imposed, shall not constitute or be construed as a waiver or relinquishment of any party's right thereafter to enforce any such term, covenant, agreement, or condition, but the same shall continue in full force and effect.

13.6 Binding Effect of Agreement.

This Agreement shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns and upon successor owners and developers of the Lots.

13.7 No Third Party Beneficiaries.

The provisions of this Agreement shall not create, either expressly or by implication, any third-party beneficiary rights in any third parties.

13.8 Notices.

Any notice required to be given under this Agreement must be in writing and must be delivered (i) personally, (ii) by a reputable overnight courier, (iii) by email (provided that, to be effective, emailed notices must be supplemented with a notice sent by one of the other notice methods within two business days of delivery of such emailed notice); or (iv) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid. Unless otherwise expressly provided in this Agreement, notices will be deemed received upon the earlier of: (a) actual receipt; (b) one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) three business days following deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Section, each Party will have the right to change its address or its addressee, or both, for all future notices to the other Party, but no notice of a change of addressee or address will be effective until actually received. Any notice required or permitted to be given pursuant to this Agreement shall be delivered or sent to the following respective addresses of the Parties:

If to Owner: GK Development Properties, LLC
740 Western Avenue
New Lenox Illinois 60451

With copies to:

Talati Law Firm PLLC
1919 Midwest Road, Suite 202
Oak Brook, Illinois 60523
Attn: Bradley K. Staubus
Email Address: brad@talati-law.com

If to Village:

Village of Tinley Park
16250 S. Oak Park Ave.
Tinley Park, IL 60477
Attention: Village Manager
Email address: pcarr@tinleypark.org

With copies to:

Del Galdo Law Group, LLC
1441 S. Harlem Ave
Berwyn, IL 60402
Attention: Michael T. Del Galdo
Email address: delgaldo@dlglawgroup.com

13.9 Default/Remedies.

In the event a Party defaults in the performance of its obligations set forth in this Agreement, then the non-defaulting Party shall give notice to the defaulting Party setting forth the alleged default in detail. The defaulting Party shall have 60 calendar days from the effective date of such notice to cure the default or provide evidence that such default will be cured in a timely manner if it cannot be cured during said period. In the event the defaulting Party disputes the existence of the default set forth in such notice or fails to so cure the default or to provide evidence that such default will be cured in a timely manner, then following expiration of said 60-day period, the non-defaulting Party may seek to specifically enforce this Agreement and pursue other available legal rights and remedies by filing an action in the circuit court of Will County, Illinois. The prevailing Party in any action shall be entitled to recover from the other Party the reasonable attorney's fees and

litigation costs it has incurred in prosecuting or defending such action. In the event Owner is in default and the same is not cured as set forth herein, the Village shall be under no obligation to undertake any of its obligations as set forth in this Agreement, including, but not limited to, the undertaking or completion of any improvements, or the partial waiver of certain connection fees for the benefit of Owner. No action taken by a Party pursuant to this provision or pursuant to any other article of this Agreement shall constitute an election of remedies, all remedies set forth in this Agreement, as well as any remedies at law or in equity, shall be cumulative and shall not exclude any other remedy. The failure of the Parties to insist upon the strict and prompt performance of the terms, covenants, agreements, and conditions herein contained, or any of them, upon either Party imposed, shall not constitute or be construed as a waiver of relinquishment of any Party's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.

13.10 Definitions.

Terms not specifically defined in this Agreement shall have the meanings attributed to them in the Zoning Ordinance and, if not defined in the Zoning Ordinance, they shall have the meanings given them in normal discourse.

13.11 Releases and Indemnification and Hold Harmless Provisions.

This Section shall survive the termination of this Agreement.

13.11.1.1 Releases. (a) Owner releases the Village, the Corporate Authorities, and its officers, agents, employees, consultants and legal counsel (collectively, the **"Village Indemnified Parties"**) from, and covenants and agrees that the Village Indemnified Parties shall not be liable

for, any loss or damage to property or any injury to or death of any person occurring at or about the Property, or resulting from the performance of Owner's obligations under this Agreement. The foregoing shall not extend to losses, damages or injuries that are incurred as a result of the Village Indemnified Parties' gross negligence or willful misconduct. Similarly, the Village releases Owner, and its managers, officers, agents, employees, consultants and legal counsel (collectively, the **"Owner Indemnified Parties"**) from, and covenants and agrees that the Owner Indemnified Parties shall not be liable for, any loss or damage to property or any injury to or death of any person occurring at or about the Property, or resulting from the performance of the Village's obligations under this Agreement. The foregoing shall not extend to losses, damages or injuries that are incurred as a result of the Owner Indemnified Parties' gross negligence or willful misconduct.

13.11.1.2 Indemnification and Hold Harmless. Owner agrees to indemnify the Village Indemnified Parties, against, and to hold the Village Indemnified Parties harmless from, any claims, demands, suits, costs, expenses (including reasonable attorney's fees), actions or other proceedings that they may suffer, sustain or incur as a result of actions taken by Owner under this Agreement, provided, that this indemnification shall not apply to the warranties made or obligations undertaken by the Village in this Agreement or to claims, demands, suits, costs, expenses (including reasonable attorney's fees) arising out of or related to the gross negligence

or willful misconduct of the Village Indemnified Parties.

13.12 Force Majeure.

As used in this Agreement, the term *"Force Majeure"* includes: strikes, lock-outs, other labor disputes and shortages of qualified tradesmen; pandemic, epidemic, or area wide health emergencies; bankruptcy filings by contractors and materialmen; inability to procure or rationing of necessary materials and supplies; power failures, shortages of power generation equipment and rolling blackouts; acts of God and nature including storms, floods, extreme heat or cold, tornadoes and other natural events which hinder or prevent construction; delays by permitting authorities in the issuance of permits or approvals for which applications have been made; institution of proceedings and administrative or judicial orders halting or restricting work during the pendency of such proceedings; governmental restrictions; enemy action, acts of terrorism, war, or civil commotion or unrest; inability of or delays in obtaining offsite easements or rights of way; fires, unavoidable casualties or other causes beyond the reasonable control of Owner.

13.13 Entire Agreement/Exhibits.

This Agreement sets forth all agreements, understandings, and covenants between the Parties relative to the subject matter hereof. This Agreement supersedes and all other prior agreements, negotiations and understandings, written and oral, and is a full integration of the entire Agreement of the Parties. All exhibits to this Agreement are incorporated into it by this reference to them.

13.14 Consents and Approvals.

Unless provided otherwise in this Agreement, whenever the consent or approval of either the Village or Owner, or of any of their respective employees, consultants,

attorneys, agents or representatives, is required to be given or rendered under this Agreement, the same shall not be unreasonably withheld, delayed or conditioned.

13.15 Amendments.

Except as otherwise provided herein, this Agreement may be amended only by the mutual written consent of the Parties and by the adoption of an ordinance or resolution of the Village approving said amendment as provided by law. Notwithstanding the foregoing, revisions to the Final Plat of Consolidation, the Final Engineering Plans, and other exhibits to this Agreement may be approved by the Parties without an amendment to this Agreement provided such approval is confirmed by the Parties in writing.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the Village and Owner have caused this Agreement to be executed by their respective proper officers, duly authorized to execute the same, to be effective as of the Effective Date.

Village:

VILLAGE OF TINLEY PARK,
an Illinois home rule municipal corporation

Attest:

By: _____ By: _____
Village Clerk Village President

STATE OF ILLINOIS)
)
COUNTY OF_____)

I, the undersigned, a Notary Public in and for the Counties and State aforesaid, do hereby certify that _____ and _____, personally known to me to be the Village President and Village Clerk, respectively, of the Village of Tinley Park, and personally known to me to be the same persons whose names are subscribed to the foregoing annexation and development agreement, appeared before me this day in person and severally acknowledged that, as such Village President and Village Clerk, they signed said annexation and development agreement as such President and Village Clerk pursuant to authority given them by the Corporate Authorities of the Village of Tinley Park, as the free and voluntary act and deed of said Village for the uses and purposes therein set forth.

Given under my hand and official seal, this _____day of _____, 2025.

_____
Notary Public

Owner: GK DEVELOPMENT PROPERTIES, LLC
an Illinois limited liability company

By:_____
Name:

STATE OF ILLINOIS)
)
COUNTY OF _____)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that_____, personally known to me to be the _____of GK Development Properties, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing annexation and development agreement, appeared before me this day in person and acknowledged that he signed said annexation and development agreement as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and official seal, this _____day of _____, 2025.

_____
Notary Public

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 615 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 1; THENCE NORTH 325 FEET, THENCE EAST 10 FEET; THENCE SOUTH 325 FEET: THENCE WEST 10 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION TAKEN FOR RIGHT OF WAY, ALL IN WILL COUNTY, ILLINOIS.

EXHIBIT B

BEFORE YOU DIG!
CALL
1-800-892-0123
(Allow Two Working Days)
JULIE
The Illinois One-Call System
It's The Law

EXISTING POND

EXISTING WETLAND

EXISTING FLOODPLAIN

PROPOSED FLOODPLAIN

NOTES:

1) ANY DAMAGE TO THE EXISTING PAVEMENT SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER.

2) OUTLOTS A, B AND C TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1.

3) SOUTHERLY DOME AND EASTERLY BUILDING ON LOT 1 TO BE CONSTRUCTED AS PHASE 1. NORTHERLY DOME ON LOT 1 TO BE CONSTRUCTED IN FUTURE PHASE.

4) LOTS 2 THROUGH 9 ARE PART OF PHASE 2 CONSTRUCTION. LOTS TO BE RESUBDIVIDED FROM LOT 1 IN PHASE 2

5) DETENTION TO BE PROVIDED WITH PHASE 1 CONSTRUCTION.

NORTH

SCALE: 1" = 60'

0 60 120

GRAPHIC SCALE IN FEET

PROPOSED TURN LANES (PHASE 2)

PROPOSED OFF SITE DECELARATION LANE (PHASE 2)

PROPOSED DECELARATION LANE (PHASE 2)

DATED: NOVEMBER 6, 2024	
REVISION	DATE
ORIGINAL	05/31/24
VILLAGE COMMENTS	08/23/24
VILLAGE COMMENTS	09/18/24
VILLAGE COMMENTS	10/10/24
VILLAGE COMMENTS	11/06/24

ENGINEERED BY:
KDC CONSULTANTS INC.
WWW.KDCCONSULTANTSINC.COM
16144 S. BELL ROAD
HOMER GLEN, ILLINOIS 60491
(708) 645-0545 Fax: 645-0546

PREPARED FOR:
GK DEVELOPMENT PROPERTIES, LLC

PRELIMINARY GEOMETRY PLAN AND WALK PLAN

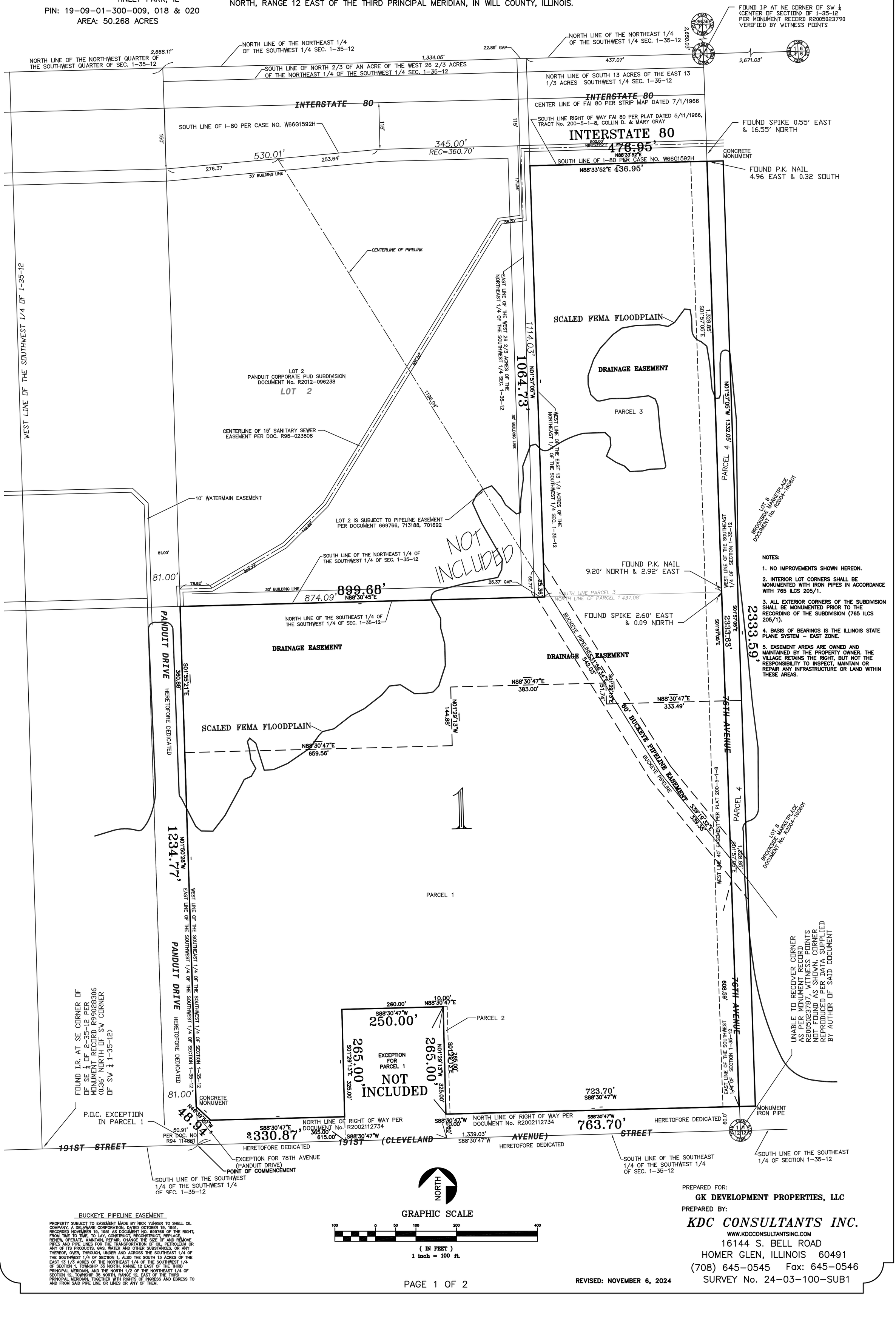
PROJECT 24-03-100 PREL ENG

EXHIBIT C1

INTERSTATE SPORTS DOME
FINAL PLAT OF CONSOLIDATION

COMMON ADDRESS: 7600 W. 191ST STREET
TINLEY PARK, IL
PIN: 19-09-01-300-009, 018 & 020
AREA: 50.268 ACRES

OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1 AND THE SOUTH 13 ACRES OF THE EAST 13 1/3 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



BUCKEYE PIPELINE EASEMENT

PROPERTY SUBJECT TO EASEMENT MADE BY NICK YUNKER TO SHELL OIL COMPANY, A DELAWARE CORPORATION, DATED OCTOBER 19, 1951, RECORDED NOVEMBER 19, 1951 AS DOCUMENT NO. 699766 OF THE RIGHT, FROM TIME TO TIME, TO LAY, CONSTRUCT, RECONSTRUCT, REPLACE, RENEW, OPERATE, MAINTAIN, REPAIR, CHANGE THE SIZE OF AND REMOVE PIPES AND PIPE LINES FOR THE TRANSPORTATION OF OIL, PETROLEUM OR ANY OF ITS PRODUCTS, GAS, WATER AND OTHER SUBSTANCES, OR ANY THEREOF, OVER, THROUGH, UNDER AND ACROSS THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, ALSO THE SOUTH 13 ACRES OF THE EAST 13 1/3 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH RIGHTS OF INGRESS AND EGRESS TO AND FROM SAID PIPE LINE OR LINES OR ANY OF THEM.

NORTH

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PREPARED FOR:
GK DEVELOPMENT PROPERTIES, LLC

PREPARED BY:

KDC CONSULTANTS INC.
WWW.KDCCONSULTANTSINC.COM
16144 S. BELL ROAD
HOMER GLEN, ILLINOIS 60491
(708) 645-0545 Fax: 645-0546

SURVEY No. 24-03-100-SUB1

REVISED: NOVEMBER 6, 2024

INTERSTATE SPORTS DOME
FINAL PLAT OF CONSOLIDATION

OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1 AND THE SOUTH 13 ACRES OF THE EAST 13 1/3 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

OWNER CERTIFICATION

STATE OF ILLINOIS)SS
COUNTY OF WILL)

GK DEVELOPMENT PROPERTIES, LLC, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT AS SUCH OWNER HAS CAUSED THE SAID DESCRIBED PROPERTY TO BE SURVEYED AND CONSOLIDATED AS SHOWN ON THE HEREON DRAWN PLAT AS ITS OWN FREE AND VOLUNTARY ACT AND DEED.

DATED THIS_____DAY OF_____, A.D. 2024.

_____

TITLE: _____

BY: _____

STATE OF ILLINOIS)SS
COUNTY OF WILL)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT, _____ OF GK DEVELOPMENT PROPERTIES, LLC, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH. _____, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS_____DAY OF _____, A.D. 2024.

_____
NOTARY PUBLIC

SCHOOL CERTIFICATION

THE UNDERSIGNED, BEING THE LEGAL TITLE HOLDER OF THE PROPERTY DESCRIBED ON THIS PLAT, STATES UNDER OATH, THAT TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS LOCATED IN THE _____ ELEMENTARY SCHOOL DISTRICT, _____ HIGH SCHOOL DISTRICT AND IN THE _____ JUNIOR COLLEGE DISTRICT. DISTRICTS ARE SUBJECT TO CHANGE AS PROVIDED BY ILLINOIS LAW, AND ALL PURCHASER'S SHOULD PERSONALLY CONSULT THE TAX BILL AFFECTING PROPERTY IN THE SUBDIVISION TO BE PURCHASED FOR FURTHER INFORMATION AS TO THE TAXING BODIES AND SCHOOL DISTRICTS IN WHICH THE PROPERTY IS LOCATED. DATED THIS _____ DAY OF _____, A.D. 2024.

_____
OWNER

STATE OF ILLINOIS)SS
COUNTY OF WILL)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT_____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS 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. 2024.

_____
NOTARY PUBLIC

VILLAGE PLANNING COMMISSION CERTIFICATION

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF TINLEY PARK, WILL COUNTY, ILLINOIS, THIS_____DAY OF_____, A.D. 2024.

CHAIRMAN: _____

VILLAGE BOARD OF TRUSTEES CERTIFICATION

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, ILLINOIS, THIS_____DAY OF_____, A.D. 2024.

PRESIDENT: _____

VILLAGE CLERK: _____

VILLAGE ENGINEER CERTIFICATION

APPROVED AND ACCEPTED BY THE VILLAGE ENGINEER OF THE VILLAGE OF TINLEY PARK, ILLINOIS, THIS_____DAY OF_____, A.D. 2024.

VILLAGE ENGINEER: _____

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.
VILLAGE OF TINLEY PARK)

I, _____, VILLAGE CLERK FOR THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS OF ANY OUTSTANDING SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2024.

BY: _____

RECORDER CERTIFICATION

STATE OF ILLINOIS)SS
COUNTY OF COOK)

THIS INSTRUMENT No. _____ WAS FILED FOR RECORDING IN THE RECORDER'S OFFICE OF WILL COUNTY AFORESAID ON THE _____ DAY OF _____ , 2024, AT _____ O'CLOCK __M, AND MICROFILMED.

_____
COUNTY RECORDER

MAPPING CERTIFICATION

STATE OF ILLINOIS)SS
COUNTY OF WILL)

I, _____, DIRECTOR OF THE TAX MAPPING & PLATTING OFFICE OF WILL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THE PLAT AGAINST AVAILABLE COUNTY RECORDS & FIND SAID DESCRIPTION TO BE TRUE & CORRECT, THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP _____ & IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX No. (PIN) _____.

DATED THIS_____DAY OF_____, A.D. 2024.

_____
DIRECTOR

WILL COUNTY SUPERINTENDENT OF HIGHWAYS APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____, AS TO ROADWAY ACCESS TO COUNTY HIGHWAY _____ ALSO KNOWN AS _____.

_____
WILL COUNTY SUPERINTENDENT OF HIGHWAYS

DIRECT ACCESS TO _____, COUNTY HIGHWAY _____ FROM LOTS _____ AND _____ IS PROHIBITED.

ILLINOIS DEPARTMENT OF TRANSPORTATION

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.

DATED: _____

_____

_____, P.E.
REGION _____ ENGINEER

BUCKEYE PARTNERS L.P. APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____.

_____
BUCKEYE PARTNERS L.P.

DRAINAGE CERTIFICATION

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

DATED THIS _____ DAY OF _____ A.D. 2024.

OWNER: _____

DATED THIS _____ DAY OF _____ A.D. 2024.

ENGINEER:_____

KDC CONSULTANTS, INC. DESIGN FIRM 184.005364 PROFESSIONAL 16144 S. BELL ROAD HOMER GLEN, IL 60491 KEVIN D. CHAFFIN 062-050596 LICENSED PROFESSIONAL ENGINEER STATE OF ILLINOIS

LICENSE EXPIRATION 11-30-2025

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE PERPETUAL EASEMENT IS HEREBY RESERVED AND GRANTED TO THE VILLAGE OF TINLEY PARK, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL AREAS DESIGNATED "PUBLIC UTILITY AND DRAINAGE EASEMENT AND THOSE AREAS DESIGNATED "P.U.D.E." ON THE PLAT, TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS TRANSMISSIONS, DISTRIBUTION, AND COLLECTION SYSTEMS, INCLUDING BUT NOT LIMITED TO WATER LINES, SANITARY SEWERS AND STORM SEWERS, TOGETHER WITH ANY AND ALL NECESSARY VALVE VAULTS FIRE HYDRANTS, MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, ALONG, UNDER AND THROUGH THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT, TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY LABOR, MATERIALS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO CUT DOWN. TRIM OR REMOVE, WITHOUT OBLIGATION TO RESTORE OR REPLACE ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, OTHER PLANTS, STRUCTURES OR IMPROVEMENTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SUCH LINES AND SEWERS. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, LANDSCAPE AREAS, 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 ORDINANCE OF THE VILLAGE OF TINLEY PARK AND TO VILLAGE APPROVAL AS TO DESIGN AND LOCATION.

PERPETUAL EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF TINLEY PARK AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS, AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE AND EMERGENCY AND ROUTINE POLICE, FIRE, AND OTHER PUBLIC SAFETY RELATED SERVICES.

EASEMENT AREAS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER; THE VILLAGE OF TINLEY PARK RETAINS THE RIGHT, BUT NOT THE RESPONSIBILITY TO INSPECT, MAINTAIN OR REPAIR ANY INFRASTRUCTURE OR LAND WITHIN THESE AREAS.

SIDEWALK EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED AND GRANTED TO THE VILLAGE OF TINLEY PARK, ILLINOIS, THEIR SUCCESSORS AND ASSIGNS, FOR THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE A SIDEWALK OVER, ACROSS, AND ALONG THE SURFACE OF THE PROPERTY SHOWN ON THE PLANT MARKED "HEREBY GRANTED", TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY EMPLOYEES, CONTRACTORS, SUB-CONTRACTORS AND EQUIPMENT TO DO ANY OF THE AFOREMENTIONED OPERATIONS.

WATERMAIN EASEMENT PROVISIONS

A PERMANENT EASEMENT IS HEREBY RESERVED AND GRANTED TO THE VILLAGE OF TINLEY PARK, ILLINOIS, THEIR SUCCESSORS AND ASSIGNS, FOR THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE POTABLE WATER TRANSMISSION AND DISTRIBUTION SYSTEMS OVER, UNDER, ACROSS, AND ALONG THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT MARKED "WATERMAIN EASEMENT", TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY EMPLOYEES, CONTRACTORS, SUB-CONTRACTORS, AND EQUIPMENT TO DO ANY OF THE AFOREMENTIONED OPERATIONS.

EASEMENT AREAS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER; THE VILLAGE RETAINS THE RIGHT, BUT NOT THE RESPONSIBILITY TO INSPECT, MAINTAIN OR REPAIR ANY INFRASTRUCTURE OR LAND WITHIN THESE AREAS.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF TINLEY PARK, ILLINOIS, IN, OVER, UNDER, THROUGH, AND UPON THOSE AREAS DESIGNATED ON THE PLAT AS "STORMWATER MANAGEMENT EASEMENT" FOR PURPOSES OF PROVIDING ADEQUATE STORMWATER DETENTION TOGETHER WITH REASONABLE ACCESS THERETO. SAID EASEMENTS SHALL BE PERPETUAL AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE DECLARANT, ITS SUCCESSORS, HEIRS, EXECUTORS, AND ASSIGNS. TO ENSURE THE INTEGRITY OF THE STORMWATER FACILITIES, NO OBSTRUCTION SHALL BE PLACED, NOR ALTERATIONS MADE IN THE FINAL TOPOGRAPHICAL GRADING PLAN WHICH IN AND MANNER IMPEDE OR DIMINISH STORMWATER DRAINAGE AND DETENTION IN, OVER, UNDER, THROUGH, OR UPON SAID EASEMENT AREAS. IN THE EVENT SUCH OBSTRUCTION OR ALTERATIONS ARE FOUND TO EXIST, THE VILLAGE SHALL, UPON SEVENTY-TWO (72) HOURS PRIOR NOTICE TO THE PROPERTY OWNER, HAVE THE RIGHT, BUT NOT THE DUTY, TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, THE REMOVAL OF SAID OBSTRUCTION OR ALTERATIONS OR TO PERFORM OTHER REPAIR, ALTERATION, OR REPLACEMENT AS MAY BE REASONABLY NECESSARY TO ENSURE THAT ADEQUATE STORMWATER STORAGE, STORM DRAINAGE, DETENTION AND RETENTION FACILITIES, AND APPURTENANCES THERETO REMAIN FULLY OPERATIONAL AND THAT THE CONDITION OF SAID DRAINAGE EASEMENT COMPLIES WITH ALL APPLICABLE VILLAGE CODES. IN THE EVENT OF AN EMERGENCY SITUATION, AS DETERMINED BY THE VILLAGE, THE SEVENTY-TWO (72) HOURS PRIOR NOTICE REQUIREMENT SENT FORTH ABOVE SHALL NOT APPLY, AND THE VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE DUTY, TO PROCEED WITHOUT NOTICE TO THE PROPERTY OWNER.

IN THE EVENT THE VILLAGE SHALL PERFORM, OR HAVE PERFORMED ON ITS BEHALF, REMOVAL OF ANY OBSTRUCTION OR ALTERATION TO OR UPON THE STORMWATER FACILITIES DRAINAGE EASEMENT, AS SET FORTH IN THIS EASEMENT, THE COST OF SUCH WORK SHALL, UPON RECORDATION OF NOTICE OF LIEN WITH THE RECORDERS OF DEED OF COOK/WILL COUNTY, ILLINOIS, CONSTITUTE A LIEN AGAINST THE ASSETS OF THE PROPERTY OWNER WHICH CAUSED SUCH OBSTRUCTION OR ALTERATION.

THE COST OF THE WORK INCURRED BY THE VILLAGE SHALL INCLUDE ALL EXPENSES AND COSTS ASSOCIATED WITH THE PERFORMANCE OF SUCH WORK, INCLUDING THE PLANNING AND ACTUAL PERFORMANCE OF THE WORK.

EASEMENT AREAS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER; THE VILLAGE RETAINS THE RIGHT, BUT NOT THE RESPONSIBILITY TO INSPECT, MAINTAIN OR REPAIR ANY INFRASTRUCTURE OR LAND WITHIN THESE AREAS.

INGRESS/EGRESS & CROSS ACCESS EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL OF THE OWNERS OF THE LOTS CREATED BY THE PLAT HEREON DRAWN, THEIR RESPECTIVE INVITEES, AND TO ALL PERSONS REQUIRING ACCESS TO THE BUILDINGS AND PARKING AREAS CONSTRUCTED HEREWITH OVER, UPON, AND ACROSS ALL OF THE PAVED AREAS AS OUTLINED, DIMENSIONED, LABELED, AND HATCHED HEREWITH FOR THE PURPOSE OF INGRESS AND EGRESS INCLUDING THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO TRAVERSE SAID AREAS AS PEDESTRIANS AND AS OPERATORS OF MOTORIZED VEHICLES, ALL ACCESS DRIVEWAYS SHALL NOT BE CLOSED FOR ANY REASON EXCEPT EMERGENCY REPAIRS. THE OWNER'S LOTS CREATED BY THIS SUBDIVISION SHALL BE RESPONSIBLE FOR THE SNOW REMOVAL, MAINTENANCE AND REPAIR OF THE PAVEMENT, SIDEWALKS, STREET LIGHTS, AND APPURTENANCES THERETO WITHIN THEIR RESPECTIVE LOTS.

COMED COMPANY AND AT&T CORPORATION

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMED COMPANY AND AT & T CORPORATION, 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 PUBLIC UTILITY & DRAINAGE EASEMENT, OR P.U. & D.E. 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, 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.

NICOR CORPORATION / NICOR GAS COMPANY PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NICOR GAS COMPANY OF ILLINOIS, ITS SUCCESSORS AND ASSIGNS, IN ALL PLATTED EASEMENT AREAS, STREETS, ALLEYS, OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT, SAID EASEMENT TO BE FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES FOR THE PURPOSE OF SERVING ALL AREAS SHOWN ON THIS PLAT AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO. NO BUILDINGS OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH EASEMENT AREAS, STREETS, ALLEYS, OR OTHER PUBLIC WAYS OR PLACES NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

COMCAST COMMUNICATIONS PROVISIONS

AN EASEMENT IS HEREBY RESERVED AND GRANTED TO COMCAST COMMUNICATIONS CORPORATION, OPERATING WITHIN THE VILLAGE OF TINLEY PARK, IT'S SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL, AND REMOVAL OF COMMUNICATION END BROADCAST SIGNAL SYSTEMS IN, UNDER, ACROSS, ALONG, AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR "P.U. & D.E." AND THE PROPERTY DESIGNATED AS ON THE PLOT FOR STREETS TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS TO EACH LOT. NO BUILDINGS OR OTHER OBSTRUCTIONS SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR "P.U. & D.E." AREAS, WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. NOR SHALL ANY OTHER USE BE MADE THEROF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

NOTES:

1) THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 24001671LFE, COMMITMENT DATE FEBRUARY 29, 2024.

SURVEYOR CERTIFICATION

STATE OF ILLINOIS)SS
COUNTY OF WILL)

I, KEVIN D. CHAFFIN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3184, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1: THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PORTION TAKEN FOR RIGHT OF WAY
AND EXCEPTING THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SECTION 1 THAT IS 365 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 1, THENCE RUNNING NORTH 325 FEET, THENCE EAST 260 FEET, THENCE SOUTH 325 FEET, THENCE WEST 260 FEET TO THE POINT OF BEGINNING, ALSO EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, THENCE NORTH 01 DEGREES 17 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, 60 FEET TO NORTH LINE OF 191ST STREET AS DEDICATED BY DOCUMENT R2002112734 FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 10 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, 34.50 FEET; THENCE SOUTH 46 DEGREES 06 MINUTES 18 SECONDS WEST 48.94 FEET TO THE SAID NORTH LINE OF 191ST STREET; THENCE SOUTH 89 DEGREES 04 MINUTES 24 SECONDS WEST, ALONG SAID NORTH LINE OF 191ST STREET, 34.50 TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 615 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 1; THENCE NORTH 325 FEET, THENCE EAST 10 FEET; THENCE SOUTH 325 FEET; THENCE WEST 10 FEET TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

PARCEL 3: THE SOUTH 13 ACRES OF THE EAST 13 1/3 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART CONDEMNED BY THE DEPARTMENT OF PUBLIC WORKS OF THE STATE OF ILLINOIS IN CASE W66G15928, ALL IN WILL COUNTY, ILLINOIS.

PARCEL 4: THAT PART OF THE WEST 40 FEET OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF 191ST STREET AND SOUTH OF FAI ROUTE 80, ALL IN WILL COUNTY, ILLINOIS.

THIS PLAT CORRECTLY REPRESENTS SAID SURVEY AND CONSOLIDATION IN EVERY DETAIL. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. I FURTHER CERTIFY THAT THE PROPERTY LIES WITHIN ZONE AE AND X AS IDENTIFIED FOR WILL COUNTY, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17197C0212G, DATED FEBRUARY 15, 2019. I ALSO HEREBY DESIGNATE THE VILLAGE OF TINLEY PARK AS THE PERSON TO RECORD THIS PLAT OF SUBDIVISION.

PROPERTY LIES WITHIN THE CORPORATE LIMITS OF TINLEY PARK.

SURVEYED 26TH DAY OF APRIL 2024.

SIGNED THIS 28TH DAY OF JUNE 2024.

PRELIMINARY
NOT TO BE RECORDED

KEVIN D. CHAFFIN

KDC CONSULTANTS, INC. DESIGN FIRM 184.005364 PROFESSIONAL 16144 S. BELL ROAD HOMER GLEN, IL 60491 KEVIN D. CHAFFIN 035-003184 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

LICENSE EXPIRATION 11-30-2026

SEND FUTURE TAX BILLS TO:
GK DEVELOPMENT PROPERTIES, LLC
740 WESTERN AVENUE
NEW LENOX, ILLINOIS 60451

RETURN RECORDED PLAT TO:
GK DEVELOPMENT PROPERTIES, LLC
740 WESTERN AVENUE
NEW LENOX, ILLINOIS 60451

PREPARED FOR:
GK DEVELOPMENT PROPERTIES, LLC

PREPARED BY:

KDC CONSULTANTS INC.
WWW.KDCCONSULTANTSINC.COM
16144 S. BELL ROAD
HOMER GLEN, ILLINOIS 60491
(708) 645-0545 Fax: 645-0546
SURVEY No. 24-03-100-SUB1

REVISED: NOVEMBER 6, 2024

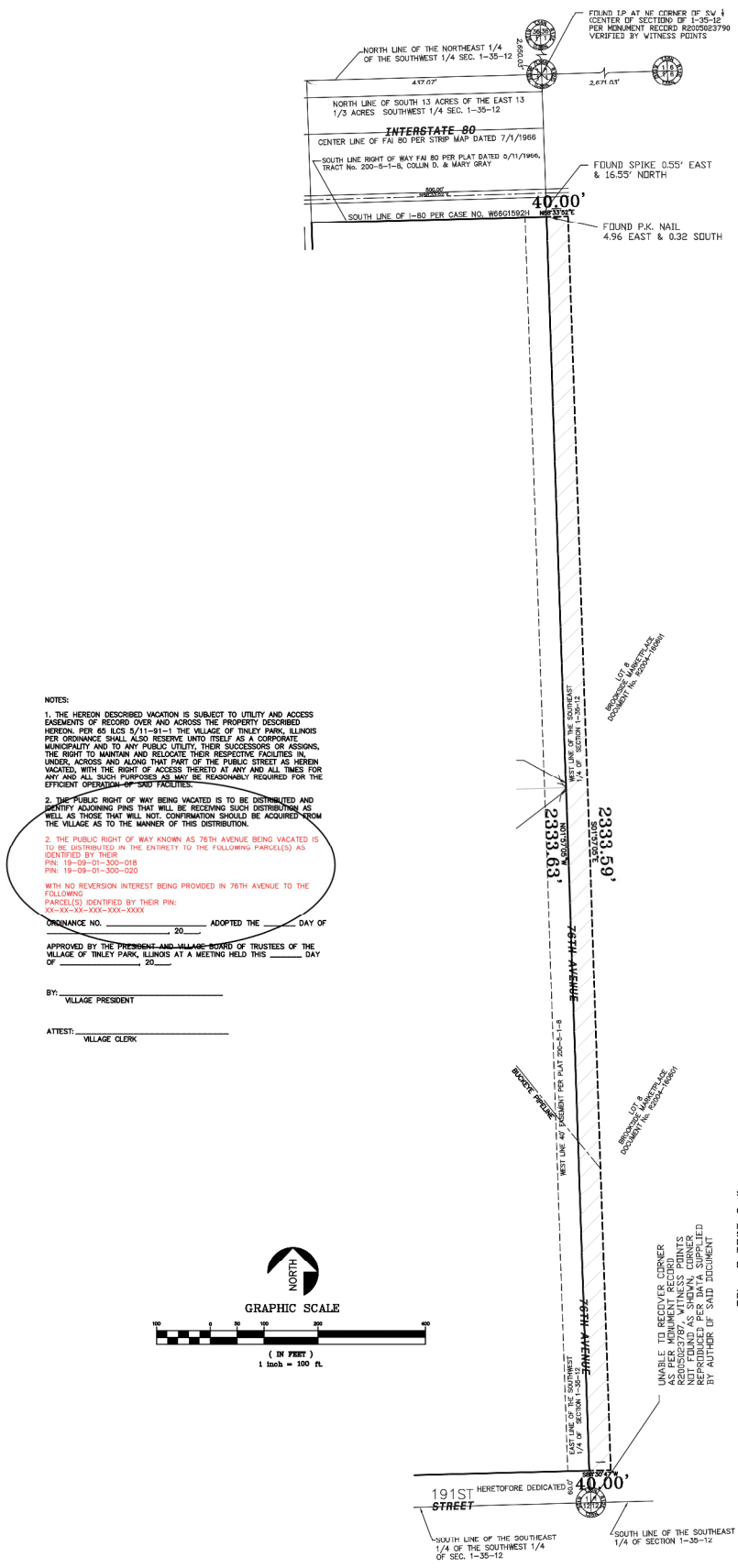
EXHIBIT C2

PLAT OF VACATION

OF THE WEST 40 FEET OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF 191ST STREET AND SOUTH OF FAI ROUTE 80, ALL IN WILL COUNTY, ILLINOIS.

COMMON ADDRESS: 7600 W. AVENUE
TINLEY PARK, IL

PIN: 19-09-01-300-018 & 020
AREA: 2.14 ACRES



NOTES:

1. THE HEREON DESCRIBED VACATION IS SUBJECT TO UTILITY AND ACCESS EASEMENTS OF RECORD OVER AND ACROSS THE PROPERTY DESCRIBED HEREON. PER 65 ILCS 5/11-91-1 THE VILLAGE OF TINLEY PARK, ILLINOIS PER ORDINANCE SHALL ALSO RESERVE UNTO ITSELF AS A CORPORATE MUNICIPALITY AND TO ANY PUBLIC UTILITY, THEIR SUCCESSORS OR ASSIGNS, THE RIGHT TO MAINTAIN AND RELOCATE THEIR RESPECTIVE FACILITIES IN, UNDER, ACROSS AND ALONG THAT PART OF THE PUBLIC STREET AS HEREIN VACATED, WITH THE RIGHT OF ACCESS THERETO AT ANY AND ALL TIMES FOR ANY AND ALL SUCH PURPOSES AS MAY BE REASONABLY REQUIRED FOR THE EFFICIENT OPERATION OF SAID FACILITIES.

2. ~~THE PUBLIC RIGHT OF WAY BEING VACATED IS TO BE DISTRIBUTED AND IDENTIFY ADJOINING PINS THAT WILL BE RECEIVING SUCH DISTRIBUTION AS WELL AS THOSE THAT WILL NOT. CONFIRMATION SHOULD BE ACQUIRED FROM THE VILLAGE AS TO THE MANNER OF THIS DISTRIBUTION.~~

2. THE PUBLIC RIGHT OF WAY KNOWN AS 76TH AVENUE BEING VACATED IS TO BE DISTRIBUTED IN THE ENTIRETY TO THE FOLLOWING PARCEL(S) AS IDENTIFIED BY THEIR
PIN: 19-09-01-300-018
PIN: 19-09-01-300-020

WITH NO REVERSION INTEREST BEING PROVIDED IN 76TH AVENUE TO THE FOLLOWING
PARCEL(S) IDENTIFIED BY THEIR PIN:
XX-XX-XX-XXX-XXX-XXXX

ORDINANCE NO. _____ ADOPTED THE _____ DAY OF _____ 20____

APPROVED BY THE ~~PRESIDENT AND VILLAGE~~ BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, ILLINOIS AT A MEETING HELD THIS _____ DAY OF _____ 20____

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

NORTH

GRAPHIC SCALE

100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

NOTE:
NO IMPROVEMENTS SHOWN HEREON.

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

I, KEVIN CHAFFIN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THE HEREON DRAWN PLAT HAS BEEN PREPARED UNDER MY DIRECTION FOR THE PURPOSE OF VACATING THE PROPERTY DESCRIBED HEREON FROM THE VILLAGE OF TINLEY PARK, ILLINOIS.

DATED: SEPTEMBER 20, 2024.

LICENSE NO. 035-003184
EXPIRES NOVEMBER 30, 2026

KEVIN D. CHAFFIN
035-003184
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
LICENSE EXPIRATION 11-30-2026

RETURN RECORDED PLAT TO:
GK DEVELOPMENT PROPERTIES, LLC
740 WESTERN AVENUE
NEW LENOX, ILLINOIS 60451

PREPARED FOR:
GK DEVELOPMENT PROPERTIES, LLC

PREPARED BY:

KDC CONSULTANTS INC.
WWW.KDCCONSULTANTSINC.COM
16144 S. BELL ROAD
HOMER GLEN, ILLINOIS 60491
(708) 645-0545 Fax: 645-0546
SURVEY No. 24-03-100-VAC.

REVISED: OCTOBER 24, 2024
DATED: SEPTEMBER 20, 2024

Exhibit D

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

ORDINANCE
NO.2024-O-069

AN ORDINANCE APPROVING A MAP AMENDMENT TO REZONE 48-ACRES LOCATED AT 7600 191st STREET FROM ORI AND R-1 TO B-3 (INTERSTATE SPORTS DOME)

MICHAEL W. GLOTZ, PRESIDENT
NANCY 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. 2024-O-069

AN ORDINANCE APPROVING A MAP AMENDMENT TO REZONE 48-ACRES LOCATED AT 7600 191st STREET FROM ORI AND R-1 TO B-3 (INTERSTATE SPORTS DOME)

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

WHEREAS, a petition for granting a map amendment of certain real property of 48-acres from the ORI (Office and Restricted Industrial) zoning district for parcels 19-09-01-300-020-0000 and 19-09-01-300-018-0000 and from R-1 (Single-Family Residential) zoning district for parcel 19-09-01-300-009-0000 to B-3 (General Business & Commercial) ("Rezoning") located at 7600 191st Street, Tinley Park, Illinois ("Subject Property") as the Interstate Sports Dome development has been filed by Roberto D. Gutierrez on behalf of GK Development Properties, LLC ("Petitioner") with the Village Clerk of this Village and has been referred to the Plan Commission of the Village and has been processed in accordance with the Tinley Park Zoning Ordinance; and

WHEREAS, said Plan Commission held a public hearing on the question of whether the Rezoning should be granted on December 5, 2024 at the Village Hall of this Village, at which time all persons present were afforded an opportunity to be heard; and

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

WHEREAS, the Plan Commission voted 5-0 and has filed its report and findings and recommendations that the proposed Rezoning be approved with this President and Board of Trustees, and this Board of Trustees has duly considered said report of findings and recommendations; and

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

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

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

SECTION 2: That the report of findings and recommendations of the Plan Commission are herein incorporated by reference as the findings of this President and the Board of Trustees, as complete as if fully set forth herein at length. This Board finds that the Petitioner has provided evidence establishing that they have met the standards for granting a Rezoning as set forth below and the proposed granting of the Rezoning as set forth herein is in the public good and in the best interest of the Village and its residents and is consistent with and fosters the purpose and spirit of the Tinley Park Zoning Ordinance.

a. The existing uses and zoning of nearby property;
   - *The B-3 zoning is consistent with commercial uses in the area. The Brookside Marketplace property east of the subject property and its detention basins immediately adjacent to the subject property are zoned B-3 and includes major commercial/retail development. The land nearby along the south side of 191st at 80th Avenue is also zoned B-3. Nearby access to major transportation corridors also make the location viable for commercial uses. The B-3 zoning will allow for anticipated uses for major commercial/retail development.*

b. The extent to which property values are diminished by the particular zoning;
   - *The zoning change is not anticipated to lower any property values.*

c. The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public;
   - *No property value reductions or complaining parties have been identified. The B-3 zoning will allow for uses which will provide benefits to the community, such as indoor recreational facilities that may enhance the health and welfare of the public.*

d. The relative gain to the public as compared to the hardship imposed on the individual property owner;
   - *The B-3 zoning will allow for uses which will provide benefits to the community, such as indoor recreational facilities that may enhance the health and welfare of the public. The development includes an indoor recreational facility providing opportunities for sports team training of various athletic levels (youth, high school, college, and professional). Dining and retail uses will further support the indoor recreational uses. Such a development currently does not exist at this scale in the vicinity.*

e. The suitability of the property for the zoned purpose;
   - *The property has sufficient access to roadways, utilities, and a location for general business and commercial uses.*

f. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;
   - *The property was previously used as a nine-hole golf course until 2012, at which point it received a three-year approval for agricultural use. The lot has been vacant with little interest as a office restricted industrial development since then.*

g. The public need for the proposed use; and
   - *The development will provide indoor recreational opportunities for users of various athletic levels, including youth sports training, as well as additional dining and retail opportunities in the area. This commercial center will additionally provide new job opportunities.*

h. The thoroughness with which the municipality has planned and zoned its land use.
   - *The area has been zoned as office restricted industrial for many years with little interest for development. Future office restricted industrial use of the land is unlikely. The rezoning to B-3 will be contiguous to the B-3 zoning of the Brookside Marketplace property which includes major commercial/retail development.*

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

LEGAL DESCRIPTION:
PIN 19-09-01-300-020-0000:

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION. 1, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SECTION 1 THAT IS 365 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 1, THENCERUNNING NORTH 325 FEET, THENCE EAST 260 FEET, THENCE SOUTH 325 FEET, THENCE WEST 260 FEET TO THE POINT OF BEGINNING, ALSO EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTH 1/4 OF SECTION 1, THENCE NORTH 01 DEGREES 17 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, 60FEET TO NORTH LINE OF 191ST STREET AS DEDICATED BY DOCUMENT R2002112734 FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 10 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, 34.50 FEET; THENCE SOUTH 46 DEGREES 06 MINUTES 18 SECONDS WEST 48.94 FEET TO THE SAID NORTH LINE OF 191ST STREET; THENCE SOUTH 89 DEGREES 04 MINUTES 24 SECONDS WEST, ALONG SAID NORTH LINE OF 191ST STREET, 34.50 TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

PIN 19-09-01-300-018-0000:

THE SOUTH 13 ACRES OF THE EAST 13 1/3 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART CONDEMNED BY THE DEPARTMENT OF PUBLIC WORKS OF THE STATE OF ILLINOIS IN CASE W66g15928, ALL IN WILL COUNTY, ILLINOIS.

PIN 19-09-01-300-009-0000:

THAT PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 615 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 1; THENCE NORTH 325 FEET, THENCE EAST 10 FEET; THENCE SOUTH 325 FEET; THENCE WEST 10 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION TAKEN FOR RIGHT OF WAY, ALL IN WILL COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBERS: 19-09-01-300-020-0000, 19-09-01-300-009-0000, and 19-09-01-300-018-0000

COMMONLY KNOWN AS: 7600 191st Street, Tinley Park, IL 60477

SECTION 4: That a Rezoning of the Subject Property described in the above section from ORI (Office and Restricted Industrial) zoning district for parcels 19-09-01-300-020-0000 and 19-09-01-300-018-0000 and from R-1 (Single-Family Residential) zoning district for parcel 19-09-01-300-009-0000 all_to B-3 (General Business & Commercial), as Interstate Sports Dome development is hereby granted to the Petitioner.

SECTION 5: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

SECTION 6: That this Ordinance shall be in full force and effect from and after its adoption and approval.

SECTION 7: That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, and this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 17th day of December, 2024.

AYES: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan

NAYS: None

ABSENT: None

APPROVED THIS 17th day of December, 2024.

Michael W. Glotz
VILLAGE PRESIDENT

ATTEST:

Nancy M. O'Connor
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. 2024-O-069, "AN ORDINANCE APPROVING A MAP AMENDMENT TO REZONE 48-ACRE PROPERTY LOCATED AT 7600 191ST STREET FROM ORI AND R-1 TO B-3 (INTERSTATE SPORTS DOME)," which was adopted by the President and Board of Trustees of the Village of Tinley Park on December 17, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 17th day of December 2024.

VILLAGE CLERK

EXHIBIT E

FINAL ENGINEERING PLANS

WARNING
IN ILLINOIS
(OUTSIDE CHICAGO)

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

CALL BEFORE YOU DIG

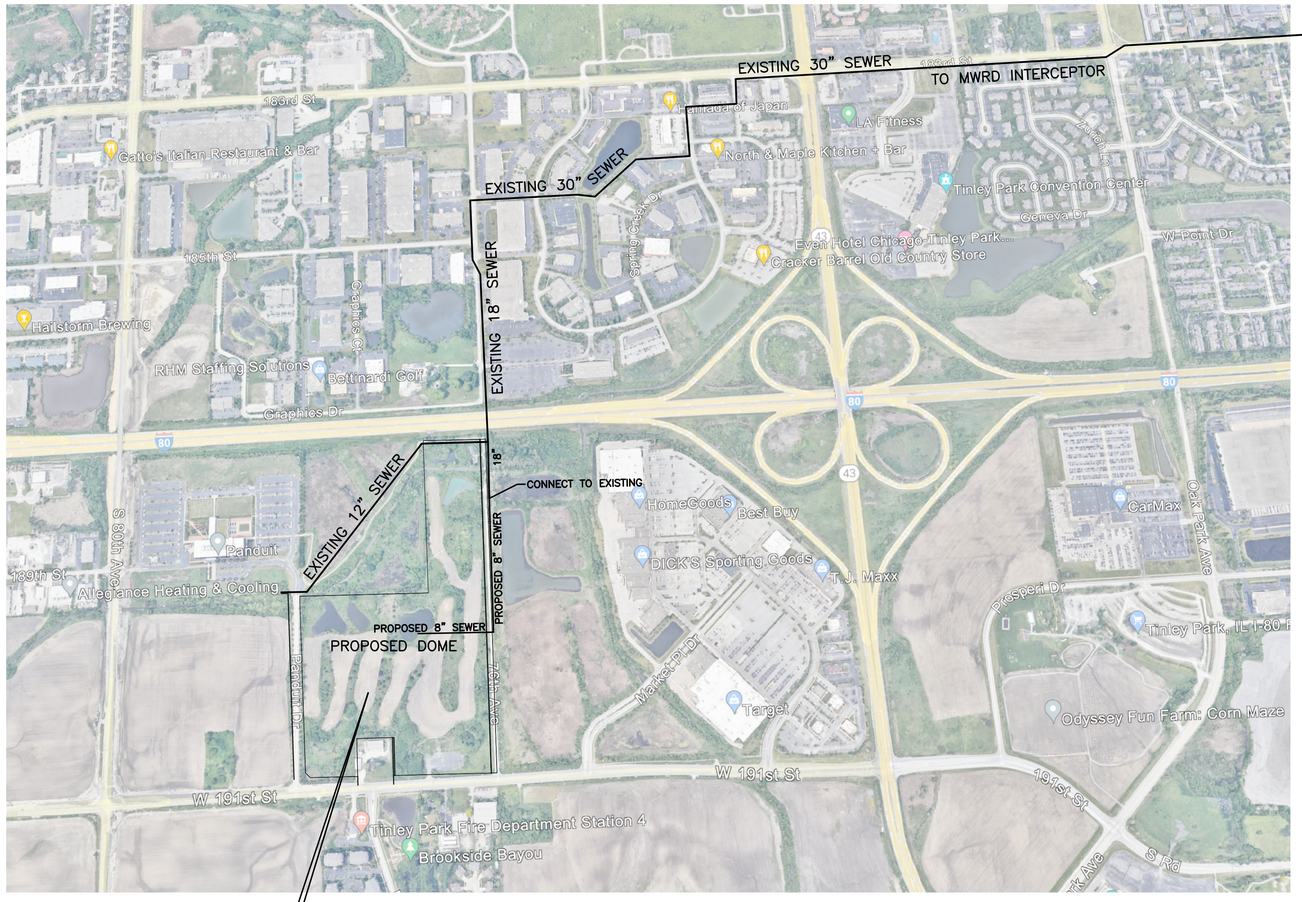
Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOJobStart@mwrd.org

INTERSTATE SPORTS DOME

7600 W 191ST STREET DEVELOPMENT
TINLEY PARK, ILLINOIS
ENGINEERING IMPROVEMENT PLANS
"LOT 1 DEVELOPMENT"

ZONED: B-3

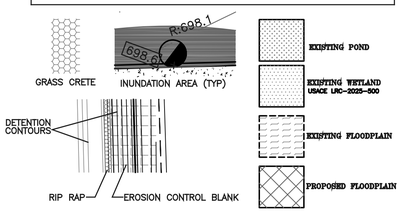


VILLAGE OF TINLEY PARK
60" MWRD INTERCEPTOR
RIDGELAND AVENUE

LEGEND

	EXISTING	PROPOSED
WATER MAIN	W	W
STORM SEWER		
SANITARY SEWER	>	)
MANHOLE	○	●
STORM MANHOLE	⊘	◕
INLET	□	◪
FLARED END SECTION		
FIRE HYDRANT		
WATER VALVE		(IN VAULT)
SPRINKLER	○	●
CANISTER		
POWER POLE	○	◇
LIGHT POLE	○-☼ ☼	◇
TOP OF FOUNDATION	T/F: 700.00	T/F: 700.00
SPOT ELEVATION	x 670.20	x 670.20
SWALE		
OVERLAND FLOW ROUTE		
BUMPER STOP		
B6.12 CURB & GUTTER		
B6.12 DEPRESSED		
B6.12 REVERSE PITCH		
TEMPORARY SILT FENCE		

CB 1 — STRUCTURE — SMH 1
594.50 — RIM ELEVATION — 594.50
590.00 — INVERT ELEVATION — 590.00
STORM SEWER SANITARY



BENCHMARK

SITE BENCHMARK IS TOP NORTHWEST FLANGE BOLT ON FIRE HYDRANT ON PANDUIT DRIVE 675 FEET NORTH OF 191ST STREET.
ELEV: 696.99 NAVD 88

INDEMNIFICATION'S AND INSURANCE REQUIREMENTS:

IN ADDITION TO THE INDEMNIFICATION AND INSURANCE REQUIREMENTS DESIGNATED IN OTHER BIDDING OR SPECIFICATION DOCUMENTS TO THE FULLEST EXTENT PERMITTED BY LAW, THE CONTRACTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER, ENGINEER, AND VILLAGE/CITY , AND THEIR OFFICERS, EMPLOYEES, AND AGENTS FROM ALL LOSSES, COSTS, LOSS OF USE, DAMAGES OR BODILY INJURY, INCLUDING DEATH, AND ALL ATTORNEY'S FEES AND COSTS RESULTING FROM THE WORK OR SERVICES OF THE CONTRACTOR OR THOSE FOR WHOM HE IS RESPONSIBLE WITHOUT ANY LIMITATIONS ON THE OWNER'S, ENGINEER'S, OR VILLAGE'S/CITY'S, OTHER RIGHTS. IN ADDITION, CERTIFICATES OF INSURANCE ADDING THE OWNER, ENGINEER, AND VILLAGE/CITY , AND THEIR OFFICERS, EMPLOYEES AND AGENTS, AS ADDITIONAL INSURED ON THE CONTRACTOR'S GENERAL PUBLIC LIABILITY AND PROPERTY DAMAGE POLICY AND PROTECTIVE LIABILITY INSURANCE POLICY, SAID CERTIFICATE HAVING A 30 DAY ADVANCED NOTICE OF CANCELLATION CLAUSE.

THE CONTRACTOR SHALL NOT COMMENCE CONSTRUCTION UNTIL CERTIFICATES OF INSURANCE INDEMNIFYING AND ADDING AS ADDITIONAL INSURED THE OWNER, ENGINEER, THE VILLAGE/CITY, AND THEIR OFFICERS, EMPLOYEES AND AGENTS, HAVE BEEN DELIVERED TO AND APPROVED BY KDC CONSULTANTS INC. AND THE VILLAGE/CITY. FAILURE TO DO SO DOES NOT RELIEVE THE CONTRACTOR OF THIS OBLIGATION.

THE FOLLOWING ARE THE MINIMUM INSURANCE REQUIREMENTS:

A. PUBLIC LIABILITY BODILY INSURANCE OF NOT LESS THAN ONE MILLION DOLLARS ($1,000,000) FOR INJURIES, INCLUDING DEATH, TO ANY ONE PERSON, AND SUBJECT TO THE SAME LIMIT FOR EACH PERSON, IN AN AMOUNT OF NOT LESS THAN TWO MILLION DOLLARS ($2,000,000) ON ACCOUNT OF ONE ACCIDENT.

B. PUBLIC LIABILITY PROPERTY DAMAGE INSURANCE IN AN AMOUNT OF NOT LESS THAN FIVE-HUNDRED THOUSAND DOLLARS ($500,000).

C. AUTOMOBILE PUBLIC LIABILITY BODILY INJURY $1,000,000/$2,000,000 AND PROPERTY DAMAGE $2,000,000 LIMITS.

D. CONTRACTUAL INSURANCE OF THE SAME LIMITS AS REQUIRED UNDER PARAGRAPH (A.).

LEGAL DESCRIPTION

PARCEL 1: THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PORTION TAKEN FOR RIGHT OF WAY
AND EXCEPTING THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SECTION 1 THAT IS 365 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 1, THENCE RUNNING NORTH 325 FEET, THENCE EAST 260 FEET, THENCE SOUTH 325 FEET, THENCE WEST 260 FEET TO THE POINT OF BEGINNING, ALSO EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, THENCE NORTH 01 DEGREES 17 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, 60 FEET TO NORTH LINE OF 191ST STREET AS DEDICATED BY DOCUMENT R2002112734 FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 10 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, 34.50 FEET; THENCE SOUTH 46 DEGREES 06 MINUTES 18 SECONDS WEST 48.94 FEET TO THE SAID NORTH LINE OF 191ST STREET; THENCE SOUTH 89 DEGREES 04 MINUTES 24 SECONDS WEST, ALONG SAID NORTH LINE OF 191ST STREET, 34.50 TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 615 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 1; THENCE NORTH 325 FEET, THENCE EAST 10 FEET; THENCE SOUTH 325 FEET; THENCE WEST 10 FEET TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

PARCEL 3: THE SOUTH 13 ACRES OF THE EAST 13 1/3 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART CONDEMNED BY THE DEPARTMENT OF PUBLIC WORKS OF THE STATE OF ILLINOIS IN CASE W66G15928, ALL IN WILL COUNTY, ILLINOIS.

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11B. ACCESSIBLE RAMP GRADING DETAILS
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AGENCY CONTACT INFORMATION

TINLEY PARK:	708-444-5500
MWRD:	708-588-4055
WILL COUNTY DOT:	815-727-8476
NICOR:	815-272-9276
COMMONWEALTH EDISON:	800-334-7661
AT&T TELEPHONE:	815-727-0327
BUCKEYE PIPELINE:	312-802-9785

SUBJECT TO PERMITS - CONTRACTOR TO VERIFY ALL PERMIT CONDITIONS MET DURING CONSTRUCTION:

NPDES	
IDNR	N2025033 AND N2025060
CORP.	LRC-2024-500
MWRD	2025-0259
IEPA	LOG NO: 2026-0232

NOTE:
1. THE EXACT LOCATION OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO, GAS, TELEPHONE, FIBER OPTIC, ELECTRIC, CABLE TV AND PIPE LINES ARE UNKNOWN. THE CONTRACTOR SHALL CONTACT JULIE (1-800-892-0123 OR 811) AND ALL OTHER UTILITY OWNERS WHICH ARE IN THE PROJECT LIMITS BEFORE COMMENCING EXCAVATION.
2. REPORT ANY DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.

LOCATION MAP
SECTION 1-35N-12E

NORTH

SCALE: 1" = 500'

EXISTING SANITARY OWNED AND MAINTAINED BY THE VILLAGE OF TINLEY PARK

NOTE: STORMWATER DISCHARGE FROM THE DETENTION POND IS MADE WITHIN THE CONTIGUOUS OWNERSHIP.

DRAINAGE CERTIFICATION

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

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

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

OWNER: _____ ENGINEER: _____

THE DRAWINGS, SURVEYS AND PLANS ARE BASED ON INFORMATION PROVIDED BY THE OWNER, GENERAL CONTRACTOR AND THE APPLICABLE GOVERNMENTAL AUTHORITIES AND IS SUBJECT TO FINAL MODIFICATION UNTIL SUCH TIME AS APPROVED BY THE APPLICABLE GOVERNMENTAL AUTHORITIES. ANY WORK THAT IS PERFORMED PRIOR TO FINAL APPROVAL, AND NOTIFICATION TO THE DESIGN ENGINEER SHALL BE AT THE OWNER'S AND GENERAL CONTRACTOR'S OWN RISK AND PERIL. THE DESIGN CONTRACTOR SHALL NOT BE LIABLE FOR WORK THAT IS PERFORMED PRIOR TO FINAL MEASUREMENTS AND STAKING IN ACCORDANCE WITH THE APPROVED DOCUMENTS.

KDC CONSULTANTS, INC. — 16144 S. BELL ROAD HOMER GLEN, IL 60491 — KEVIN D. CHAFFIN 062-060586 LICENSED PROFESSIONAL ENGINEER — STATE OF ILLINOIS
LICENSE EXPIRATION 11-30-2027

REVISION	DATE
DATED: NOVEMBER 24, 2025	
ORIGINAL	01/10/25
VILLAGE COMMENTS	04/11/25
VILLAGE COMMENTS	06/06/25
VILLAGE COMMENTS	06/30/25
VILLAGE COMMENTS	07/18/25
VILLAGE COMMENTS	08/18/25
MWRD COMMENTS	10/15/25
OWNER COMMENTS	11/24/25

ENGINEERED BY:
KDC CONSULTANTS INC.
WWW.KDCCONSULTANTSINC.COM
EMAIL: KDCCONSULTANTS@AOL.COM
16144 S. BELL ROAD
HOMER GLEN, ILLINOIS 60491
(708) 645-0545

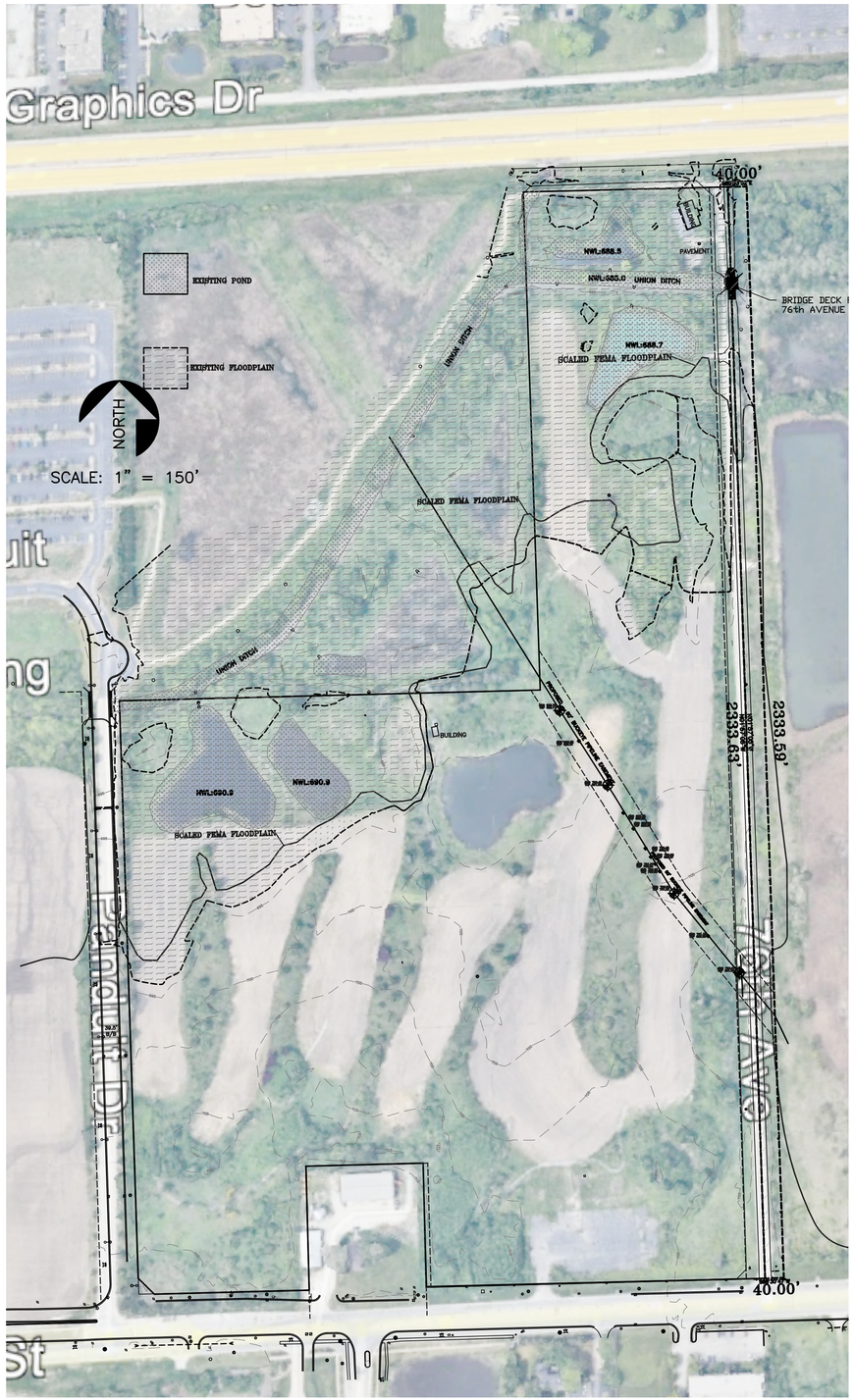
PREPARED FOR:
GK DEVELOPMENT PROPERTIES, LLC
740 WESTERN AVENUE
NEW LENOX, ILLINOIS 60451
EMAIL: DGUTIERREZ@KEYWESTMETAL.COM
(708) 259-4990

PROJECT 24-03-100-ENG

PAGE 1 OF 35

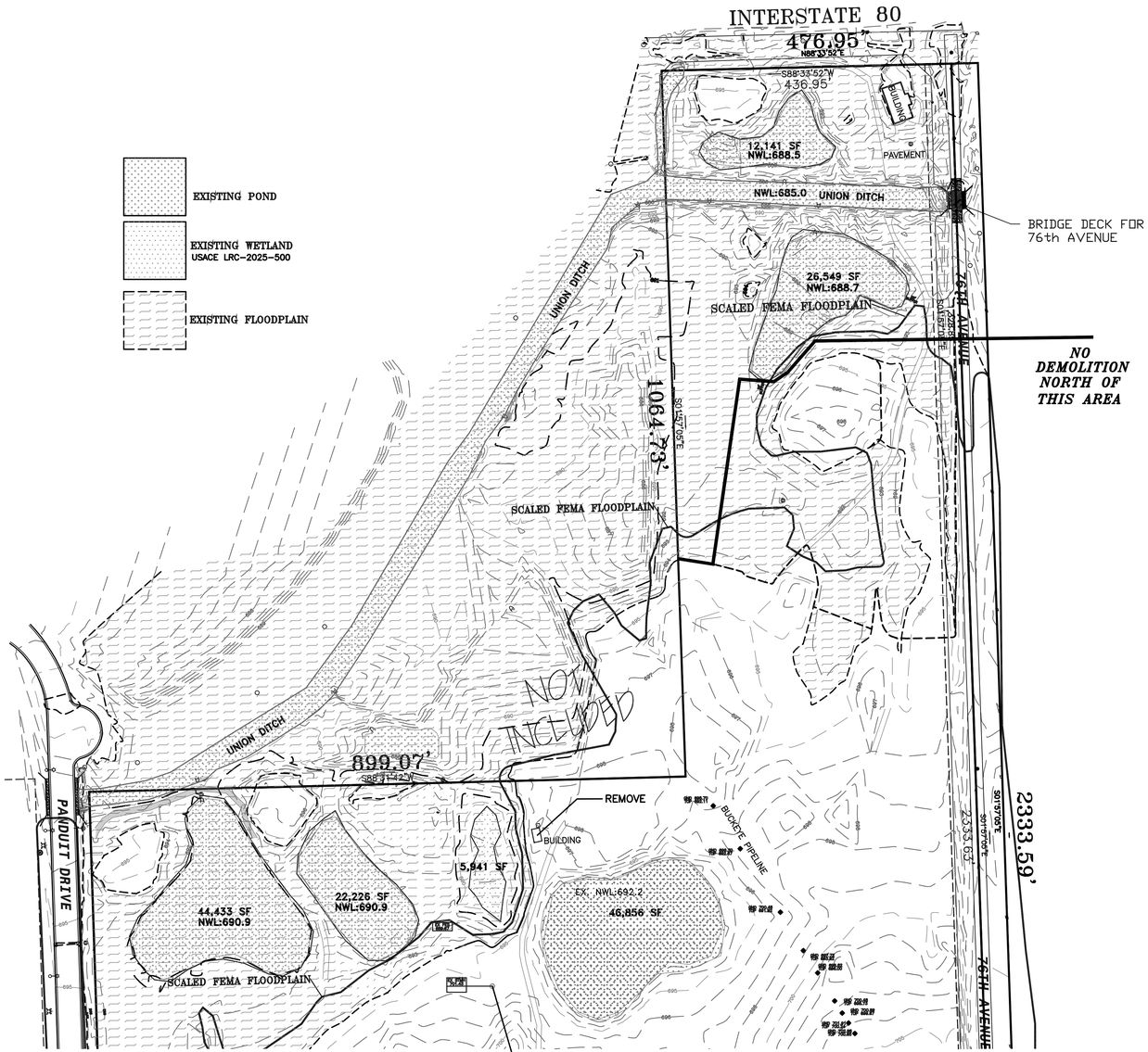
© COPYRIGHT, ALL RIGHTS RESERVED

OVERALL SITE



NOTES:

1. DATUM IS NAVD88.
2. EXISTING GOLF CART PATHS ARE COVERED (FIELD VERIFY).
3. GOLF COURSE STORM SEWER SYSTEM BURIED (FIELD VERIFY).



NOTES:

1) ANY DAMAGE TO THE EXISTING PAVEMENT SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER.

2) ON SITE ITEMS TO BE REMOVED:

A. EXISTING GOLF CART PATHS.
B. PARKING LOT ALONG 191ST STREET.
C. GOLF COURSE STORM SEWERS.
D. PERIMETER FENCING.
E. TREES AND SHRUBS.

NORTH

SCALE: 1" = 100'

0 100 200

GRAPHIC SCALE IN FEET

DATED: NOVEMBER 24, 2025

REVISION	DATE
ORIGINAL	01/10/25
VILLAGE COMMENTS	04/11/25
VILLAGE COMMENTS	06/06/25
VILLAGE COMMENTS	07/18/25
VILLAGE COMMENTS	08/18/25
OWNER COMMENTS	11/24/25

ENGINEERED BY:
KDC CONSULTANTS INC.
WWW.KDCCONSULTANTSINC.COM
16144 S. BELL ROAD
HOMER GLEN, ILLINOIS 60491
(708) 645-0545

INTERSTATE SPORTS DOME
EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT 24-03-100-ENG

PAGE 2 OF 35

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EXISTING POND

EXISTING WETLAND
USACE LRC-2025-500

EXISTING FLOODPLAIN

EXISTING FLOODPLAIN

SCALED FEMA FLOODPLAIN

UNION DITCH

PANDUIT DRIVE

76TH AVENUE

SAW CUT AND REMOVE EXISTING GOLF CART PATH FOR SANITARY SEWER INSTALLATION. NO REPLACEMENT REQUIRED

REMOVE

BUILDING

5,941 SF

22,226 SF
NWL=690.9

44,433 SF
NWL=690.9

EX. NWL=692.2

46,856 SF

SCALED FEMA FLOODPLAIN

BENCHMARK

SITE BENCHMARK IS TOP NORTHWEST FLANGE BOLT ON FIRE HYDRANT ON PANDUIT DRIVE 675 FEET NORTH OF 191ST STREET.
ELEV: 696.99 NAVD 88

PERIMETER FENCE TO REMAIN AROUND OUTLOT

REMOVE

PAVEMENT REMOVE

REMOVE ENTRANCE AND PARKING AREA

REMOVE CURB WITH DECELARATION LANE CONSTRUCTION (SEE PAGE 25A)

191ST STREET

191ST (CLEVELAND AVENUE) STREET (CH84)

LEGEND

	EXISTING	PROPOSED
WATER MAIN	W	W
STORM SEWER		
SANITARY SEWER		
MANHOLE		
STORM MANHOLE		
INLET		
FLARED END SECTION		
FIRE HYDRANT		
WATER VALVE		(IN VAULT)
SPRINKLER		
CANISTER		
POWER POLE		
LIGHT POLE		
TOP OF FOUNDATION	T/F: 700.00	T/F: 700.00
SPOT ELEVATION	x 670.20	x 670.20
SWALE		
OVERLAND FLOW ROUTE		
BUMPER STOP		
B6.12 CURB & GUTTER		
B6.12 REVERSE PITCH		
TEMPORARY SILT FENCE		

CB 1 — STRUCTURE
594.50 — RIM ELEVATION
590.00 — INVERT ELEVATION

SMH 1
594.50
590.00

STORM SEWER SANITARY

NOTES:

1. DATUM IS NAVD88.
2. EXISTING GOLF CART PATHS ARE COVERED (FIELD VERIFY).
3. GOLF COURSE STORM SEWER SYSTEM BURIED (FIELD VERIFY).

NOTES:

1) ANY DAMAGE TO THE EXISTING PAVEMENT SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER.

2) ON SITE ITEMS TO BE REMOVED:

A. EXISTING GOLF CART PATHS.
B. PARKING LOT ALONG 191ST STREET.
C. GOLF COURSE STORM SEWERS.
D. PERIMETER FENCING.
E. 191ST STREET ACCESS POINT AT EXISTING PARKING AREA.
F. TREES AND SHRUBS.

NORTH

SCALE: 1" = 100'
0 100 200
GRAPHIC SCALE IN FEET

DATED: NOVEMBER 24, 2025

REVISION	DATE
ORIGINAL	01/10/25
VILLAGE COMMENTS	04/11/25
VILLAGE COMMENTS	06/06/25
VILLAGE COMMENTS	07/18/25
VILLAGE COMMENTS	08/18/25
OWNER COMMENTS	11/24/25

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HOMER GLEN, ILLINOIS 60491
(708) 645-0545

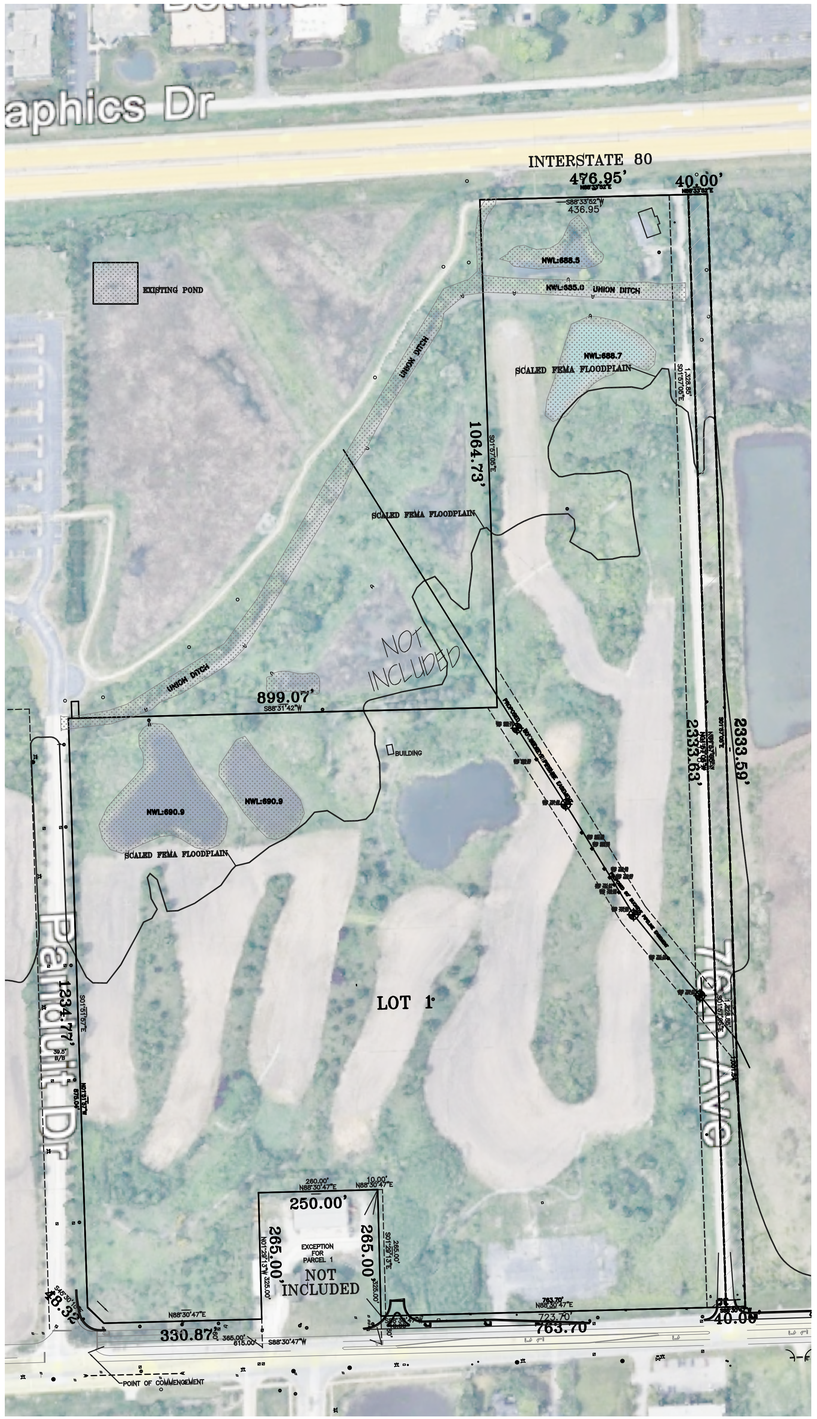
INTERSTATE SPORTS DOME
EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT
24-03-100-ENG

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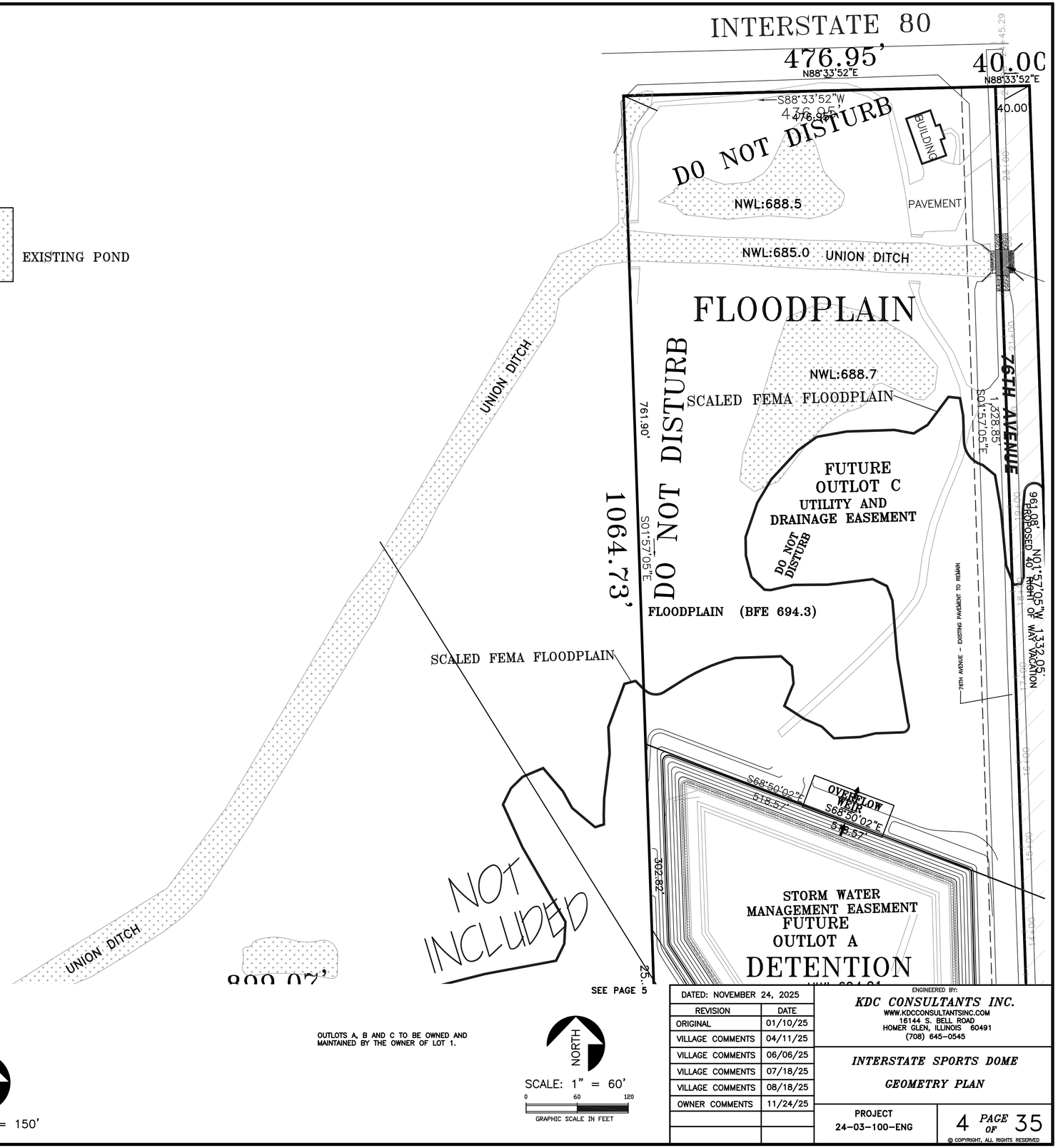
OVERALL SITE



EXISTING POND

NORTH

SCALE: 1" = 150'



SEE PAGE 5

OUTLOTS A, B AND C TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1.

NORTH

SCALE: 1" = 60'

0 60 120

GRAPHIC SCALE IN FEET

DATED: NOVEMBER 24, 2025	
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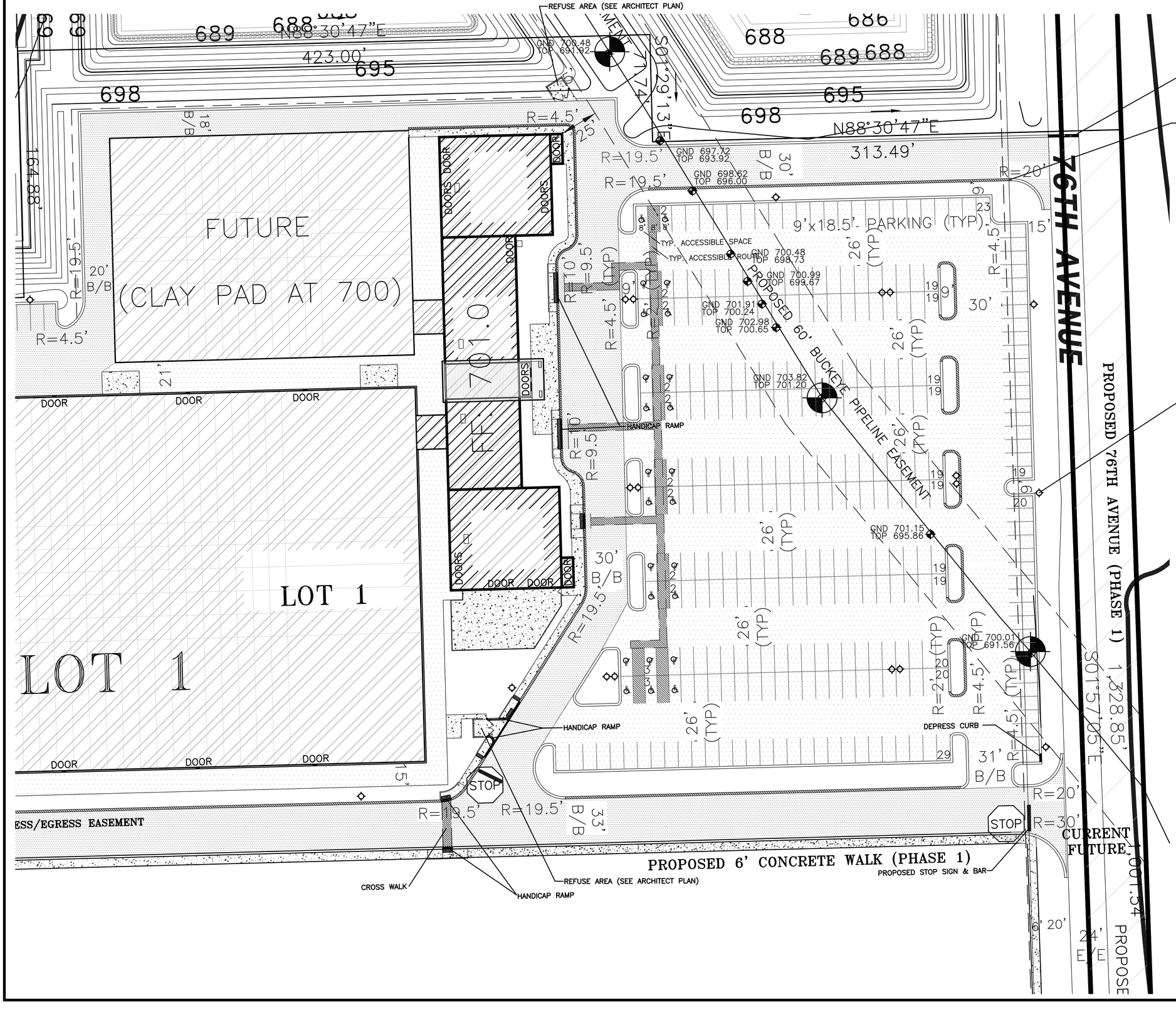
INTERSTATE SPORTS DOME

GEOMETRY PLAN

PROJECT
24-03-100-ENG

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GEOMETRY PLAN

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PAGE 5B OF 35

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SEE PAGE 4

REFUSE AREA (SEE ARCHITECT PLAN)

20' MOUNTABLE CURB

SCALED FEMA FLOODPLAIN

NWL:690.9

DO NOT DISTURB

FUTURE OUTLOT B

FUTURE (CLAY PAD AT 700)

LOT 1

LOT 1

76TH AVENUE

PROPOSED 76TH AVENUE (PHASE 1)

PROPOSED STOP SIGN & BAR

PROPOSED STOP SIGN & BAR HANDICAP RAMP

REVERSE PITCH GUTTER (TYP)

PROPOSED LIGHT (TYP) (SEE LIGHTING PLAN BY OTHERS)

9'x18.5' PARKING (TYP)

PROPOSED 60' BUCKEYE PIPELINE EASEMENT

HANDICAP RAMP

SEE PAGE 5B

AIR LOCK

GRASS CRETE
SEE PAGE 35 FOR DETAIL

DEPRESS CURB (3')

PROPOSED STOP SIGN & BAR

PROPOSED 40' INGRESS/EGRESS EASEMENT

PROPOSED 6' CONCRETE WALK (PHASE 1)

CROSS WALK

REFUSE AREA (SEE ARCHITECT PLAN)

HANDICAP RAMP

CURRENT FUTURE

PROPOSED 40' RIGHT OF WAY VACATION

PROPOSED 6' CONCRETE WALK (PH 1)

76TH AVENUE

81' ROW

PANDUIT DRIVE

PROPOSED 6' CONCRETE WALK (PHASE 1)

REPLACE EXISTING PARKWAY TREES ALONG PANDUIT DRIVE AS REQUIRED FOR NEW WALK INSTALLATION.

NOT INCLUDED

IDOT BARRICADES

HANDICAP RAMP

ROW DEDICATION

NEW CURB

PROPOSED 6' CONCRETE WALK (PHASE 1)

PROPOSED 6' CONCRETE WALK (PHASE 1)

763.70'

763.70'

191ST (CLEVELAND AVENUE)

763.70' STREET (CH84)

EXISTING STOP SIGN TO BE RELOCATED

PROPOSED STOP SIGN & BAR

PROPOSED STOP SIGN & BAR

BLEND TO EXISTING EDGE OF PAVEMENT

BEFORE YOU DIG! CALL 1-800-892-0123 (Allow Two Working Days) JULIE The Illinois One-Call System It's The Law

NOTES:

1) SEE PARKING LOT LIGHTING PLAN BY OTHERS.

2) SEE LANDSCAPE PLAN BY OTHERS.

3) NO LANDSCAPING OR LIGHTING TO BE PLACED WITH THE NEW BUCKEYE PIPELINE EASEMENT.

4) LIGHTS SHALL BE PROVIDED ALONG THE PRIVATE DRIVEWAYS AND WITHIN THE PARKING LOTS.

5) ALL ELECTRICAL WIRING LOCATED UNDER THE ASPHALT, CONCRETE, OR OTHER PEDESTRIAN/VEHICULAR ACCESS SHALL HAVE A STEEL SLEEVE TO ENCASE THE ELECTRICAL UNIT DUCT.

6) CONCRETE STEPS TO BE 7" RISE WITH 39" LANDING WITH HAND RAILS.

7) CURBS ARE B6-12, UNLESS NOTED. REVERSE GUTTER PITCH PER FLOW DIRECTION.

8) TRAFFIC CONTROL DEVICES SHALL COMPY WITH MUTCD REQUIREMENTS.

9) SEE PAGE 30 FOR CONCRETE WALK RAMP DETAILS.

10) ANY DAMAGE TO THE EXISTING PAVEMENT, CURB, GUTTER, PARKWAYS AND UTILITIES SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER.

11) PROVIDE RAMPS AND ACCESSIBLE PLATES AT ALL LOCATIONS WHERE SIDEWALKS INTERSECT VEHICULAR WAYS. DETECTABLE WARNINGS TO BE TRUNCATED DOMES VIA INSERTS OR TILE WITH CONTRASTING BRICK RED COLOR PER VILLAGE STANDARDS.

12) DIMENSIONS SHOWN ARE BACK OF CURB TO BACK OF CURB (UNLESS NOTED).

13) ALL DRIVEWAY IMPROVEMENTS ALONG ROADWAYS WHERE EXISTING OR PROPOSED STREETLIGHTS ARE LOCATED, PROVIDE 2' RIGID CONDUIT UNDER THE DRIVEWAY APRONS AND EXTEND A MINIMUM OF 2' BEYOND THE BACK OF CURB ON BOTH SIDES FOR FUTURE POTENTIAL REPAIRS.

14) WALKS TO BE 1 FOOT FROM THE RIGHT OF WAY LINE.

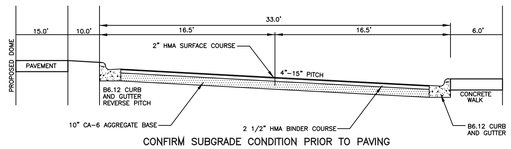
15) PARKWAYS, INCLUDING ALONG THE INGRESS/EGRESS EASEMENT, TO BE SODDED WITH AT LEAST 4" TOPSOIL.

NOTE:

1. PARKING SPACE DIMENSIONS ARE FROM FACE OF CURB.

2. PROVIDE 2 FEET CLEARANCE BETWEEN LIGHT FIXTURE FOUNDATIONS AND ADJACENT UTILITY TRENCHES.

3. B/B – BACK TO BACK.



CONFIRM SUBGRADE CONDITION PRIOR TO PAVING

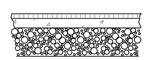
INGRESS/EGRESS DRIVEWAY CROSS SECTION

76TH AVENUE TO REMAIN AS EXISTING

MAINTAIN 2.6 STRUCTURAL NUMBER (CORE SAMPLES TO VERIFY EXISTING)

NOTE: 1 OUT OF EVER 6 HANDICAP SPACES TO BE DESIGNATED AS "VAN ACCESSIBLE" PER ADA STANDARDS.

STRUCTURAL NUMBER	
SURFACE	2.0" X 0.40
BINDER	2.50" X 0.33
STONE	10.0" X 0.10
	SN 2.62

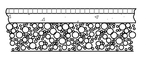


2" HMA SURFACE COURSE (4% VOIDS)
2 1/2" HMA BINDER COURSE
FINE GRADING
10" CA-6 AGGREGATE

CONFIRM SUBGRADE CONDITION PRIOR TO PAVING

HEAVY DUTY PAVEMENT SECTION

STRUCTURAL NUMBER	
SURFACE	1.50" X 0.40
BINDER	2.50" X 0.33
STONE	8.00" X 0.11
	SN 2.30



1-1/2" HMA SURFACE COURSE (4% VOIDS)
2 1/2" HMA BINDER COURSE
FINE GRADING
8" CA-6 AGGREGATE

CONFIRM SUBGRADE CONDITION PRIOR TO PAVING

PARKING LOT PAVEMENT SECTION AND DOME PERIMETER PAVEMENT SECTION

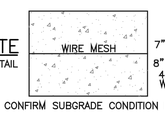
NORTH

SCALE: 1" = 60'

0 60 120

GRAPHIC SCALE IN FEET

GRASS CRETE
SEE PAGE 35 FOR DETAIL



CONFIRM SUBGRADE CONDITION PRIOR TO PAVING

CONCRETE
(CONCRETE APRONS AND TRUCK DOCK)

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GEOMETRY PLAN

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FUTURE
OUTLOT B

FUTURE
(CLAY PAD AT 700)

LOT 1

TRUCK ANALYSIS (TYP)

PROPOSED 8" WATERMAIN

300'/H/H

100 YEAR EVENT SEWER

PROPOSED 8" WATERMAIN

6" STUB

AIR LOCK

DOOR

PROPOSED 40' INGRESS/EGRESS EASEMENT

PROPOSED 60' BUCKEYE PIPELINE EASEMENT

REPLACE EXISTING PARKWAY TREES ALONG PANDUIT DRIVE AS REQUIRED FOR NEW WALK INSTALLATION.

PROPOSED 12" WATERMAIN

PROPOSED 8" WATERMAIN

ADD VALVE TO EXISTING REPLACE 6" TOPSOIL AND SOD

PRESSURE CONNECTION

RECEIVING PIT REPLACE 6" TOPSOIL AND SOD

DIRECTIONAL BORE 30"-16" CASING

BORING PIT

PANDUIT DRIVE

76TH AVENUE

191ST (CLEVELAND AVENUE) STREET (CH84)

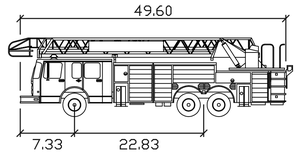
IDOT BARRICADES

PROPOSED DECELARATION LANE

PROPOSED OFF SITE DECELARATION LANE

FIRE TRUCK WHEEL TRACKS (TYP)

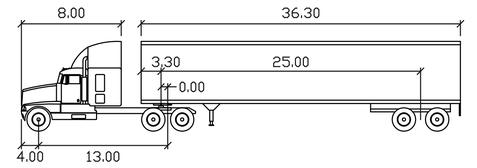
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FIRE TRUCK feet

Width	: 8.00
Track	: 6.91
Lock to Lock Time	: 6.00
Steering Angle	: 40.00

FIRE TRUCK TURNING ANALYSIS (TYP)



WB-40 feet

Tractor Width	: 8.50	Lock to Lock Time	: 6.00
Trailer Width	: 8.50	Steering Angle	: 21.30
Tractor Track	: 8.50	Articulating Angle	: 70.00
Trailer Track	: 8.50		

NORTH

SCALE: 1" = 60'

0 60 120

GRAPHIC SCALE IN FEET

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FIRE HYDRANT SPACING & FIRE TRUCK TURNING EXHIBIT

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EXISTING POND

EXISTING WETLAND
USACE LRC–2025–500

EXISTING FLOODPLAIN

PROPOSED FLOODPLAIN

NOTE:

1. DATUM IS NAVD88.

2. GOLF CART PATHS COVERED.

NORTH

SCALE: 1" = 60'

0 60 120

GRAPHIC SCALE IN FEET

DETENTION CONTOURS

RIP RAP — EROSION CONTROL BLANK

LEGEND

NWL:685.0 UNION DITCH

FLOODPLAIN

26,549 SF
NWL:688.7

SCALED FEMA FLOODPLAIN

FUTURE OUTLOT C

DO NOT DISTURB

FLOODPLAIN "CUT" (BFE 694.3)

FLOOD SECTION 6

FLOOD SECTION 5

STORM LINE OF NO DISTURBANCE

LINE OF NO DISTURBANCE

DOUBLE ROW OF SILT FENCE

694 RESTRICTOR

RESTRICTOR ACCESS

OVERFLOW WEIR

MAINTAIN A 5 FOOT WIDE TOP OF BERM WIDTH (MIN.)

UNION DITCH

SCALED FEMA FLOODPLAIN

PROPOSED FLOODPLAIN

OVERFLOW WEIR

FUTURE OUTLOT A
DETENTION
HWL:694.91
NWL:689.0
(3' MIN. DEPTH)

4:1 MAX. SLOPE

PROPOSED 60' BUCKEYE PIPELINE EASEMENT

RESTRICTOR ACCESS

FUTURE OUTLOT A
DETENTION
HWL:694.91
NWL:689.0
(3' MIN. DEPTH)

4:1 MAX. SLOPE

5,941 SF

FLOODPLAIN (BFE 694.3)
22,226 SF
NWL:690.9

FLOODPLAIN (BFE 694.3)
44,433 SF
NWL:690.9

FUTURE OUTLOT B

SCALED FEMA FLOODPLAIN

FUTURE
FF: 701.0
(CLAY PAD AT 700)

PROVIDE FILTER BASKETS IN ALL OPEN STORM SEWERS, TO BE CLEANED AND MAINTAINED UNTIL FINAL SURFACE ESTABLISHED

PROPOSED 60' BUCKEYE

PANDUIT DRIVE

76TH AVENUE

BRIDGE :
76th AV

TEMPORARY SILT FENCE (TYP)

PROPOSED 40' RIGHT OF WAY VACATION

FLOODPLAIN "CUT" AREA

FLOODPLAIN "FILL" AREA

TEMPORARY EROSION CONTROL BLANKET (TYP)

PERMANENT RIP–RAP (TYP)

TEMPORARY SETTLING BASIN (TYP)

TEMPORARY SILT FENCE (TYP)

PRIOR TO CONTRACTOR LEAVING SITE, DETENTION PONDS TO HAVE A MINIMUM DEPTH OF 3 FEET. REMOVE SILTATION AS NECESSARY.

SEE PAGE 8A

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NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM GENERAL NOTES:

1. EROSION CONTROL MEASURES TO BE UTILIZED DURING THE DEVELOPMENT OF THIS SITE INCLUDE SILT FENCING, "SILT SAVER" (OR EQUAL) FRAMES AND FILTER ASSEMBLIES OVER ALL STORM SEWER STRUCTURES AND SILT BASINS & DITCH CHECKS AS APPROPRIATE.

SILT FENCE SHALL BE INSTALLED AROUND THE SITE WHERE ANY RUNOFF WOULD BE DIRECTED OFF SITE, EITHER TEMPORARILY OR PERMANENTLY.

STRAW HALE BALES ARE NOT ACCEPTABLE.

2. ALL STORM WATER FRAMES AND GRATES SHALL BE MARKED WITH "DUMP NO WASTE" AND "DRAINS TO CREEK" OR OTHER ACCEPTABLE LETTERING AS APPROVED BY THE VILLAGE.

3. THE CONTRACTOR SHALL CLEAN OUT ALL SUMPS OF SUSPENDED SOLIDS AND OTHER POLLUTANTS ON A REGULAR BASIS UNTIL THE VILLAGE ACCEPTS THE IMPROVEMENTS.

4. THE CONTRACTOR/DEVELOPER SHALL TAKE THE NECESSARY STEPS TO CONTROL WASTE SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER AND SANITARY WASTE AT THE CONSTRUCTION SITE THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY.

5. THIS EROSION CONTROL PLAN WAS PREPARED BY KDC CONSULTANTS INC., AND TO THE BEST OF OUR KNOWLEDGE COMPLIES WITH THE URBAN SOIL EROSION CONTROL AND STANDARDS IN ILLINOIS MANUAL AND GENERALLY RECOGNIZED METHODS IN USE IN THE AREA.

6. ADDITIONAL SILT FENCE TO BE PLACED WHERE DRAINING 200 FEET OR GREATER (PER NRCS CODE 920).

LONG TERM MAINTENCE PLAN:

THE OWNER OF THE INTERSTATE SPORTS DOME, WITH FACILITIES AS SHOWN ON THIS EXHIBIT, SHALL ASSUME RESPONSIBILITY FOR THE FOLLOWING PERPETUAL MAINTENANCE ACTIVITIES:

1. GENERAL:
REGULAR INSPECTIONS AND ROUTINE MAINTENANCE OF GENERAL AREAS SHALL BE PERFORMED ONCE MONTHLY OR AS–NEEDED BASIS. SPECIFIC ITEMS OF CONCERN INCLUDE:
–LITTER AND DEBRIS SHALL BE CONTROLLED.
–LANDSCAPE AREAS SHALL BE MAINTAINED WITH REGULAR MOWING AND RESTORED WITH APPROPRIATE SEEDING/VEGETATION AS NECESSARY.
–ACCUMULATED SEDIMENT SHALL BE DISPOSED OF PROPERLY ALONG WITH ANY WASTES GENERATED DURING MAINTENANCE OPERATIONS.
–DRIVEWAYS SHALL BE SWEPT, VACUUMED AND/OR WASHED ON A REGULAR BASIS,

2. STORMWATER COLLECTION SYSTEM
THE OWNER SHALL PERFORM MONTHLY INSPECTIONS OF ALL COMPONENTS OF THE STORMWATER COLLECTION SYSTEM. THE MONTHLY INSPECTION SHALL OCCUR BETWEEN MARCH AND NOVEMBER AND INCLUDE THE FOLLOWING SPECIFIC AREAS OF CONCERN:
STORM INLETS/MANHOLES:
–REMOVED ACCUMULATED LEAVES AND OTHER DEBRIS FROM GRATES.
–RESET COVERS/LIDS ON AS–NEEDED BASIS.
–REMOVED ACCUMULATED SEDIMENT FROM MANHOLE BOTTOM WHEN 50% OF SUMP IS FILLED.

3. STORM SEWERS:
–VISUALLY INSPECT PIPES BY REMOVING MANHOLE LIDS/ MAKE REPAIRS AS NECESSARY.
–STORM SEWERS AND CULVERTS SHALL BE CHECKED FOR SILTATION DEPOSITS AT INLETS, OUTLETS, AND WITHIN THE CONDUIT. CLEAN OUT AS NECESSARY.
–REPLANT AND RESEED ANY ERODED AREAS.

4. VEGETATED AREA:
–NEED FOR PLANTING, RESEEDING, OR SODDING. SUPPLEMENT ALTERNATIVE NATIVE VEGETATION IF A SIGNIFICANT PORTION HAS NOT BEEN ESTABLISHED (50% OF THE SURFACE AREA AFTER SECOND GROWING SEASON). RESEED WITH ALTERNATIVE NATIVE GRASS SPECIES IF ORIGINAL GRASS COVER HAS NOT SUCCESSFULLY ESTABLISHED.
–EVIDENCE OF GRAZING, MOTORBIKES, OR OTHER VEHICLES, REPAIR.
–CHECK FOR INVASIVE VEGETATION, REMOVE WHEN POSSIBLE.
–REGULAR MOWING TO CONTROL VEGETATION; IT IS RECOMMENDED THAT NATIVE VEGETATION REMAIN UNCUT,
–DEAD OR DAMAGED NON–NATIVE GRASSY AREAS – REPAIR WITH SEEDING WITH FERTILIZATION OR SEEDING WITH MULCH.

5. SEWER CONSTRUCTION
–PERFORM MANHOLE INSPECTIONS ONCE EVERY FIVE YEARS, MAKE REPAIRS AS NECESSARY.
–PERFORM SEWER INSPECTIONS ONCE EVERY FIVE YEARS, MAKE REPAIRS AS NECESSARY.
–PERFORM REGULAR CLEANING SO THAT EACH SEWER SEGMENT IS CLEANED ONCE EVERY 5 YEARS.
–REMOVE ANY OBSTRUCTIONS PLACED IN MAINTENANCE EASEMENTS THAT MAY IMPEDE MAINTENANCE EQUIPMENT ACCESS.

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INTERSTATE SPORTS DOME

MASS GRADING & EROSION CONTROL PLAN

PROJECT
24–03–100–ENG

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SEE PAGE 7

PROVIDE EROSION CONTROL BLANK FOR AREAS OVER 10% SLOPE (TYP)

RIP-RAP

DETENTION CONTOURS

RIP RAP — EROSION CONTROL BLANK

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TEMPORARY SILT FENCE (TYP)

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM GENERAL NOTES:

1. EROSION CONTROL MEASURES TO BE UTILIZED DURING THE DEVELOPMENT OF THIS SITE INCLUDE SILT FENCING, "SILT SAVER" (OR EQUAL) FRAMES AND FILTER ASSEMBLIES OVER ALL STORM SEWER STRUCTURES AND SILT BASINS & DITCH CHECKS AS APPROPRIATE.

SILT FENCE SHALL BE INSTALLED AROUND THE SITE WHERE ANY RUNOFF WOULD BE DIRECTED OFF SITE, EITHER TEMPORARILY OR PERMANENTLY.

STRAW HALE BALES ARE NOT ACCEPTABLE.

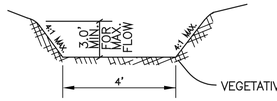
2. ALL STORM WATER FRAMES AND GRATES SHALL BE MARKED WITH "DUMP NO WASTE" AND "DRAINS TO CREEK" OR OTHER ACCEPTABLE LETTERING AS APPROVED BY THE VILLAGE.

3. THE CONTRACTOR SHALL CLEAN OUT ALL SUMPS OF SUSPENDED SOLIDS AND OTHER POLLUTANTS ON A REGULAR BASIS UNTIL THE VILLAGE ACCEPTS THE IMPROVEMENTS.

4. THE CONTRACTOR/DEVELOPER SHALL TAKE THE NECESSARY STEPS TO CONTROL WASTE SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER AND SANITARY WASTE AT THE CONSTRUCTION SITE THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY.

5. THIS EROSION CONTROL PLAN WAS PREPARED BY KDC CONSULTANTS INC., AND TO THE BEST OF OUR KNOWLEDGE COMPLIES WITH THE URBAN SOIL EROSION CONTROL AND STANDARDS IN ILLINOIS MANUAL AND GENERALLY RECOGNIZED METHODS IN USE IN THE AREA.

6. ADDITIONAL SILT FENCE TO BE PLACED WHERE DRAINING 200 FEET OR GREATER (PER NRCS CODE 920).



TEMPORARY OVERLAND FLOW SECTION

TEMPORARY GRASS SWALE TO DRAIN SUBJECT PARCEL FROM NORTH SIDE OF 191ST STREET TO THE TEMPORARY FLARED END SECTIONS AT MH 8, MH 17, CB 7 AND MH 23 (COLLECT RUNOFF BEFORE OVER TOPPING ONTO THE INGRESS/EGRESS ACCESS DRIVE)

TEMPORARY END SECTION FOR PHASE 2 RUNOFF COLLECTION (TYP)

MAINTAIN 3:1 MAX. SLOPE AROUND TEMPORARY FES.

OVERLAND FLOOD ROUTE VIA SWALE (TYP)

TEMPORARY PORTABLE WASHROOM

WASHOUT AREA

WASHOUT AREA FOR CONCRETE AND ASPHALT.

DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS SHALL ALSO BE COLLECTED AND TREATED PRIOR TO DISCHARGE.

FLOWS FROM CONCRETE WASHOUT CANNOT ENTER SEWERS OR STORM WATER MANAGEMENT FACILITITES.

DUMPSTER

SWPPP INFORMATION BOARD

TEMPORARY CONSTRUCTION ENTRANCE

TEMPORARY 30'-24" CMP @ 0.50%

TEMPORARY 30'-36" CMP @ 0.50%

MAIN CONSTRUCTION ENTRANCE

PRIOR TO CONTRACTOR LEAVING SITE, DETENTION PONDS TO HAVE A MINIMUM DEPTH OF 3 FEET. REMOVE SILTATION AS NECESSARY.

NORTH

SCALE: 1" = 60'

0 60 120

GRAPHIC SCALE IN FEET

NOTE:

1. DATUM IS NAVD88.

2. EXISTING GOLF CART PATHS COVERED.

DATED: NOVEMBER 24, 2025	
REVISION	DATE
ORIGINAL	01/10/25
VILLAGE COMMENTS	04/11/25
VILLAGE COMMENTS	06/06/25
VILLAGE COMMENTS	07/18/25
VILLAGE COMMENTS	08/18/25
MWRD COMMENTS	10/15/25
OWNER COMMENTS	11/24/25

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16144 S. BELL ROAD
HOMER GLEN, ILLINOIS 60491
(708) 645-0545

INTERSTATE SPORTS DOME

MASS GRADING & EROSION CONTROL PLAN

PROJECT 24-03-100-ENG

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TEMPORARY SILT FENCE (TYP)

PROPOSED 40' INGRESS/EGRESS EASEMENT

PANDUIT DRIVE

76TH AVENUE

191ST (CLEVELAND AVENUE) STREET (CH84)

ROUGH FF: 710.0

ROUGH FF: 709.0

ROUGH FF: 706.0

TEMPORARY STOCK PILE

ROUGH FF: 710.0

ROUGH FF: 709.0

ROUGH FF: 708.0

FLOOD ROUTE A

FLOOD ROUTE B

FLOOD ROUTE C

FLOOD ROUTE D

100' CONSTRUCTION ENTRANCE

MH 8

MH 17

CB 7

MH 23

TEMP. FES

NORTH

SCALE: 1" = 50'

0 50 100

GRAPHIC SCALE IN FEET

DATED: NOVEMBER 24, 2025	
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VILLAGE COMMENTS	08/18/25
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MASS GRADING & EROSION CONTROL PLAN

PROJECT
24-03-100-ENG

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DETENTION PROVIDED FOR A MAXIMUM COVERAGE OF 90% FOR FUTURE AREAS OF DEVELOPMENT (INCLUDING EXCEPTION PARCEL ON THE NORTH SIDE OF 191ST STREET)

PERMANENT DETENTION AREA SEEDING TO BE IDOT CLASS 4B WETLAND GRASS & SEDGE MIXTURE 56 PLS LBS. PER ACRE.

DETENTION POND CROSS-SECTION

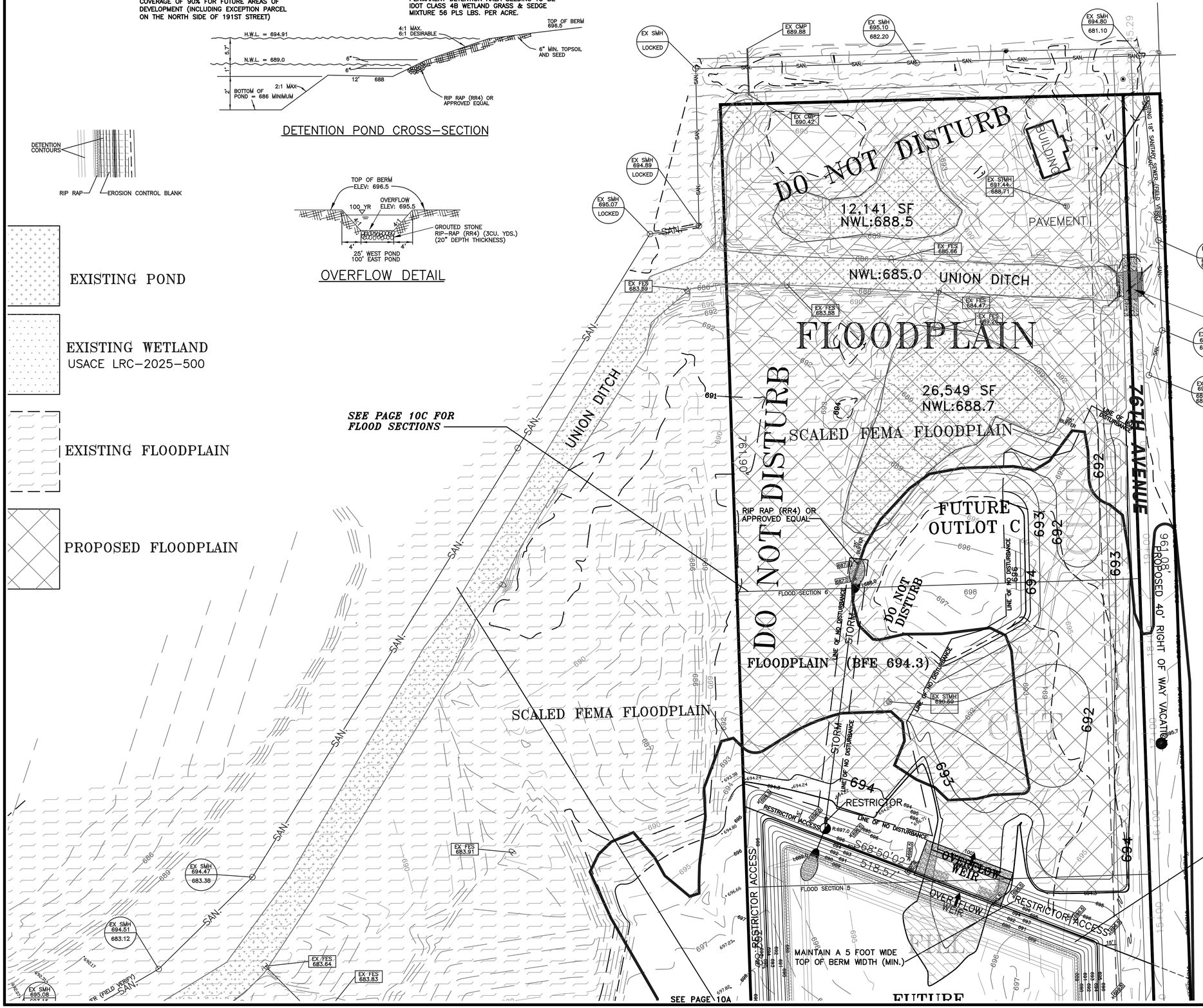
OVERFLOW DETAIL

EXISTING POND

EXISTING WETLAND
USACE LRC-2025-500

EXISTING FLOODPLAIN

PROPOSED FLOODPLAIN



PROVIDE EROSION CONTROL BLANK FOR AREAS OVER 10% SLOPE (TYP)

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NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM GENERAL NOTES:

1. EROSION CONTROL MEASURES TO BE UTILIZED DURING THE DEVELOPMENT OF THIS SITE INCLUDE SILT FENCING, "SILT SAVER" (OR EQUAL) FRAMES AND FILTER ASSEMBLIES OVER ALL STORM SEWER STRUCTURES AND SILT BASINS & DITCH CHECKS AS APPROPRIATE.

   SILT FENCE SHALL BE INSTALLED AROUND THE SITE WHERE ANY RUNOFF WOULD BE DIRECTED OFF SITE, EITHER TEMPORARILY OR PERMANENTLY.

   STRAW HALE BALES ARE NOT ACCEPTABLE.

2. ALL STORM WATER FRAMES AND GRATES SHALL BE MARKED WITH "DUMP NO WASTE" AND "DRAINS TO CREEK" OR OTHER ACCEPTABLE LETTERING AS APPROVED BY THE VILLAGE.

3. THE CONTRACTOR SHALL CLEAN OUT ALL SUMPS OF SUSPENDED SOLIDS AND OTHER POLLUTANTS ON A REGULAR BASIS UNTIL THE VILLAGE ACCEPTS THE IMPROVEMENTS.

4. THE CONTRACTOR/DEVELOPER SHALL TAKE THE NECESSARY STEPS TO CONTROL WASTE SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER AND SANITARY WASTE AT THE CONSTRUCTION SITE THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY.

5. THIS EROSION CONTROL PLAN WAS PREPARED BY KDC CONSULTANTS INC., AND TO THE BEST OF OUR KNOWLEDGE COMPLIES WITH THE URBAN SOIL EROSION CONTROL AND STANDARDS IN ILLINOIS MANUAL AND GENERALLY RECOGNIZED METHODS IN USE IN THE AREA.

6. ADDITIONAL SILT FENCE TO BE PLACED WHERE DRAINING 200 FEET OR GREATER (PER NRCS CODE 920).

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM

GENERAL NOTES:

THE VILLAGE OF TINLEY PARK REQUIRES GENERAL COMPLIANCE WITH THE NPDES PHASE II PROGRAM. AS SUCH, THE VILLAGE REQUIRES THAT ALL DEVELOPMENTS PROVIDE, TO THE EXTENT POSSIBLE, CONSTRUCTION SITE RUN-OFF CONTROL AND ILLICIT DISCHARGE PREVENTION AND ELIMINATION. ALL DEVELOPMENTS WILL PROVIDE THE FOLLOWING:

1. AN EROSION CONTROL PLAN THAT PROVIDES FOR, AMONG OTHER THINGS, A SILT FENCE AROUND THE SITE WHERE ANY RUN-OFF WOULD BE DIRECTED OFF-SITE, EITHER TEMPORARILY OR PERMANENTLY. INCLUDED IN THE PLAN WILL BE "SILT-SAVER" (OR EQUAL) FRAMES AND FILTER ASSEMBLIES OVER ALL STORM SEWER STRUCTURES. STRAW BALES WILL NO LONGER BE ALLOWED DUE TO THE LACK OF MAINTENANCE. SILTATION BASINS AND DITCH CHECKS WILL BE SHOWN AS APPROPRIATE. THE PLAN SHALL HAVE THE FOLLOWING CERTIFICATION: *"THIS EROSION CONTROL PLAN WAS PREPARED BY (ENGINEER'S NAME) OR UNDER MY DIRECT SUPERVISION, AND COMPLIES WITH THE URBAN SOIL EROSION CONTROL AND STANDARDS IN ILLINOIS MANUAL AND THE GENERALLY RECOGNIZED METHODS IN USE IN THE AREA."* SIGNED AND DATED BY THE PROJECT ENGINEER.
2. ALL STORM WATER FRAMES AND GRATES SHALL BE MARKED WITH "DUMP NO WASTE" AND "DRAINS TO CREEK" OR OTHER ACCEPTABLE LETTERING AS APPROVED BY THE VILLAGE ENGINEER.
3. THE LAST CATCH BASIN PRIOR TO THE OUTLET TO A DETENTION SYSTEM OR NATURAL WATERWAY SHALL BE EQUIPPED WITH A TRAP SUCH AS THE SNOUT OR EQUAL. THE CONTRACTOR SHALL CLEAN OUT ALL SUMPS OF SUSPENDED SOLIDS AND OTHER POLLUTANTS ON A REGULAR BASIS UNTIL THE VILLAGE ACCEPTS THE IMPROVEMENTS.
4. THE CONTRACTOR/DEVELOPER SHALL TAKE THE NECESSARY STEPS TO CONTROL WASTE SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER AND SANITARY WASTE AT THE CONSTRUCTION SITE THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY.

OUTLOTS A, B AND C TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1.

NOTE:

1. DATUM IS NAVD88.
2. EXISTING GOLF CART PATHS COVERED.

NORTH

SCALE: 1" = 50'

0 50 100

GRAPHIC SCALE IN FEET

DATED: NOVEMBER 24, 2025	
REVISION	DATE
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VILLAGE COMMENTS	04/11/25
VILLAGE COMMENTS	06/06/25
VILLAGE COMMENTS	08/18/25
OWNER COMMENTS	11/24/25

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GRADING PLAN

PROJECT
24-03-100-ENG

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SEE PAGE 9A

FUTURE OUTLOT A DETENTION

HWL:694.91
NWL:689.0
(3' MIN. DEPTH)

MAINTAIN A 5 FOOT WIDE TOP OF BERM WIDTH (MIN.)

RESTRICTOR ACCESS

RESTRICTOR

R:697.0

I:689.0

FLOOD SECTION 5

RIP RAP

OVERFLOW WEIR

100'

OVERFLOW WEIR

RESTRICTOR ACCESS

OVERLAND RUNOFF (TYP)

RIP RAP

PROPOSED 60' BUCKEYE PIPELINE EASEMENT

RESTRICTOR ACCESS

GND 699.30
TOP 692.67

GND 700.48
TOP 693.92

GND 697.72
TOP 693.92

GND 698.62
TOP 696.00

4:1 MAX. SLOPE
HWL:694.91
NWL:689.0

FUTURE OUTLOT A (3' MIN. DEPTH) DETENTION

OVERFLOW WEIR

MAINTAIN A 5 FOOT WIDE TOP OF BERM WIDTH (MIN.)

SF

SEDIMENT BASIN

FLOOD SECTION 4

12' SAFETY LEDGE

SEDIMENT BASIN

4:1 MAX. SLOPE

12' SAFETY LEDGE

RESTRICTOR ACCESS

SETTLING BASIN (TYP)

SEE PAGE 10A

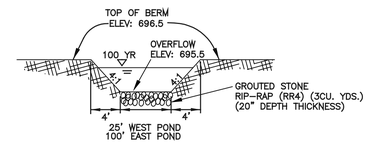
EXISTING POND

EXISTING WETLAND
USACE LRC-2025-500

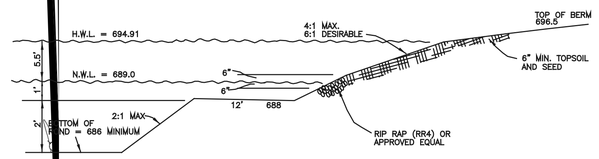
EXISTING FLOODPLAIN

PROPOSED FLOODPLAIN

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OVERFLOW DETAIL



DETENTION POND CROSS-SECTION

TEMPORARY SILT FENCE (TYP)

EROSION CONTROL BLANKET (TYP)

NOTES:

1) DATUM IS NAVD88.

2) ELEVATIONS SHOWN AT CURBS ARE TOP OF CURB, UNLESS OTHERWISE NOTED.

2) RETAINING WALLS THAT ARE OVER TWO (2) FEET HIGH SHALL BE DESIGNED BY A REGISTERED ENGINEER. A REGISTERED STRUCTURAL ENGINEER SHALL INSPECT THE RETAINING WALL AS IT IS BEING CONSTRUCTED.

3) CONCRETE STEPS TO BE 7" RISE WITH 39" LANDING WITH HAND RAILS.

4) GOLF CART PATHS COVERED.

OUTLOTS A, B AND C TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1.

1. GRADES AT CURBS ARE TOP OF CURB, UNLESS OTHERWISE NOTED.

NORTH

SCALE: 1" = 30'

0 30 60

GRAPHIC SCALE IN FEET

DATED: NOVEMBER 24, 2025	
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VILLAGE COMMENTS	07/18/25
VILLAGE COMMENTS	08/18/25
OWNER COMMENTS	11/24/25

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SEE PAGE 9A

SEE PAGE 10C FOR FLOOD SECTIONS

TEMPORARY SILT FENCE (TYP)

PROVIDE EROSION CONTROL BLANK FOR AREAS OVER 10% SLOPE (TYP)

SETTLING BASIN (TYP)

PANDUIT DRIVE

UNION DITCH

FUTURE OUTLOT A
DETENTION
HWL:694.91
NWL:689.0
(3' MIN. DEPTH)

4:1 MAX. SLOPE

FLOODPLAIN (BFE 694.3)
22,226 SF
NWL:690.9

44,433 SF
NWL:690.9

FUTURE OUTLOT B

5,941 SF

SCALED FEMA FLOODPLAIN

DO NOT DISTURB

LINE OF NO DISTURBANCE

FLOOD SECTION 1

FLOOD SECTION 2

FLOOD SECTION 3

PROPOSED 60' BUCKEYE PIPELINE EASEMENT

RESTRICTOR ACCESS

SEDIMENT BASIN

12' SAFETY LEDGE

FUTURE
FF: 701.0
(CLAY PAD AT 700)

FF: 701.0

LOT 1

ROUGH
FF: 700.0

FILL

CUT

AIR LOCK

DOOR

SWING DOOR

191ST AVENUE

PROPOSED 60' BUCKEYE PIPELINE EASEMENT

SEE PAGE 10B FOR LARGER SCALE

NOTE: OWNER TO APPLY FOR A LOMR-F AFTER THE GRADING HAS BEEN COMPLETED AND PRIOR TO CONSTRUCTION OF BUILDINGS WITHIN THE FLOODPLAIN/FLOODWAY (FUTURE LOT 2)

PROPOSED 40' INGRESS/EGRESS EASEMENT

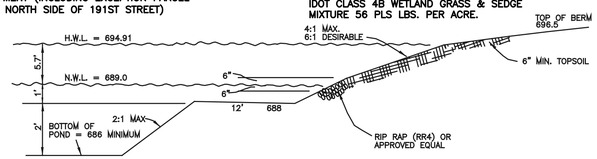
OVERLAND RUNOFF (TYP)

INUNDATION AREA (TYP)

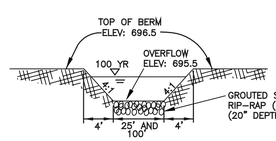
SEE PAGE 11A

DETENTION PROVIDED FOR A MAXIMUM COVERAGE OF 90% FOR FUTURE AREAS OF DEVELOPMENT (INCLUDING EXCEPTION PARCEL ON THE NORTH SIDE OF 191ST STREET)

PERMANENT DETENTION AREA SEEDING TO BE IDOT CLASS 4B WETLAND GRASS & SEDGE MIXTURE 56 PLS LBS. PER ACRE.



DETENTION POND CROSS-SECTION



OVERFLOW DETAIL

NOTES:

1) DATUM IS NAVD88.

2) ELEVATIONS SHOWN AT CURBS ARE TOP OF CURB, UNLESS OTHERWISE NOTED.

3) CONCRETE STEPS TO BE 7" RISE WITH 39" LANDING WITH HAND RAILS.

4) GOLF CART PATHS COVERED.

OUTLOTS A, B AND C TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1.

1. GRADES AT CURBS ARE TOP OF CURB, UNLESS OTHERWISE NOTED.

2. CURBS ARE B6.12, UNLESS OTHERWISE NOTED.

3. REVERSE GUTTER PITCH PER FLOW DIRECTION.

NORTH

SCALE: 1" = 50'

0 50 100

GRAPHIC SCALE IN FEET

DATED: NOVEMBER 24, 2025

REVISION	DATE
ORIGINAL	01/10/25
VILLAGE COMMENTS	04/11/25
VILLAGE COMMENTS	06/06/25
VILLAGE COMMENTS	07/18/25
VILLAGE COMMENTS	08/18/25
OWNER COMMENTS	11/24/25

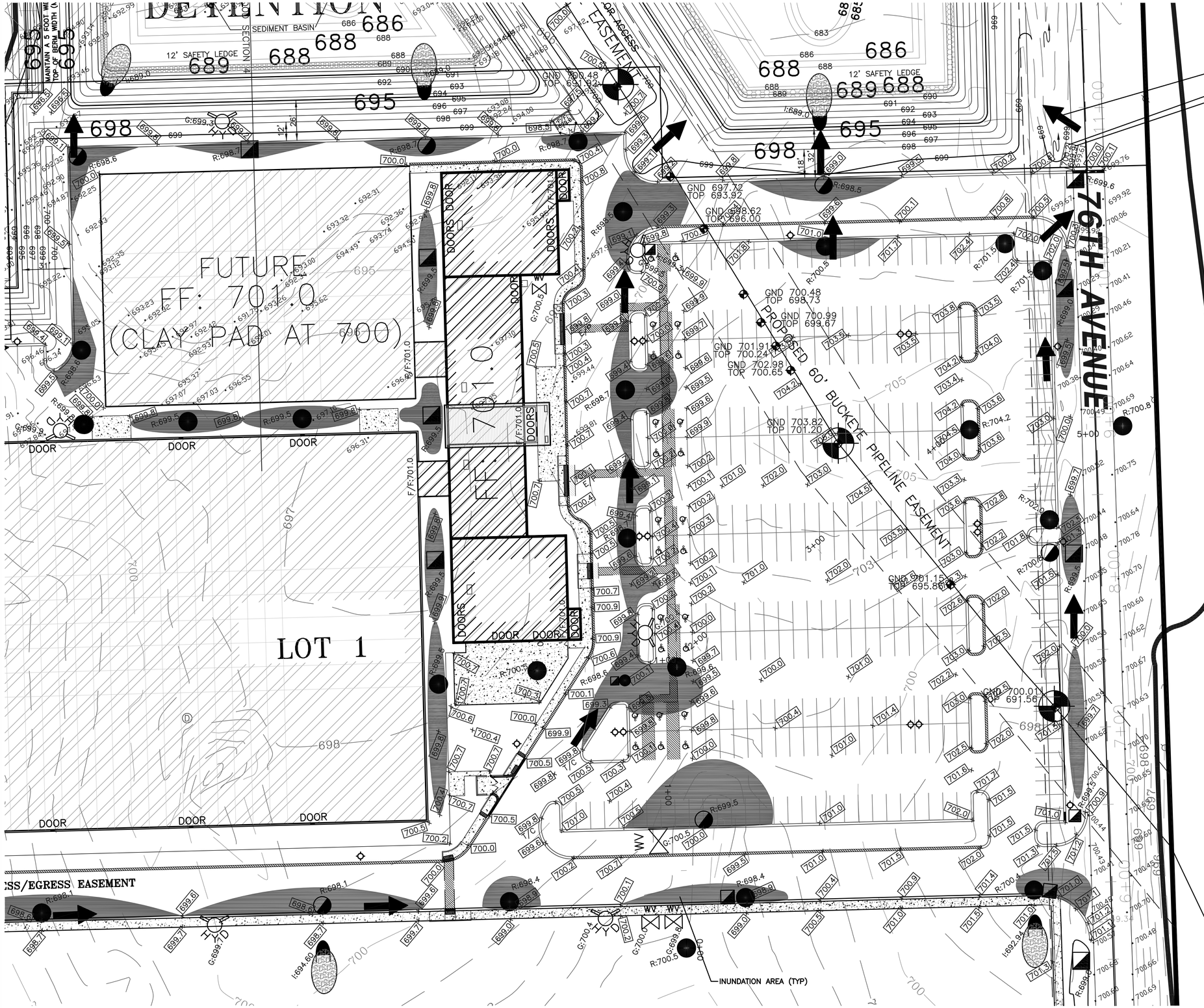
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1. GRADES AT CURBS ARE TOP OF CURB, UNLESS OTHERWISE NOTED.

2. CURBS ARE B6.12, UNLESS OTHERWISE NOTED.

3. REVERSE GUTTER PITCH PER FLOW DIRECTION.

NOTES:

1) DATUM IS NAVD88.

2) ELEVATIONS SHOWN AT CURBS ARE TOP OF CURB, UNLESS OTHERWISE NOTED.

3) CONCRETE STEPS TO BE 7" RISE WITH 39" LANDING WITH HAND RAILS.

4) GOLF CART PATHS COVERED.

NORTH

SCALE: 1" = 30'

0 30 60

GRAPHIC SCALE IN FEET

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VILLAGE COMMENTS	07/18/25
VILLAGE COMMENTS	08/18/25
OWNER COMMENTS	11/24/25

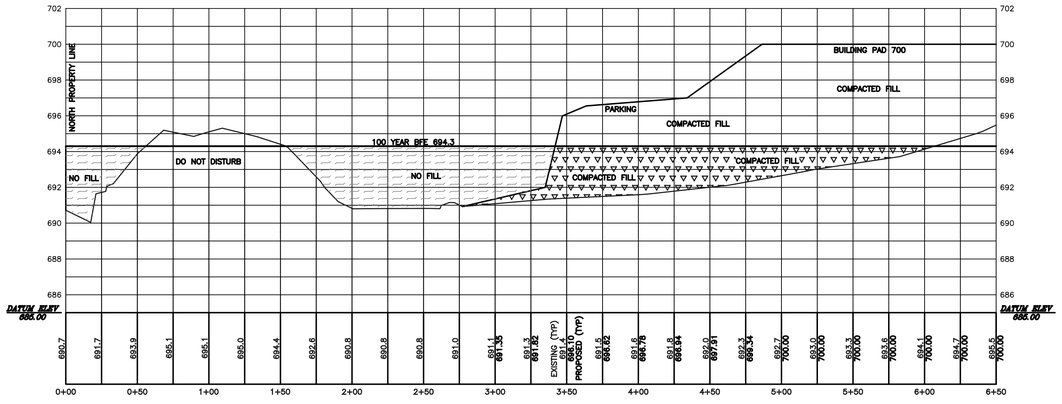
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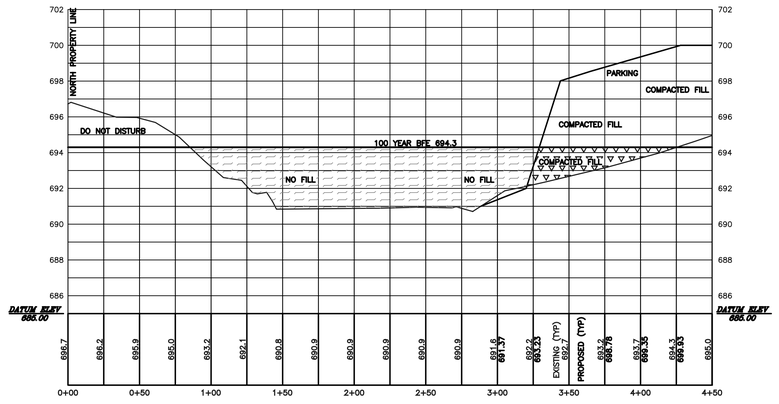
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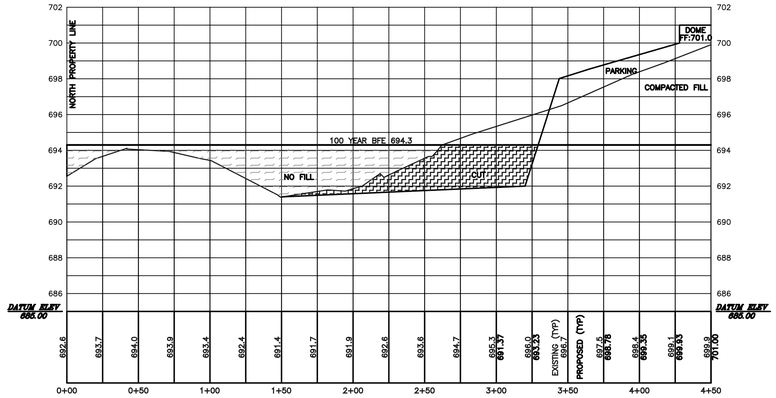
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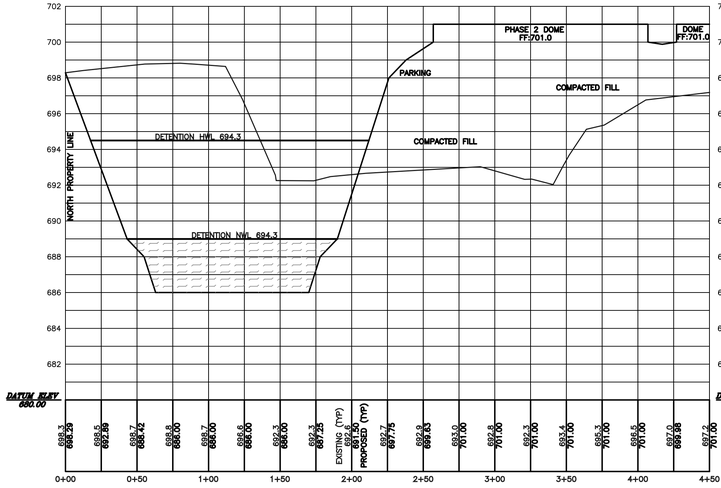
FLOOD SECTION 1



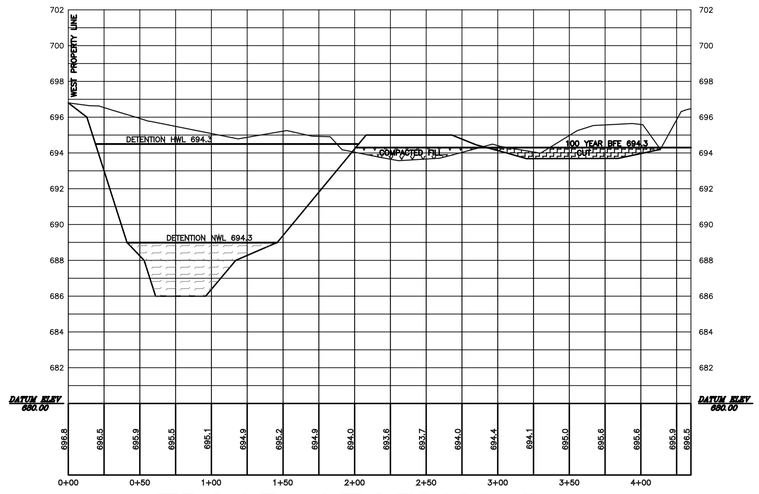
FLOOD SECTION 2



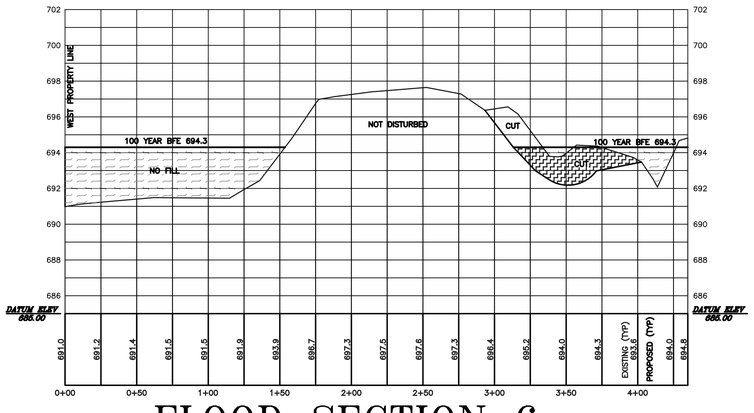
FLOOD SECTION 3



FLOOD SECTION 4



FLOOD SECTION 5



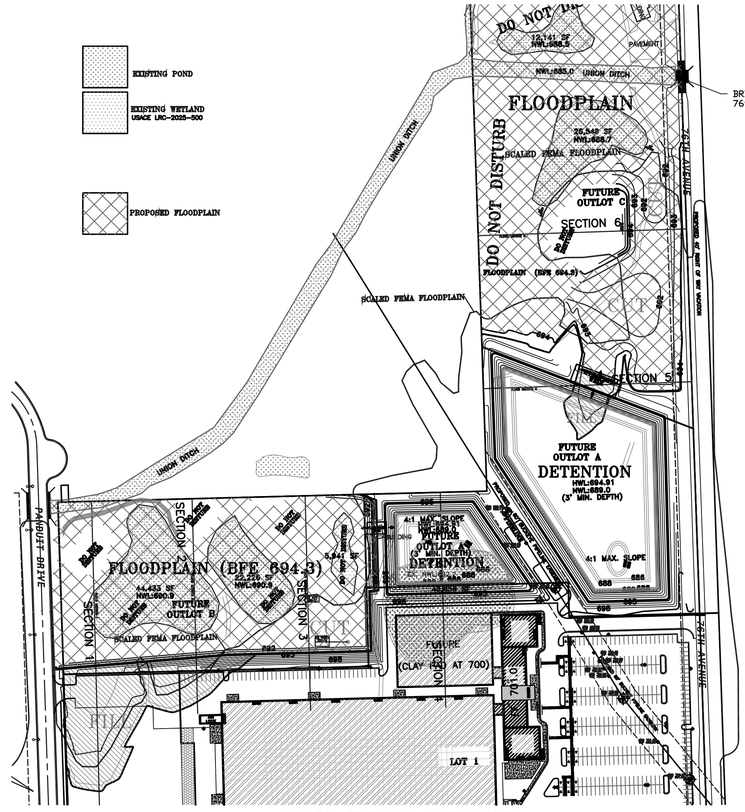
FLOOD SECTION 6

EXISTING POND

EXISTING WETLAND USACE LRC-2025-500

PROPOSED FLOODPLAIN

OUTLOTS A, B AND C TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1.



FLOOD SECTION LOCATIONS

NORTH

SCALE: 1" = 150'

0 150 300

GRAPHIC SCALE IN FEET

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VILLAGE COMMENTS	08/18/25
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FLOOD SECTIONS

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OVERLAND RUNOFF (TYP)

SEE PAGE 10A

PROPOSED 40' INGRESS/EGRESS EASEMENT

DOOR DOOR DOOR DOOR DOOR DOOR

REPLACE EXISTING PARKWAY TREES ALONG PANDUIT DRIVE AS REQUIRED FOR NEW WALK INSTALLATION.

PANDUIT DRIVE

PERIMETER WALK TO BE 0.5 FEET ABOVE TOP OF CURB.

ADJACENT PROPERTY INCLUDED IN DETENTION VOLUME CALCULATIONS AT 95% COVERAGE.

191ST (CLEVELAND AVENUE) STREET (CH84)

76TH AVENUE

OFFSITE GRADING FOR PROPOSED DECELERATION LANE (SEPARATE CONTRACT)

SEE PAGE 25A FOR DECELERATION LANE

SEE PAGE 25A FOR DECELERATION LANE

EX STMH 696.53 693.58
EX STMH 696.54 693.26
EX STMH 696.55 693.04S 692.72N
EX STMH 702.11 699.19
EX STMH 702.06 699.16
EX STMH 702.16 695.63N
EX STMH 707.11 704.51
EX STMH 707.29 703.47
FES 703.54
EX STMH 705.93 703.43N 702.90S,W
EX STMH 706.63 703.46
EX STMH 706.96 704.07E 703.13S,W
FES 704.24
EX STMH 705.57 702.68
EX STMH 704.26 701.36
EX STMH 706.43 701.22W 700.08S 699.94E
EX STMH 705.13 698.46W 698.32SW 698.13E
EX STMH 707.50 702.66S 698.59NE
EX STMH 707.50 696.91
EX STMH 705.17 701.12S 696.87N
EX STMH 705.38 696.59S 695.33W,E
EX STMH 703.21 695.77S 694.02W,E
EX STMH 702.95 699.42S 695.72N
EX STMH 705.25 702.22
EX STMH 702.97 699.45
FES 696.89
FES 703.08
EX STMH 706.49 702.39N 701.39S
EX STMH 707.15 700.45
EX SMH 704.69 696.94
EX STMH 701.66 692.51
FES 702.96
EX STMH 706.84 702.77
EX STMH 705.85 701.99
EX STMH 706.87 703.85NW 703.42SE
EX STMH 709.45 707.47NW 707.22S 706.73E

4:1 MAX. 3.0' MIN. 4:1 MAX.
4'
VEGETATIVE SWALE

TEMPORARY OVERLAND FLOW SECTION

TEMPORARY GRASS SWALE TO DRAIN SUBJECT PARCEL FROM NORTH SIDE OF 191ST STREET TO THE TEMPORARY FLARED END SECTIONS AT MH 8, MH 17, CB 7 AND MH 23 (COLLECT RUNOFF BEFORE OVER TOPPING ONTO THE INGRESS/EGRESS ACCESS DRIVE)

PROVIDE EROSION CONTROL BLANK

1. GRADES AT CURBS ARE TOP OF CURB, UNLESS OTHERWISE NOTED.
2. CURBS ARE B6.12, UNLESS OTHERWISE NOTED.
3. REVERSE GUTTER PITCH PER FLOW DIRECTION.
4. PERIMETER WALK TO BE 0.5 FEET ABOVE TOP OF CURB.

NOTES:

1) DATUM IS NAVD88.

2) ELEVATIONS SHOWN AT CURBS ARE TOP OF CURB, UNLESS OTHERWISE NOTED.

3) CONCRETE STEPS TO BE 7" RISE WITH 39" LANDING WITH HAND RAILS.

4) GOLF CART PATHS COVERED.

NORTH

SCALE: 1" = 50'
0 50 100
GRAPHIC SCALE IN FEET

DATED: NOVEMBER 24, 2025	
REVISION	DATE
ORIGINAL	01/10/25
VILLAGE COMMENTS	04/11/25
VILLAGE COMMENTS	06/06/25
VILLAGE COMMENTS	07/18/25
VILLAGE COMMENTS	08/18/25
OWNER COMMENTS	11/24/25

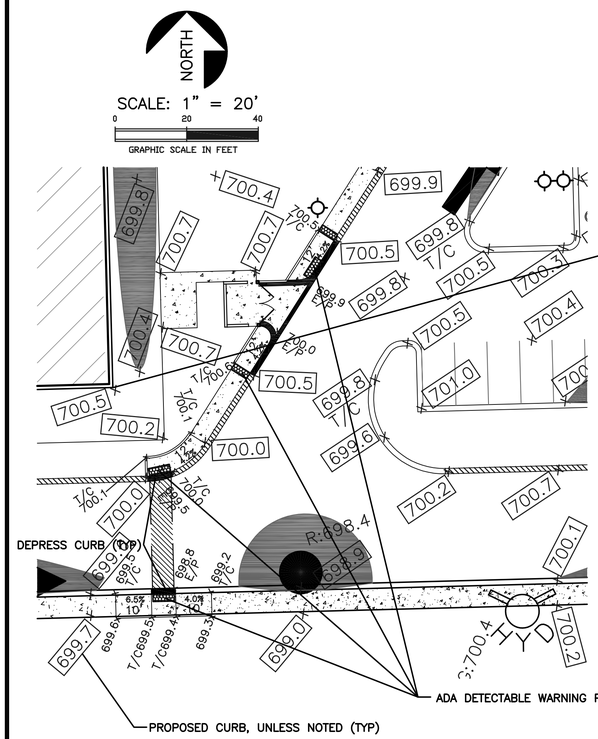
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KDC CONSULTANTS INC.
WWW.KDCCONSULTANTSINC.COM
16144 S. BELL ROAD
HOMER GLEN, ILLINOIS 60491
(708) 645-0545

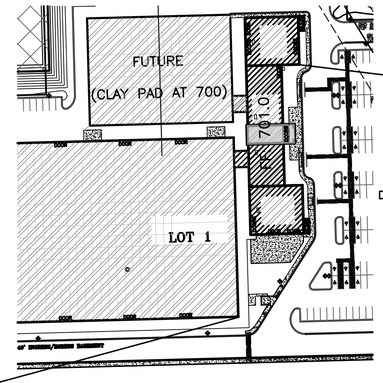
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GRADING PLAN

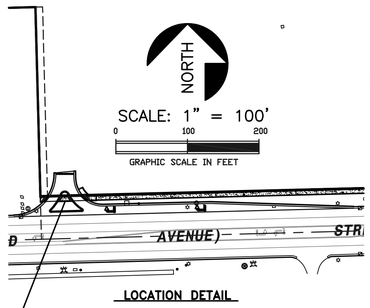
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24-03-100-ENG

11A PAGE OF 35

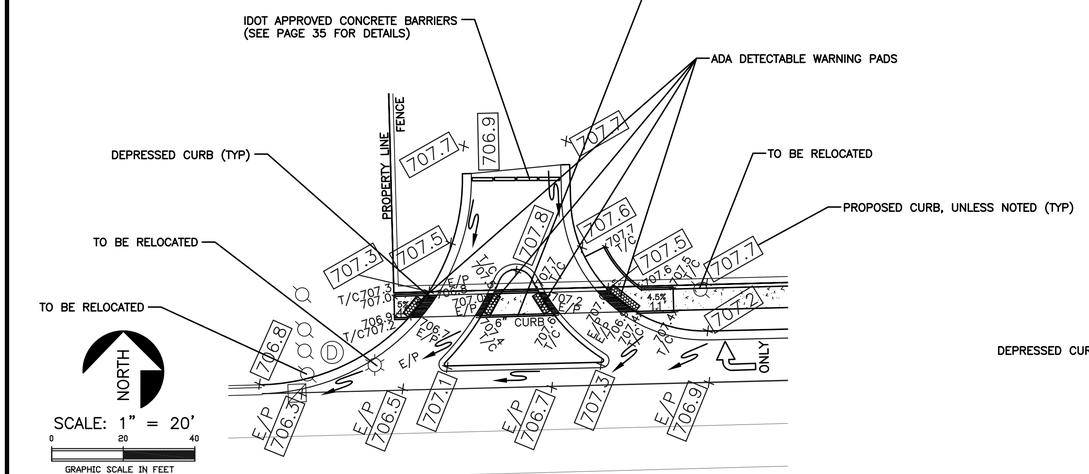
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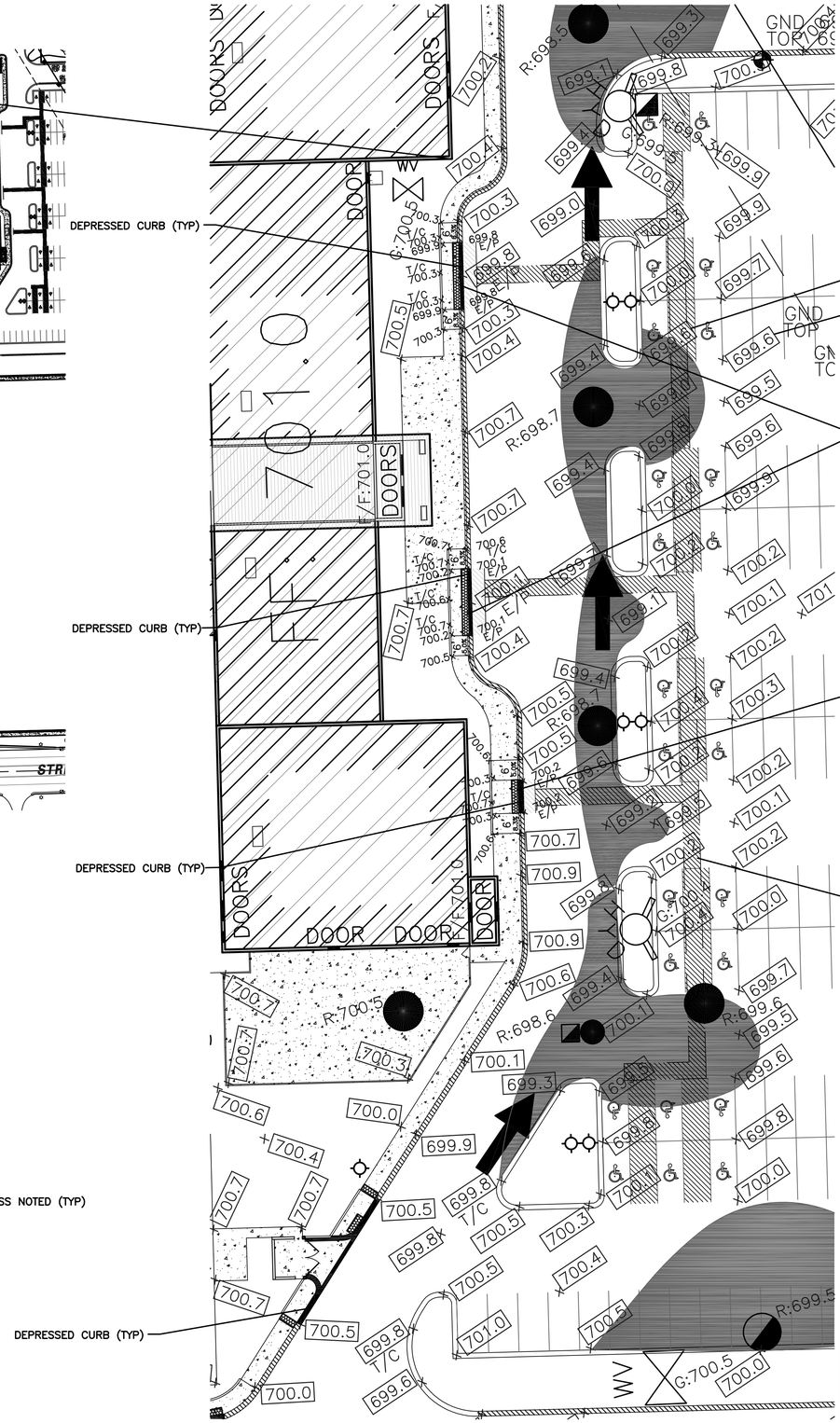


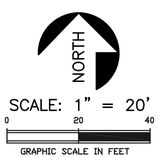




LOCATION DETAIL







1. GRADES AT CURBS ARE TOP OF CURB, UNLESS OTHERWISE NOTED.
2. CURBS ARE B6.12, UNLESS OTHERWISE NOTED.
3. REVERSE GUTTER PITCH PER FLOW DIRECTION.

DATED: NOVEMBER 24, 2025

REVISION	DATE
ORIGINAL	01/10/25
VILLAGE COMMENTS	04/11/25
VILLAGE COMMENTS	06/06/25
VILLAGE COMMENTS	07/18/25
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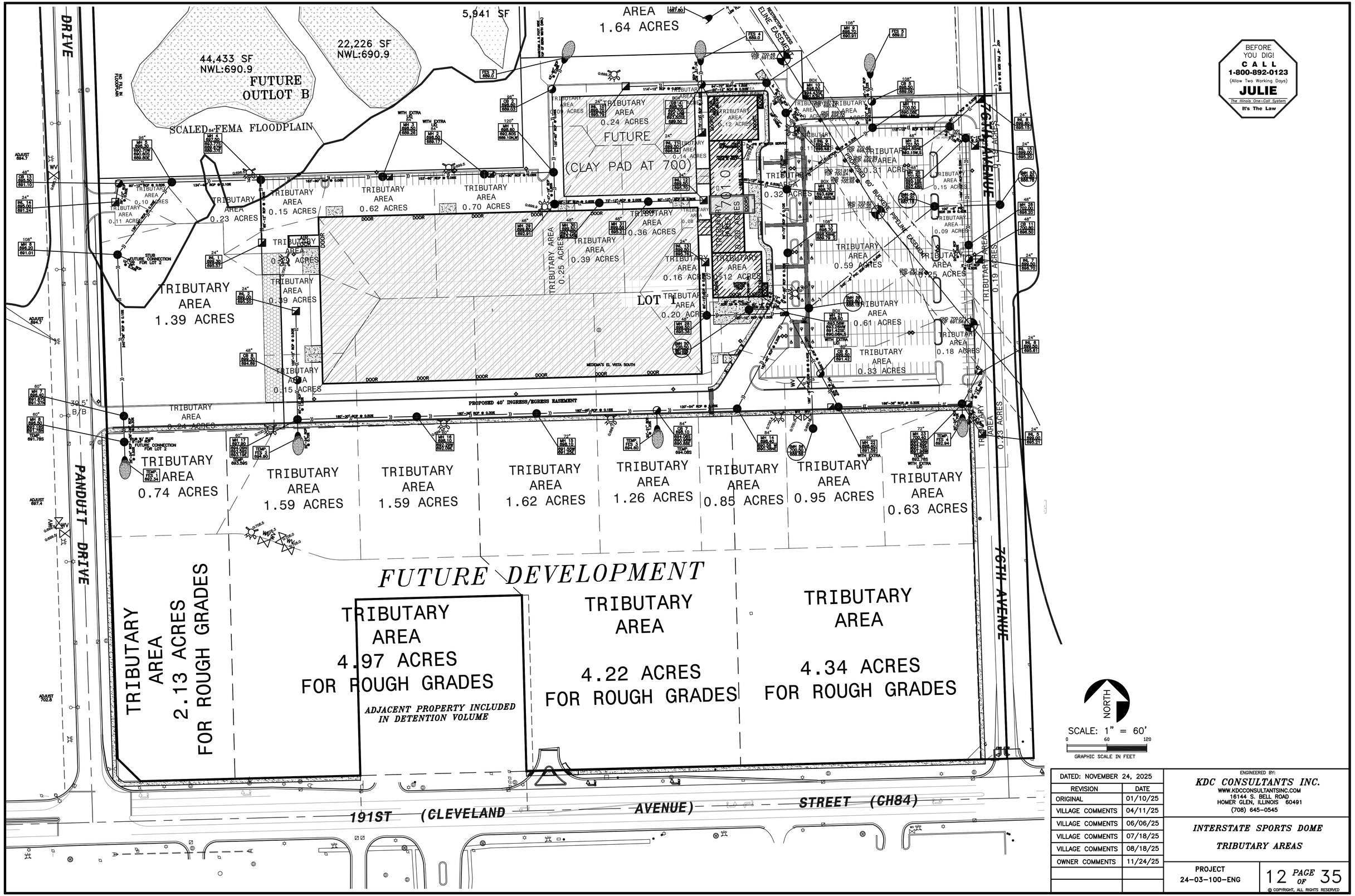
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INTERSTATE SPORTS DOME
ACCESSIBLE RAMP GRADING DETAILS

PROJECT 24-03-100-ENG

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DATED: NOVEMBER 24, 2025	
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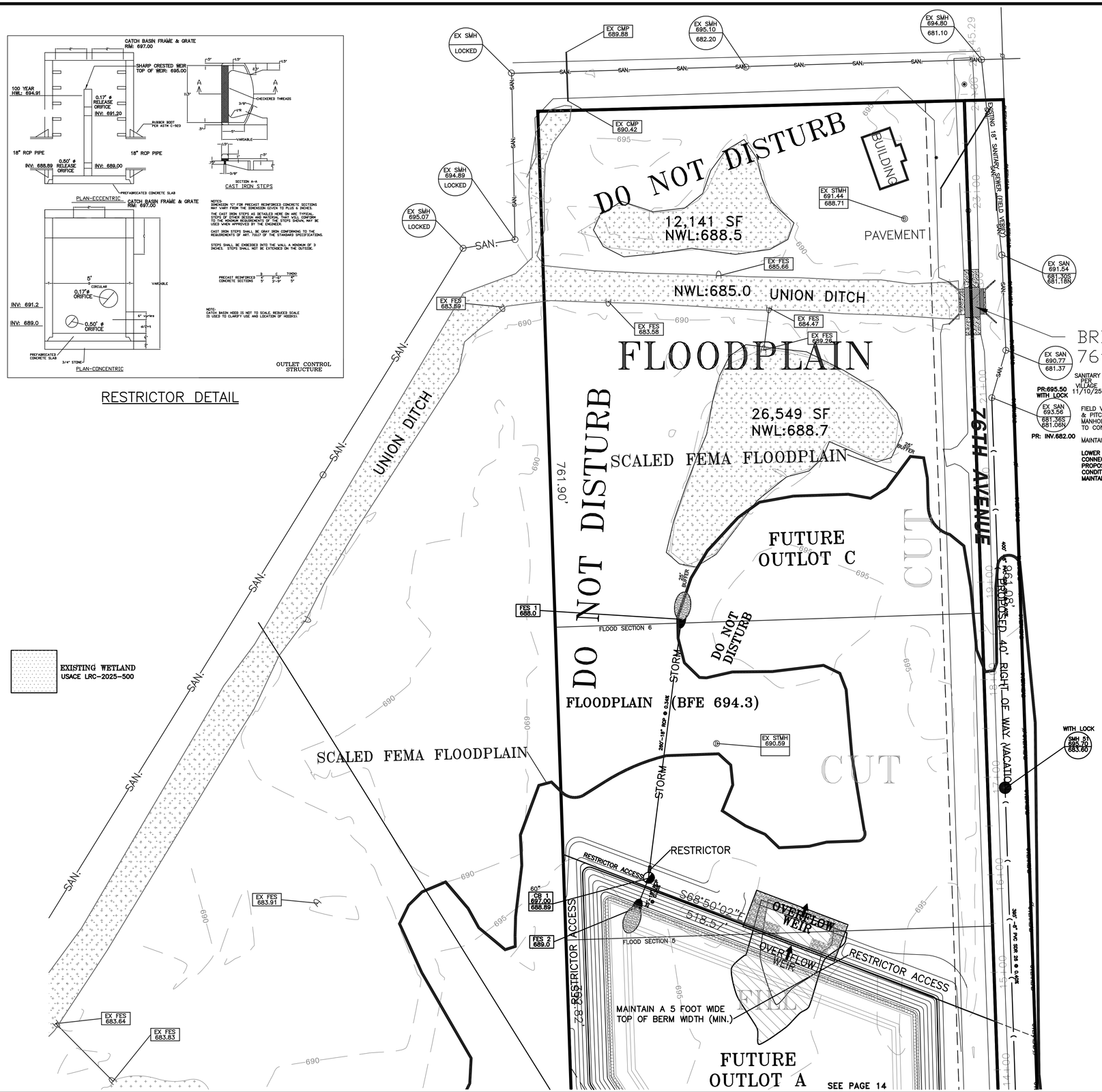
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TRIBUTARY AREAS

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24-03-100-ENG

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RESTRICTOR DETAIL



CROSSINGS SHALL BE IN CONFORMANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS".

CROSSING DATA			
1.	STORM SEWER:	VERIFY/689.88	1.6
	WATERMAIN:	688.28/687.61	
2.	~~WATERMAIN:~~	~~690.00/689.33~~	~~1.6~~
	~~SANITARY SEWER:~~	~~687.74/687.07~~	
3.	STORM SEWER:	VERIFY/694.05	1.6
	WATERMAIN:	692.45/691.45	
4.	~~WATERMAIN:~~	~~693.00/692.00~~	~~1.6~~
	~~SANITARY SEWER:~~	~~690.35/689.71~~	
5.	STORM SEWER:	695.16/692.66	1.6
	WATERMAIN:	691.06/690.06	
6.	~~STORM SEWER:~~	~~694.60/694.10~~	~~1.6~~
	~~WATERMAIN:~~	~~691.50/690.50~~	
7.	~~WATERMAIN:~~	~~698.90/698.21~~	~~1.6~~
	~~SANITARY SEWER:~~	~~691.71/691.02~~	
8.	~~STORM SEWER:~~	~~697.18/696.68~~	~~1.6~~
	~~WATERMAIN:~~	~~694.28/693.28~~	
9.	~~WATERMAIN:~~	~~699.00/698.31~~	~~1.6~~
	~~SANITARY SEWER:~~	~~691.81/691.12~~	
10.	STORM SEWER:	697.84/696.09	1.6
	WATERMAIN:	694.49/693.49	
11.	~~WATERMAIN:~~	~~700.55/700.15~~	~~1.6~~
	~~SANITARY SEWER:~~	~~695.60/695.20~~	
12.	STORM SEWER:	701.57/699.57	1.6
	WATERMAIN:	697.97/696.97	
13.	~~WATERMAIN:~~	~~701.60/700.90~~	~~1.6~~
	~~SANITARY SEWER:~~	~~696.70/696.00~~	
14.	~~STORM SEWER:~~	~~701.50/699.50~~	~~1.6~~
	~~WATERMAIN:~~	~~698.40/697.40~~	
15.	~~WATERMAIN:~~	~~702.70/702.00~~	~~1.6~~
	~~SANITARY SEWER:~~	~~698.30/697.60~~	
16.	STORM SEWER:	702.24/700.74	1.6
	WATERMAIN:	699.14/698.14	
17.	~~STORM SEWER:~~	~~702.40/700.90~~	~~1.6~~
	~~SANITARY SEWER:~~	~~698.82/697.32~~	
18.	~~WATERMAIN:~~	~~700.90/700.20~~	~~1.6~~
	~~SANITARY SEWER:~~	~~699.00/698.30~~	
19.	~~STORM SEWER:~~	~~698.19/694.69~~	~~0.2~~
	~~SANITARY SEWER:~~	~~694.49/693.82~~	
20.	STORM SEWER:	698.69/696.44	1.6
	WATERMAIN:	694.84/693.84	
21.	~~WATERMAIN:~~	~~700.36/698.81~~	~~1.6~~
	~~SANITARY SEWER:~~	~~693.71/692.16~~	
22.	~~WATERMAIN:~~	~~700.47/699.16~~	~~1.6~~
	~~SANITARY SEWER:~~	~~698.07/696.76~~	
23.	~~WATERMAIN:~~	~~702.10/701.40~~	~~1.6~~
	~~SANITARY SEWER:~~	~~698.50/697.80~~	
24.	~~WATERMAIN:~~	~~701.80/700.80~~	~~1.6~~
	~~SANITARY SEWER:~~	~~699.17/698.17~~	
25.	STORM SEWER:	696.52/694.02	1.6
	WATERMAIN:	692.42/691.42	
26.	STORM SEWER:	696.65/695.15	1.6
	WATERMAIN:	693.55/692.55	
27.	EX. STORM SEWER:	697.24/693.74	1.6
	WATERMAIN:	692.14/691.14	
28.	STORM SEWER:	695.11/692.61	1.6
	WATERMAIN:	691.01/690.35	
29.	STORM SEWER:	696.26/694.01	1.6
	WATERMAIN:	692.41/691.75	
30.	~~STORM SEWER:~~	~~695.68/694.18~~	~~3.6~~
	~~SANITARY SEWER:~~	~~690.57/689.91~~	
31.	~~STORM SEWER:~~	~~694.59/691.09~~	~~1.7~~
	~~SANITARY SEWER:~~	~~689.30/688.73~~	
32.	STORM SEWER:	695.95/693.45	1.6
	WATERMAIN:	691.85/691.18	
33.	STORM SEWER:	694.45/690.95	1.6
	WATERMAIN:	689.35/688.68	
34.	STORM SEWER:	695.72/689.22	1.6
	WATERMAIN:	687.62/686.95	
35.	EX. PIPELINE:	699.00/697.83	3.1
	STORM SEWER:	694.76/688.68	
36.	STORM SEWER:	696.40/689.90	1.6
	WATERMAIN:	688.30/687.64	
37.	STORM SEWER:	696.68/690.18	1.6
	WATERMAIN:	688.58/687.92	
38.	STORM SEWER:	697.04/690.54	1.6
	WATERMAIN:	688.94/688.28	
39.	STORM SEWER:	695.47/688.97	1.6
	WATERMAIN:	687.37/686.71	
40.	STORM SEWER:	694.27/688.77	1.6
	WATERMAIN:	687.17/686.50	
41.	STORM SEWER:	694.87/688.87	1.7
	WATERMAIN:	687.20/686.53	
42.	EX. PIPELINE:	692.67/691.50	2.2
	STORM SEWER:	689.30/687.80	

BEFORE YOU DIG!
CALL
1-800-892-0123
(Allow Two Working Days)
JULIE
The Illinois One-Call System
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Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOJobStart@mwrd.org

NOTES:

1. THE GENERAL CONTRACTOR IS TO VERIFY THE LOCATION OF ALL STUBS IN THE FIELD. IF THERE ARE ANY DISCREPENCIES, NOTIFY THE DESIGN ENGINEER AT ONCE. NO WORK SHALL BE STARTED UNTIL THE DISCREPENCIES ARE SOLVED.

DATED: NOVEMBER 24, 2025	
REVISION	DATE
ORIGINAL	01/10/25
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VILLAGE COMMENTS	06/06/25
VILLAGE COMMENTS	07/18/25
VILLAGE COMMENTS	08/18/25
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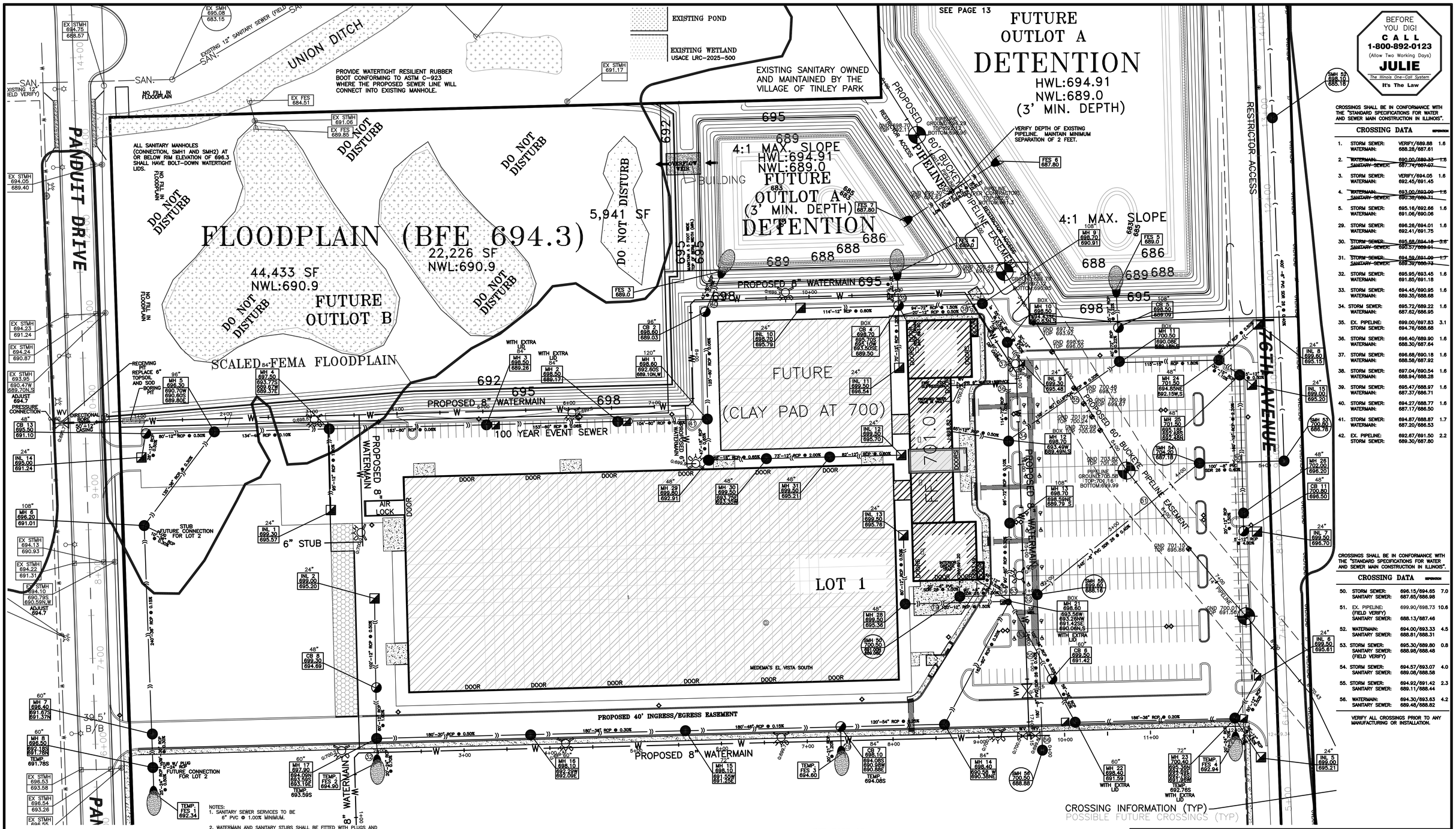
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UTILITY PLAN

PROJECT
24-03-100-ENG

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CROSSINGS SHALL BE IN CONFORMANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS".

CROSSING DATA

1.	STORM SEWER:	VERIFY/689.88	1.6
	WATERMAIN:	688.28/687.61	
2.	~~WATERMAIN:~~	~~690.00/689.33~~	~~1.6~~
	~~SANITARY SEWER:~~	~~687.74/687.07~~	
3.	STORM SEWER:	VERIFY/694.05	1.6
	WATERMAIN:	692.45/691.45	
4.	~~WATERMAIN:~~	~~693.00/692.00~~	~~1.6~~
	~~SANITARY SEWER:~~	~~690.39/689.71~~	
5.	STORM SEWER:	695.16/692.66	1.6
	WATERMAIN:	691.06/690.06	
29.	STORM SEWER:	696.26/694.01	1.6
	WATERMAIN:	692.41/691.75	
30.	~~STORM SEWER:~~	~~695.88/694.18~~	~~3.6~~
	~~SANITARY SEWER:~~	~~690.57/689.91~~	
31.	~~STORM SEWER:~~	~~694.58/691.99~~	~~1.7~~
	~~SANITARY SEWER:~~	~~689.39/688.73~~	
32.	STORM SEWER:	695.95/693.45	1.6
	WATERMAIN:	691.85/691.18	
33.	STORM SEWER:	694.45/690.95	1.6
	WATERMAIN:	689.35/688.68	
34.	STORM SEWER:	695.72/689.22	1.6
	WATERMAIN:	687.62/686.95	
35.	EX. PIPELINE:	699.00/697.83	3.1
	STORM SEWER:	694.76/688.68	
36.	STORM SEWER:	696.40/689.90	1.6
	WATERMAIN:	688.30/687.64	
37.	STORM SEWER:	696.68/690.18	1.6
	WATERMAIN:	688.58/687.92	
38.	STORM SEWER:	697.04/690.54	1.6
	WATERMAIN:	688.94/688.28	
39.	STORM SEWER:	695.47/688.97	1.6
	WATERMAIN:	687.37/686.71	
40.	STORM SEWER:	694.27/688.77	1.6
	WATERMAIN:	687.17/686.50	
41.	STORM SEWER:	694.87/688.87	1.7
	WATERMAIN:	687.20/686.53	
42.	EX. PIPELINE:	692.67/691.50	2.2
	STORM SEWER:	689.30/687.80	

CROSSINGS SHALL BE IN CONFORMANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS".

CROSSING DATA

50.	STORM SEWER:	696.15/694.65	7.0
	SANITARY SEWER:	687.65/686.98	
51.	EX. PIPELINE: (FIELD VERIFY)	699.90/698.73	10.6
	SANITARY SEWER:	688.13/687.46	
52.	WATERMAIN:	694.00/693.33	4.5
	SANITARY SEWER:	688.81/688.31	
53.	STORM SEWER:	695.30/689.80	0.8
	SANITARY SEWER: (FIELD VERIFY)	688.98/688.48	
54.	STORM SEWER:	694.57/693.07	4.0
	SANITARY SEWER:	689.08/688.58	
55.	STORM SEWER:	694.92/691.42	2.3
	SANITARY SEWER:	689.11/688.44	
56.	WATERMAIN:	694.30/693.63	4.2
	SANITARY SEWER:	689.48/688.82	

VERIFY ALL CROSSINGS PRIOR TO ANY MANUFACTURING OR INSTALLATION.

ALL DRIVEWAY IMPROVEMENTS ALONG ROADWAYS WHERE EXISTING OR PROPOSED STREETLIGHTS ARE LOCATED, PROVIDE 2" RIGID CONDUIT UNDER THE DRIVEWAY APRONS AND EXTEND A MINIMUM OF 2' BEYOND THE BACK OF CURB ON BOTH SIDES FOR FUTURE POTENTIAL REPAIRS.

NOTES:
1. SANITARY SEWER SERVICES TO BE 6" PVC @ 1.00% MINIMUM.

2. WATERMAIN AND SANITARY STUBS SHALL BE FITTED WITH PLUGS AND STAKED.

3. THE GENERAL CONTRACTOR IS TO VERIFY THE LOCATION OF ALL STUBS IN THE FIELD. IF THERE ARE ANY DISCREPENCIES, NOTIFY THE DESIGN ENGINEER AT ONCE. NO WORK SHALL BE STARTED UNTIL THE DISCREPENCIES ARE SOLVED.

4. ALL PROPOSED WATER VALVES SHALL IN A VALVE VAULT.

5. STRUCTURES:
FES - FLARED END SECTION
INL - 24" INLET
CB - CATCH BASIN
MH - STORM MANHOLE
BOX - JUNCTION BOX - REQUIRED DUE TO OVER SIZE STORM SEWER. **CONTRACTOR TO VERIFY SIZES AND SUBMIT "CUT SHEETS" PRIOR TO ORDERING.**

SMH - SANITARY MANHOLE

6. THE WATER SERVICES FOR EACH BUILDING SHALL BE OF THE SIZE AND MATERIAL SPECIFIED BY THE PLUMBING ENGINEER AND AS REVIEWED BY THE BUILDING AND WATER DEPARTMENTS.

7. METERS SHALL BE SUPPLIED BY THE VILLAGE OF TINLEY PARK, AND SET INSIDE THE BUILDING OR READILY ACCESSIBLE TO THE METER READER.

NOTE:
1. A BUCKEYE ON-SITE REPRESENTATIVE MUST BE PRESENT DURING ALL WORK WITHIN THE BUCKEYE RIGHT-OF-WAY OR ADJACENT TO THE BUCKEYE PIPELINES.

2. PRIOR TO BEGINNING CONSTRUCTION, PLEASE COORDINATE ALL WORK PERFORMED IN THE VICINITY OF THE PIPELINES BY CONTACTING SHAUN ORTIZ (312) 802-9785, SORTIZ@BUCKEYE.COM.

3. SEE PAGE 24 FOR ADDITIONAL BUCKEYE SPECIFICATIONS.

SEE PAGE 15

NOTES:

1. THE GENERAL CONTRACTOR IS TO VERIFY THE LOCATION OF ALL STUBS IN THE FIELD. IF THERE ARE ANY DISCREPENCIES, NOTIFY THE DESIGN ENGINEER AT ONCE. NO WORK SHALL BE STARTED UNTIL THE DISCREPENCIES ARE SOLVED.

EXISTING SANITARY OWNED AND MAINTAINED BY THE VILLAGE OF TINLEY PARK

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.
P (708) 588-4055
E WMOJobStart@mwrd.org

NORTH
SCALE: 1" = 50'
0 50 100
GRAPHIC SCALE IN FEET

DATED: NOVEMBER 24, 2025	
REVISION	DATE
ORIGINAL	01/10/25
VILLAGE COMMENTS	04/11/25
VILLAGE COMMENTS	06/06/25
VILLAGE COMMENTS	07/18/25
VILLAGE COMMENTS	08/18/25
MWRD COMMENTS	10/15/25
OWNER COMMENTS	11/24/25

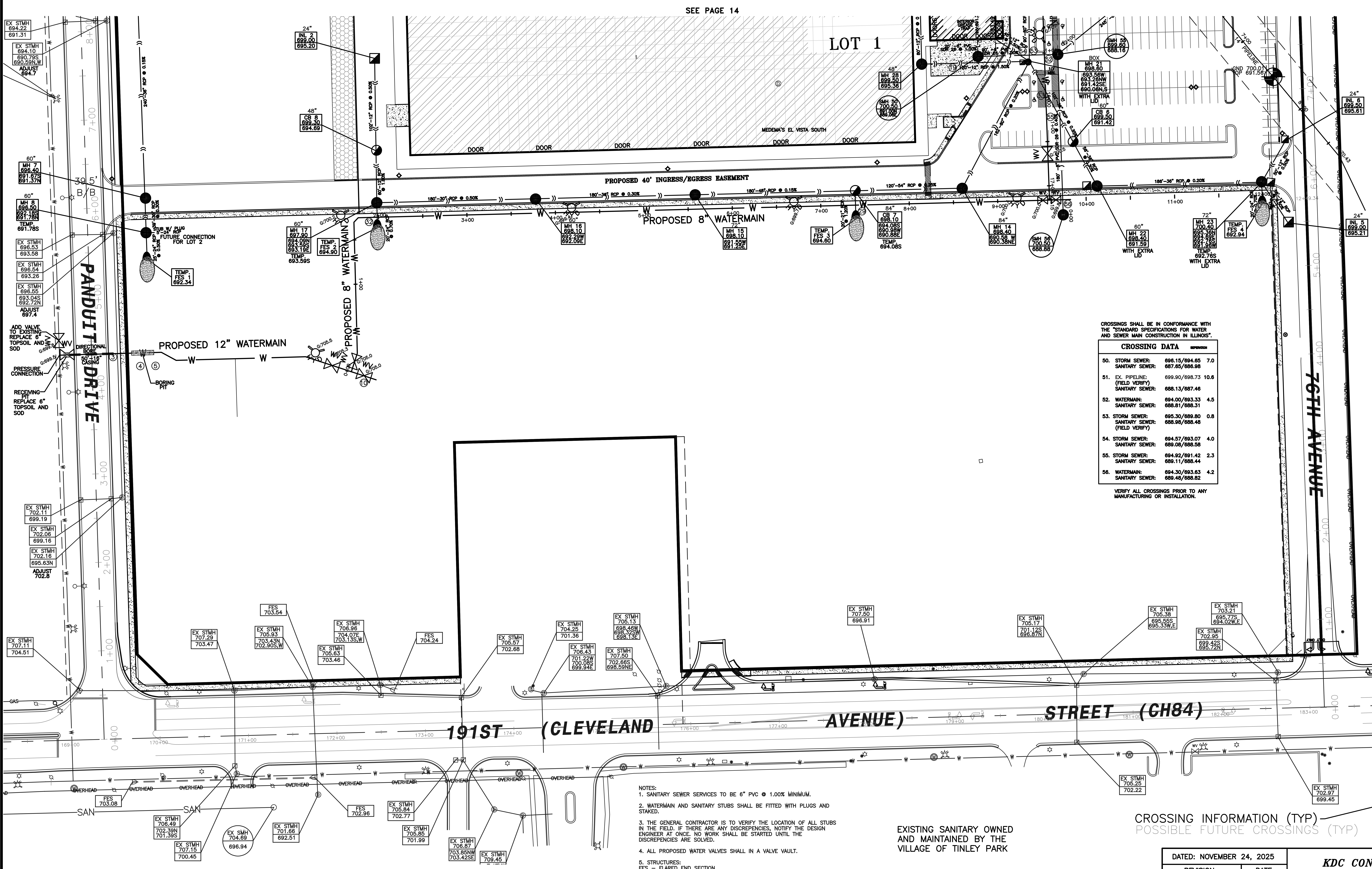
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CROSSINGS SHALL BE IN CONFORMANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS".

	CROSSING DATA		SEPERATION
50.	STORM SEWER: SANITARY SEWER:	696.15/694.65 687.65/686.98	7.0
51.	EX. PIPELINE: (FIELD VERIFY) SANITARY SEWER:	699.90/698.73 688.13/687.46	10.6
52.	WATERMAIN: SANITARY SEWER:	694.00/693.33 688.81/688.31	4.5
53.	STORM SEWER: SANITARY SEWER: (FIELD VERIFY)	695.30/689.80 688.98/688.48	0.8
54.	STORM SEWER: SANITARY SEWER:	694.57/693.07 689.08/688.58	4.0
55.	STORM SEWER: SANITARY SEWER:	694.92/691.42 689.11/688.44	2.3
56.	WATERMAIN: SANITARY SEWER:	694.30/693.63 689.48/688.82	4.2

VERIFY ALL CROSSINGS PRIOR TO ANY MANUFACTURING OR INSTALLATION.

CROSSINGS SHALL BE IN CONFORMANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS".

	CROSSING DATA		SEPERATION
1.	STORM SEWER: WATERMAIN:	VERIFY/689.88 688.28/687.61	1.6
2.	~~WATERMAIN:~~ ~~SANITARY SEWER:~~	~~690.00/689.33~~ ~~687.74/687.07~~	~~1.6~~
3.	STORM SEWER: WATERMAIN:	VERIFY/694.05 692.45/691.45	1.6
4.	~~WATERMAIN:~~ ~~SANITARY SEWER:~~	~~693.00/692.00~~ ~~690.38/689.71~~	~~1.6~~
5.	STORM SEWER: WATERMAIN:	695.16/692.66 691.06/690.06	1.6
6.	~~STORM SEWER:~~ ~~SANITARY SEWER:~~	~~694.49/691.49~~ ~~691.10/690.43~~	~~0.4~~
7.	~~WATERMAIN:~~ ~~SANITARY SEWER:~~	~~698.90/698.57~~ ~~691.53/690.86~~	~~7.0~~
8.	~~STORM SEWER:~~ ~~SANITARY SEWER:~~	~~697.18/695.18~~ ~~693.76/693.09~~	~~1.4~~
9.	~~WATERMAIN:~~ ~~SANITARY SEWER:~~	~~699.00/698.67~~ ~~694.58/693.92~~	~~4.1~~
10.	STORM SEWER: WATERMAIN:	697.84/696.09 694.49/693.49	1.6
11.	~~WATERMAIN:~~ ~~SANITARY SEWER:~~	~~700.50/700.17~~ ~~695.65/694.99~~	~~4.5~~
12.	STORM SEWER: WATERMAIN:	701.57/699.57 697.97/696.97	1.6
13.	~~WATERMAIN:~~ ~~SANITARY SEWER:~~	~~701.50/700.50~~ ~~696.35/695.68~~	~~4.1~~
14.	~~STORM SEWER:~~ ~~SANITARY SEWER:~~	~~701.57/699.57~~ ~~696.45/695.78~~	~~3.3~~
15.	~~WATERMAIN:~~ ~~SANITARY SEWER:~~	~~702.70/702.37~~ ~~696.39/695.72~~	~~6.0~~
16.	STORM SEWER: WATERMAIN:	702.24/700.74 699.14/698.14	1.6
17.	~~STORM SEWER:~~ ~~SANITARY SEWER:~~	~~702.49/700.99~~ ~~696.82/696.15~~	~~4.2~~
18.	~~WATERMAIN:~~ ~~SANITARY SEWER:~~	~~700.90/700.57~~ ~~697.42/696.75~~	~~3.2~~
19.	~~STORM SEWER:~~ ~~SANITARY SEWER:~~	~~696.19/694.69~~ ~~694.48/693.82~~	~~0.2~~
20.	STORM SEWER: WATERMAIN:	698.69/696.44 694.84/693.84	1.6
21.	~~STORM SEWER:~~ ~~SANITARY SEWER:~~	~~700.36/698.61~~ ~~697.71/697.04~~	~~0.9~~
22.	~~STORM SEWER:~~ ~~SANITARY SEWER:~~	~~700.47/698.47~~ ~~698.05/697.38~~	~~0.4~~
23.	~~WATERMAIN:~~ ~~SANITARY SEWER:~~	~~702.10/701.77~~ ~~698.50/697.83~~	~~3.3~~
24.	~~WATERMAIN:~~ ~~SANITARY SEWER:~~	~~701.80/700.80~~ ~~699.17/698.50~~	~~1.6~~
25.	STORM SEWER: WATERMAIN:	696.52/694.02 692.42/691.42	1.6
26.	STORM SEWER: WATERMAIN:	696.65/695.15 693.55/692.55	1.6
27.	EX. STORM SEWER: WATERMAIN:	697.24/693.74 692.14/691.14	1.6
28.	STORM SEWER: WATERMAIN:	695.11/692.61 691.01/690.35	1.6
29.	STORM SEWER: WATERMAIN:	696.26/694.01 692.41/691.75	1.6
30.	~~STORM SEWER:~~ ~~SANITARY SEWER:~~	~~695.68/694.18~~ ~~690.57/689.91~~	~~3.6~~
31.	~~STORM SEWER:~~ ~~SANITARY SEWER:~~	~~694.59/691.09~~ ~~689.39/688.73~~	~~1.7~~
32.	STORM SEWER: WATERMAIN:	695.95/693.45 691.85/691.18	1.6
33.	STORM SEWER: WATERMAIN:	694.45/690.95 689.35/688.68	1.6
34.	STORM SEWER: WATERMAIN:	695.72/689.22 687.62/686.95	1.6
35.	EX. PIPELINE: STORM SEWER:	699.00/697.83 694.76/688.68	3.1
36.	STORM SEWER: WATERMAIN:	696.40/689.90 688.30/687.64	1.6
37.	STORM SEWER: WATERMAIN:	696.68/690.18 688.58/687.92	1.6
38.	STORM SEWER: WATERMAIN:	697.04/690.54 688.94/688.28	1.6
39.	STORM SEWER: WATERMAIN:	695.47/688.97 687.37/686.71	1.6
40.	STORM SEWER: WATERMAIN:	694.27/688.77 687.17/686.50	1.6
41.	STORM SEWER: WATERMAIN:	694.87/688.87 687.20/686.53	1.7
42.	EX. PIPELINE: STORM SEWER:	692.67/691.50 689.30/687.80	2.2

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ALL DRIVEWAY IMPROVEMENTS ALONG ROADWAYS WHERE EXISTING OR PROPOSED STREETLIGHTS ARE LOCATED, PROVIDE 2" RIGID CONDUIT UNDER THE DRIVEWAY APRONS AND EXTEND A MINIMUM OF 2' BEYOND THE BACK OF CURB ON BOTH SIDES FOR FUTURE POTENTIAL REPAIRS.

NOTES:

1. THE GENERAL CONTRACTOR IS TO VERIFY THE LOCATION OF ALL STUBS IN THE FIELD. IF THERE ARE ANY DISCREPENCIES, NOTIFY THE DESIGN ENGINEER AT ONCE. NO WORK SHALL BE STARTED UNTIL THE DISCREPENCIES ARE SOLVED.

NOTES:

1. SANITARY SEWER SERVICES TO BE 6" PVC @ 1.00% MINIMUM.

2. WATERMAIN AND SANITARY STUBS SHALL BE FITTED WITH PLUGS AND STAKED.

3. THE GENERAL CONTRACTOR IS TO VERIFY THE LOCATION OF ALL STUBS IN THE FIELD. IF THERE ARE ANY DISCREPENCIES, NOTIFY THE DESIGN ENGINEER AT ONCE. NO WORK SHALL BE STARTED UNTIL THE DISCREPENCIES ARE SOLVED.

4. ALL PROPOSED WATER VALVES SHALL IN A VALVE VAULT.

5. STRUCTURES:
FES – FLARED END SECTION
INL – 24" INLET
CB – CATCH BASIN
MH – STORM MANHOLE
BOX – JUNCTION BOX – REQUIRED DUE TO OVER SIZE STORM SEWER.
CONTRACTOR TO VERIFY ALL SIZES AND SUBMIT "CUT SHEETS" PRIOR TO ORDERING.

SMH – SANITARY MANHOLE

6. THE WATER SERVICES FOR EACH BUILDING SHALL BE OF THE SIZE AND MATERIAL SPECIFIED BY THE PLUMBING ENGINEER AND AS REVIEWED BY THE BUILDING AND WATER DEPARTMENTS.

7. METERS SHALL BE SUPPLIED BY THE VILLAGE OF TINLEY PARK, AND SET INSIDE THE BUILDING OR READILY ACCESSIBLE TO THE METER READER.

8. FUTURE LOT BUILDING LOCATIONS WILL REQUIRE AN FDC WITHIN 100' OF A FIRE HYDRANT.

EXISTING SANITARY OWNED AND MAINTAINED BY THE VILLAGE OF TINLEY PARK

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOJobStart@mwrd.org

NORTH

SCALE: 1" = 50'

0 50 100
GRAPHIC SCALE IN FEET

DATED: NOVEMBER 24, 2025

REVISION	DATE
ORIGINAL	01/10/25
VILLAGE COMMENTS	04/11/25
VILLAGE COMMENTS	06/06/25
VILLAGE COMMENTS	07/18/25
VILLAGE COMMENTS	08/18/25
OWNER COMMENTS	11/24/25

ENGINEERED BY:
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HOMER GLEN, ILLINOIS 60491
(708) 645-0545

INTERSTATE SPORTS DOME

UTILITY PLAN

PROJECT
24-03-100-ENG

15 PAGE OF 35

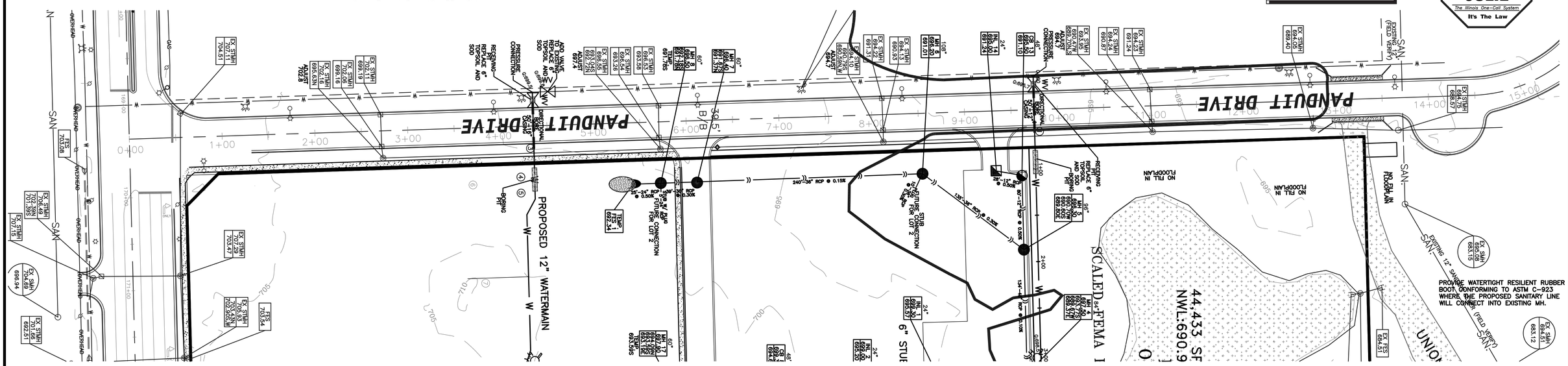
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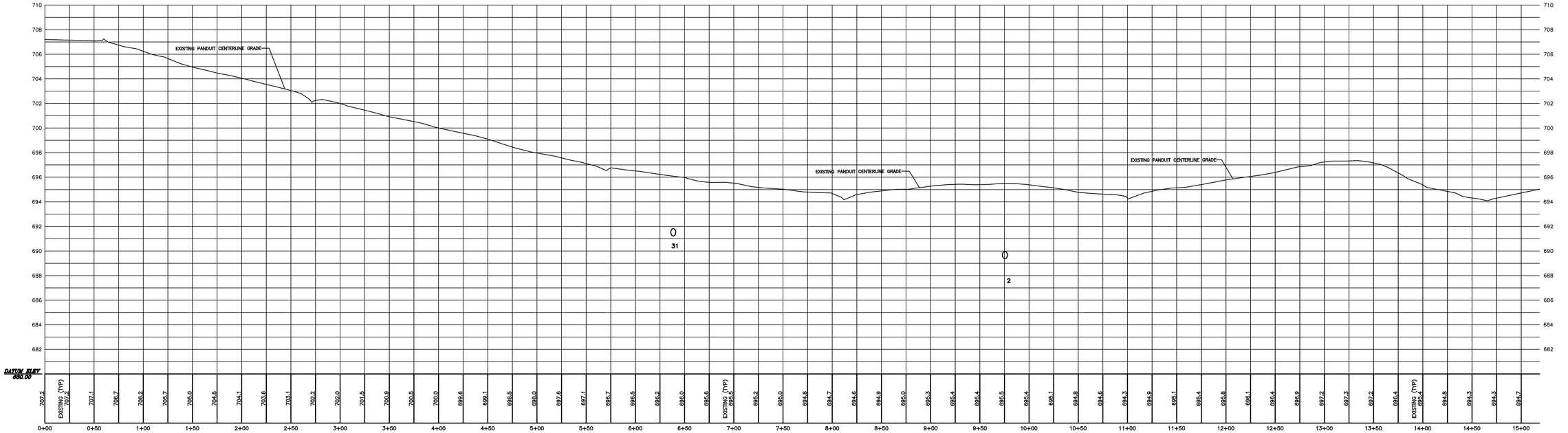
REPLACE EXISTING PARKWAY TREES ALONG PANDUIT DRIVE AS REQUIRED FOR NEW WALK INSTALLATION.

EXISTING SANITARY OWNED AND MAINTAINED BY THE VILLAGE OF TINLEY PARK

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2. ~~WATERMAIN: 690.00/689.33 1.6~~ ~~SANITARY SEWER: 687.74/687.07~~
3. STORM SEWER: VERIFY/694.05 1.6 WATERMAIN: 692.45/691.45
4. ~~WATERMAIN: 693.00/692.00 1.6~~ ~~SANITARY SEWER: 690.36/689.71~~
5. STORM SEWER: 695.16/692.66 1.6 WATERMAIN: 691.06/690.06

31. ~~STORM SEWER: 694.59/691.00 1.7~~ ~~SANITARY SEWER: 689.39/688.73~~

2. ~~WATERMAIN: 690.00/689.33 1.6~~ ~~SANITARY SEWER: 687.74/687.07~~

NOTES:

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NORTH

SCALE: 1" = 50'
0 50 100
GRAPHIC SCALE IN FEET

DATED: NOVEMBER 24, 2025

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VILLAGE COMMENTS	08/18/25
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PANDUIT DRIVE SANITARY PROFILE

PROJECT
24-03-100-ENG

PAGE 16 OF 35

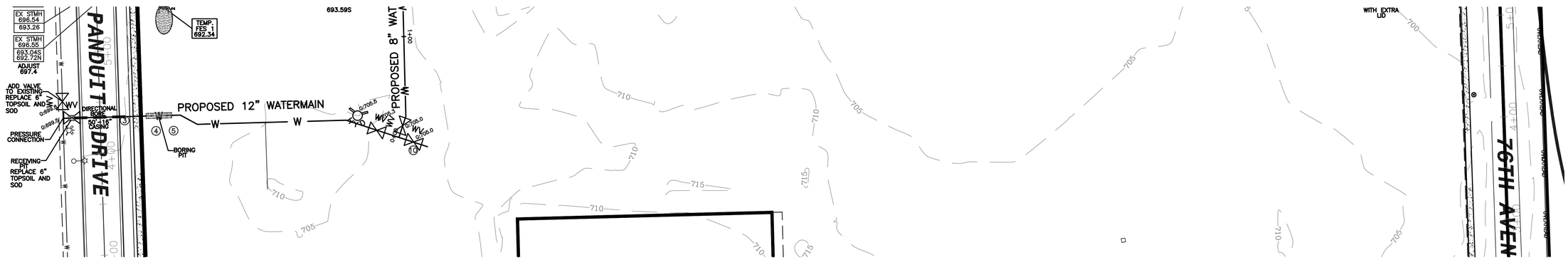
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EXISTING SANITARY OWNED AND MAINTAINED BY THE VILLAGE OF TINLEY PARK

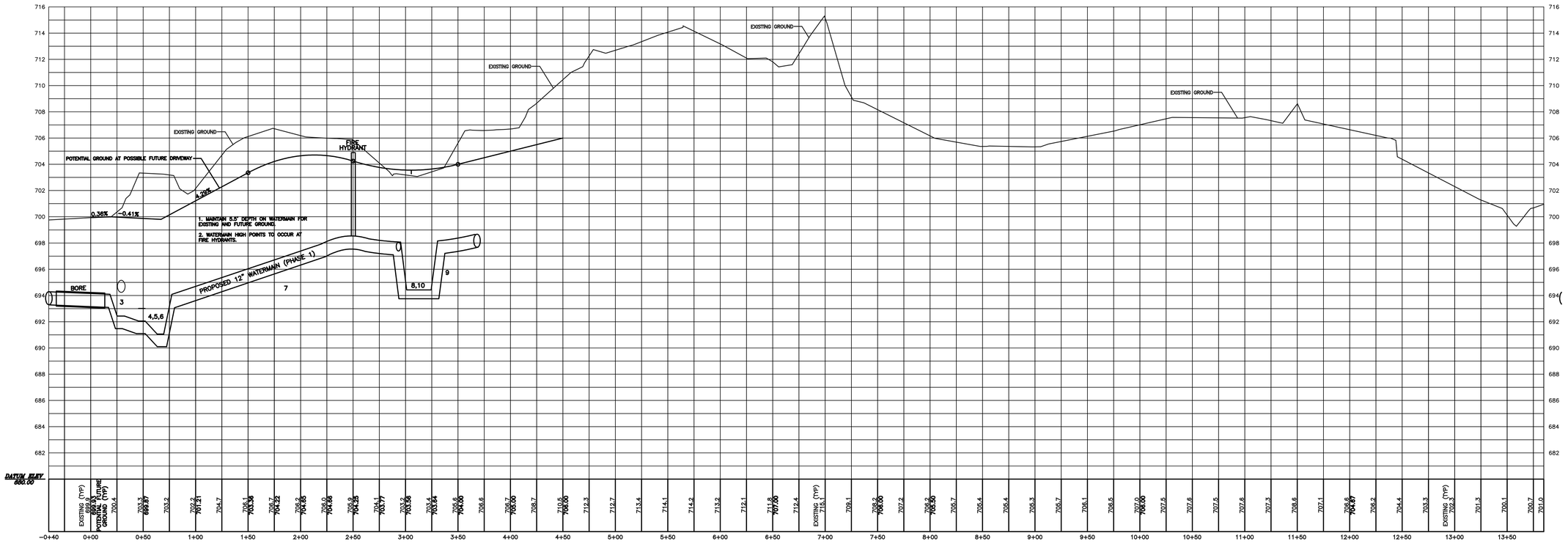
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NORTH

SCALE: 1" = 50'
0 50 100
GRAPHIC SCALE IN FEET

4. ~~WATERMAIN: 693.00/692.90 1.6~~
~~SANITARY SEWER: 690.36/690.71~~

5. STORM SEWER: 695.16/692.66 1.6
WATERMAIN: 691.06/690.06

10. STORM SEWER: 697.84/696.09 1.6
WATERMAIN: 694.49/693.49

19. ~~STORM SEWER: 696.19/694.89 0.2~~
~~SANITARY SEWER: 694.48/693.82~~

NOTES:

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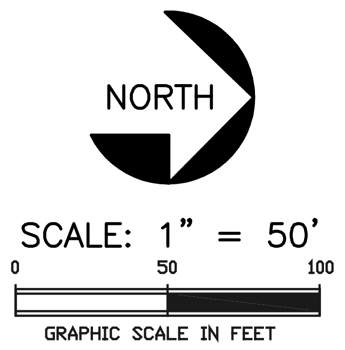
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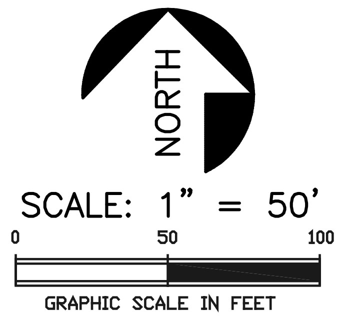
PRIVATE DRIVE PROFILE

PROJECT
24-03-100-ENG

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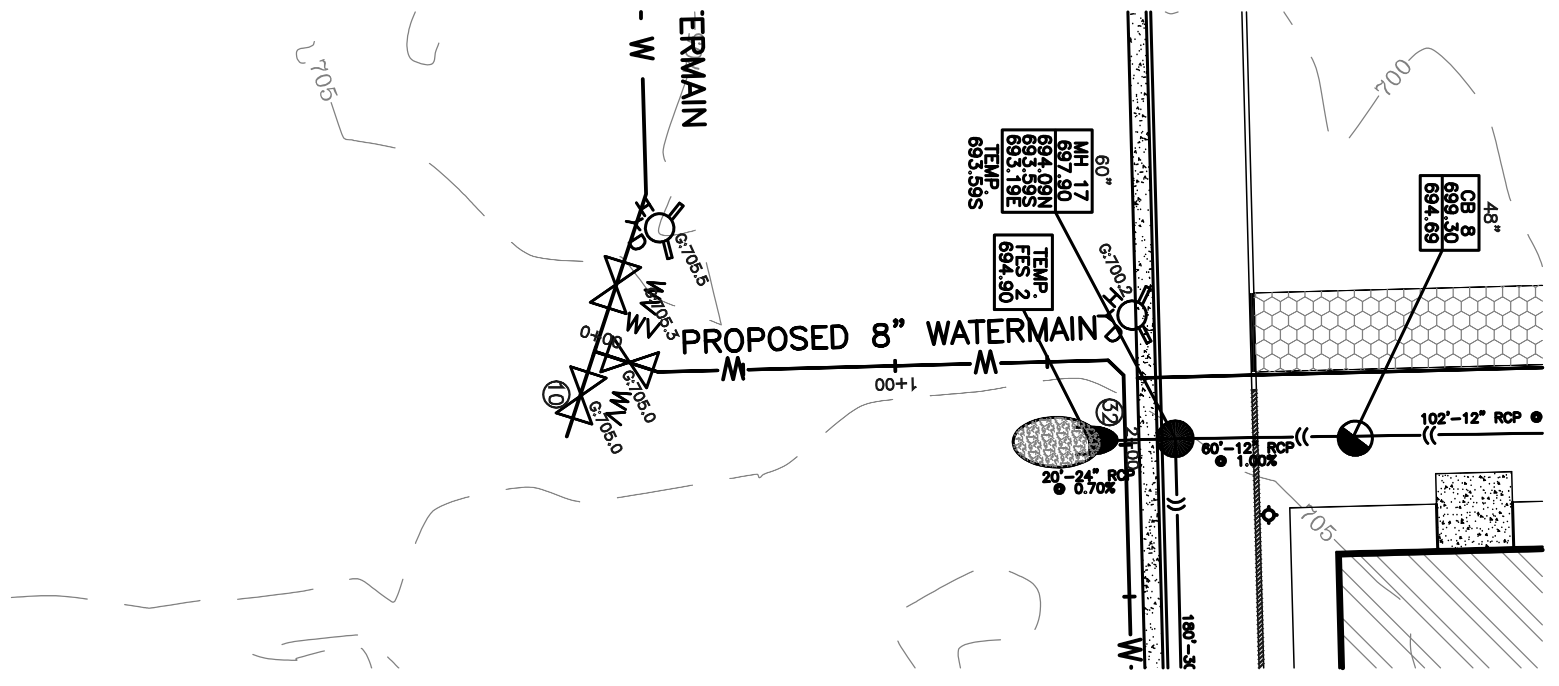


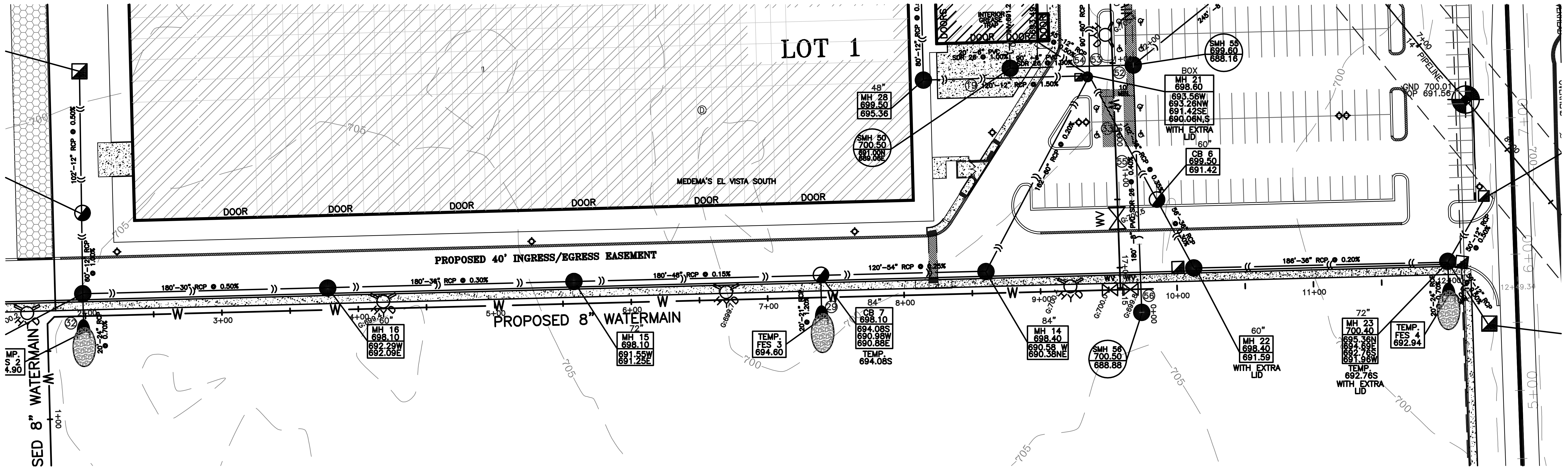


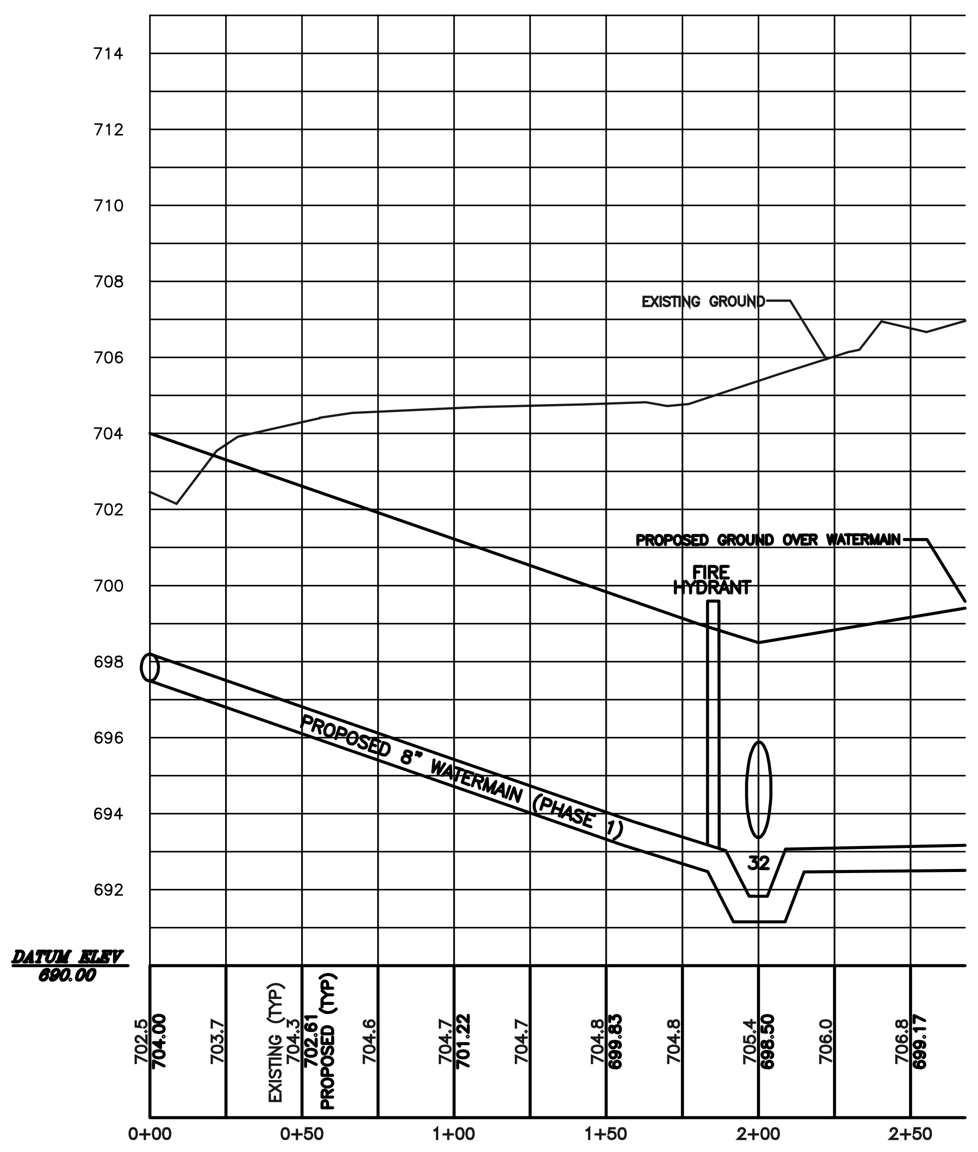
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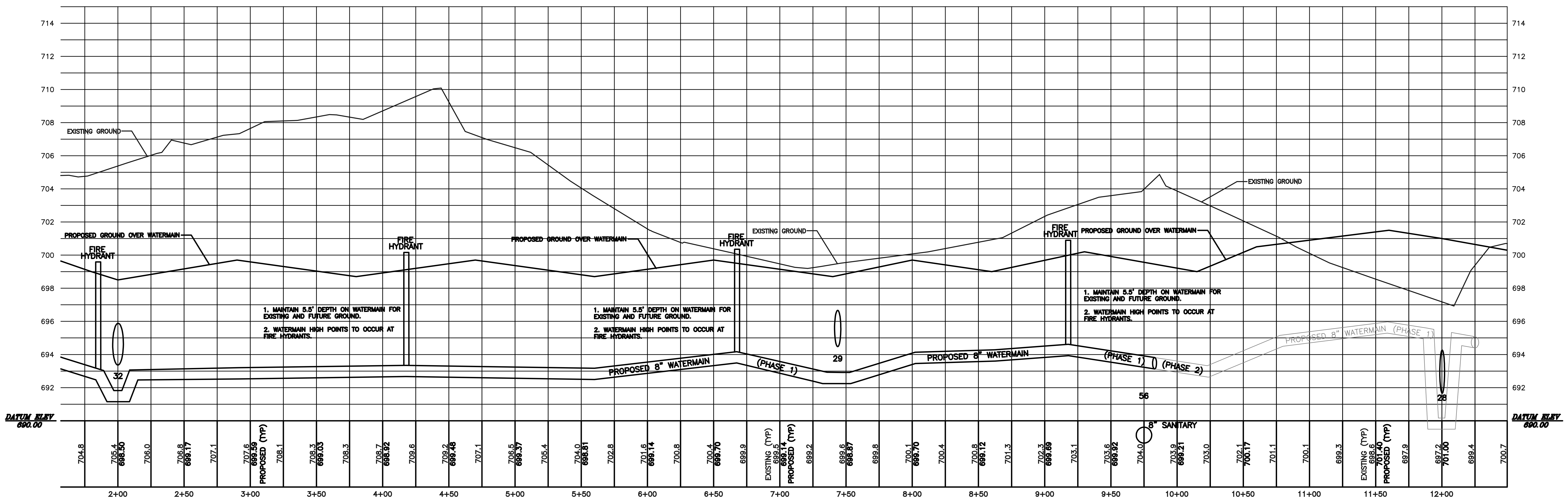
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32. STORM SEWER: 695.95/693.45 1.6
WATERMAIN: 691.85/691.18

29. STORM SEWER: 696.26/694.01 1.6
WATERMAIN: 692.41/691.75

NOTES:

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VILLAGE COMMENTS	08/18/25
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INGRESS/EGRESS WATERMAIN PROFILE

PROJECT
24-03-100-ENG

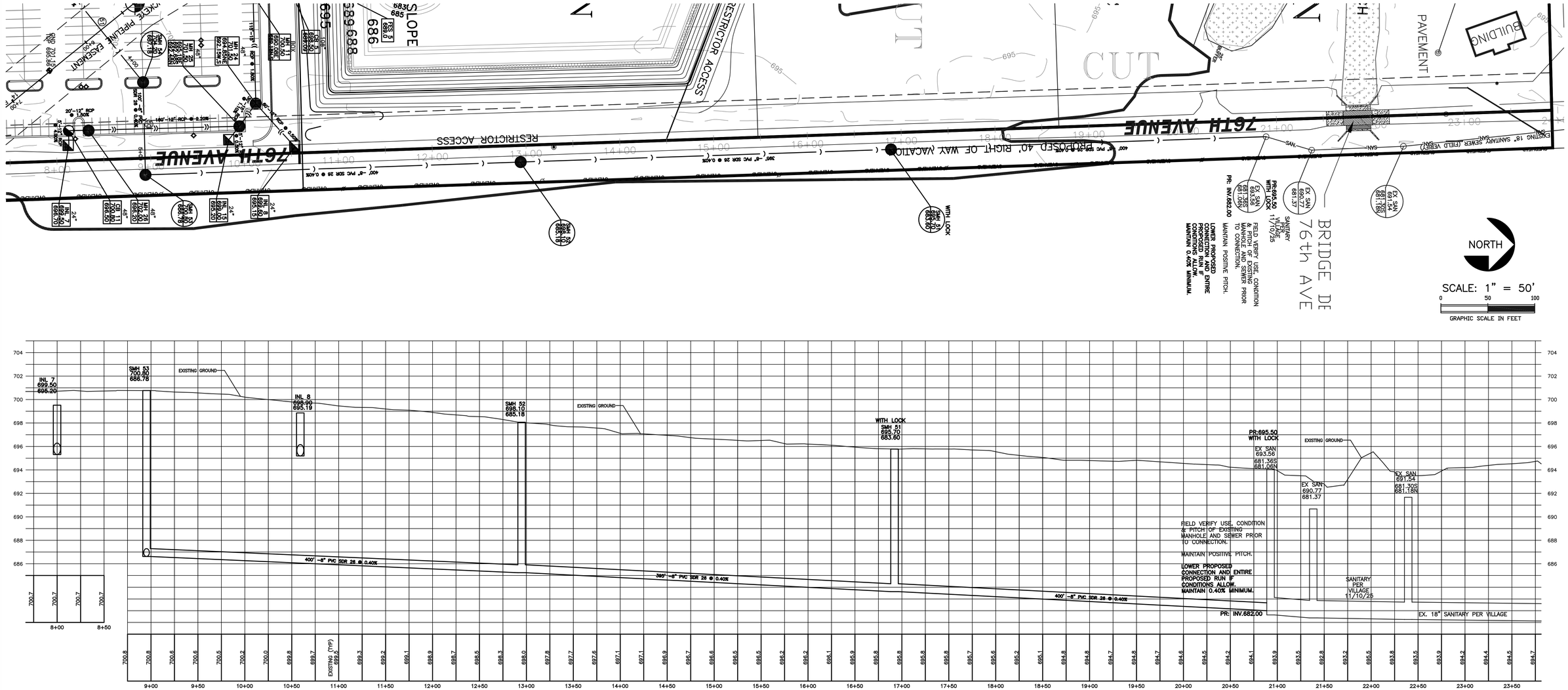
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CROSSINGS SHALL BE IN CONFORMANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS".

CROSSING DATA			REVISION
50.	STORM SEWER: 696.15/694.65 SANITARY SEWER: 687.65/686.98	7.0	
51.	EX. PIPELINE: 699.90/698.73 (FIELD VERIFY) SANITARY SEWER: 688.13/687.46	10.6	
52.	WATERMAIN: 694.00/693.33 SANITARY SEWER: 688.81/688.31	4.5	
53.	STORM SEWER: 695.30/689.80 SANITARY SEWER: 688.98/688.48 (FIELD VERIFY)	0.8	
54.	STORM SEWER: 694.57/693.07 SANITARY SEWER: 689.08/688.58	4.0	
55.	STORM SEWER: 694.92/691.42 SANITARY SEWER: 689.11/688.44	2.3	
56.	WATERMAIN: 694.30/693.63 SANITARY SEWER: 689.48/688.82	4.2	

VERIFY ALL CROSSINGS PRIOR TO ANY MANUFACTURING OR INSTALLATION.

NOTES:

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76TH AVENUE PROFILE

PROJECT 24-03-100-ENG

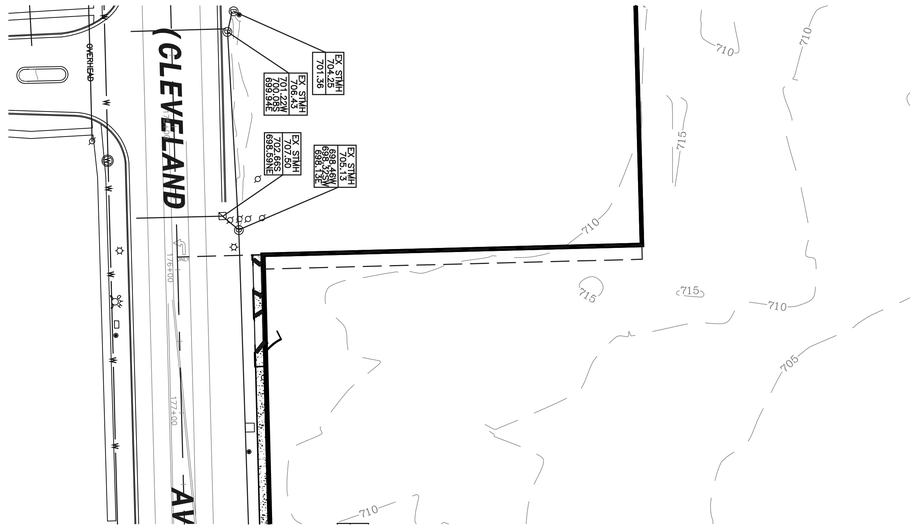
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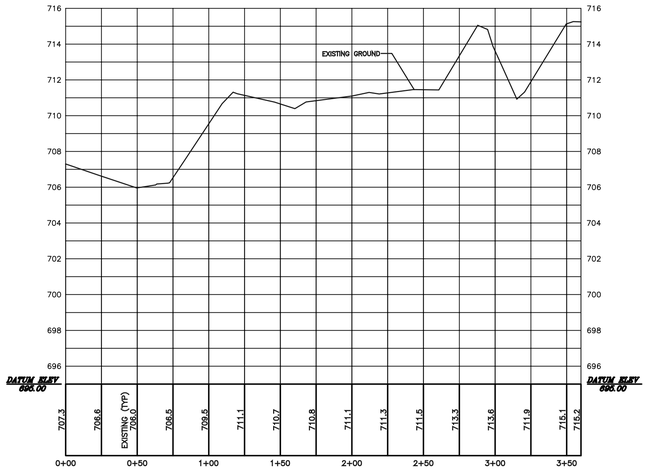
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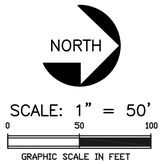
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PHASE 2





16. STORM SEWER: 702.24/700.74
WATERMAIN: 699.14/698.14

17. ~~STORM SEWER: 702.49/700.99~~
~~SANITARY SEWER: 690.82/690.32~~

NOTES:

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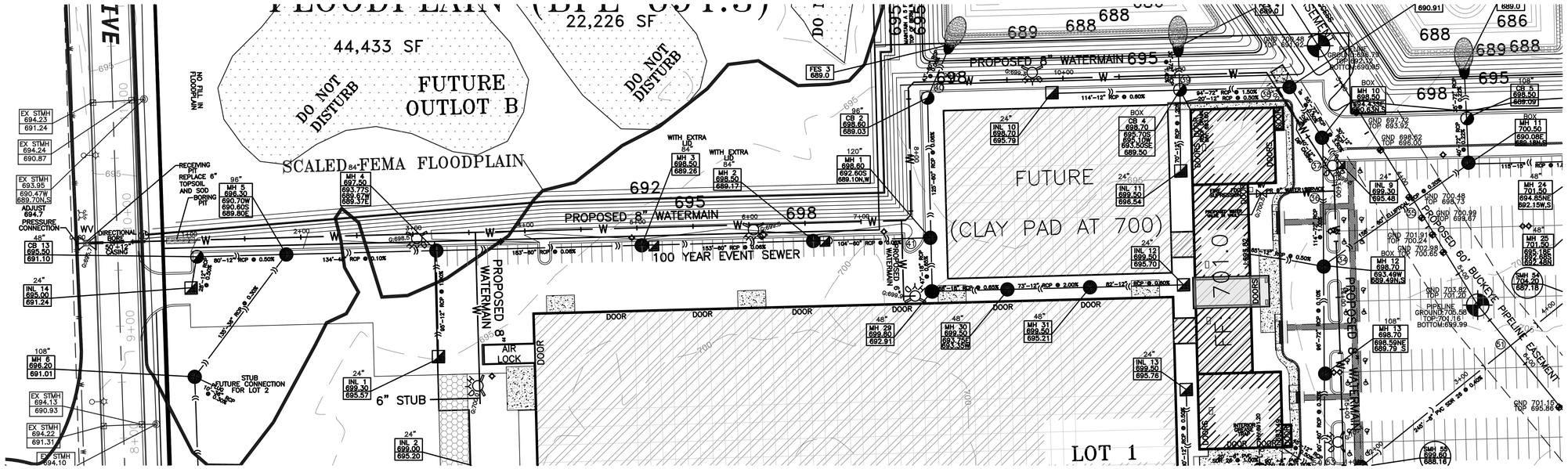
INTERSTATE SPORTS DOME

NORTH/SOUTH DRIVE PROFILE

PROJECT
24-03-100-ENG

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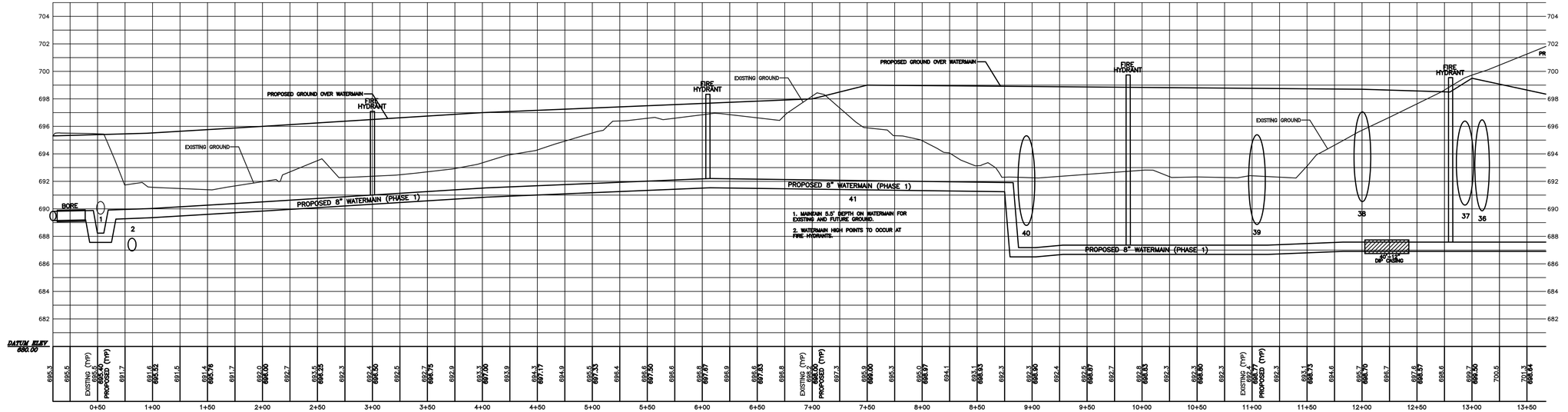


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E WMOJobStart@mwrd.org

NORTH

SCALE: 1" = 50'
0 50 100
GRAPHIC SCALE IN FEET



1. STORM SEWER: VERIFY/689.88 1.6
WATERMAIN: 688.28/687.81
2. ~~WATERMAIN: 690.00/689.33 1.6~~
~~SANITARY SEWER: 687.77/687.07~~

39. STORM SEWER: 695.47/688.97 1.6
WATERMAIN: 687.37/686.71
40. STORM SEWER: 694.27/688.77 1.6
WATERMAIN: 687.17/686.50
41. STORM SEWER: 694.87/688.87 1.7
WATERMAIN: 687.20/686.53

NOTES:

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NORTH WATERMAIN PROFILE

PROJECT
24-03-100-ENG

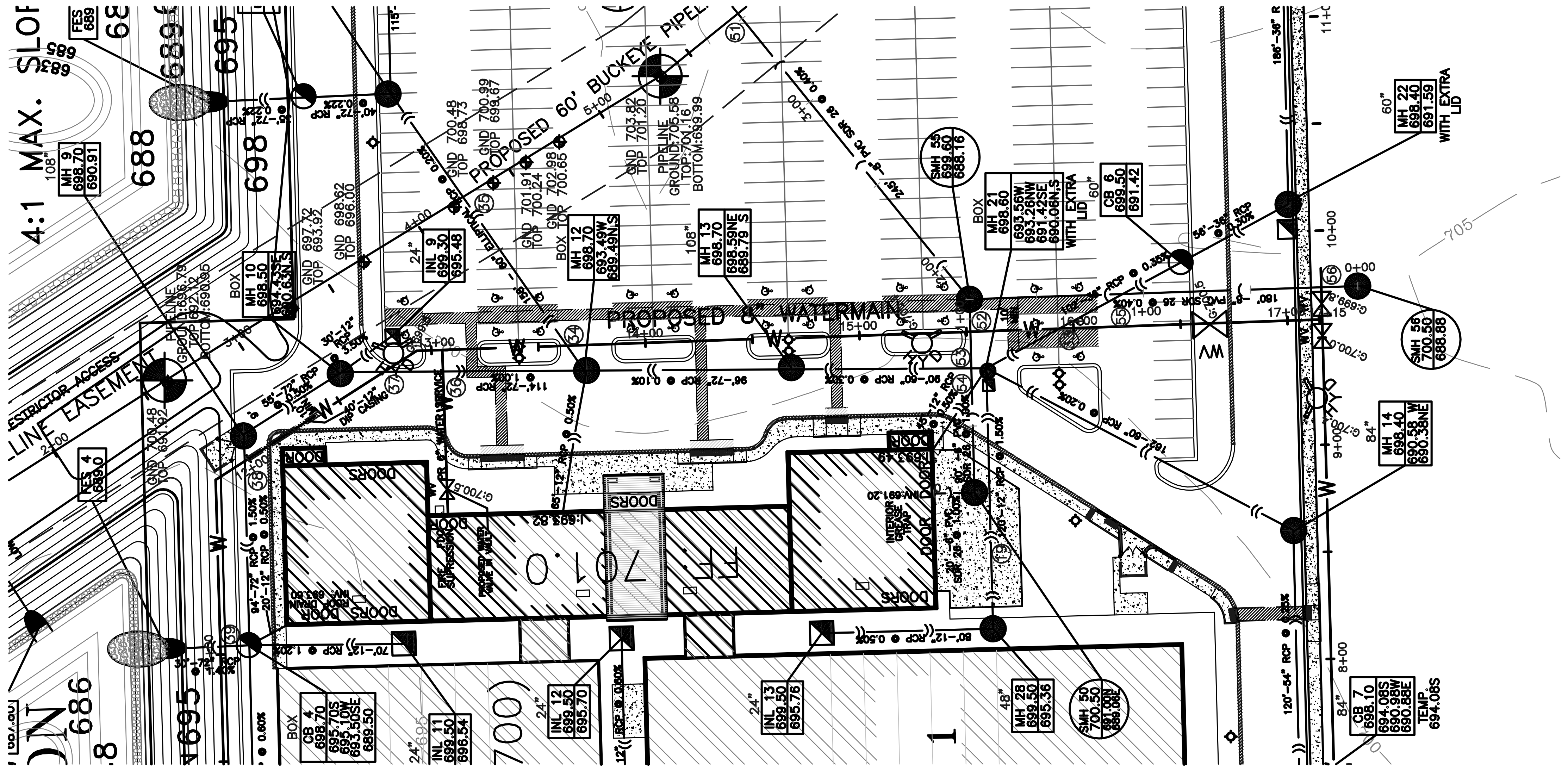
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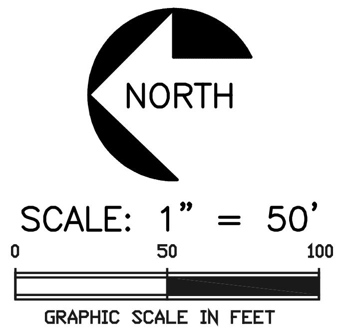
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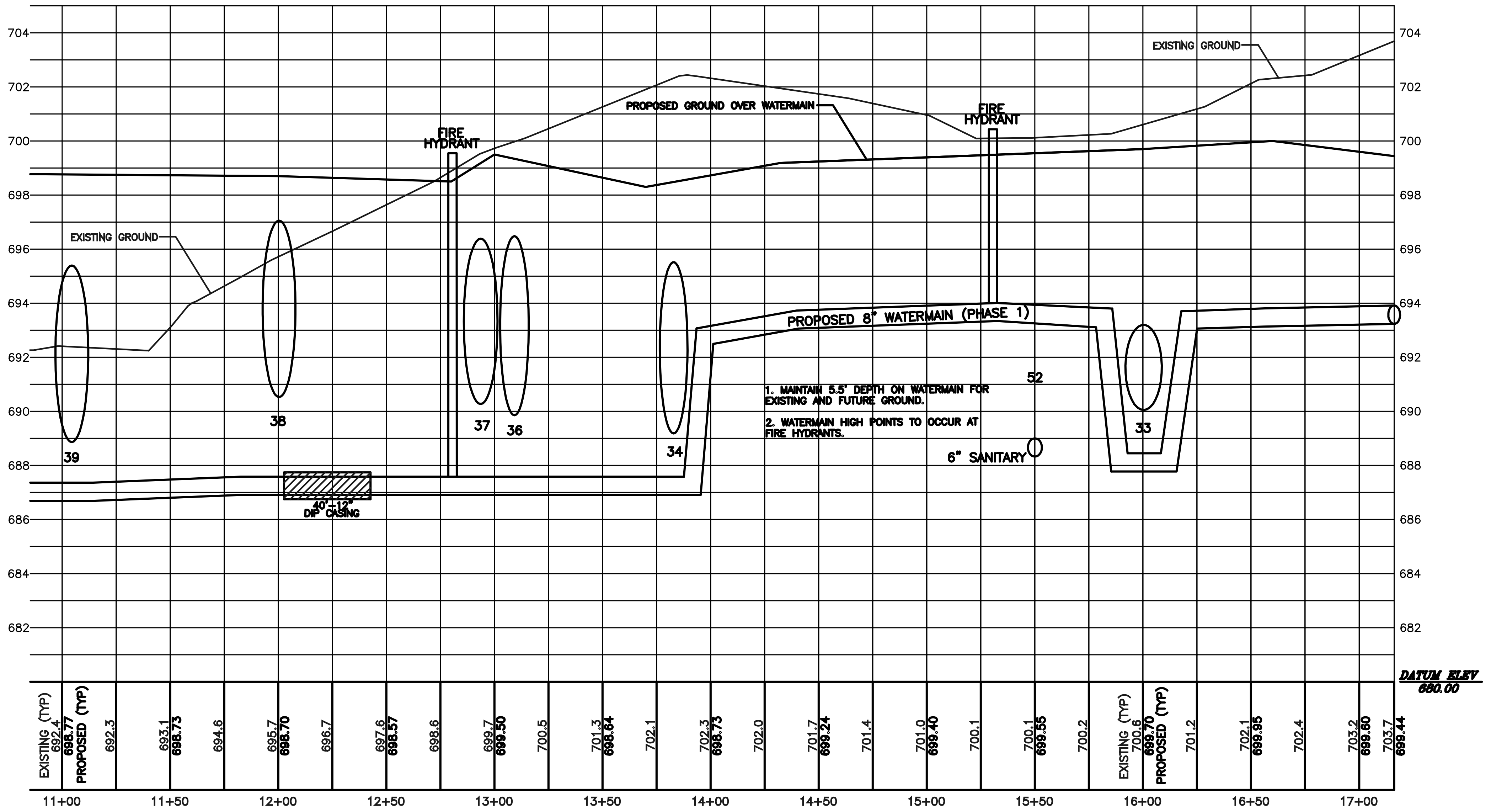
BEFORE
YOU DIG!
C A L L
1-800-892-0123
(Allow Two Working Days)
JULIE
The Illinois One-Call System
It's The Law

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOJobStart@mwrd.org







33.	STORM SEWER: WATERMAIN:	694.45/690.95 689.35/688.68	1.6
34.	STORM SEWER: WATERMAIN:	695.72/689.22 687.62/686.95	1.6
35.	EX. PIPELINE: STORM SEWER:	699.00/697.83 694.76/688.68	3.1
36.	STORM SEWER: WATERMAIN:	696.40/689.90 688.30/687.64	1.6
37.	STORM SEWER: WATERMAIN:	696.68/690.18 688.58/687.92	1.6
38.	STORM SEWER: WATERMAIN:	697.04/690.54 688.94/688.28	1.6

NOTES:

1. THE GENERAL CONTRACTOR IS TO VERIFY THE LOCATION OF ALL STUBS IN THE FIELD. IF THERE ARE ANY DISCREPENCIES, NOTIFY THE DESIGN ENGINEER AT ONCE. NO WORK SHALL BE STARTED UNTIL THE DISCREPENCIES ARE SOLVED.

DATED: NOVEMBER 24, 2025

REVISION	DATE
ORIGINAL	01/10/25
VILLAGE COMMENTS	06/06/25
VILLAGE COMMENTS	07/18/25
VILLAGE COMMENTS	08/18/25
OWNER COMMENTS	11/24/25

ENGINEERED BY:
KDC CONSULTANTS INC.
WWW.KDCCONSULTANTSINC.COM
16144 S. BELL ROAD
HOMER GLEN, ILLINOIS 60491
(708) 645-0545

INTERSTATE SPORTS DOME

EAST WATERMAIN PROFILE

PROJECT
24-03-100-ENG

22 *PAGE OF* 35

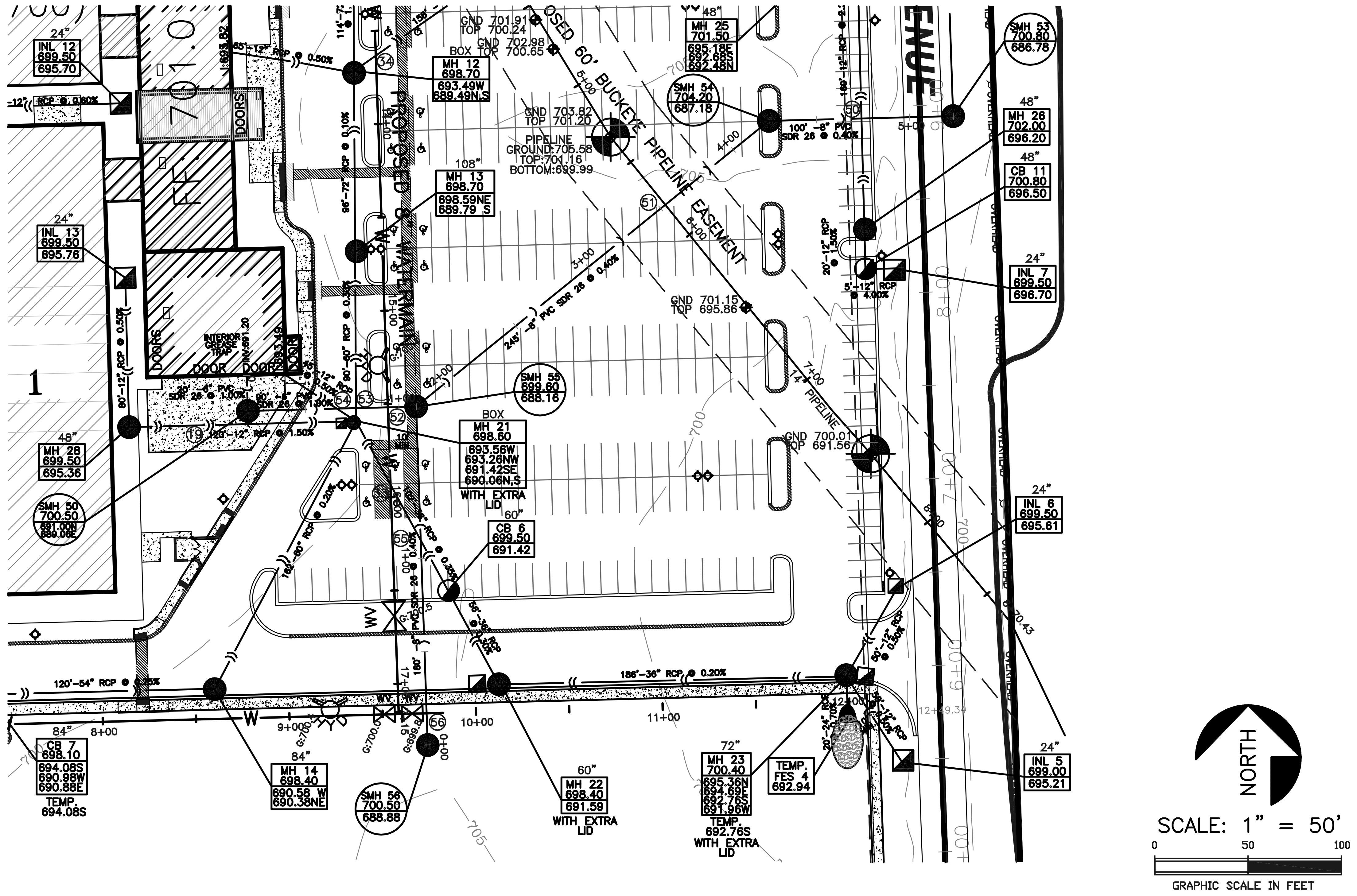
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P (708) 588-4055
E WMOJobStart@mwrd.org

EXISTING SANITARY OWNED
AND MAINTAINED BY THE
VILLAGE OF TINLEY PARK

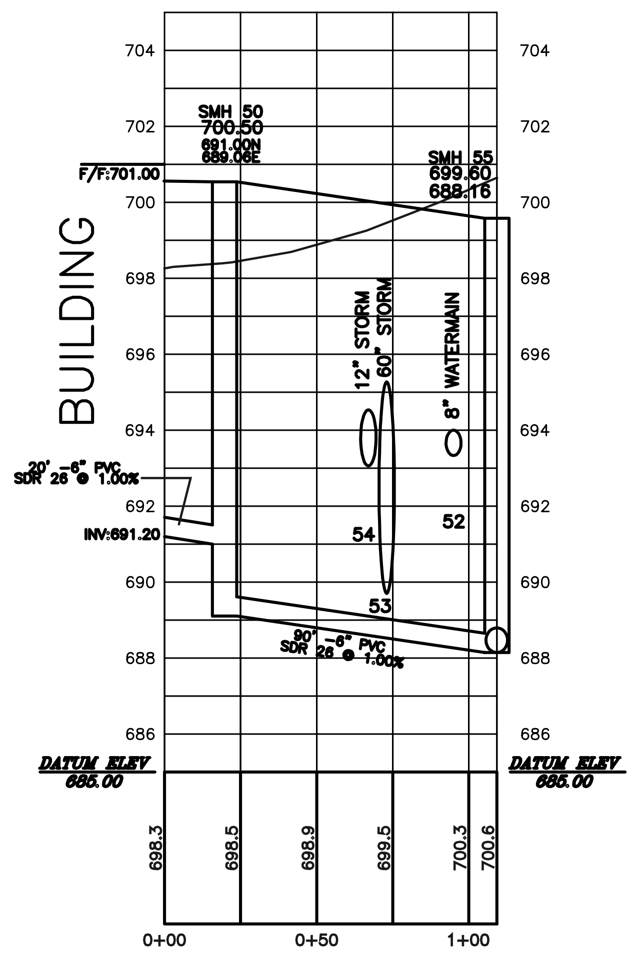


CROSSINGS SHALL BE IN CONFORMANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS".

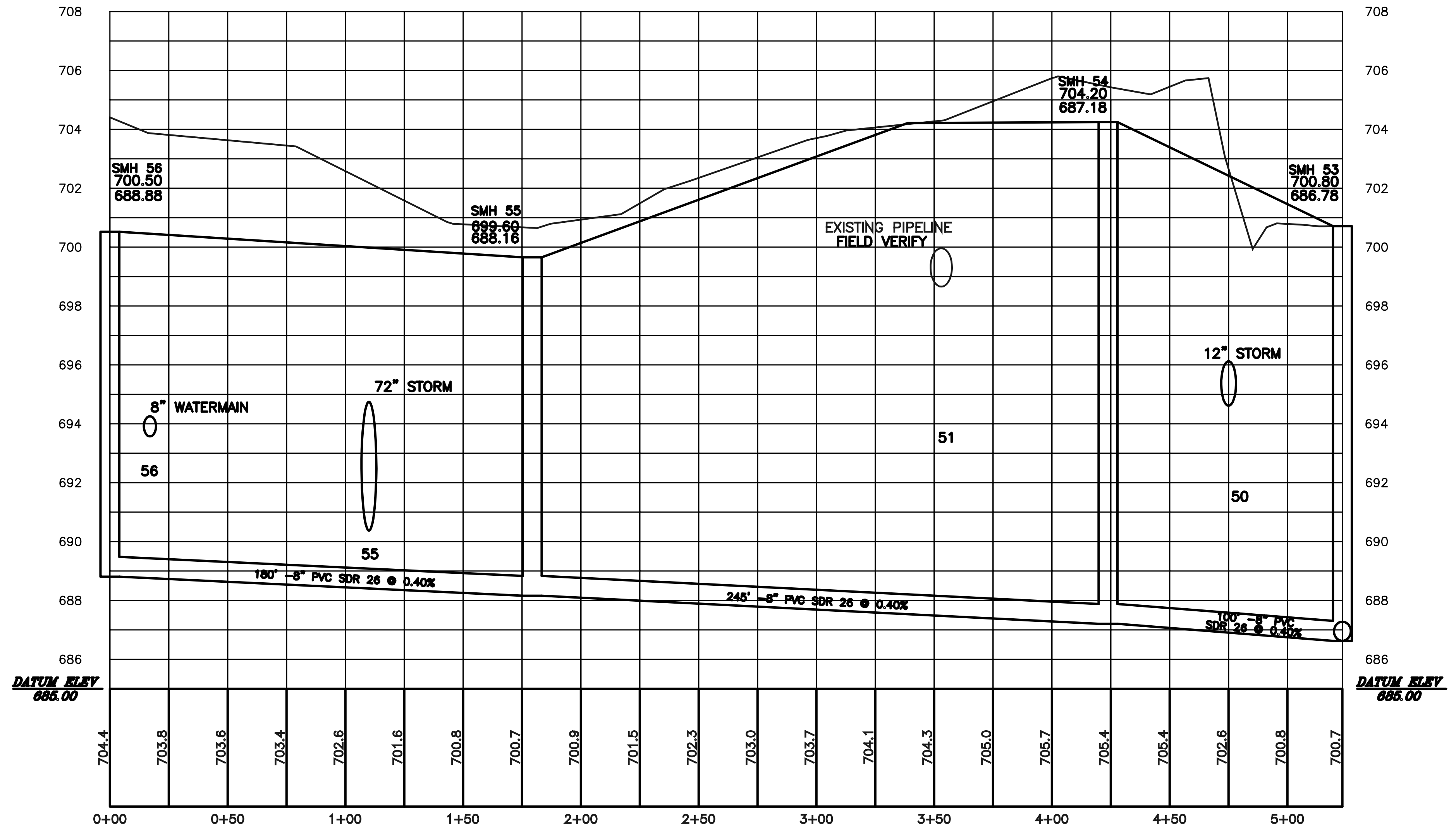
CROSSING DATA SEPERATION

50.	STORM SEWER: SANITARY SEWER:	696.15/694.65 687.65/686.98	7.0
51.	EX. PIPELINE: (FIELD VERIFY) SANITARY SEWER:	699.90/698.73 688.13/687.46	10.6
52.	WATERMAIN: SANITARY SEWER:	694.00/693.33 688.81/688.31	4.5
53.	STORM SEWER: SANITARY SEWER: (FIELD VERIFY)	695.30/689.80 688.98/688.48	0.8
54.	STORM SEWER: SANITARY SEWER:	694.57/693.07 689.08/688.58	4.0
55.	STORM SEWER: SANITARY SEWER:	694.92/691.42 689.11/688.44	2.3
56.	WATERMAIN: SANITARY SEWER:	694.30/693.63 689.48/688.82	4.2

VERIFY ALL CROSSINGS PRIOR TO ANY MANUFACTURING OR INSTALLATION.



SANITARY SERVICE PROFILE



SANITARY PROFILE

DATED: NOVEMBER 24, 2025	
REVISION	DATE
ORIGINAL	01/10/25
DITCH CROSSING	03/31/25
VILLAGE COMMENTS	06/06/25
VILLAGE COMMENTS	07/18/25
VILLAGE COMMENTS	08/18/25
VILLAGE COMMENTS	09/15/25
OWNER COMMENTS	11/24/25

ENGINEERED BY:
KDC CONSULTANTS INC.
WWW.KDCCONSULTANTSINC.COM
16144 S. BELL ROAD
HOMER GLEN, ILLINOIS 60491
(708) 645-0545

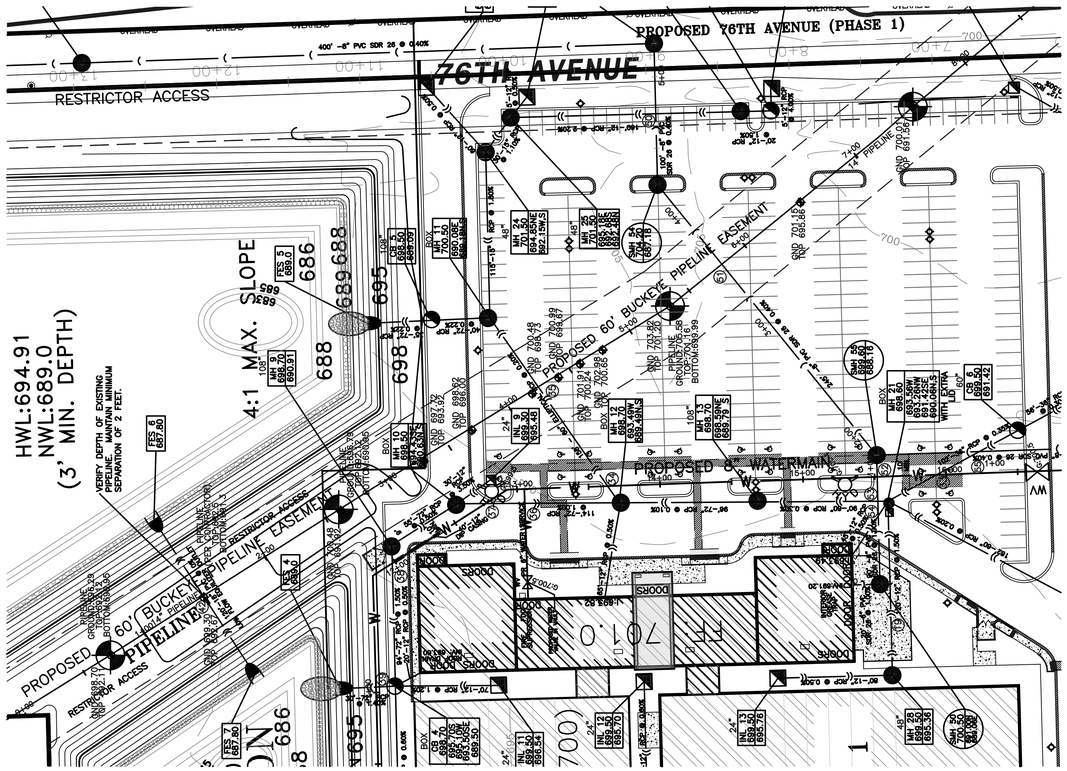
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SANITARY SEWER PROFILE

PROJECT
24-03-100-ENG

23 *PAGE OF* 35

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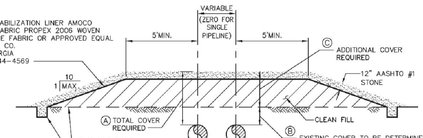
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(Allow Two Working Days)
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JOB SPECIFIC BUCKEYE PIPELINE NOTES:

1. THE PROPOSED OCCUPIED BUILDINGS SHALL BE BUILT AT LEAST 25 FEET AWAY FROM BUCKEYE'S PIPELINE EASEMENT.
2. THE PROPOSED LIGHT POLES SHALL BE LOCATED OUTSIDE OF THE PIPELINE R/W NOT WITHIN THE PIPELINE EASEMENT.
3. NO DRAINAGE INLETS SHALL BE PLACED WITHIN BUCKEYE'S EASEMENT.
4. BUCKEYE IS NOT RESPONSIBLE FOR THE LOSS OF BUSINESS DUE TO THE CLOSING OF PORTIONS THE PARKING LOT ORDER FOR BUCKEYE TO PERFORM WORK ON BUCKEYE'S HPPPP.
5. LANDSCAPING AND GARDENING ARE NOT PERMITTED WITHIN THE RIGHT-OF-WAY. BUCKEYE WILL ONLY ALLOW MINIMAL LANDSCAPING (SMALL BUSHES, FLOWERS) WITHIN THE RIGHT-OF-WAY. NO TREES ARE PERMITTED.
6. THE STORM SEWER CROSSING SHALL BE A MINIMUM OF 2 FEET BELOW THE PIPELINE.
7. A SINGLE TRASH ENCLOSURE IS PERMITTED OUTSIDE THE EASEMENT, POSITIONED AT THE EDGE OF THE PIPELINE EASEMENT.
8. ANY DAMAGE DONE TO BUCKEYE'S ASSETS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
9. DURING CONSTRUCTION, A COPY OF THE BUCKEYE LETTER DATED APRIL 1, 2025 SHALL BE KEPT ON SITE.
10. DURING CONSTRUCTION, A BUCKEYE REPRESENTATIVE MAY HALT THE CONSTRUCTION, OR ANY ASSOCIATED ACTIVITY SHOULD HE/SHE JUDGE THAT ANYONE IS OPERATING IN AN UNSAFE MANNER OR IN A WAY THAT JEOPARDIZES THE INTEGRITY OF BUCKEYE'S PIPELINE UNTIL AN AGREEABLE SOLUTION IS REACHED BETWEEN ALL INVOLVED PARTIES.
11. NO WORK SHALL TAKE PLACE WITHOUT A BUCKEYE ON-SITE FIELD MEMBER PRESENT.
12. A BUCKEYE ON-SITE REPRESENTATIVE MUST BE PRESENT DURING ALL WORK WITHIN THE BUCKEYE RIGHT-OF-WAY OR ADJACENT TO THE BUCKEYE PIPELINES.
13. PRIOR TO BEGINNING CONSTRUCTION, PLEASE COORDINATE ALL WORK PERFORMED IN THE VICINITY OF THE PIPELINES BY CONTACTING SHAUN ORTIZ (312-802-9785, SORTIZ@BUCKEYE.COM.
14. ANY CHANGES MADE TO THE AFOREMENTIONED DOCUMENTS AND/OR CONSTRUCTION PLANS WILL REQUIRE ADDITIONAL WRITTEN APPROVALS FROM BUCKEYE. IF CONSTRUCTION OF THE AFOREMENTIONED PROJECT DOES NOT COMMENCE WITHIN THREE CALENDAR YEARS OF THE ISSUED APPROVAL LETTER DATE, THE CROSSING PARTY SHALL SUBMIT A NEW PLAN. BUCKEYE SHALL HAVE THE RIGHT TO RECONSIDER THE CONDITIONS AND PRIVILEGES GRANTED AND HAVE FULL RIGHT TO CONSIDER CURRENT POLICIES AND PROCEDURES AT THE TIME OF RESUBMISSION. SHOULD THE SCOPE OF THE PROJECT EXTEND BEYOND THE CURRENTLY DEFINED LIMITS, BUCKEYE'S PIPELINE INVOLVEMENT COULD BECOME MORE ADVANCED. IN THIS CASE OR IF FURTHER CORRESPONDENCE RELATING TO THIS PROJECT IS REQUIRED.

Project/Inquiry:	Loading:	Date:
System:	Pipe Data:	Revision:

GEOTEXTILE STABILIZATION LINER AMOCO ENGINEERING FABRIC PROPEX 2006 WOVEN POLYPROPYLENE FABRIC OR APPROVED EQUAL AMOCO FABRIC CO. ATLANTA, GEORGIA PHONE:(770)944-4569



TEMPORARY (WET CONDITIONS) CONSTRUCTION RAMP OVER BPL PIPELINE (S)

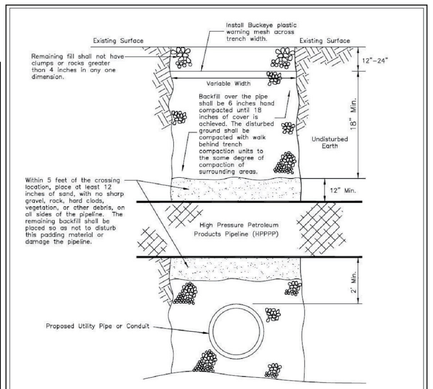
NOTES:
1. RAMP SHALL BE 15 FOOT PLUS/MINUS WIDE WITH SIDES TAPERED ON A MINIMUM 1:1 SLOPE.
2. IF DRY CONDITIONS PREVAIL AT CROSSING SITE LINER AND STONE CAN BE REPLACED WITH FILL MATERIAL.

* Indicates item supplied by Buckeye Pipe Line Company.

Legend & Notes:

A. Required pipeline cover must be a minimum of:	*	feet
B. Existing pipeline cover is currently:	TBD	feet
C. Earthen ramp height above existing grade:	*	feet

Buckeye Pipe Line Company
Earthen Ramp Detail



Notes:
1. Backfill and compaction shall be performed to the satisfaction and in the presence of Buckeye's On-Site Inspector.
2. The Crossing Party shall restore the site to its original condition except for items that are part of the Buckeye approved change.

FOREIGN UTILITY TRENCH CROSSING DETAIL
N.T.S.

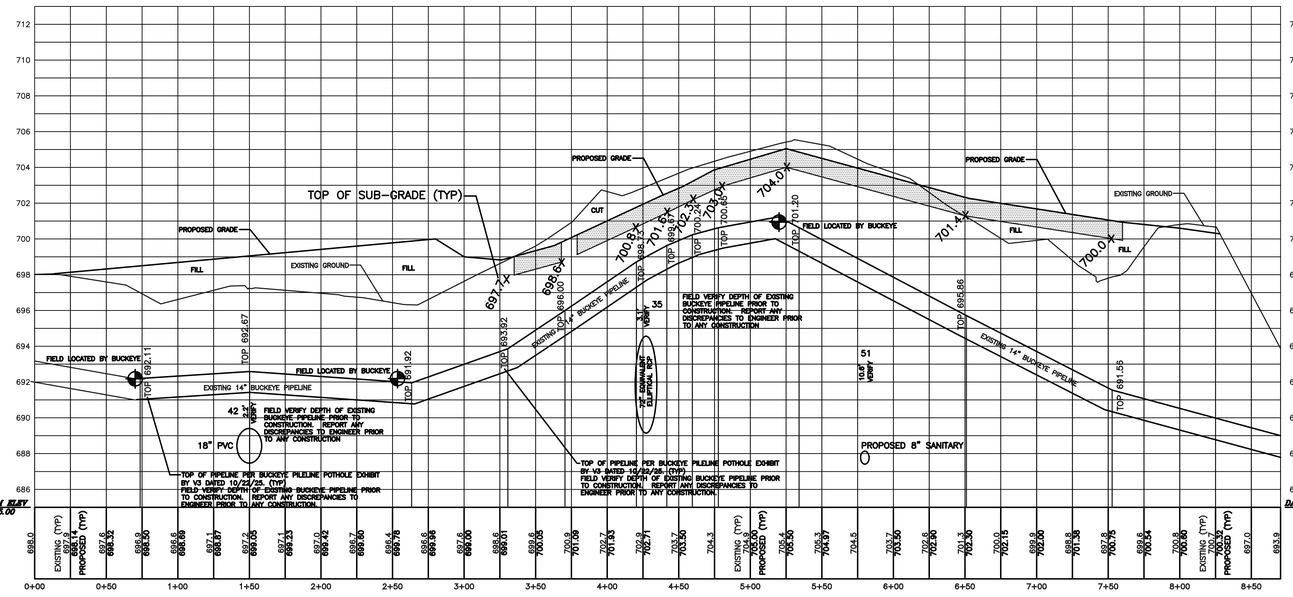
BUCKEYE PIPELINE NOTES:

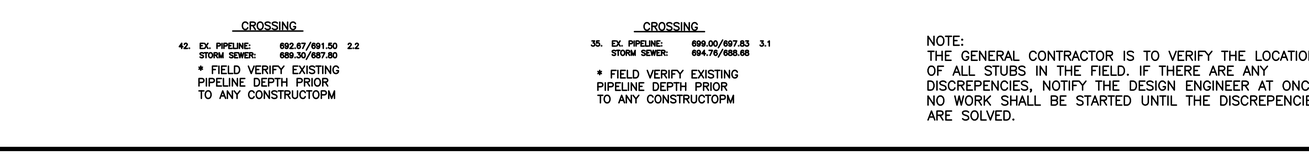
1.0 GENERAL GUIDELINES

1.1 THE SAFETY OF THE PIPELINE MUST BE CONSIDERED AT ALL TIMES. NO ATTEMPT TO PROBE FOR OR ENGAGE IN ANY CONSTRUCTION ACTIVITIES WHICH MIGHT DAMAGE THE PIPELINE IS PERMITTED.
1.2 BEFORE ANY PRELIMINARY FIELD WORK OR CONSTRUCTION BEGINS IN THE VICINITY OF BUCKEYE'S PIPELINE, A DETERMINATION OF THE EXACT LOCATION AND ELEVATION OF THE PIPELINE MUST BE MADE. TO COORDINATE THIS PROCEDURE, PLEASE CONTACT OUR LOCAL FIELD OPERATIONS MANAGER AT THE BUCKEYE FACILITY NEAREST TO YOUR PROPOSED PROJECT (SEE ATTACHMENT 1 FOR A LISTING OF BUCKEYE'S FACILITIES AND TELEPHONE NUMBERS). BUCKEYE MAKES NO ASSURANCE THAT ITS PERMANENT PIPELINE MARKERS ARE POSITIONED DIRECTLY OVER ITS PIPELINE(S). LINE MARKERS SHOULD BE PLACED AT INTERVALS DETERMINED BY "LINE OF SIGHT". THE RELOCATION, REMOVAL, OR DESTRUCTION OF BUCKEYE'S PIPELINE MARKERS ARE PROHIBITED BY FEDERAL LAW. PIPELINE MARKERS DAMAGED OR MADE UNUSABLE SHALL BE REPAIRED OR REPLACED AT THE ENCROACHING PARTY'S EXPENSE.
1.3 ALL PROPOSED DRAWINGS/PLANS MUST BE SUBMITTED TO BUCKEYE'S RIGHT OF WAY DEPARTMENT FOR REVIEW TO DETERMINE TO WHAT EXTENT, IF ANY, THE PIPELINE OR RIGHT-OF-WAY WILL BE AFFECTED BY THE PROPOSED CONSTRUCTION AND/OR DEVELOPMENT. THESE DRAWINGS/PLANS MUST BE PREPARED IN STRICT COMPLIANCE TO ATTACHMENT 4, "REQUIREMENTS FOR SUBMISSION OF DESIGN PLANS".
1.4 BUCKEYE MAY REQUIRE THE PROPERTY OWNER TO PROVIDE PROOF OF CURRENT OWNERSHIP OF THE LAND WHERE THE PROPOSED ENCROACHMENT IS TO OCCUR. SUCH PROOF MAY BE IN THE FORM OF A TITLE COMMITMENT, TITLE POLICY, OR A CERTIFIED COPY OF A RECORDED CONVEYANCE DEED.
1.5 WHEN ANY CONSTRUCTION ACTIVITY IS CONDUCTED IN OR AROUND OUR PIPELINE RIGHT-OF-WAY, BUCKEYE'S ON-SITE INSPECTOR MUST BE PRESENT AT ALL TIMES. NO WORK SHALL TAKE PLACE WITHOUT A BUCKEYE ON-SITE INSPECTOR PRESENT. FOR THIS FREE-OF-CHARGE SERVICE, CONTACT OUR LOCAL FIELD OPERATIONS MANAGER AT THE BUCKEYE FACILITY NEAREST TO YOUR PROPOSED PROJECT.
1.6 THE CROSSING PARTY SHALL CONTACT BUCKEYE FOR RE-MARKING OF A PIPELINE IF THE EXISTING MARKERS ARE INADEQUATE FOR ANY REASON, INCLUDING DISTURBANCE DUE TO CONSTRUCTION ACTIVITIES.
NOTE: FEDERAL LAW PROHIBITS THE REMOVAL OF PIPELINE MARKERS.
1.7 THE CROSSING PARTY SHALL NOT BURN TRASH, BRUSH, OR OTHER ITEMS OR SUBSTANCES WITHIN 50 FEET OF THE PIPELINE.
1.8 THE CROSSING PARTY SHALL NOT STORE ANY EQUIPMENT OR MATERIALS ON THE RIGHT-OF-WAY. FULL ACCESS MUST BE MAINTAINED TO THE PIPELINE(S) AT ALL TIMES. THE STOCKPILING OF ITEMS INCLUDING SOIL, OR TOPSOIL OVER THE PIPELINE(S) IS NOT PERMITTED.
1.9 DURING ROUTINE OR EMERGENCY MAINTENANCE ON THE PIPELINE, THE COST TO RESTORE APPROVED SURFACE IMPROVEMENTS (E.G., PAVEMENT, LANDSCAPING, SIDEWALKS, ETC.) SHALL BE THE RESPONSIBILITY OF THE CROSSING PARTY.
1.10 DEPENDING ON THE TYPE AND NATURE OF THE ENCROACHMENT, BUCKEYE MAY REQUIRE THE PIPELINE(S) WITHIN THE PROPOSED ENCROACHMENT TO BE EXPOSED, VISUALLY INSPECTED, AND BACKFILLED BY A BUCKEYE REPRESENTATIVE AT THE FULL EXPENSE OF THE CROSSING PARTY. BUCKEYE WILL EVALUATE THE PIPELINE(S) CATHODIC PROTECTION SYSTEM, INCLUDING THE COATING TYPE AND CONDITION, FOR SUITABILITY OF SERVICE IN RELATION TO THE PROPOSED ENCROACHMENT. SHOULD BUCKEYE DEEM THAT THE CATHODIC PROTECTION SYSTEM AND/OR COATING SYSTEM IS INSUFFICIENT FOR ANY REASON, BUCKEYE WILL REPAIR OR UPGRADE THE SYSTEM AT THE CROSSING PARTY'S EXPENSE TO ACCOMMODATE THE PROPOSED ENCROACHMENT. POTENTIAL CATHODIC PROTECTION MODIFICATIONS CAN INCLUDE, BUT ARE NOT LIMITED TO EQUIPMENT SUCH AS RECTIFIERS, ANODE SYSTEMS, TEST STATIONS, CASING PIPE, AND COATING.

2.0 EXCAVATION AND CONSTRUCTION RESTRICTIONS

2.1 EXCAVATION OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH APPROPRIATE STATE "ONE-CALL" UTILITY LOCATING SYSTEM REQUIREMENTS. AS A MATTER OF STATE LAW, ANYONE UNDERTAKING EXCAVATION WORK IS REQUIRED TO CALL THREE (3) WORKING DAYS BEFORE EXCAVATING IN MA, ME, MI, MO, NJ, PA, RI, SC, TN, AND WI; TWO (2) WORKING DAYS IN ALL OTHER STATES (SEE ATTACHMENT 3 FOR STATE "ONE-CALL" NUMBERS).
2.2 THE CROSSING PARTY WILL CONDUCT "WHITE-LINING" OF ANY PROPOSED EXCAVATION AREAS. BUCKEYE WILL ERECT TEMPORARY PIPELINE MARKERS/FLAGS (YELLOW) IDENTIFYING THE LOCATION OF THE PIPELINE WITHIN THE WORK AREA, AND WILL PROVIDE INFORMATION ON HOW TO RESPOND SHOULD THE PIPELINE BE DAMAGED OR A COMMODITY RELEASE OCCUR. ALL PERSONNEL OPERATING EQUIPMENT OVER OR AROUND THE PIPELINE MUST BE MADE AWARE OF ITS LOCATION AND WHAT TO DO IF THEY MAKE CONTACT WITH THE PIPELINE.
NOTE: THE ENCROACHING PARTY MUST UTILIZE A QUALIFIED CONTRACTOR OF BUCKEYE'S CHOICE TO LOCATE AND MARK THE EXISTING BUCKEYE OPERATED PIPELINE(S) USING CURRENT INDUSTRY PRACTICES AND AGREES TO MARK THE LOCATION OF THE PIPELINE WITH BUOYS OR BY ELECTRONIC LOCATION METHODS AS APPROVED BY BUCKEYE FOR THE DURATION OF THE CONSTRUCTION ACTIVITY IN THE VICINITY OF BUCKEYE'S OPERATED PIPELINE(S). IF PROPOSING DREDGING ACTIVITIES WITHIN 150-FEET OF BUCKEYE'S PIPELINE(S), A DREDGING PLAN MUST BE SUBMITTED TO BUCKEYE FOR REVIEW AND APPROVAL.
2.3 WHEN A CROSSING PARTY EXCAVATES NEAR BUCKEYE'S PIPELINE, A BUCKEYE REPRESENTATIVE MUST LOCATE THE PIPELINE AND DETERMINE THE DEPTH OF COVER BEFORE THE CROSSING PARTY BEGINS EXCAVATION. THE BUCKEYE REPRESENTATIVE AND THE EXCAVATOR MUST REVIEW AND COMPLETE AN EXCAVATION SAFETY CHECKLIST (ATTACHMENT 9). THE CROSSING PARTY SHALL NOT PERFORM ANY EXCAVATION, CROSSING, BACKFILLING, OR CONSTRUCTION OPERATIONS UNTIL BUCKEYE'S ON-SITE INSPECTOR HAS REVIEWED THE PROPOSED WORK ON SITE AND GIVEN APPROVAL FOR WORK TO PROCEED. BUCKEYE'S ON-SITE INSPECTOR SHALL HAVE FULL AUTHORITY TO STOP THE WORK IF IT IS DETERMINED THAT THE WORK IS BEING PERFORMED IN AN UNSAFE MANNER.
2.4 NO EQUIPMENT SHALL WORK DIRECTLY OVER THE PIPELINE. THE CROSSING PARTY SHALL INSTALL TEMPORARY FENCING ALONG BUCKEYE'S RIGHT-OF-WAY BOUNDARIES SO THAT EQUIPMENT WILL NOT INADVERTENTLY PASS OVER THE PIPELINE AT LOCATIONS OTHER THAN THOSE ESTABLISHED FOR CROSSING (SEE SECTION 3.5).
2.5 WHEN EXCAVATING WITHIN THE RIGHT-OF-WAY, THE CROSSING PARTY'S BACKHOE SHALL HAVE A PLATE WELDED OVER THE TEETH OF THE BACKHOE BUCKET, AND THE SIDE CUTTERS MUST BE REMOVED PRIOR TO EXCAVATION. HOWEVER, IF WITHIN 24 INCHES OF THE OUTER EDGE OF THE PIPE (THIS "TOLERANCE ZONE" EXTENDS ON ALL SIDES OF THE PIPE), ONLY HAND EXCAVATION, AIR CUTTING, AND VACUUM EXCAVATION ARE PERMITTED.
2.6 NO EXCAVATIONS SHALL BE MADE ON LAND ADJACENT TO THE PIPELINE THAT WILL IN ANY WAY IMPAIR, WITHDRAW LATERAL SUPPORT, CAUSE SUBSIDENCE, CREATE THE ACCUMULATION OF WATER, OR CAUSE DAMAGE TO THE PIPELINE OR RIGHT-OF-WAY.
2.7 THE CROSSING PARTY SHALL ENSURE ALL EXCAVATION WORK COMPLIES WITH OSHA'S EXCAVATION STANDARDS OUTLINED IN 29 CFR 1926 AND CORRECT ANY NONCOMPLIANT EXCAVATION SITE BEFORE BUCKEYE'S ON-SITE INSPECTOR OR THE CROSSING PARTY ENTERS THE SITE TO PERFORM WORK.
2.8 IF CONDITIONS REQUIRE, THE CROSSING PARTY SHALL BE DIRECTED BY BUCKEYE TO INSTALL SAND OR CEMENT BAGS OR OTHER SUITABLE INSULATING MATERIALS TO MAINTAIN PROPER VERTICAL CLEARANCE FROM THE PIPELINE.
2.9 AT ANY LOCATION WHERE THE PIPELINE IS EXPOSED, THE CROSSING PARTY SHALL PROVIDE BUCKEYE THE OPPORTUNITY TO INSPECT THE PIPELINE CONDITION, INSTALL CATHODIC PROTECTION TEST LEADS, AND/OR INSTALL UNDERGROUND WARNING MESH.
2.10 THE MAXIMUM UNSUPPORTED EXPOSED LENGTH OF PIPE SHALL BE 20 FEET FOR 4-INCH-DIAMETER PIPE, 25 FEET FOR 6-INCH- TO 10-INCH-DIAMETER PIPE, AND 35 FEET FOR 12-INCH- TO 24-INCH-DIAMETER PIPE. WHEN REQUIRED, THE PIPELINE SHALL BE SUPPORTED WITH GROUT AND SAND BAGS OR PADDED SKIDS. AT NO TIME SHALL THE PIPELINE BE USED AS A BRACE TO SUPPORT EQUIPMENT OR SHEETING/SHORING MATERIALS.
NOTE: THE CROSSING PARTY SHALL SUBMIT A SUPPORT PLAN FOR BUCKEYE'S REVIEW AND APPROVAL.
2.11 NO BURIED PIPELINE MAY BE LEFT EXPOSED FOR ANY DURATION OF TIME WITHOUT CONCURRENCE OF BUCKEYE'S ON-SITE INSPECTOR.
2.12 BACKFILL AND COMPACTION SHALL BE PERFORMED TO THE SATISFACTION AND IN THE PRESENCE OF BUCKEYE'S ON-SITE INSPECTOR. WITHIN 5 FEET OF THE PIPELINE CROSSING LOCATION, THE CROSSING PARTY SHALL PLACE AT LEAST 12 INCHES OF SAND WITH NO SHARP GRAVEL, ROCK, HARD CLODS, VEGETATION, OR OTHER DEBRIS ON ALL SIDES OF ANY PIPELINE, AND REMAINING BACKFILL SHALL BE PLACED SO AS NOT TO DISTURB THIS PADDING MATERIAL OR DAMAGE THE PIPELINE (SEE ATTACHMENT 7 FOR FOREIGN UTILITY CROSSING DETAIL). BACKFILL OVER THE PIPE SHALL BE COMPACTED BY HAND UNTIL 18 INCHES OF COVER IS ACHIEVED. THE DISTURBED GROUND SHALL BE COMPACTED TO THE SAME DEGREE OF COMPACTION OF SURROUNDING AREAS. THE CROSSING PARTY SHALL RESTORE THE SITE TO ITS ORIGINAL CONDITION EXCEPT FOR ITEMS THAT ARE PART OF THE BUCKEYE APPROVED CHANGE.





CROSSING

42. EX. PIPELINE: 692.67/691.50 2.2
STORM SEWER: 689.30/687.80

* FIELD VERIFY EXISTING PIPELINE DEPTH PRIOR TO ANY CONSTRUCTOPM

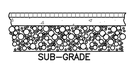
CROSSING

35. EX. PIPELINE: 699.00/697.83 3.1
STORM SEWER: 694.76/688.68

* FIELD VERIFY EXISTING PIPELINE DEPTH PRIOR TO ANY CONSTRUCTOPM

NOTE:
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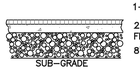
STRUCTURAL NUMBER	
SURFACE	2.0" X 0.40
BINDER	2.50" X 0.33
STONE	10.0" X 0.10
	SN 2.62



2" HMA SURFACE COURSE (4% VOIDS)
2 1/2" HMA BINDER COURSE
FINE GRADING
10" CA-6 AGGREGATE
CONFIRM SUBGRADE CONDITION PRIOR TO PAVING

HEAVY DUTY PAVEMENT SECTION

STRUCTURAL NUMBER	
SURFACE	1.50" X 0.40
BINDER	2.50" X 0.33
STONE	8.00" X 0.11
	SN 2.30



1-1/2" HMA SURFACE COURSE (4% VOIDS)
2 1/2" HMA BINDER COURSE
FINE GRADING
8" CA-6 AGGREGATE
CONFIRM SUBGRADE CONDITION PRIOR TO PAVING

PARKING LOT PAVEMENT SECTION AND DOME PERIMETER PAVEMENT SECTION

DATED: NOVEMBER 24, 2025	
REVISION	DATE
ORIGINAL	01/10/25
VILLAGE COMMENTS	06/06/25
VILLAGE COMMENTS	07/18/25
VILLAGE COMMENTS	08/18/25
BUCKEYE COMMENTS	10/28/25
OWNER COMMENTS	11/24/25

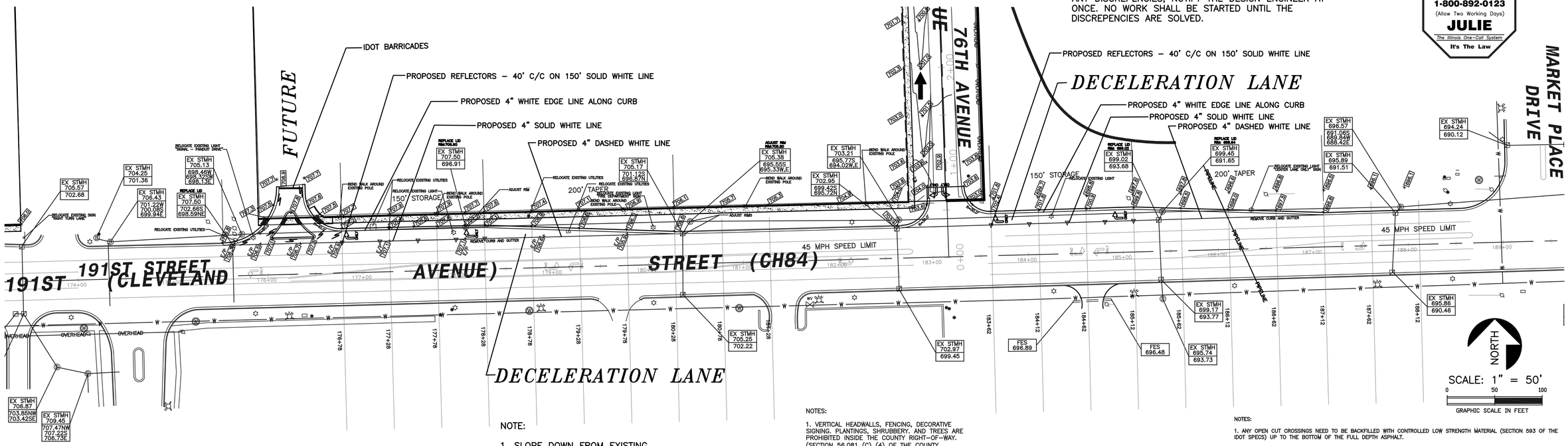
ENGINEERED BY:
KDC CONSULTANTS INC.
WWW.KDCCONSULTANTSINC.COM
16144 S. BELL ROAD
HOMER GLEN, ILLINOIS 60491
(708) 645-0545

INTERSTATE SPORTS DOME

BUCKEYE PIPELINE CROSSING

PROJECT
24-03-100-ENG

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NOTE:

1. SLOPE DOWN FROM EXISTING EDGE OF PAVEMENT AT 1.5% TO NEW EDGE OF PAVEMENT.

NOTES:

1. VERTICAL HEADWALLS, FENCING, DECORATIVE SIGNING, PLANTINGS, SHRUBBERY, AND TREES ARE PROHIBITED INSIDE THE COUNTY RIGHT-OF-WAY. (SECTION 56.081 (C) (4) OF THE COUNTY ORDINANCE)

2. THE RESIDENT ENGINEER IS REQUIRED TO INSPECT NEW/CORRECTED ADA FACILITIES WITHIN COUNTY RIGHT OF WAY. IDOT FORM D1 PD0031 MUST BE COMPLETED AND SUBMITTED TO: ADACOORDINATOR@WILLCOUNTYILLINOIS.COM

3. A CERTIFICATE OF INSURANCE MUST BE FILED WITH THE WILL COUNTY HIGHWAY DEPARTMENT PER CHAPTER 10 OF THE TECHNICAL MANUAL. THE CERTIFICATE OF INSURANCE SHALL INCLUDE THE WILL COUNTY DIVISION OF TRANSPORTATION AS AN ADDITIONAL INSURED.

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1. THE GENERAL CONTRACTOR IS TO VERIFY THE LOCATION OF ALL STUBS IN THE FIELD. IF THERE ARE ANY DISCREPENCIES, NOTIFY THE DESIGN ENGINEER AT ONCE. NO WORK SHALL BE STARTED UNTIL THE DISCREPENCIES ARE SOLVED.

BEFORE YOU DIG! CALL 1-800-892-0123 (Allow Two Working Days) JULIE The Illinois One-Call System It's The Law

BENCHMARK

1. SITE DATUM IS NAVD88.

NOTES:

1. ANY OPEN CUT CROSSINGS NEED TO BE BACKFILLED WITH CONTROLLED LOW STRENGTH MATERIAL (SECTION 593 OF THE IDOT SPECS) UP TO THE BOTTOM OF THE FULL DEPTH ASPHALT.

2. UTILIZE THE ATTACHED IDOT DISTRICT 1 (TC-13) STANDARD FOR THE PROPOSED RIGHT & LEFT TURN LANE STRIPING ON THE PLANS, WITH EXCEPTION THAT THE YELLOW DIAGONALS IN THE TURN LANE MEDIAN SHALL BE SPACED AT 30-FEET FROM CENTER.

3. NEW PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.

4. RAISED REFLECTIVE PAVEMENT MARKERS SHALL BE INSTALLED ACCORDING TO THE ATTACHED IDOT DISTRICT 1 STANDARD (TC-11).

5. ALL RAISED REFLECTIVE PAVEMENT MARKERS USED WITH SKIP DASHES SHALL BE CENTERED IN THE GAP BETWEEN SEGMENTS, AND OFFSET 4 INCHES FROM THE CENTERLINE OF THE DASH TO MATCH THE EXISTING MARKERS ON THE COUNTY HIGHWAY. (ARTICLE 1.7.12).

6. ALL EXISTING RAISED REFLECTIVE PAVEMENT MARKERS SHALL BE REMOVED AND ADEQUATELY BACKFILLED PRIOR TO PLACING THE ASPHALT LEVELING BINDER AND SURFACE COURSE.

7. THE OWNER/DEVELOPER ACCEPTS RESPONSIBILITY FOR THE MAINTENANCE FOR THE EROSION CONTROL STRUCTURES AND MEASURES WITHIN THE RIGHT OF WAY.

8. ALL COUNTY ROW MONUMENTATION (BOUNDARY CORNERS) SHALL BE ACCORDING TO ARTICLE 1.7.13 OF THE PERMIT REGULATIONS UTILIZING THE "WCDH MONUMENTATION STANDARD".

9. PORTABLE/CHANGEABLE ELECTRONIC MESSAGE BOARDS SHALL BE USED IN ADVANCE OF THE PROJECT ACCORDING TO IDOT STANDARDS AND SHALL BE IN PLACE A MINIMUM OF 72 HOURS PRIOR TO COMMENCING THE WORK AND REMAIN THROUGHOUT THE ROADWAY CONSTRUCTION WORK. (PER ARTICLE 1.7.7 AND 2.1.5–11)

10. ALL CONSTRUCTION MATERIALS WITHIN THE COUNTY ROW MUST BE IDOT CERTIFIED. DOCUMENTATION OF MATERIAL CERTIFICATION SHALL BE SUBMITTED PRIOR TO WCDH APPROVAL. ALL CONSTRUCTION MATERIAL NEEDING INSPECTION SHALL BE DONE ACCORDING TO THE LATEST IDOT PROJECT AND PROCEDURES GUIDE. (PER ARTICLE 2.1.7–11(C)).

11. A PROOF ROLL OF THE SUBGRADE IS REQUIRED PRIOR TO PLACING THE AGGREGATE SUB-BASE AND MUST BE OBSERVED BY A CERTIFIED TESTING COMPANY. NOTIFY THE COUNTY PRIOR TO DOING THE PROOF ROLL. (PER ARTICLE 2.1.7–11(C)).

12. THE RESIDENT ENGINEER SHALL PROVIDE WCDH A LIST OF MATERIALS USED AND IDENTIFY THEIR ASSOCIATED IDOT CERTIFICATION, SHALL PROVIDE WCDH WITH A COPY OF ALL MATERIAL TESTING COMPANY RESULTS, SHALL SIGN AND PROVIDE WCDH ON A WEEKLY BASIS, REPORTS UTILIZING THE APPROPRIATE IDOT FORM, SHALL SUBMIT TO WCDH A CERTIFICATION LETTER THAT CERTIFIES COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. (PER ARTICLE 1.4.3–1)

13. RECORD DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH WCDH REQUIREMENTS AND SHALL BE SUBMITTED IN ELECTRONIC FORMAT. (PER ARTICLE 1.7.15)

14. ALL CONSTRUCTION TO BE ACCORDING TO I.D.O.T. DESIGN AND STANDARD SPECIFICATIONS AND THE WILL COUNTY DEPARTMENT OF HIGHWAYS PERMIT REGULATIONS AND ACCESS CONTROL REGULATIONS.

15. ALL DISTURBED GROUND WITHIN THE COUNTY RIGHT-OF-WAY SHALL BE RE-SEEDED (CLASS 2A), FERTILIZED, AND EXCELSIOR BLANKET INSTALLED TO THE SATISFACTION OF THE WILL COUNTY DIVISION OF TRANSPORTATION. (PER ARTICLE 1.7.8)

16. VERTICAL HEADWALLS, DECORATIVE SIGNING, PLANTINGS, SHRUBBERY, AND TREES ARE PROHIBITED INSIDE THE COUNTY RIGHT-OF-WAY. (PER ARTICLE 4.1.4)

17. THE WILL COUNTY DIVISION OF TRANSPORTATION MUST BE NOTIFIED A MINIMUM OF TWO (2) WORKING DAYS IN ADVANCE OF ANY CONSTRUCTION WITHIN THE COUNTY RIGHT-OF-WAY.

18. THE WILL COUNTY DIVISION OF TRANSPORTATION SHALL NOT BE HELD LIABLE FOR ANY ERRORS OR OMISSIONS IN THESE ENGINEERING PLANS AND SPECIFICATIONS OR FOR ANY ADDITIONAL WORK THAT MAY BE NEEDED DUE TO ERRORS OR OMISSIONS IN THESE ENGINEERING PLANS.

19. THE PERMITTEE SHALL BE RESPONSIBLE FOR ANY ADDITIONAL WORK, AND ALL COST THEREOF, REQUIRED BECAUSE OF ERRORS OR OMISSIONS IN THESE ENGINEERING PLANS AND SPECIFICATIONS AND FOR THE CORRECTION OF ANY CONSTRUCTION, MAINTENANCE, OR SAFETY PROBLEMS WHICH BECOME APPARENT DURING CONSTRUCTION OR THROUGH INSPECTIONS MADE BY THE DEVELOPER'S ENGINEER OR THE WILL COUNTY DIVISION OF TRANSPORTATION.

20. A WILL COUNTY UTILITY PERMIT IS REQUIRED FOR ALL PROPOSED UTILITY INSTALLATIONS (WATER MAIN, SANITARY SEWER, STREETLIGHTS, ETC.) WITHIN THE COUNTY RIGHT-OF-WAY (SECTION 3).

21. EXISTING TRAFFIC SIGNS TO BE INSTALLED BY WCDOT CREWS.

22. TREE CLEARING TO BE IN CONFORMANCE WITH IDOT CIRCULAR LETTER 2022-28: NORTHERN LONG EARED BAT.

NOTES: ALL CONSTRUCTION TO BE DONE ACCORDING TO THE MOST RECENT VERSION OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION."

PAVEMENT TO SLOPE AWAY FROM THE COUNTY HIGHWAY AT A RATE OF 1/4" PER FOOT (2%) MINIMUM.

MEDIAN AREA TO BE BACKFILLED WITH COURSE AGGREGATE FILL AND CAPPED WITH 4" CONCRETE MEDIAN SURFACE ACCORDING TO I.D.O.T. STANDARDS.

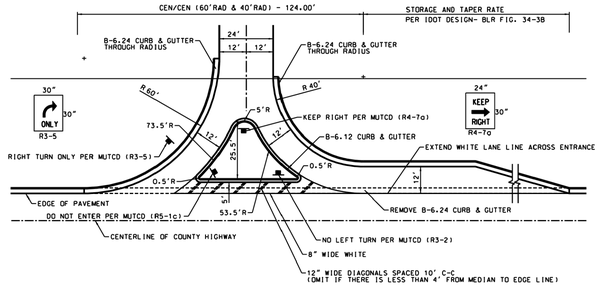
ALL DISTURBED GROUND WITHIN THE COUNTY RIGHT OF WAY SHALL BE RE-SEEDED, FERTILIZED, AND EXCELSIOR BLANKETS INSTALLED TO THE SATISFACTION OF THE WILL COUNTY DIVISION OF TRANSPORTATION AND ACCORDING TO IEPA REQUIREMENTS.

SAWCUT EXISTING COMBINATION CURB AND GUTTER AT REMOVAL LIMITS.

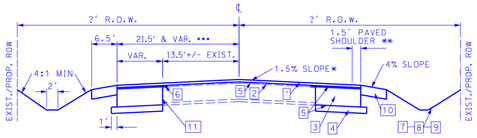
MAJOR ACCESS PAVEMENT WITHIN COUNTY RIGHT OF WAY SHALL MATCH THE WCDOT MINIMUM PROPOSED TYPICAL SECTION OR PER PLAN TYPICAL SECTION.

CURB RAD(I AND LANE WIDTH MAY BE INCREASED PER DESIGN VEHICLE.

3" PVC SLEEVES FOR SIGNS SHALL BE CAST INTO CONCRETE MEDIANS.



WILL COUNTY DIVISION OF TRANSPORTATION	MAJOR ACCESS RIGHT IN/RIGHT OUT WITH DECELERATION LANE	DATE	REVISIONS
		12/13/2023	ADDED PAVEMENT MARKINGS
		7/7/2015	WCDOT REVISION
		12/1/2009	REVISED



MINIMUM PROPOSED TYPICAL SECTION

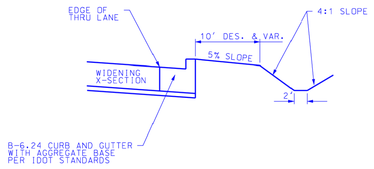
NOT TO SCALE

- PAVEMENT SLOPE ON INSIDE THRU LANES AND LEFT TURN LANES SHALL BE 1.5% WHILE OUTSIDE THRU LANES AND RIGHT TURN LANES SHALL BE 2%.

** 1.5' PAVED SHOULDER SLOPE TO MATCH ADJACENT THRU LANE SLOPE. 6.5' STONE SHOULDER SLOPE REMAINS 4%.

••• CROSS SECTION SHALL MAINTAIN 12' THRU LANES, 1.5' PAVED SHOULDER, AND 16' MEDIAN.

1. HMA SURFACE COURSE, MIX D, N70 - 1.5" (USE N50 IF ADT LESS THAN 10,000) - OVER ENTIRE ROADWAY.
2. LEVELING BINDER (MACHINE METHOD), N70 - 3/4" MIN. & VAR. (USE N50 IF ADT LESS THAN 10,000) - OVER ENTIRE ROADWAY.
3. HMA BINDER COURSE, IL 19.0, N70 - 11.5" (USE N50 IF ADT LESS THAN 10,000)
4. AGGREGATE SUBGRADE, 12"
5. BITUMINOUS MATERIALS (PRIME COAT)
6. STRIP REFLECTIVE CRACK CONTROL
7. TOPSOIL - 4"
8. SEEDING CLASS 2A & FERTILIZER NUTRIENTS
9. EROSION CONTROL BLANKET
10. AGGREGATE SHOULDER, TYPE B - 8"
11. FULL DEPTH SAWCUT - 6" FROM EXIST. EDGE OF PVMT OR FULL DEPTH SHOULDER.



CURB SECTION DETAIL

WILL COUNTY DIVISION OF TRANSPORTATION	MINIMUM ROADWAY TYPICAL SECTION	DATE	REVISIONS
		7/7/2015	WCDOT REVISION
		6/17/2011	REVISED

DATED: NOVEMBER 24, 2025

REVISION	DATE
ORIGINAL	01/10/25
VILLAGE COMMENTS	04/11/25
VILLAGE COMMENTS	06/06/25
VILLAGE COMMENTS	07/18/25
VILLAGE COMMENTS	08/18/25
OWNER COMMENTS	11/24/25

ENGINEERED BY:
KDC CONSULTANTS INC.
WWW.KDCCONSULTANTSINC.COM
16144 S. BELL ROAD
HOMER GLEN, ILLINOIS 60491
(708) 645-0545

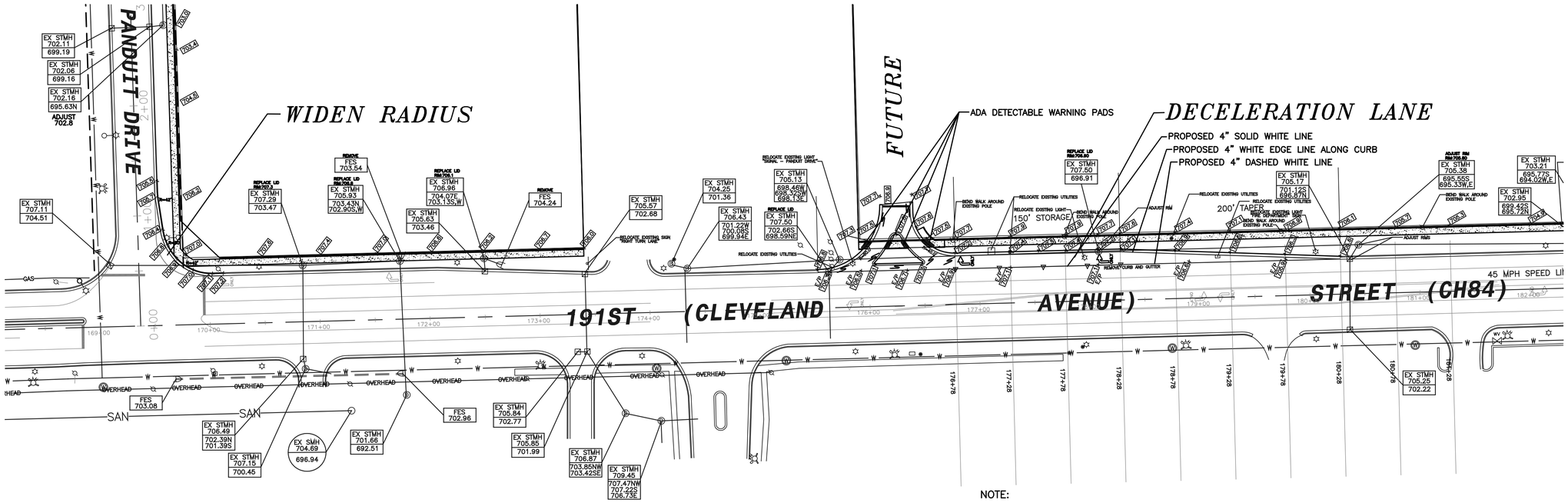
INTERSTATE SPORTS DOME

TURN LANE PLAN

PROJECT 24-03-100-ENG

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BEFORE YOU DIG!
CALL
1-800-892-0123
(Allow Two Working Days)
JULIE
The Illinois One-Call System
It's The Law

NORTH

SCALE: 1" = 50'
0 50 100
GRAPHIC SCALE IN FEET

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NOTE:

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DATED: NOVEMBER 24, 2025

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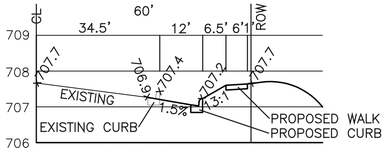
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TURN LANE PLAN

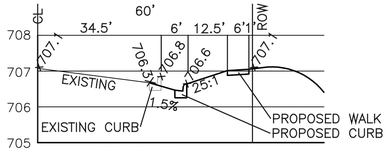
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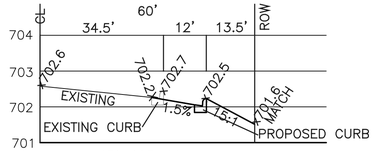
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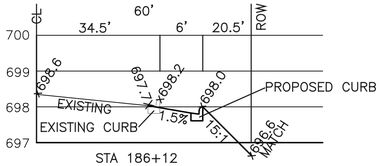
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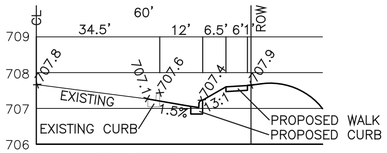
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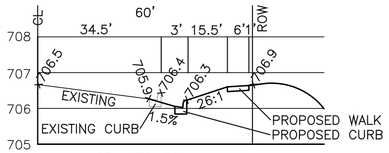
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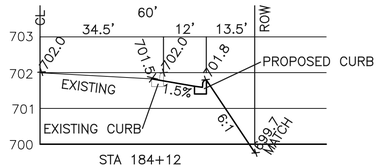
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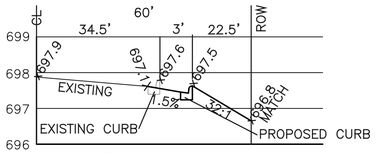
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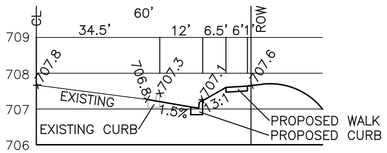
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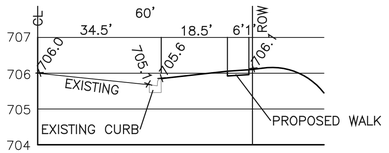
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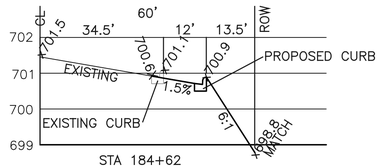
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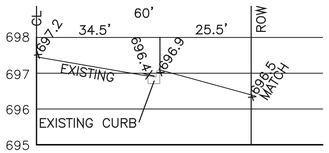
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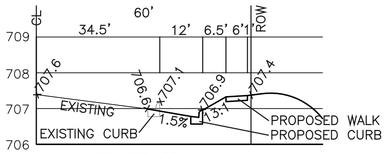
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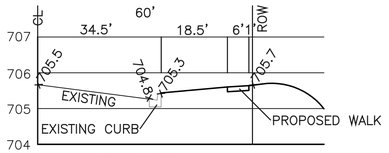
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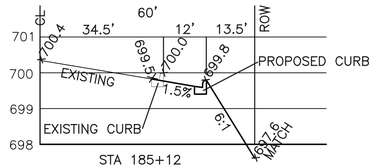
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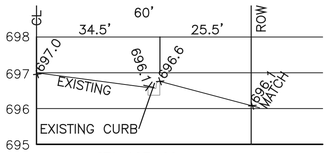
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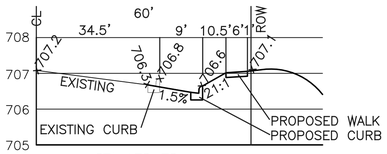
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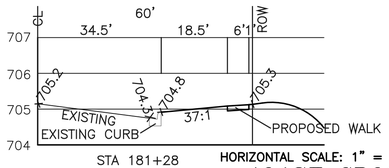
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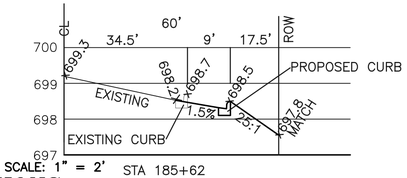
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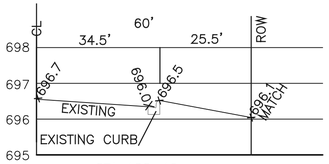
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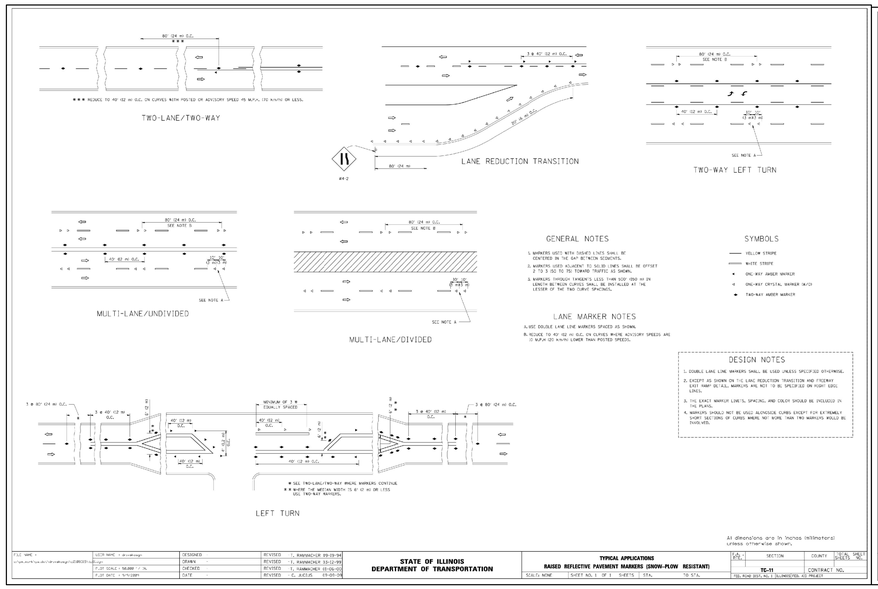
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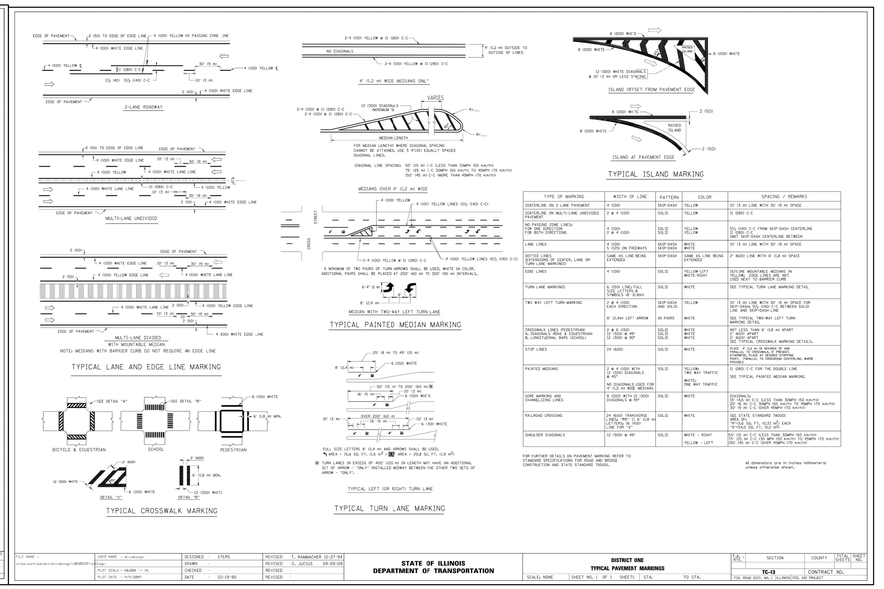


STA 188+12

HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: 1" = 2'

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REVISION	DATE
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VILLAGE COMMENTS	04/11/25
VILLAGE COMMENTS	06/06/25
VILLAGE COMMENTS	07/18/25
VILLAGE COMMENTS	08/18/25
OWNER COMMENTS	11/24/25

ENGINEERED BY:
KDC CONSULTANTS INC.
WWW.KDCCONSULTANTSINC.COM
16144 S. BELL ROAD
HOMER GLEN, ILLINOIS 60491
(708) 645-0545

INTERSTATE SPORTS DOME

TURN LANE PLAN

PROJECT
24-03-100-ENG

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CONTROL MEASURE GROUP	CONTROL MEASURE	APPL.	CONTROL MEASURE CHARACTERISTICS	TEMP.	PERMIT
VEGETATIVE SOIL COVER	TEMPORARY SEEDING	X	PROVIDES QUICK TEMPORARTY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.	X	
	PERMANENT SEEDING	X	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION, FILTERS, SEDIMENT FROM WATER, MAY BE PART OF FINAL LANDSCAPE PLAN.		X
	DORMANT SEEDING		SAME AS PERMANENT SEEDING EXCEPT IT IS SEEDED DURING DORMANT SEASON. HIGHER RATES OF SEED APPLICATION ARE REQUIRED.	X	X
	SODDING		QUICK PERMANENT COVER TO CONTROL EROSION. QUICK WAY TO ESTABLISH VEGETATION FILTER STRIP. CAN BE USED ON STEEP SLOPES OR IN DRAINAGEWAYS WHERE SEEDING MAY BE DIFFICULT.	X	X
	GROUND COVER	X	PROVIDES GROUND COVER, SHRUBS AND TREES IN ADDITION TO PERMANENT VEGETATION, MAY BE USED AS PART OF A FINAL LANDSCAPE PLAN ALONG WITH SHRUBS AND TREES.		X
NON-VEGETATIVE SOIL COVER	MULCHING		ADDED INSURANCE OF A SUCCESSFUL TEMPORARY OF PERMANENT SEEDING. CONTROLS UNWANTED VEGETATION CANNOT BE ESTABLISHED.	X	X
	AGGREGATE COVER		PROVIDES SOIL COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.	X	X
	PAVING		PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.		X
DIVERSIONS	RIDGE DIVERSION		TYPICALLY USED ABOVE SLOPES. USED WHERE AN EXCESS OF SOIL IS AVAILABLE	X	X
	CHANNEL DIVERSION		TYPICALLY USED AT TOP OR BASE OF SLOPES. USED WHEN EXCESS SOIL IS NOT AVAILABLE.	X	X
	COMBINATION DIVERSION		TYPICALLY USED ANYWHERE ON A SLOPE. SOIL TAKEN OUT OF CHANNEL USED TO THE RIDGE.	X	X
	CURB & GUTTER		SPECIAL CASE OF DIVERSION USED IN CONJUNCTION WITH A STREET TO DIVERT WATER FROM AN AREA NEEDING PROTECTION.		X
	BENCHES		SPECIAL CASE OF DIVERSION CONSTRUCTED WHEN WORKING ON CUT SLOPES TO SHORTEN LENGTH OF SLOPE AND ADD SLOPE STABILITY.	X	X
WATERWAYS	BARE CHANNEL		PROVIDES MEANS OF CONVEYING RUNOFF TO DESIRED LOCATION. MAY BE USED TO DRAIN DEPRESSIONAL AREAS. ONLY APPLICABLE WHEN VELOCITY OF FLOW IS VERY LOW.	X	
	VEGETATIVE CHANNEL		PROVIDED ADDED STABILITY TO CHANNEL. USED WHEN VELOCITY OF FLOW IS NOT EXTREMELY FAST.	X	X
	LINED CHANNEL		USED WHEN VEGETATION WILL NOT PROTECT THE HANNEL AGAINST HIGH VELOCITIES OF FLOW OR WHERE VEGETATION CANNOT BE ESTABLISHED.	X	X
ENCLOSED DRAINAGE	STORM SEWER	X	CAN BE USED TO CONVEY SEDIMENT LADEN WATER TO SEDIMENT BASIN OR IN CONJUNCTION WITH A WATERWAY		X
	UNDERDRAIN		USED TO LOWER WATER TABLE AND INTERCEPT GROUNDWATER FOR BETTER VEGETATION GROWTH AND SLOPE STABILITY. USED TO CARRY BASE FLOW IN WATERWAYS AND TO DEWATER SEDIMENT BASINS.	X	X
SPILLWAYS	STRAIGHT PIPE SPILLWAY		USED FOR RELATIVELY SMALL VERTICAL DROPS AND SMALL FLOWS OF WATER		X
	DROP INLET PIPE SPILLWAY		SAME AS PIPE SPILLWAY EXCEPT LARGER FLOWS AND LARGE VERTICAL DROPS CAN BE ACCOMMODATED.	X	X
	WEIR SPILLWAY	X	USED FOR RELATIVELY SMALL VERTICAL DROPS AND FLOWS MUCH GREATER THAN PIPE STRUCTURES.	X	X
	BOX INLET WEIR SPILLWAY		SAME AS WEIR SPILLWAY EXCEPT LARGER FLOWS CAN BE ACCOMMODATED BECAUSE OF LOWER WIER LENGTH.	X	X
OUTLETS	LINED APRON	X	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURES.	X	X
SEDIMENT BASINS	EMBANKMENT SEDIMENT BASIN		USED WHERE TOPOGRAPHY LENDS ITSELF TO CONSTRUCTING A DAM AND EARTH FILL IS AVAILABLE.	X	X
	EXCAVATED SEDMIENT BASIN		USED WHERE EMBANKMENT COULD CAUSE A HAZARD DOWNSTREAM IN CASE OF FAILURE WIER LENGTH.	X	X
	COMBINATION SEDIMENT BASIN		USED WHEN TOPOGRAPHY IS SUITABLE BUT ADDITIONAL CAPACITY IS NEEDED.	X	X
SEDIMENT FILTERS	BARRIER FILTER		USED FOR SINGLE LOTS OR DRAINAGE AREAS LESS THAN 1/2 ACRE TO FILTER SEDIMENT RUNOFF.	X	
	VEGETATIVE FILTER	X	USED ALONG DRAINAGEWAYS OR PROPERTY LINES TO FILTER SEDIMENT FROM RUNOFF. SIZE MUST BE INCREASED IN PROPORTION TO DRAINAGE AREA.	X	X
MUD AND DUST CONTROL	STABILIZED CONST. ENTRANCE	X	PREVENT MUD FROM PICKED UP AND CARRIED OFF-SITE.	X	X
	DUST & TRAFFIC CONTROL	X	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.	X	X

STABILIZATION TYPE	JAN.	FEB.	MARCH	APRIL	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E**									
MULCHING	F											

A. KENTUCKY BLUEGRASS 90 LBS/ACRES MIXED W/PERENNIAL RYEGRASS 30 LBS/ACRE.

B. KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED W/PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STAW MULCH/ACRE

C. SPRING OATS 100 LBS/ACRE.

D. WHEAT OR CEREAL RYE 150 LBS/ACRE.

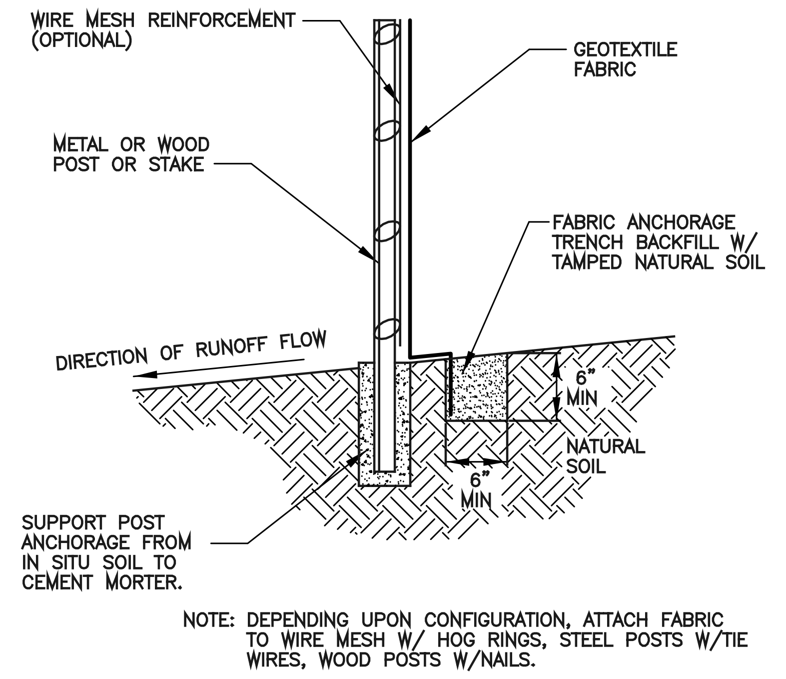
E. SOD

F. STRAW MULCH 2 TONS/ACRE.

* IRRIGATION NEEDED DURING JUNE & JULY.

** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

*** MOW LAWNS AS NECESSARY



NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/ HOG RINGS, STEEL POSTS W/TIE WIRES, WOOD POSTS W/NAILS.

SILT FENCE DETAIL

CONSTRUCTION SCHEDULE:

A.	EROSION CONTROL	SUMMER/2025
B.	STRIPPING & CLEARING OF SITE	SUMMER/2025
C.	ROUGH GRADING & CONSTRUCTION	SUMMER/2025
D.	TOP OF FOUNDATION AS-BUILT	SUMMER/2025
E.	FINAL GRADING & LANDSCAPING & REMOVE TEMPORARY FENCING	SPRING/2026

1. ALL MEASURES AND PRACTICES TO BE AT LEAST AS PROTECTIVE AS THE REQUIREMENTS CONTAINED IN THE ILLINOIS URBAN MANUAL.

2. NO VEHICLE SHALL BE DRIVEN OR MOVED ON ANY STREET WITHIN THE VILLAGE UNLESS SUCH VEHICLE IS FREE FROM MUD OR OTHER FOREIGN SUBSTANCE. NO VEHICLE SHALL SPILL OR DROP ANY MUD OR OTHER FOREIGN SUBSTANCE FROM SUCH VEHICLE ONTO ANY STREET IN THE VILLAGE.

3. STREET SWEEPING AS NEEDED TO KEEP PERIMETER ROADS CLEAR OF MUD AND FOREIGN SUBSTANCES.

4. TECHNIQUES SHALL BE EMPLOYED TO PREVENT THE BLOWING OF DUST OR SEDIMENT FROM THE SITE.

SEE SOIL REPORT AND SOIL BORINGS DATED APRIL 19, 2024 PREPARED BY "SOIL AND MATERIAL CONSULTANTS, INC." (847)-870-0544 FOR SOIL AND WATER MOSTURE CONDITIONS AND RECOMMENDATIONS.
FOLLOW RECOMMENDATIONS FROM REPORT FOR EXCAVATING, GRADING AND COMPACTION.
1 OUT OF 16 BORINGS ENCOUNTERED WATER WHILE DRILLING AT 680, AND 675 AFTER DRILLING.

ADDITIONAL IEPA SWPPP NOTES:

1. V.D.1.D – ESTIMATED RUNOFF COEFFICIENT OF THE SITE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED IS 93.
   DISCHARGE FROM THE SITE IS RUNOFF OVER GRASS, BUILDINGS, AND PARKING AREAS THROUGH A WET BOTTOM STORM WATER DETENTION FACILITY.
2. IV.D.1.F – SUBJECT SITE DRAINS THROUGH A PROPOSED WET BOTTOM DETENTION AREA, TO A SETTLING BASIN, TO AN EXISTING POND, WHICH OVER TOPS TO UNION DRAINAGE DITCH.
   SUBJECT ACREAGE AT THE SITE IS 52 ACRES WITH APPROXIMATELY 36 ACRES BEING DEVELOPED.
3. IV.D.2.B – STABILIZATION PRACTICES TO BE USED ON-SITE INCLUDE SILT FENCES, BASIN FILTER BASKETS, SETTLING BASINS, DETENTION AREAS, TEMPORARY SEEDING AND GROUND COVER.
   STABILIZATION EFFORTS MUST BE INITIATED WITHIN 1 WORKING DAY OF THE CESSATION OF CONSTRUCTION ACTIVITIES IF THE PORTION WILL NOT BE DISTURBED FOR AT LEAST 14 CALENDAR DAYS. STABILIZATION EFFORTS MUST BE COMPLETED WITHIN 14 CALENDAR DAYS. EXCEPTIONS TO THESE REQUIREMENTS ARE PROVIDED IN THE PERMIT. A RECORD OF THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE, AND WHEN STABILIZATION MEASURES ARE INITIATED MUST BE INCLUDED IN THE SWPPP.
4. IV.D.2.C.I – WHEN DISCHARGING FROM THE SEDIMENT BASIN, UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE TO MINIMIZE THE DISCHARGE. SEE DUAL RESTRICTOR WITH OVER FLOW WEIR DETAIL ON PAGE 13.
5. IV.D.2.C.II.A, B – INLET PROTECTION MEASURES MUST BE INSTALLED PRIOR TO STORM WATER RUNOFF FROM THE SITE ENTERING ANY STORM DRAIN INLET THAT CARRIES STORMWATER FLOW FROM THE SITE TO A WATER OF THE U.S., PROVIDED THERE IS THE AUTHORITY TO DO SO. CLEAN, OR REMOVE AND REPLACE, THE PROTECTION MEASURES AS SEDIMENT ACCUMULATES, THE FILTER BECOMES CLOGGED, AND/OR PERFORMANCE IS COMPROMISED. WHERE THERE IS EVIDENCE OF SEDIMENT ACCUMULATION ADJACENT TO THE INLET PROTECTION MEASURE, THE DEPOSITED SEDIMENT MUST BE REMOVED BY THE FOLLOWING BUSINESS DAY.
6. IV.D.2.D – NO KNOWN USE OF ALL POLYMER FLOCCULANTS OR TREATMENT CHEMICALS AT THE SITE. IF ANY USED, THEN DOCUMENT THE DOSAGE OF TREATMENT CHEMICALS ALONG WITH ANY INFORMATION FROM ANY MATERIAL SAFETY DATA SHEET. DESCRIBE THE LOCATION OF ALL STORAGE AREAS FOR CHEMICALS. INCLUDE ANY INFORMATION FROM THE MANUFACTURER'S SPECIFICATIONS. TREATMENT CHEMICALS MUST BE STORED IN AREAS WHERE THEY WILL NOT BE EXPOSED TO PRECIPITATION. THE SWPPP MUST DESCRIBE PROCEDURES FOR USE OF TREATMENT CHEMICALS AND STAFF RESPONSIBLE FOR USE/APPLICATION OF TREATMENT CHEMICALS MUST BE TRAINED ON THE ESTABLISHED PROCEDURES.
7. IV.D.2.E – NO PROPOSED DISCHARGES DIRECTLY TO AN IMPAIRED WATER IDENTIFIED ON THE AGENCY'S WEBSITE FOR 303(D) LISTING FOR SUSPENDED SOLIDS, TURBIDITY, OR SILTATION THE SWPPP MUST BE DESIGNED FOR A STORM EVENT EQUAL TO OR GREATER THAN A 25-YEAR, 24-HOUR RAINFALL EVENT. IF REQUIRED BY FEDERAL REGULATIONS OR THE ILLINOIS URBAN MANUAL, THE SWPPP MUST ADHERE TO A MORE RESTRICTIVE DESIGN CRITERION. SUBJECT SITE PROVIDES DETENTION BASED ON THE 100 YEAR 24 HOUR RAINFALL EVENT.
8. IV.D.2.F.I – CONTRACTORS TO TAKE CARE TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.
9. IV.D.2.F.II – CONTRACTORS TO TAKE CARE TO MINIMIZE THE EXPOSURE OF BUILDING MATERIALS, BUILDING PRODUCTS, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, AND OTHER MATERIALS PRESENT ON THE SITE TO PRECIPITATION AND TO STORM WATER. MINIMIZATION TO EXPOSURE IS NOT REQUIRED FOR ANY PRODUCTS OR MATERIALS WHERE THE EXPOSURE TO PRECIPITATION AND TO STORMWATER WILL NOT RESULT IN A DISCHARGE OF POLLUTANTS, OR WHEN EXPOSURE OF A SPECIFIC MATERIAL OR PRODUCT POSES LITTLE RISK OF STORMWATER CONTAMINATION (SUCH AS FINAL PRODUCTS AND MATERIALS INTENDED FOR OUTDOOR USE).
10. IV.D.2.F.III – CONTRACTOR TO TAKE CARE TO MINIMIZE THE EXPOSURE OF FUEL, OIL, HYDRAULIC FLUIDS, OTHER PETROLEUM PRODUCTS, AND OTHER CHEMICALS BY STORING IN COVERED AREAS OR CONTAINMENT AREAS. ANY CHEMICAL CONTAINERS WITH A STORAGE OF 55 GALLONS OR MORE MUST BE STORED A MINIMUM OF 50 FEET FROM RECEIVING WATERS, CONSTRUCTED OR NATURAL SITE DRAINAGE FEATURES, AND STORM DRAIN INLETS. IF INFEASIBLE DUE TO SITE CONSTRAINTS, STORE CONTAINERS AS FAR AWAY AS THE SITE PERMITS AND DOCUMENT IN THE SWPPP THE SPECIFIC REASONS WHY THE 50-FOOT SETBACK IS INFEASIBLE AND HOW THE CONTAINERS WILL BE STORED.
11. IV.D.2.G.III – EXCESS CONCRETE AND ASPHALT SHALL BE DESPOSED IN THE PROPOSED CONCRETE WASH OUT AREA TO REDUCE OR ELIMINATE DISCHARGES FROM THESE ACTIVITIES.
12. IV.D.2.G.IV – SPILL RESPONSE PROCEDURES SHALL COMMENCE IMMEDIATELY AFTER SPILL IS KNOWN. REPORT IF THERE ARE RELEASES MORE THAN REPORTABLE QUANTITIES.
13. IV.D.2.G.V – REGULATED HAZARDOUS OR TOXIC WASTE MUST BE STORED AND DISPOSED IN ACCORDANCE WITH ANY APPLICABLE STATE AND FEDERAL REGULATIONS.
14. IV.D.2.J.I, II – FOR ANY STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES WITHIN 50 FEET OF A WATERS OF THE UNITED STATES, EXCEPT FOR ACTIVITIES FOR WATER-DEPENDENT STRUCTURES AUTHORIZED BY A SECTION 404 PERMIT, THE PERMITTEE MUST EITHER: PROVIDE A 50-FOOT UNDISTURBED NATURAL BUFFER BETWEEN THE CONSTRUCTION ACTIVITY AND THE WATERS OF THE UNITED STATES OR PROVIDE ADDITIONAL EROSION AND SEDIMENT CONTROLS WITHIN THAT AREA.
15. IV.D.4 – AREAS INACCESSIBLE DURING INSPECTIONS DUE TO FLOODING OR OTHER UNSAFE CONDITIONS MUST BE INSPECTED WITHIN 72 HOURS OF BECOMING ACCESSIBLE.
16. IV.D.4.A – INSPECTIONS MAY BE REDUCED TO ONCE PER MONTH WHEN CONSTRUCTION ACTIVITIES HAVE CEASED DUE TO FROZEN CONDITIONS. WEEKLY INSPECTIONS MUST RECOMMENCE WHEN CONSTRUCTION ACTIVITIES ARE CONDUCTED, IF THERE IS A 0.50 INCHES OR GREATER RAIN EVENT, OR A DISCHARGE DUE TO SNOWMELT OCCURS.
17. IV.D.4.B – ALL AREAS WHERE STORMWATER TYPICALLY FLOWS WITHIN THE SITE MUST BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. ALL LOCATIONS WHERE STABILIZATION MEASURES HAVE BEEN IMPLEMENTED MUST BE OBSERVED TO ENSURE THAT THEY ARE STILL STABILIZED.
18. IV.D.4.C – FOR SITES DISCHARGING DEWATERING WATER, AN INSPECTION MUST BE CONDUCTED DURING THE DISCHARGE, ONCE PER DAY ON WHICH THE DISCHARGE OCCURS AND RECORD THE FOLLOWING IN A REPORT WITHIN 24 HOURS OF COMPLETING THE INSPECTION: THE INSPECTION DATE; NAMES AND TITLES OF PERSONNEL PERFORMING THE INSPECTION; APPROXIMATE TIMES THAT THE DEWATERING DISCHARGE BEGAN AND ENDED ON THE DAY OF INSPECTION; ESTIMATES OF THE RATE (IN GALLONS PER DAY) OF DISCHARGE ON THE DAY OF INSPECTION; AND WHETHER OR NOT ANY OF THE FOLLOWING INDICATIONS OF POLLUTANT DISCHARGE WERE OBSERVED AT THE POINT OF DISCHARGE: A SEDIMENT PLUME, SUSPENDED SOLIDS, UNUSUAL COLOR, PRESENCE OF ODOR, DECREASED CLARITY, PRESENCE OF FOAM, A VISIBLE SHEEN ON THE WATER SURFACE, AND/OR VISIBLE OILY DEPOSITS ON THE BOTTOM OR SHORELINE OF THE RECEIVING WATER.
19. IV.D.4.E – ALL INSPECTION REPORTS MUST BE RETAINED AT THE CONSTRUCTION SITE. ANY FLOODING OR OTHER UNSAFE CONDITIONS THAT DELAY INSPECTIONS MUST BE DOCUMENTED IN THE INSPECTION REPORT.
20. IV.D.4.F – THE PERMITTEE MUST NOTIFY THE APPROPRIATE AGENCY FIELD OPERATIONS SECTION OFFICE BY EMAIL AT: **EPA.SWNONCOMP@ILLINOIS.GOV**, TELEPHONE, OR FAX (SEE ATTACHMENT A OF THE GENERAL NPDES STORMWATER PERMIT FOR CONSTRUCTION ACTIVITIES) WITHIN 24 HOURS OF ANY INCIDENCE OF NONCOMPLIANCE FOR ANY VIOLATION OF THE SWPPP OBSERVED DURING ANY INSPECTION CONDUCTED, OR FOR VIOLATIONS OF ANY CONDITION OF THIS PERMIT. THE PERMITTEE MUST COMPLETE AND SUBMIT WITHIN 5 DAYS AN "INCIDENCE OF NONCOMPLIANCE" (ION) REPORT FOR ANY VIOLATION OF THE SWPPP OBSERVED. CORRECTIVE ACTIONS MUST BE UNDERTAKEN IMMEDIATELY TO ADDRESS THE IDENTIFIED NON-COMPLIANCE ISSUE(S).
21. IV.D.4.H – AFTER THE INITIAL CONTACT HAS BEEN MADE WITH THE APPROPRIATE AGENCY FIELD OPERATIONS SECTION OFFICE, ALL REPORTS OF NONCOMPLIANCE MUST BE MAILED TO THE AGENCY AT:
    ILLINOIS EPA/2520 W. ILES AVE./P.O. BOX 19276/SPRINGFIELD, IL 62794-9276. NOTE, IF REPORTS ARE TO BE DELIVERED VIA FEDEX OR UPS, THESE CARRIERS CANNOT DELIVER TO OUR P.O. BOX AND THIS NUMBER MUST BE EXCLUDED FROM THE MAILING ADDRESS.
22. IV.D.5 – CORRECTIVE ACTIONS MUST BE TAKEN TO ADDRESS ANY OF THE FOLLOWING CONDITIONS IDENTIFIED AT THE SITE: A STORMWATER CONTROL NEEDS REPAIR OR REPLACEMENT; A STORMWATER CONTROL NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT WAS NEVER INSTALLED OR WAS INSTALLED INCORRECTLY; DISCHARGES ARE CAUSING AN EXCEEDANCE OF APPLICABLE WATER QUALITY STANDARDS; OR A PROHIBITED DISCHARGE HAS OCCURRED. CORRECTIVE ACTIONS MUST BE COMPLETED AS SOON AS POSSIBLE AND DOCUMENTED WITHIN 7 DAYS IN AN INSPECTION REPORT OR REPORT OF NONCOMPLIANCE. IF IT IS INFEASIBLE TO COMPLETE THE INSTALLATION OR REPAIR WITHIN 7 CALENDAR DAYS, IT MUST BE DOCUMENTED IN THE RECORDS WHY IT IS INFEASIBLE TO COMPLETE THE INSTALLATION OR REPAIR WITHIN THE 7-DAY TIMEFRAME AND DOCUMENT THE SCHEDULE FOR INSTALLING THE STORMWATER CONTROL(S) AND MAKING IT OPERATIONAL AS SOON AS FEASIBLE AFTER THE 7-DAY TIMEFRAME. IF MAINTENANCE IS REQUIRED FOR THE SAME STORMWATER CONTROL AT THE SAME LOCATION THREE OR MORE TIMES, THE CONTROL MUST BE REPAIRED IN A MANNER THAT PREVENTS CONTINUED FAILURE TO THE EXTENT FEASIBLE, AND THE CONDITION AND HOW IT WAS REPAIRED MUST BE RECORDED. ALTERNATIVELY, IT MUST BE DOCUMENTED IN THE RECORDS WHY THE SPECIFIC REOCCURRENCE OF THIS SAME ISSUE SHOULD CONTINUE TO BE ADDRESSED AS A ROUTINE MAINTENANCE FIX.

NOTES:

1) SITE DESCRIPTION:

A. THE FOLLOWING IS A DESCRIPTION OF THE CONSTRUCTION ACTIVITY:

THE PROPOSED ACTIVITY CONSISTS OF DEVELOPING APPROXIMATELY 36 ACRES WITH A PROPOSED SPORTS DOME AND COMMERICAL BUILDINGS. IMPROVEMENTS TO INCLUDE DOME, BUILDINGS, PARKING, STORM SEWERS, SANITARY SEWERS, WATERMAIN AND DETENTION PONDS.

B. THE FOLLOWING IS A DESCRIPTION OF THE INTENDED SEQUENCE OF MAJOR ACTIVITIES WHICH WILL DISTURB SOILS FOR MAJOR PORTIONS OF THE CONSTRUCTION SITE, SUCH AS GRUBBING, EXCAVATION, AND GRADING:

THE SEQUENCE OF THE CONSTRUCTION ACTIVITIES MAY BE AS FOLLOWS: 1) INSTALL SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE, 2) GRADING, 3) UNDERGROUND UTILITIES INSTALLATION, 4) FINE GRADING IN PAVEMENT AREAS AND 5) PAVEMENT CONSTRUCTION.

THE SOIL EROSION AND SEDIMENTATION CONTROL ITEMS SHALL BE CONSTRUCTED AS NEEDED DURING THE ABOVE CONSTRUCTION ACTIVITIES.

C. THE TOTAL AREA OF THE CONSTRUCTION IS ESTIMATED TO BE 40 ACRES. THE TOTAL AREA OF THE SITE THAT IS ESTIMATED TO BE DISTURBED BY EXCAVATION, GRADING OR OTHER ACTIVITIES, IS 40 ACRES.

D. THE ESTIMATED RUNOFF COEFFICIENTS OF THE VARIOUS AREAS OF THE SITE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED ARE CONTAINED IN THE PROJECT DRAINAGE STUDY, PREPARED BY KDC CONSULTANTS INC., WHICH IS HEREBY INCORPORATED BY REFERENCE IN THIS PLAN.

E. SOIL BORINGS NOT PROVIDED.

2. CONTROLS:

THIS SECTION OF THE PLAN ADDRESSES THE VARIOUS CONTROLS THAT WILL BE IMPLEMENTED FOR EACH OF THE MAJOR CONSTRUCTION ACTIVITIES DESCRIBED IN 1B ABOVE. FOR EACH MEASURE DISCUSSED, THE CONTRACTORS WILL BE RESPONSIBLE FOR ITS IMPLEMENTATION AS INDICATED. EACH SUCH CONTRACTOR SHALL SIGN THE REQUIRED CERTIFICATION ON FORMS WHICH ARE ATTACHED TO, AND/OR ARE A PART OF THIS PLAN.

A. EROSION AND SEDIMENT CONTROLS:

(i) STABILIZATION PRACTICES. PROVIDED BELOW IS A DESCRIPTION OF INTERIM AND PERMANENT STABILIZATION PRACTICES, INCLUDING SITE-SPECIFIC SCHEDULING OF THE IMPLEMENTATION OF THE PRACTICES. SITE PLANS WILL ENSURE THAT EXISTING VEGETATION IS PRESERVED WHERE ATTAINABLE AND DISTURBED PORTIONS OF THE SITE WILL BE STABILIZED. EXCEPT AS PROVIDED IN 2A(i)(A) AND 2B. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED ON ALL DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL NO OCCUR FOR A PERIOD OF 21 OR MORE CALENDAR DAYS.

A. WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE THEREAFTER.

THE FOLLOWING INTERIM AND PERMANENT STABILIZATION PRACTICES, AS MINIMUM, WILL BE IMPLEMENTED TO STABILIZE THE DISTURBED AREA OF THE SITE:
1. PERMANENT SEEDING
2. SILT FILTER FENCE
3. STABILIZED CONSTRUCTION ENTRANCE
4. BARRIER FILTER

(ii) STRUCTURAL PRACTICES. PROVIDED BELOW IS A DESCRIPTION OF STRUCTURAL PRACTICES THAT WILL BE IMPLEMENTED, TO THE DEGREE ATTAINABLE, TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS OR OTHERWISE LIMIT RUNOFF AND THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE. THE INSTALLATION OF THESE DEVISES MAY BE SUBJECT TO SECTION 404 OF THE CLEAN WATER ACT:

1. RETENTION/DETENTION PONDS
2. STORM SEWER SYSTEM
3. VEGETATED DRAINAGE SWALES
4. PERMANENT SEEDING.

B. STORM WATER MANAGEMENT:

(i) PROVIDED BELOW IS A DESCRIPTION OF MEASURES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORM WATER DISCHARGES THAT WILL OCCUR AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED. THE INSTALLATION OF THESE DEVICES MAY BE SUBJECT TO SECTION 404 OF THE CLEAN WATER ACT.
THE PRACTICES SELECTED FOR IMPLEMENTATION WERE DETERMINED ON THE BASIS OF THE TECHNICAL GUIDANCE CONTAINED IN EPA's STANDARD SPECIFICATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL, AND OTHER ORDINANCES LISTED IN THE SPECIFICATIONS.
THE STORM WATER POLLUTANT CONTROL MEASURES SHALL INCLUDE:
1. SILT FILTER FENCE
2. DRAINAGE SWALES
3. STORM SEWERS
4. RETENTION/DETENTION PONDS.

(ii) VELOCITY DISSIPATION DEVICES WILL BE PLACED AT DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNEL AS NECESSARY TO PROVIDE A NON-EROSIVE VELOCITY FLOW FROM THE STRUCTURE TO A WATER COURSE SO THAT THE NATURAL PHYSICAL AND BIOLOGICAL CHARACTERISTICS AND FUNCTIONS ARE MAINTAINED AND PROTECTED (E.G., MAINTENANCE OF HYDROLOGIC CONDITIONS, SUCH AS THE HYDROPERIOD AND HYDRODYNAMICS PRESENT PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITIES).
STORM WATER MANAGEMENT CONTROL INCLUDES:
1. VEGETATIVE CHANNELS
2. RIP RAP

C. OTHER CONTROLS:

(i) WASTE DISPOSAL. THE SOLID WASTE MATERIALS INCLUDING TRASH, CONSTRUCTION DEBRIS, EXCESS CONSTRUCTION MATERIALS, MACHINERY, TOOLS AND OTHER ITEMS WILL BE COLLECTED AND DISPOSED OFF-SITE BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO ACQUIRE ANY PERMIT REQUIRED FOR SUCH DISPOSAL. BURNING ON THE SITE WILL NOT BE PERMITTED. NO SOLID MATERIALS INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED INTO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

(ii) THE PROVISIONS OF THIS PLAN SHALL ENSURE AND DEMONSTRATE COMPLIANCE WITH APPLICABLE STATE AND/OR LOCAL WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS.

THE SANITARY SEWAGE WILL BE DISCHARGED TO THE PROPOSED SANITARY SEWER CONSTRUCTED PER IEPA AND LOCAL STANDARDS.

D. APPROVED STATE OR LOCAL PLANS:

THE MANAGEMENT PRACTICES, CONTROLS AND OTHER PROVISIONS CONTAINED IN THIS PLAN ARE AT LEAST AS AS PROTECTIVE AS THE REQUIREMENTS CONTAINED IN THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY'S STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL DATED OCTOBER 1987, ILLINOIS PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION PLAN, AND THE MUNICIPAL SUBDIVISION ORDINANCE. REQUIREMENTS SPECIFIED IN SEDIMENT AND EROSION CONTROL SITE PLANS OR SITE PERMITS OR STORM WATER MANAGEMENT SITE PLANS OR SITE PERMITS APPROVED BY LOCAL OFFICIALS THAT ARE APPLICABLE TO PROTECTING SURFACE WATER RESOURCES ARE UPON SUBMITTAL OF AN NOI TO BE AUTHORIZED TO DISCHARGE UNDER THIS PERMIT, INCORPORATED BY REFERENCE AND ARE ENFORCEABLE UNDER THIS PERMIT EVEN IF THEY ARE NOT SPECIFICALLY INCLUDED IN THE PLAN.

3. MAINTENANCE:

THE FOLLOWING IS A DESCRIPTION OF PROCEDURES THAT WILL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN AND STANDARD SPECIFICATIONS:

A. STABILIZED CONSTRUCTION ENTRANCE: THE ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC STREETS. THIS WILL BE DONE BY TOP DRESSING WITH ADDITIONAL STONES, REMOVE AND REPLACE TOP LAYER OF STONES OR WASHING THE ENTRANCE. THE SEDIMENT WASHED ON THE PUBLIC RIGHT OF WAY WILL BE REMOVED IMMEDIATELY.

B. VEGETATIVE EROSION CONTROL MEASURES: THE VEGETATIVE GROWTH OF TEMPORARY AND PERMANENT SEEDING, SODDING, VEGETATIVE CHANNELS, VEGETATIVE FILTER, ETC. SHALL BE MAINTAINED PERIODICALLY AND SUPPLY ADEQUATE WATERING AND FERTILIZER. THE VEGETATIVE COVER SHALL BE REMOVED AND RESEEDED AS NECESSARY.

C. SEDIMENTATION BASINS: THE SEDIMENTS SHALL BE REMOVED WHEN 40-50 PERCENT OF THE TOTAL ORIGINAL CAPACITY IS OCCUPIED BY THE SEDIMENT. IN NO CASE SHALL THE SEDIMENT BE BUILT UP TO MORE THAN 1 FOOT BELOW THE CREST ELEVATION. AT THIS STAGE THE BASIN SHALL BE CLEANED OUT TO RESTORE ITS ORIGINAL VOLUME.

D. SILT FILTER FENCE: THE DAMAGED SILT FILTER FENCE SHALL BE RESTORED TO MEET THE STANDARDS OR REMOVED AND REPLACED AS NEEDED.

E. RIP-RAP OUTLET PROTECTION: IT SHALL BE INSPECTED AFTER HIGH FLOWS FOR ANY SCOUR BENEATH THE RIP-RAP OR FOR STONES THAT HAVE BEEN DISLODGED. IT SHALL BE REPAIRED IMMEDIATELY.

4. INSPECTIONS:

THE OWNER, OR OWNER'S REPRESENTATIVE SHALL PROVIDE QUALIFIED PERSONNEL TO INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE WHICH HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATION WHERE VEHICLES ENTER OR EXIT THE SITE. SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER OR EQUIVALENT SNOWFALL.

A. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF SITE SEDIMENT TRACKING.

B. BASED ON THE RESULTS OF THE INSPECTION, THE DESCRIPTION OF POTENTIAL POLLUTANT SOURCES IDENTIFIED IN SECTION 1 ABOVE AND POLLUTION PREVENTION MEASURES IDENTIFIED IN SECTION 2 ABOVE SHALL BE REVISED AS APPROPRIATE AS SOON AS PRACTICABLE AFTER SUCH INSPECTION. ANY CHANGES TO THIS PLAN RESULTING FROM THE REQUIRED INSPECTIONS SHALL BE IMPLEMENTED WITHIN 7 DAYS FOLLOWING THE INSPECTION.

C. A REPORT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTIONS, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THIS STORM WATER POLLUTION PREVENTION PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH SECTION 4B SHALL BE MADE AND RETAINED AS PART OF THE PLAN FOR AT LEAST THREE (3) YEARS AFTER THE DATE OF THE INSPECTION. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART VI.G OF THE GENERAL PERMIT.

A COPY OF THE WRITTEN EROSION CONTROL INSPECTION REPORT SHALL BE RETAINED ON SITE AND A COPY SHALL BE DELIVERED TO THE VILLAGE OF TINLEY PARK COMMUNITY DEVELOPMENT DEPARTMENT.

D. IF ANY VIOLATION OF THE PROVISIONS OF THIS PLAN IS IDENTIFIED DURING THE CONDUCT OF THE CONSTRUCTION WORK COVERED BY THIS PLAN, THE RESIDENT ENGINEER OR RESIDENCE TECHNICIAN SHALL COMPLETE AND FILE AN INCIDENCE OF NONCOMPLIANCE (ION) REPORT FOR THE IDENTIFIED VIOLATION. THE RESIDENT ENGINEER OR RESIDENT TECHNICIAN SHALL USE FORMS PROVIDED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND SHALL INCLUDE SPECIFIC INFORMATION ON THE CAUSE OF NONCOMPLIANCE, ACTIONS WHICH WERE TAKEN TO PREVENT ANY FURTHER CAUSES OF NONCOMPLIANCE, AND A STATEMENT DETAILING ANY ENVIRONMENTAL IMPACT WHICH MAY HAVE RESULTED FROM THE NONCOMPLIANCE. ALL REPORTS OF NONCOMPLIANCE SHALL BE SIGNED BY A RESPONSIBLE AUTHORITY IN ACCORDANCE WITH PART VI. G OF THE GENERAL PERMIT. THE REPORT OF NONCOMPLIANCE SHALL BE MAILED TO THE FOLLOWING ADDRESS:

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
2520 WEST ILES AVENUE
P.O. BOX 19276
SPRINGFIELD, IL 62794-9276

(217) 782-3397

5. NON-STORM WATER DISCHARGES:

EXCEPT FOR FLOWS FROM FIRE FIGHTING ACTIVITIES, SOURCES OF NON-STORMWATER THAT MAY BE COMBINED WITH STORM WATER DISCHARGES ASSOCIATED WITH THE RESIDENTIAL ACTIVITY ADDRESSED IN THIS PLAN, ARE DESCRIBED AS:
1. WATER MAIN FLUSHING
2. FIRE HYDRANT FLUSHING
3. WATERING FOR DUST CONTROL
4. IRRIGATION DRAINAGE FOR VEGETATIVE GROWTH FOR SEEDING, ETC..

THE POLLUTION PREVENTION MEASURES, AS DESCRIBED BELOW WILL BE IMPLEMENTED FOR NON-STORMWATER COMPONENTS OF THE DISCHARGE: THE FIRE HYDRANT AND WATER MAIN SHALL NOT BE FLUSHED DIRECTLY ON THE EXPOSED AREA OR SUBGRADE OF THE PAVEMENT. HOSES SHALL BE USED TO DIRECT THE FLOW INTO THE STORM SEWER SYSTEM.

THE EROSION DUE TO IRRIGATION OF SEEDING SHALL BE CONSIDERED MINOR.

CONTRACTOR CERTIFICATION STATEMENT:

THIS CERTIFICATION STATEMENT IS A PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR THE PROJECT DESCRIBED BELOW, IN ACCORDANCE WITH THE NPDES PERMIT, ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY.

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

SIGNATURE ______________________ DATE ________

TITLE ______________________

NAME OF FIRM ______________________

STREET ADDRESS ______________________

CITY ______________________ STATE ________

ZIP CODE ______________________

PHONE NUMBER ______________________

THE PERMITTEE (CONTRACTOR) SHALL SUBMIT A "NOTICE OF TERMINATION (NOT)" TO THE AGENCY AFTER THE LAND DISTURBING ACTIVITIES ARE COMPLETE AND THE SITE HAS BEEN FINALLY STABILIZED. USEPA CONSIDERS THAT A SITE HAS BEEN FINALLY STABILIZED WHEN ALL LAND DISTURBING ACTIVITIES ARE COMPLETED, UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN ESTABLISHED OR EQUIVALENT PERMANENT STABILIZATION MEASURES HAVE BEEN USED.

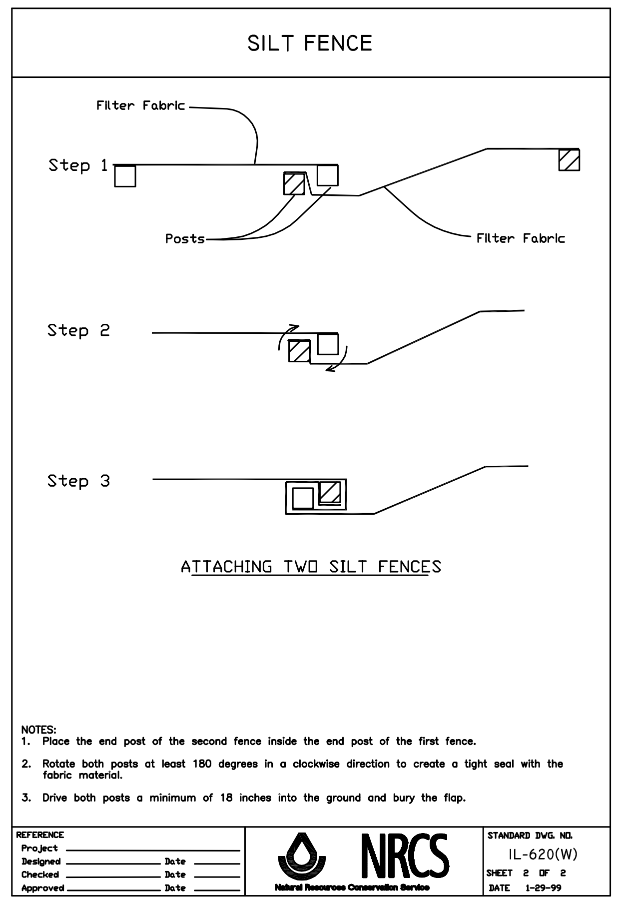
THIS EROSION CONTROL PLAN WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, AND COMPLIES WITH THE URBAN SOIL EROSION CONTROL AND STANDARDS IN ILLINOIS MANUAL AND THE GENERALLY RECOGNIZED METHODS IN USE IN THE AREA.

____

KEVIN D. CHAFFIN
062-050596
LICENSED PROFESSIONAL ENGINEER

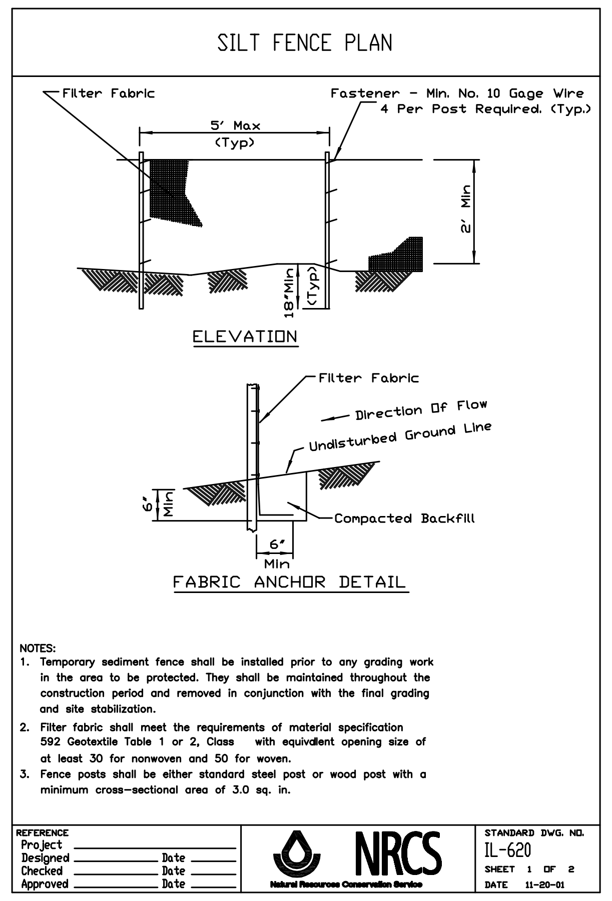
LICENSE EXPIRATION
11-30-2025

SILT FENCE



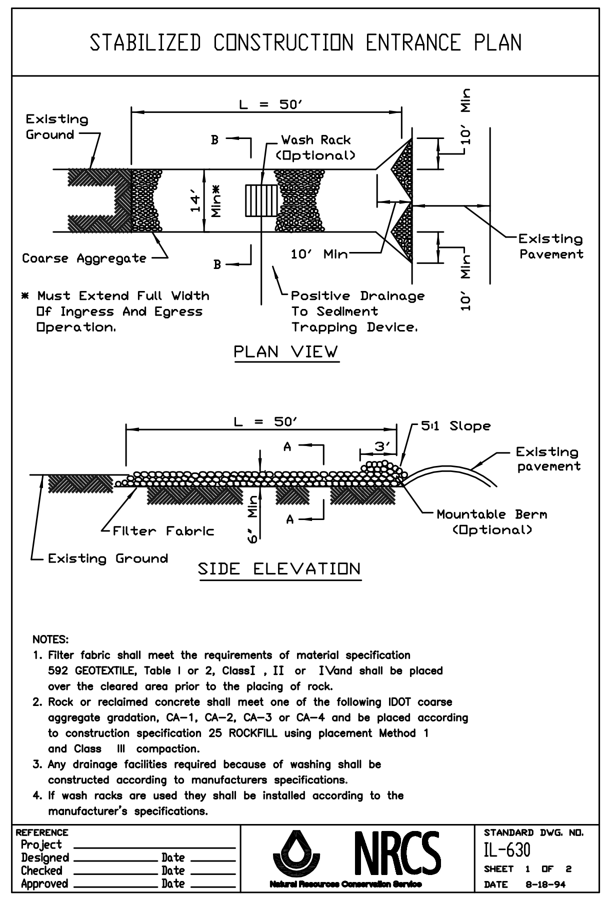
NOTES:
1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Drive both posts a minimum of 18 inches into the ground and bury the flap.

SILT FENCE PLAN



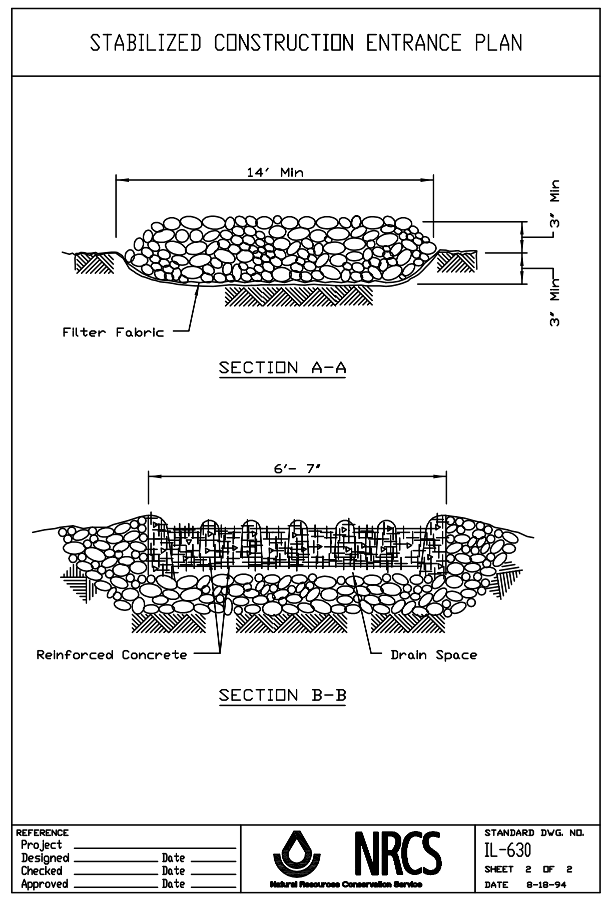
NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

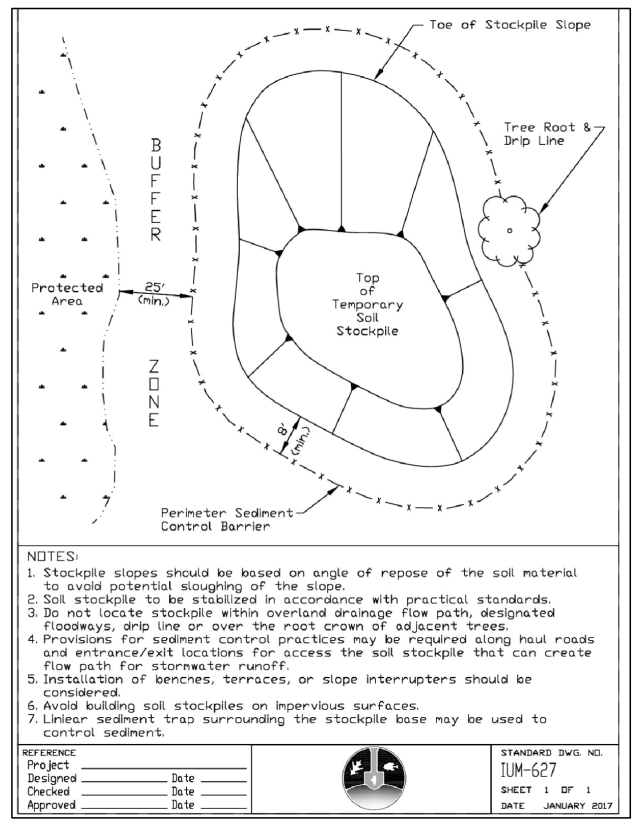
STABILIZED CONSTRUCTION ENTRANCE PLAN



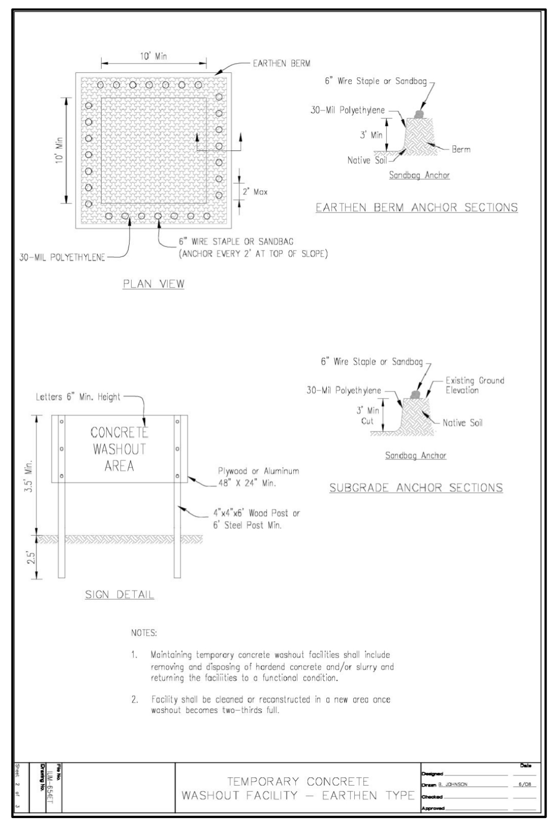
NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, ClassI , II or IVand shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

STABILIZED CONSTRUCTION ENTRANCE PLAN





NOTES:
1. Stockpile slopes should be based on angle of repose of the soil material to avoid potential sloughing of the slope.
2. Soil stockpile to be stabilized in accordance with practical standards.
3. Do not locate stockpile within overland drainage flow path, designated floodways, drip line or over the root crown of adjacent trees.
4. Provisions for sediment control practices may be required along haul roads and entrance/exit locations for access the soil stockpile that can create flow path for stormwater runoff.
5. Installation of benches, terraces, or slope interrupters should be considered.
6. Avoid building soil stockpiles on impervious surfaces.
7. Linear sediment trap surrounding the stockpile base may be used to control sediment.



NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the faciliities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

SEE PAGE 35 FOR ADDITIONAL EROSION CONTROL DETAILS

DATED: NOVEMBER 24, 2025	
REVISION	DATE
ORIGINAL	01/10/25
VILLAGE COMMENTS	04/11/25
VILLAGE COMMENTS	06/06/25
VILLAGE COMMENTS	07/18/25
VILLAGE COMMENTS	08/18/25
OWNER COMMENTS	11/24/25

ENGINEERED BY:
KDC CONSULTANTS INC.
WWW.KDCCONSULTANTSINC.COM
16144 S. BELL ROAD
HOMER GLEN, ILLINOIS 60491
(708) 645-0545

INTERSTATE SPORTS DOME
STORMWATER POLLUTION
PREVENTION PLAN

PROJECT
24-03-100-ENG

27 PAGE OF 35

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GENERAL NOTES

1. AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF ALL PHASES OF WORK, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING:

   VILLAGE OF TINLEY PARK ENG. DEPT.: (708) 444-5500
   MWRDGC – LOCAL OFFICE: (708) 588-4055
   BUCKEYE SHAUN ORTIZ (312) 802-9785
   SORTIZ@BUCKEYE.COM.
   KDC CONSULTANTS INC.: (708) 645-0545

2. THE CONTRACTOR SHALL NOTIFY J.U.L.I.E. (1-800-892-0123) 48 HOURS PRIOR TO ANY EXCAVATION WORK TO DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES.

3. THE CONTRACTOR SHALL NOTIFY KDC CONSULTANTS INC. 3 WORKING DAYS PRIOR TO ANY REQUIRED CONSTRUCTION STAKING.

4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING DOCUMENTS:

   "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS", ILLINOIS DEPARTMENT OF TRANSPORTATION LATEST ADDITION.

   "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION.

   "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", ILLINOIS ENVIRONMENTAL PROTECTION AGENCY DIVISION OF WATER POLLUTION CONTROL.

   "SUBDIVISION ORDINANCE FOR THE VILLAGE OF TINLEY PARK".

5. THE ENGINEER WARRANTS THE DESIGN, RECOMMENDATIONS AND SPECIFICATIONS TO HAVE BEEN PROMULGATED ON CONDITIONS GENERALLY ENCOUNTERED IN THE INDUSTRY. THE ENGINEER ASSUMES NO RESPONSIBILITY WHATSOEVER, WITH RESPECT TO THE DESIGN RECOMMENDATIONS AND SPECIFICATIONS, FOR COMPLEX OR UNUSUAL SOIL CONDITIONS ENCOUNTERED ON THE PROJECT. IT SHALL BE THE OWNERS/BIDDERS RESPONSIBILITY TO ASCERTAIN THE EXACT NATURE OF SUBSURFACE CONDITIONS PRIOR TO THE CONSTRUCTION OF THE IMPROVEMENT.

6. THE LOCATION OF EXISTING UTILITIES, EASEMENTS, AND RIGHT OF WAYS ARE SHOWN ON THESE PLANS ACCORDING TO SURVEYS CARRIED OUT AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER, THIS DOES NOT PRECLUDE THE EXISTENCE OF OTHER UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND TO PROVIDE FOR THEIR PROTECTION FROM DAMAGE DURING THE CONSTRUCTION OPERATIONS. IF OTHER UTILITIES OR CONFLICTS ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THE CONFLICT CAN BE RESOLVED.

7. THE CONTRACTOR, AT HIS EXPENSE, SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND BONDS FOR CONSTRUCTION ALONG OR ACROSS EXISTING ROADWAYS. HE SHALL MAKE ARRANGEMENTS FOR PROPER BRACING, SHORING OR OTHER PROTECTION REQUIRED INCLUDING INSTALLATION AND MAINTENANCE OF ADEQUATE TRAFFIC CONTROL AND PROTECTION BEFORE CONSTRUCTION BEGINS. ALL WORK CONDUCTED WITHIN PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED IN ACCORDANCE WITH APPLICABLE ARTICLES OF SECTIONS 107 & 648 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" ADOPTED JAN. 1, 1997, AND THE LATEST EDITION OF THE "ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."

8. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION, OR THE SAFETY PRECAUTIONS AND PROGRAMS INCIDENT THERETO, AND THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONTRACTORS FAILURE TO PERFORM OR FURNISH THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

9. ALL TRENCHES CAUSED BY THE CONSTRUCTION OF SEWERS, WATERMAINS, WATER SERVICE PIPES AND IN EXCAVATIONS AROUND CATCH BASINS, MANHOLES, INLETS, AND OTHER APPURTENANCES WHICH OCCUR WITHIN TWO FEET OF THE LIMITS OF EXISTING AND PROPOSED PAVEMENTS, SIDEWALKS AND CURB AND GUTTERS SHALL BE BACKFILLED WITH TRENCH BACKFILL (AS DEFINED IN SECTION 208 IDOT STANDARD SPECIFICATIONS).

   SETTLEMENT OF THE TRENCH BACKFILL SHALL BE ACCELERATED BY MEANS OF WATER INTRODUCED THROUGH HOLES JETTED INTO BACKFILL TRENCHES TO A POINT APPROXIMATELY 2 FEET ABOVE THE TOP OF THE SEWER PIPE. THE HOLES SHALL NOT BE JETTED GREATER THAN 6 FEET APART, UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THE JETTING PROCESS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE STATE OF ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

   ANY DEPRESSIONS WHICH DEVELOP WITHIN THE STREET RIGHT-OF-WAY DUE TO SETTLEMENT OF TRENCH BACKFILLING MATERIAL SHALL BE REFILLED AND COMPACTED AT THE CONTRACTOR'S EXPENSE.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC. THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", AS ADOPTED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION, CURRENT EDITION, SHALL BE CONSULTED. APPROPRIATE CONTROL METHODS SHALL BE APPLIED TO THE SPECIFIC SITUATIONS AND TYPES OF CONSTRUCTION OPERATIONS BEING PERFORMED.

11. THE CONTRACTOR IS RESPONSIBLE FOR HAVING THE MOST RECENT SET OF THE "APPROVED" FINAL ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION.

12. NO HOLES ARE TO BE LEFT OPEN IN THE PAVEMENT OR PARKWAY OVER A HOLIDAY, WEEKEND, OR AFTER 3 P.M. ON THE DAY PRECEDING A HOLIDAY OR A WEEKEND.

13. CONTRACTOR SHALL RESTORE OFF-SITE SURFACES TO ORIGINAL CONDITION IF DAMAGED BY CONSTRUCTION. ANY EXISTING CURB, PAVEMENT OR SIDEWALK DISTURBED DURING THE CONSTRUCTION PROCESS IS TO BE REPLACED. UNPAVED AREAS TO BE FINE GRADED AND SEEDED. ALL EXCESS TRENCH MATERIAL IS TO BE REMOVED FROM THE SITE. THE COST OF SAID REPLACEMENT AND REMOVAL SHALL BE CONSIDERED INCIDENTAL TO THE SEWER AND WATER CONTRACT.

14. THE CONTRACTOR IS TO PROVIDE KDC CONSULTANTS INC. & TINLEY PARK WITH RECORD DRAWINGS OF ALL UTILITIES SHOWING LOCATIONS OF ALL SEWER PIPE, MAINS, SERVICE STUBS AND STRUCTURES.

15. ALL TOP OF FRAMES OF STORM AND SANITARY MANHOLES AND CATCH BASINS, AND ALL WATER VALVE VAULTS AND BOXES SHALL BE ADJUSTED TO MEET FINAL FINISH GRADE BY THE SEWER AND WATER CONTRACTOR AS REQUIRED WHEN CURB AND GUTTER AND PAVING IS BEING CONSTRUCTED. THE ADJUSTMENT COST IS TO BE CONSIDERED INCIDENTAL TO THE CONTRACT OF THE SEWER AND WATER CONTRACTOR.

16. STREET SIGNS SHALL BE ERECTED AT EACH STREET INTERSECTION. THE TYPE OF SIGN AND LOCATION THEREOF SHALL BE SUBJECT TO THE APPROVAL AND DIRECTION OF THE VILLAGE OF TINLEY PARK.

17. ALL ELEVATIONS ON THESE PLANS ARE U.S.G.S. DATUM.

18. NO EXTRA WORK OF ANY NATURE SHALL BE UNDERTAKEN WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER OR HIS REPRESENTATIVE.

19. THE GENERAL CONTRACTOR IS TO VERIFY THE LOCATION OF ALL STUBS IN THE FIELD. IF THERE ARE ANY DISCREPENCIES, NOTIFY THE DESIGN ENGINEER AT ONCE. NO WORK SHALL BE STARTED UNTIL THE DISCREPENCIES ARE SOLVED.

20. THE DRAWINGS, SURVEYS AND PLANS ARE BASED ON INFORMATION PROVIDED BY THE OWNER, GENERAL CONTRACTOR AND THE APPLICABLE GOVERNMENTAL AUTHORITIES AND IS SUBJECT TO FINAL MODIFICATION UNTIL SUCH TIME AS APPROVED BY THE APPLICABLE GOVERNMENTAL AUTHORITIES. ANY WORK THAT IS PERFORMED PRIOR TO FINAL APPROVAL, AND NOTIFICATION TO THE DESIGN ENGINEER SHALL BE AT THE OWNER'S AND GENERAL CONTRACTOR'S OWN RISK AND PERIL. THE DESIGN CONTRACTOR SHALL NOT BE LIABLE FOR WORK THAT IS PERFORMED PRIOR TO FINAL MEASUREMENTS AND STAKING IN ACCORDANCE WITH THE APPROVED DOCUMENTS.

SOIL EROSION CONTROL PLAN:

1. THE ENTIRE SITE SHALL BE GRADED SO THAT NO STORM WATER RUNOFF AND LIKEWISE SOIL SEDIMENT CAN FLOW UNRESTRICTED FROM THE SITE.

2. DURING CONSTRUCTION A TEMPORARY EARTH BERM OR SILT FENCE SHALL BE PROVIDED ALONG THE PROPERTY LINES WHERE UNRESTRICTED RUNOFF OCCURS NATURALLY OR IS CREATED BY EXCAVATION. IF FENCING IS USED, THE CONDITION OF THE FENCE SHALL BE CHECKED AT MINIMUM EVERY OTHER WEEK, OR AFTER EVERY RAINSTORM THAT MIGHT PRODUCE RUNOFF. DAMAGED OR DETERIORATED ITEMS SHALL BE REPLACED AND MAINTAINED IN AN EFFECTIVE CONDITION.

3. ANY EXCESS TOPSOIL THAT IS TO BE STOCKPILED FOR A PERIOD LONGER THAN 2 WEEKS SHALL BE PROTECTED BY EXCAVATING A TRENCH COMPLETELY AROUND THE STOCKPILE TO PREVENT THE ESCAPE OF SOIL MATERIAL THROUGH STORM WATER RUNOFF. STOCKPILES THAT ARE TO REMAIN LONGER THAN TWO (2) WEEKS SHALL BE SEEDED WITH AN APPROPRIATE GROUND COVER.

4. SILT FENCING CAN REMAIN IN PLACE THROUGH THE CONSTRUCTION OF THE BUILDINGS TO SERVE AS EROSION CONTROL FOR THAT CONSTRUCTION.

5. AS EACH PHASE ON THE ENTIRE SITE IS COMPLETED THE ENTIRE AREA SHALL EITHER BE SODDED OR SEEDED AFTER SEDIMENT HAS BEEN REDISTRIBUTED. IF WEATHER CONDITIONS ARE SUCH THAT SEEDING WOULD NOT BE EFFECTIVE, THEN THE STOCK PILES SHOULD BE EITHER MULCHED OR COVERED AND GRADED SO THAT ALL SEDIMENT FROM EROSION WILL BE CONFINED WITHIN THE BOUNDARIES OF THIS SITE.

6. SEEDING WILL BE DONE PER "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", OCT. 1987, ILLINOIS ENVIRONMENTAL PROTECTION AGENCY DIVISION OF WATER POLLUTION CONTROL.

7. TO PREVENT SOIL FROM LEAVING THE SITE ON CONSTRUCTION VEHICLE WHEELS, WORK ENTRANCES SHALL BE CONSTRUCTED OF GRAVEL AND SHALL EXTEND AT LEAST 100 FEET INTO THE JOB SITE. THE EXISTING PAVEMENT SURFACES SHALL BE INSPECTED DAILY FOR SOIL DEBRIS AND SHALL BE CLEANED WHEN NECESSARY.

8. DISPOSAL OF DEBRIS EXCAVATION AND PAVEMENT REMOVAL SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND CONSIDERED AS AN INCIDENTAL EXPENSE.

9. "SILT SAVERS" ARE REQUIRED FOR ALL STORM STRUCTURES.

PAVEMENT, SIDEWALK AND CURB & GUTTER

1. PAVEMENT THICKNESS SHALL COMPLY WITH THE VILLAGE OF TINLEY PARK REQUIREMENTS.

2. SIDEWALK SHALL BE 5" PORTLAND CEMENT CONCRETE ON 4" CA-6 BEDDING, 6 FEET WIDE, AND INSTALLED 1 FOOT OFF OF THE RIGHT OF WAY LINE, WITHIN THE PUBLIC RIGHT OF WAY. THE THICKNESS OF THE CONCRETE SHALL BE INCREASED TO 8" WHERE THE SIDEWALK CROSSES A DRIVEWAY. 1-2% CROSS SLOPE.

3. HANDICAPPED RAMPS AND DEPRESSED CURBS SHALL BE PROVIDED WHEREVER SIDEWALK INTERSECTS CURB IN ACCORDANCE WITH IDOT SPECIFICATIONS.

4. EXPANSION JOINTS SHALL BE PLACED, AS A MINIMUM, AT ALL CURB RADIUS POINTS AND ALL CONSTRUCTION JOINTS, AND SHALL CONSIST OF 3/4 INCH THICK PREFORMED EXPANSION JOINT FILLER AND DOWELS WITH END CAPS.

5. CONTRACTION JOINTS SHALL BE SAWCUT AT 20 FOOT MAXIMUM INTERVALS TO A DEPTH OF 2 INCHES. CONTRACTION JOINT SPACES SHALL BE SEALED WITH A COLD POURED JOINT COMPOUND. CONCRETE CURING COMPOUND SHALL BE APPLIED AS FINISHING WORK PROCEEDS.

6. THE CONTRACTOR SHALL BACKFILL CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO PLACEMENT OF BASE COURSE MATERIALS. THE CURB IS TO BE SAWCUT WITHIN 24 HOURS AFTER PLACEMENT. GUTTER PITCH SHALL BE REVERSED WHERE APPROPRIATE FOR DRAINAGE. CURB CONSTRUCTED OVER A UTILITY TRENCH SHALL BE TRENCH BACKFILLED.

7. ALL CURBS CONSTRUCTED OVER A UTILITY TRENCH SHALL BE REINFORCED WITH TWO #4 REBARS FOR A LENGTH OF 20 FEET CENTERED OVER THE TRENCH. SIDEWALKS SHALL BE TREATED IN THE SAME MANNER USING THREE #6 REBARS.

8. PRIOR TO PLACING ANY PAVEMENT MATERIAL, THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY PREPARING AND COMPACTING THE SUBGRADE. BOTH THE CURB & GUTTER AND PAVEMENT BASE COURSE SHALL BE PROOF ROLLED WITH A FULLY LOADED DUMP TRUCK. THE ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE PROOF ROLLING. ADDITIONAL PROOF ROLLS MAY BE NECESSARY TO VERIFY THAT ANY UNSTABLE AREAS HAVE BEEN REPAIRED. NO PAVEMENT MATERIAL IS TO BE PLACED ON WET OR SOFT SUBGRADE.

9. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT TO A NEAT EDGE ALONG LIMITS OF PROPOSED REMOVAL BEFORE REMOVAL OPERATION BEGINS.

SITE GRADING

1. SITE DRAINAGE: THE ROUGH GRADING OPERATIONS, THE CONSTRUCTION OF EMBANKMENTS, AND STOCKPILING SHALL NOT CAUSE PONDING OF STORM WATER. THE CONTRACTOR SHALL MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.

2. ELEVATION REQUIREMENTS: PROPOSED STREETS SHALL BE EXCAVATED OR FILLED TO A GRADED SUB-GRADE AS SHOWN ON THE TYPICAL STREET SECTION FOR THE PAVEMENT THICKNESS TO BE USED WITH A TOLERANCE OF + OR – 0.1 FOOT. THE SUB-GRADE FOR THE PARKWAY, INCLUDING THE PUBLIC WALKS (IF INCLUDED), AND THE DETENTION AREA INCLUDING PAVED INVERTS (IF INCLUDED), SHALL BE GRADED TO + OR – 0.1 FOOT OF THE SPECIFIED ELEVATION. BUILDING PADS SHALL BE GRADED AS INDICATED BY THE IMPROVEMENT PLANS WITH A TOLERANCE OF + OR – 0.1 FOOT. WHENEVER A TOLERANCE IS SPECIFIED IT SHALL BE CONSTRUED TO MEAN THAT THE NET RESULT OF THE HIGHS AND LOWS WILL AVERAGE THE TRUE LINE AND GRADE SPECIFIED.

3. POND VERIFICATION: CONTRACTOR SHALL HAVE THE DETENTION POND VOLUME VERIFIED BY AN ENGINEER OR LAND SURVEYOR PRIOR TO THE INSTALLATION OF TOPSOIL AND SEEDING/SOD. THE COST OF SAID VERIFICATION SHALL BE BORNE BY CONTRACTOR.

4. EXCESS TRENCH MATERIAL: THE SUB-GRADE SHALL BE LEFT SUFFICIENTLY LOW BY THE MASS GRADING CONTRACTOR TO ALLOW FOR THE PLACEMENT OF THE TRENCH SPOIL FROM THE UNDERGROUND UTILITIES. THE UNDERGROUND CONTRACTOR SHALL LEAVE ALL EXCESS TRENCH MATERIAL OVER THE TRENCH AND LEVELED OFF ADJACENT TO THE TRENCH. THE MASS GRADING CONTRACTOR SHALL SPREAD AND HAUL THE TRENCH SPOIL AS NECESSARY TO OBTAIN THE REQUIRED SUB-GRADE ELEVATIONS. ALL ACCEPTABLE CLAY MATERIAL FROM THE TRENCH SPOIL IS TO BE COMPACTED IN CLAY FILL AREAS AND THE EXCESS UNCLASSIFIED MATERIAL IS TO BE COMPACTED IN UNCLASSIFIED FILL AREAS.

5. BALANCE OF MATERIALS: THE MASS GRADING CONTRACTOR SHALL SUB-GRADE THE LOT AREAS TO ALLOW SUFFICIENT MATERIAL FOR THE FINAL GRADING CONTRACTOR TO BALANCE THE MATERIAL FOR THE REQUIRED CUTS AND FILLS ON EACH LOT OR BETWEEN ADJACENT LOTS.

6. BORROW EXCAVATION: ANY CLAY BORROW EXCAVATION REQUIRED SHALL BE OBTAINED FROM AVAILABLE REAR YARD UNDERCUTS WITHIN THE LOT AREAS. THE LOCATION OF CLAY BORROW EXCAVATIONS MUST BE APPROVED BY THE OWNER, ENGINEER, AND/OR THE SOILS ENGINEER, AND THE MATERIAL MUST BE APPROVED BY THE SOILS ENGINEER AS SUITABLE FOR STRUCTURAL FILL.

   ALL BORROW AREAS ARE TO BE CROSS SECTIONED BEFORE EXCAVATION PROCEEDS AND PRIOR TO REFILLING. CONTRACTOR IS TO PROVIDE ASSISTANCE IN SAID CROSS SECTIONING AT NO COST TO THE OWNER. ALL DEWATERING OF THE BORROW AREAS IS TO BE THE MASS GRADING CONTRACTORS RESPONSIBILITY. PUMPAGE IS TO BE PROVIDED AT NO COST TO THE OWNER.

   IF ANY CLEARING OR TOPSOIL STRIPPING AND STOCKPILING OF A BORROW PIT AREA IS NECESSARY, THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE PER CUBIC YARD.

   THE BORROW PIT SHALL BE REFILLED WITH UNCLASSIFIED MATERIAL FROM THE SITE. THE MATERIAL SHALL BE PLACED IN UNIFORM LAYERS (AS HEREIN SPECIFIED) AND COMPACTED TO A MINIMUM DENSITY OF EIGHTY-FIVE (85) PER CENT OF MAXIMUM DENSITY IN ACCORDANCE WITH THE ASTM SPECIFICATIONS D1557 OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER FOR THE TYPE OF MATERIALS USED. FOLLOWING COMPLETION OF THE BORROW EXCAVATION AND EARTHMOVING OPERATIONS, THE BORROW PIT AREAS SHALL BE SHAPED TO CONFORM WITH THE GRADING PLANS.

7. UNSUITABLE SOIL EXCAVATION: IF CONTRACTOR ENCOUNTERS ANY UNSUITABLE OR POOR BEARING SOIL WITHIN THE PROJECT LIMITS, HE SHALL NOTIFY THE OWNER AT ONCE. ALL UNSUITABLE SOIL UNDERCUT AREAS ARE TO BE CROSS SECTIONED BEFORE EXCAVATION PROCEEDS AND PRIOR TO REFILLING. CONTRACTOR IS TO PROVIDE ASSISTANCE IN SAID CROSS SECTIONING AT NO COST TO THE OWNER.

   ALL TOPSOIL AND ANY UNSUITABLE MATERIALS SHALL BE REMOVED FROM ROADWAY AREAS, BUILDING PAD AREAS, AND OTHER NECESSARY LOCATIONS AS DIRECTED BY THE SOILS ENGINEER. THE AREAS OF TOPSOIL AND UNSUITABLE UNDERCUT SHALL BE REFILLED AS NECESSARY WITH SELECT MATERIAL AS SPECIFIED FOR EMBANKMENT CONSTRUCTION AND THE PLACEMENT OF FILL MATERIAL.

   ALL DEWATERING OF THE UNDERCUT AREAS IS TO BE THE MASS GRADING CONTRACTORS RESPONSIBILITY. PUMPAGE IS TO BE PROVIDED AT NO COST TO THE OWNER.

8. STOCKPILING: WHERE IT IS NECESSARY TO STOCKPILE EXCAVATED MATERIAL, SUCH AS TOPSOIL, CLAY MATERIAL, ORGANIC MATERIAL, ETC., THE MASS GRADING CONTRACTOR SHALL STOCKPILE MATERIALS ON THE SITE AT LOCATIONS DESIGNATED BY THE OWNER AND IN ACCORDANCE WITH THE SPECIFICATIONS. EXCAVATED MATERIALS SHALL BE STOCKPILED IN SUCH A SEQUENCE SO AS TO ELIMINATE ANY REHANDLING OR DOUBLE MOVEMENTS BY THE CONTRACTOR. FAILURE TO PROPERLY SEQUENCE THE STOCKPILING OPERATIONS SHALL NOT CONSTITUTE A CLAIM FOR ADDITIONAL COMPENSATION.

9. PLACING FILL MATERIAL: THE SELECT FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY SIX (6) INCHES, HOWEVER, IF THE COMPACTION EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT A GREATER THICKNESS, THEN A GREATER THICKNESS MAY BE SPECIFIED. EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY.

   EMBANKMENT MATERIAL SHALL BE COMPACTED TO A MINIMUM OF NINETY (90) PER CENT OF MAXIMUM DENSITY FOR PUBLIC WALKS, AND TO NINETY-FIVE (95) PER CENT OF MAXIMUM DENSITY WITHIN ROADWAY AREAS AND FOR BUILDING PADS, ALL IN ACCORDANCE WITH ASTM SPECIFICATION D1557, OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER FOR THE MATERIALS ENCOUNTERED.

   ALL BUILDING PAD AREAS ARE TO BE CAPABLE OF SUPPORTING A MINIMUM BEARING PRESSURE OF 3000 PSF, OR AS REQUIRED BY LOCAL ORDINANCE.

   NON-STRUCTURAL FILLS IN OPEN AREAS AND IN YARDS SHALL BE COMPACTED TO EIGHTY-FIVE (85) PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D1557, OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER FOR THE MATERIALS ENCOUNTERED.

10. BASIS OF PAYMENT: THE ROUGH GRADING IMPROVEMENTS SHALL INCLUDE, BUT ARE NOT LIMITED TO: CLEARING, STRIPPING AND STOCKPILING TOPSOIL; EXCAVATING; THE CONSTRUCTION OF EMBANKMENTS; CUTTING SWALES; COMPACTING SUB-GRADE FOR BUILDINGS; ROADWAYS, AND PUBLIC SIDEWALKS; CONSTRUCTING NON-STRUCTURAL FILLS; COMPACTING EXCESS TRENCH MATERIALS; AND PROVIDING ANY REQUIRED BORROW EXCAVATION. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICES INDICATED ON THE BID SCHEDULE.

    PAYMENT FOR THE REMOVAL OF UNSUITABLE MATERIAL (EXCLUDING TOPSOIL EXCAVATION) SHALL BE BASED ON THE QUANTITIES AS FIELD MEASURED BY THE ENGINEER. THE CONTRACTOR SHALL PROVIDE AS PART OF HIS BID A UNIT PRICE PER CUBIC YARD FOR THE REMOVAL OF UNSUITABLE MATERIAL. SAID UNIT PRICE SHALL INCLUDE THE COMPLETE REMOVAL OF THE MATERIAL, REPLACEMENT WITH A SUITABLE MATERIAL OBTAINED BY THE CONTRACTOR FROM A BORROW SOURCE, AND COMPACTION TO THE REQUIRED SPECIFICATION OF THE VILLAGE OF TINLEY PARK.

SEE SOIL REPORT AND SOIL BORINGS DATED APRIL 19, 2024 PREPARED BY "SOIL AND MATERIAL CONSULTANTS, INC." (847)-870-0544 FOR SOIL AND WATER MOSTURE CONDITIONS AND RECOMMENDATIONS.
FOLLOW RECOMMENDATIONS FROM REPORT FOR EXCAVATING, GRADING AND COMPACTION.

SANITARY SEWER

1. ALL SANITARY SEWER AND SERVICE CONNECTION PIPE SHALL BE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D-3034, SDR 26 MINIMUM STRENGTH WITH FLEXIBLE ELASTOMERIC SEAL JOINTS CONFORMING TO ASTM D-3212.

2. THE MINIMUM SANITARY SERVICE SIZE SHALL BE SIX (6) INCH DIAMETER. THE SERVICE LATERAL SHALL SLOPE TOWARD THE MAIN AT A MINIMUM RATE OF ONE (1) PERCENT.

3. MANHOLES SHALL BE 48" PRECAST REINFORCED CONCRETE – ASTM C-478 WITH TONGUE AND GROOVE JOINTS SEALED WITH GASKETS CONFORMING TO ASTM C-443 OR BITUMINOUS JOINTING MATERIAL.

4. NO MORE THAN TWO EJIW INFRA-RISER, OR APPROVED EQUAL, ADJUSTING RINGS WITH A TWELVE INCH MAXIMUM HEIGHT ADJUSTMENT SHALL BE ALLOWED.

5. ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER-TIGHT PIPE TO MANHOLE SLEEVES OR SEALS, PER ASTM C-923.

6. MANHOLES SHALL INCLUDE EXTERNAL CHIMNEY SEALS.

7. ALL SANITARY SEWER CONSTRUCTION REQUIRES TWELVE (12) INCHES OF 1/4"-1" CRUSHED STONE (CA11 OR CA13) BEDDING UNDER THE PIPE. BEDDING STONE SHALL EXTEND TO A POINT 12 INCHES ABOVE THE TOP OF THE PIPE FOR ALL PVC PIPING.

8. THE INSTALLATION OF SANITARY SEWER AND APPURTANCES SHALL CONFORM TO THE REQUIREMENTS OF ASTM D-2321 FOR PVC PIPE AND FITTINGS.

9. "BAND-SEAL" OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE OF DISSIMILAR MATERIALS.

10. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    1. CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUB-WYE SADDLE OR HUB-TEE SADDLE.
    2. REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.)
    3. WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND-SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

11. WHEREVER A SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY SEWERS AND WATERMAIN SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED ABOVE CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATERMAIN, THE SEWER SHALL BE CONSTRUCTED TO WATERMAIN STANDARDS.

12. MANHOLE STEPS SHALL BE SIXTEEN (16") INCHES ON CENTER AND SECURELY ANCHORED IN PLACE. STEPS SHALL BE COPOLYMER POLYPROPYLENE REINFORCED WITH ½" GRADE 60 STEEL REINFORCEMENT MEETING OSHA STANDARDS.

13. MANHOLE CASTINGS SHALL BE E.J.I.W. 1020 WITH MACHINED BEARING SURFACES AND SELF SEALING TYPE A HEAVY DUTY LID WITH CONCEALED PICK HOLES. "SANITARY" AND "VILLAGE OF TINLEY PARK" SHALL BE EMBOSSED ON ALL MANHOLE LIDS.

14. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.

15. ALL SANITARY SEWER PIPES SHALL BE TESTED IN ACCORDANCE WITH THE VILLAGE OF TINLEY PARK REQUIREMENTS. ALL FLEXIBLE THERMOPLASTIC SEWER MAIN PIPE SHALL BE DEFLECTION TESTED BY PULLING A MANDREL THROUGH THE PIPE FROM MANHOLE TO MANHOLE. DEFLECTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE IEPA STANDARD SPECIFICATIONS. COST OF TESTING, UNTIL APPROVED BY THE VILLAGE OF TINLEY PARK, SHALL BE INCLUDED IN THE UNIT PRICE.

16. SANITARY MANHOLES SHALL BE INSPECTED AND LEAKAGE TESTED FOR WATER TIGHTNESS IN ACCORDANCE WITH ASTM C1244 "STANDARD TEST METHOD FOR CONCRETE SEWER MANHOLES BY THE NEGATIVE PRESSURE (VACUUM) TEST", OR IN ACCORDANCE WITH ASTM C969.

STORM SEWER

1. ALL REINFORCED CONCRETE PIPE (RCP) LESS THAN 42" SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM C-76 CLASS IV; SIZE 42" RCP AND GREATER SHALL MEET OR EXCEED CLASS III; DUCTILE IRON PIPE WHERE REQUIRED SHALL MEET OR EXCEED THE PERFORMANCE REQUIREMENTS OF ASA A21.51, CLASS 52 CEMENT-LINED. CORRUGATED PVC PIPE SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM F-800 AND D-2321. WHEN SEWER DEPTHS ARE GREATER THAN 3 AND LESS THAN 10 FEET, CLASS IV RCP MAYBE SUBSTITUTED WITH CLASS II RCP AS SPECIFIED BY I.D.O.T.

2. SEWER PIPE JOINTS SHALL BE BELL AND SPIGOT TYPE WITH U-RING GASKET FOR RCP AND SHALL BE PUSH-ON (BELL-TITE) FOR DUCTILE IRON PIPE.

3. MANHOLES AND CATCH BASINS SHALL BE PRECAST REINFORCED CONCRETE – ASTM C-478 CONFORMING TO THE FOLLOWING MINIMUM SIZE CRITERIA UNLESS SPECIFIED OTHERWISE:
   - FOR SEWER TWENTY-FOUR (24) INCH DIAMETER OR LESS, MANHOLE SHALL HAVE A FORTY-EIGHT (48) INCH INSIDE DIAMETER.
   - FOR SEWER THIRTY (30) INCH TO THIRTY-SIX (36) INCH DIAMETER, MANHOLE SHALL HAVE A SIXTY (60) INCH INSIDE DIAMETER.
   - FOR SEWER GREATER THAN THIRTY-SIX (36) INCH DIAMETER, MANHOLE SHALL HAVE AN OFFSET RISER PIPE OF FORTY-EIGHT (48) INCH INSIDE DIAMETER.

4. NO MORE THAN TWO EJIW INFRA-RISER, OR APPROVED, ADJUSTING RINGS WITH A TWELVE INCH MAXIMUM HEIGHT ADJUSTMENT SHALL BE ALLOWED.

5. STORM SEWER MANHOLE JOINTS SHALL BE SEALED WITH PORTLAND CEMENT MORTAR, "O" RING GASKETS, OR MASTIC MATERIAL.

6. CLOSED MANHOLE CASTINGS SHALL BE NEENAH R1712, EMBOSSED "STORM" AND "VILLAGE OF TINLEY PARK".
   OPEN CASTINGS IN GRASSY AREAS SHALL BE NEENAH R4340-B.

7. MANHOLE STEPS SHALL BE SIXTEEN (16) INCHES ON CENTER, CAST IN PLACE, E.J.I.W. 8518, OR STEEL REINFORCED PLASTIC CONFORMING TO O.S.H.A. STANDARDS.

8. INLETS SHALL BE TWENTY-FOUR (24) INCH DIAMETER PRECAST REINFORCED CONCRETE CONFORMING ASTM C-478.

9. RIM GRADES IN CURB AND GUTTER ARE EDGE OF PAVEMENT ELEVATIONS.

10. ALL EXISTING FIELD TILE AND/OR DRAIN PIPES ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. IF THIS CANNOT BE ACCOMPLISHED THEN IT SHALL BE REPAIRED WITH A NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND GRADE AND PUT INTO AN ACCEPTABLE OPERATION CONDITION. A RECORD OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER ON COMPLETION OF THE PROJECT. THE COST OF THIS WORK IS CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE PROVIDED.

11. ALL FOOTING DRAINS, DOWNSPOUTS AND SUMP PUMPS SHALL DISCHARGE TO THE STORM SYSTEM OR OVER GROUND.

12. WHERE A STORM SEWER CONNECTS TO A FLARED END SECTION, THE LENGTH OF PIPE DENOTED DOES NOT INCLUDE THE LENGTH OF THE FLARED END SECTION.

13. PROVIDE GRATES OVER OPEN ENDS OF ALL FLARED END SECTIONS.

WATERMAIN

1. WATER SYSTEM CONSTRUCTION SHALL, IN ALL RESPECTS, BE IN ACCORDANCE WITH THE REGULATIONS OF THE ENVIRONMENTAL PROTECTION AGENCY OF THE STATE OF ILLINOIS. NO CONSTRUCTION SHALL COMMENCE UNTIL A COPY OF A PERMIT FROM SAID AGENCY IS ON FILE WITH THE ENGINEER.

2. ALL WATERMAIN SHALL BE DUCTILE IRON MECHANICAL JOINT, CLASS 52, CEMENT LINED, CONFORMING WITH THE REQUIREMENTS OF ASA A-21.51. JOINTS SHALL BE PUSH-ON (BELL TITE) CONFORMING TO ASA 21.11. FITTINGS SHALL BE CAST OR DUCTILE IRON CONFORMING TO AWWA C-110 AND AWWA C-111.

3. THE MINIMUM DEPTH OF WATERMAIN SERVICES FROM THE TOP OF THE PIPE TO THE FINISHED GRADE SHALL BE 5.5 FEET.

4. POLYVINYL WRAPPING IS REQUIRED FOR ALL DUCTILE IRON PIPE UNLESS SOILS ARE DOCUMENTED TO BE NON-CORROSIVE.

5. WATERMAIN BEDDING SHALL BE 4" COURSE AGGREGATE, IDOT GRADATION CA-7 (3/4 INCH STONE). THE BEDDING STONE SHALL BE EXTENDED TO THE SPRING LINE OF THE PIPE.

6. FIRE HYDRANTS SHALL BE E.J.I.W. 5BR-250 OR APPROVED EQUAL IN ACCORDANCE WITH VILLAGE STANDARD.
   ELEVATIONS SHOWN AT FIRE HYDRANTS ARE GROUND ELEVATIONS.

7. MEGA LUGS OR APPROVED EQUAL MECHANICAL RETAINER GLANDS SHALL BE PROVIDED AT ALL TEES, PLUGGED ENDS, HYDRANTS, AND BENDS BETWEEN 11.25 DEGREES AND 90 DEGREES.

8. CASING PIPES SHALL BE STEEL CONFORMING TO ASTM A-120 WITH 0.375 INCH MINIMUM THICKNESS.

9. WHENEVER A SEWER CROSSES OVER A WATERMAIN, THE SEWER SHALL EITHER BE ENCASED IN A WATERTIGHT CARRIER PIPE, OR HAVE JOINTS AND JOINT MATERIALS MEETING SPECIFICATIONS ASTM C-361 AND C-443, RESPECTIVELY, FOR A MINIMUM OF 10 FEET ON BOTH SIDES OF THE CROSSING, MEASURED PERPENDICULAR TO THE WATERMAIN. A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED. THE SEWER SHALL BE SUPPORTED TO PREVENT SETTLING AND BREAKING THE WATERMAIN.

10. HORIZONTAL SEPARATION:

    A.) A WATERMAIN SHALL BE LAID AT LEAST TEN (10) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED STORM OR SANITARY SEWER LINE.

    B.) SHOULD LOCAL CONDITIONS PREVAIL WHICH WOULD PREVENT A LATERAL SEPARATION OF TEN (10) FEET, A WATERMAIN MAY BE LAID CLOSER THAN TEN (10) FEET PROVIDED THAT THE MAIN IS LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER AND AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATERMAIN IS AT LEAST EIGHTEEN INCHES ABOVE THE TOP OF THE SEWER. IN SUCH CASES, WATERMAIN SHALL BE LAID WITH AS MUCH HORIZONTAL CLEARANCE FROM THE SEWER AS POSSIBLE.

    C.) IF IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED IN SUBSECTIONS (A) OR (B) ABOVE, BOTH THE WATERMAIN AND THE LENGTH OF SEWER BETWEEN ADJACENT MANHOLES SHALL BE CONSTRUCTED OF PUSH-ON OR MECHANICAL JOINT DUCTILE IRON PIE, OR PRESTRESSED CONCRETE PIPE, AND SHALL BE PRESSURE-TESTED TO ASSURE WATER TIGHTNESS BEFORE BACKFILLING.

11. VERTICAL SEPARATION:

    A.) WHENEVER A WATERMAIN MUST CROSS HOUSE SEWERS, STORM DRAINS OR SANITARY SEWERS, THE WATERMAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATERMAIN IS EIGHTEEN (18) INCHES ABOVE THE TOP OF THE DRAIN OR SEWER. THIS VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN LOCATED WITHIN TEN (10) FEET, HORIZONTALLY, OF ANY SEWER OR DRAIN CROSSED. SAID TEN (10) FEET IS TO BE MEASURED HORIZONTALLY FROM THE WATERMAIN TO THE DRAIN OR SEWER.

    B.) WHERE CONDITIONS EXIST THAT THE MINIMUM VERTICAL SEPARATION SET FORTH ABOVE CANNOT BE MAINTAINED, OR IT IS NECESSARY FOR THE WATERMAIN TO PASS UNDER A SEWER OR DRAIN, ONE OF THE FOLLOWING TWO MEASURES MUST BE TAKEN:

       I.) THE WATERMAIN SHALL BE INSTALLED WITHIN A PVC CARRIER PIPE AND THE CARRIER PIPE SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE HORIZONTAL DISTANCE FROM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN (10) FEET.

       II.) THE INVOLVED SEWER OR DRAIN SHALL BE CONSTRUCTED FROM MANHOLE TO MANHOLE WITH "O"-RING PIPE CONFORMING TO ASTM 361 OR OTHER PIPE MATERIAL WHICH WOULD CONFORM TO WATERMAIN STANDARDS, AND SHALL BE PRESSURE-TESTED TO ASSURE WATER TIGHTNESS BEFORE BACKFILLING.

12. INSTALLED WATERMAIN SHALL BE PRESSURE TESTED AND CHLORINATED UNDER THE DIRECTION OF THE VILLAGE OF TINLEY PARK PRIOR TO FINAL ACCEPTANCE. COST OF TESTING AND DISINFECTING, UNTIL ACCEPTABLE TO THE VILLAGE, SHALL BE INCLUDED IN THE UNIT PRICE.

13. CASTINGS SHALL BE EMBOSSED "WATER" AND "VILLAGE OF TINLEY PARK".

SHOULD A CONFLICT ARISE BETWEEN KDC CONSULTANTS INC. DETAILS/SPECIFICATIONS AND THE VILLAGE DETAILS, THE VILLAGE DETAILS/SPECIFICATIONS SHALL TAKE PRECEDENCE.

SEE PAGE 28B FOR ADDITIONAL VILLAGE OF TINLEY PARK SPECIFICATIONS AND PAGE 29 FOR MWRD SANITARY SPECIFICATIONS

DATED: OCTOBER 15, 2025	
REVISION	DATE
ORIGINAL	01/10/25
VILLAGE COMMENTS	04/11/25
VILLAGE COMMENTS	06/06/25
VILLAGE COMMENTS	07/18/25
VILLAGE COMMENTS	08/18/25

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INTERSTATE SPORTS DOME

SPECIFICATIONS

PROJECT
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ADDITIONAL TINLEY PARK NOTES:

TINLEY PARK INSPECTION AND APPROVAL REQUIREMENTS:
– A PRE–CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE PUBLIC WORKS AND/OR BUILDING DEPARTMENT TO DISCUSS THE FOLLOWING:
– PROJECT CONTACTS (PROJECT MANAGER AND 24–HOUR CONTACT)
– START AND COMPLETION DATES
– PROJECT TIMELINE (I.E. VILLAGE HOLIDAYS, PUBLIC EVENTS, WEEKEND WORK, ETC.)
– REQUIRED ACCESS FOR LOCAL RESIDENTS, SCHOOL BUSES, GARBAGE TRUCKS, ETC.
– POTENTIAL DETOUR ROUTES
– MATERIAL STORAGE LOCATIONS
– RESIDENT CONFRONTATION
– TRAFFIC CONTROL AND PROTECTION
– FULL TIME INSPECTION MAY BE REQUIRED BY THE VILLAGE/CONSULTANTS WHILE THE WATER SYSTEM AND SERVICES, SANITARY SEWER AND STORM SEWER SYSTEM ARE BEING CONSTRUCTED. IT IS THE DEVELOPER'S RESPONSIBILITY TO COVER THE COST OF THE INSPECTION SERVICES.

STORM SEWER INSPECTIONS:
– ALL STORM SEWER AND STRUCTURES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS; AS WELL AS ALL JOINTS MORTARED BEFORE FINAL INSPECTION AND APPROVAL.

WATER SYSTEM INSPECTIONS:
– ALL WATER MAIN SHALL BE PRESSURE TESTED AS PER STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION AND THOROUGHLY DISINFECTED AS PER AWWA STANDARD C851–92.
– ALL NEW WATER MAIN SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST OF NO LESS THAN ONE HUNDRED AND FIFTY (150 PSI) POUNDS PER SQUARE INCH (PSI) FOR A PERIOD OF TWO (2) HOURS WITH NO LOSS. THE VILLAGE HAS THE RIGHT TO EXTEND THE DURATION OF THE TEST UP TO SIX (6) HOURS. WATER SAMPLES AND PRESSURE TESTING SHALL BE COORDINATED AND OBSERVED BY VILLAGE REPRESENTATIVE OR LICENSED VILLAGE WATER OPERATOR. AFTER THREE (3) FAILED TESTS, A SITE
COORDINATION MEETING MAY BE NECESSARY AND AN ADDITIONAL RE–INSPECTION FEE CHARGED.
– THE NEWLY INSTALLED WATER MAIN SYSTEM SHALL BE TESTED BY A CERTIFIED IEPA LABORATORY. SAMPLES SHALL BE COLLECTED BY A REPRESENTATIVE WITH OR HIRED BY THE CONTRACTOR. THE
TESTING SHALL ENSURE THE MAINS ARE NOT BACTERIOLOGICALLY CONTAMINATED. TWO (2) CONSECUTIVE TESTS WHERE SAMPLES ARE COLLECTED TWENTY–FOUR (24) HOURS APART SHALL PASS THE LABORATORY TESTS. THE VILLAGE HAS THE RIGHT TO COLLECT A SAMPLE AS WELL AND HAVE IT TESTED TO ENSURE THE SAMPLES SUBMITTED TO THE LABORATORY ARE FROM THE SAME LOCATION. THIS TESTING PROCEDURE SHALL BE PAID FOR BY THE CONTRACTOR.
– ONE FAILED SAMPLE MAY REQUIRE AN ADDITIONAL SAMPLE TO BE TAKEN; TWO FAILED SAMPLES MAY REQUIRE A RE–CHLORINATION OF THE MAIN.
– FLUSHING OF THE MAINS PRIOR TO SAMPLING AND PRESSURE TESTS SHALL BE COORDINATED WITH PUBLIC WORKS DEPARTMENT A MINIMUM OF FORTY–EIGHT (48) HOURS IN ADVANCE TO REMOVE CONTAMINATED MATERIALS AND SOLIDS THAT MAY HAVE OCCURRED DURING CONSTRUCTION.
– CAUTIONS SHALL BE FOLLOWED TO ENSURE TESTING MATERIALS AND NON–APPROVED WATER DO NOT FLOW INTO ACTIVE MAINS.
– ALL VALVE VAULTS SHALL BE SEALED AND TUCK–POINTED TO THE SATISFACTION OF THE VILLAGE SO INFILTRATION CANNOT AND WILL NOT OCCUR AND MAY BE SUBJECT TO A VACUUM TEST AT THE
CONTRACTOR'S EXPENSE.
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WATER MAIN MATERIAL AND FITTINGS:
– WATER MAINS SHALL BE CONSTRUCTED OF BITUMINOUS COATED, CEMENT LINED DUCTILE IRON PIPE (DIP), CLASS 52 AND POLY–WRAPPED, EXCEPT WHERE UNSTABLE FOUNDATION CONDITIONS OR AGGRESSIVE SOIL CONDITIONS INDICATE TO THE VILLAGE ENGINEER THAT PIPE OF ANOTHER MATERIAL WOULD BE MORE SATISFACTORY.
– ALL DUCTILE IRON WATER MAIN AND FITTINGS SHALL BE POLYETHYLENE TUBE ENCASED.
– JOINTS SHALL BE PUSH–ON COMPRESSION GASKET JOINTS.
– SHALL CONFORM TO ANSI A–21.51 (AWWA C–151) OR AWWA C–900 FOR EIGHT (8") INCH THROUGH TWELVE (12") INCH MAIN AND C–905 FOR FOURTEEN (14") THROUGH TWENTY–FOUR (24") MAIN WITH TRACER WIRE FOR ALL PVC WATER MAIN. TRACER WIRE SHALL BE ACCESSIBLE THROUGH VALVE BOXES OR VALVE VAULTS. PVC WATER MAIN SHALL BE POLY–WRAPPED. ALL PVCWATER MAIN SHALL BE APPROVED BY THE VILLAGE PRIOR TO INSTALLATION.
– CEMENT MORTAR LINING SHALL CONFORM TO ANSI A–21.4 (AWWA C–104).
– WATER MAINS LOCATED IN INDUSTRIAL AND COMMERCIAL DEVELOPMENTS SHALL INCLUDE SHUTOFF VALVES AND FIRE HYDRANTS.
– MEG A LUG SERIES 1100 OR APPROVED EQUAL SHALL BE USED TO RESTRAIN ALL MECHANICAL JOINT FITTINGS, VALVES, HYDRANTS, ETC.
– ALL PIPE SHALL BE FURNISHED WITH A DEPTH MARK TO ASSURE THAT THE SPIGOT END IS INSERTED TO THE FULL DEPTH OF THE JOINT.

WATER SERVICES:
– WATER SERVICES LARGER THAN TWO (2") INCHES SHALL BE CONSTRUCTED OF CEMENT LINED DUCTILE IRON PIPE, CLASS 52, UNLESS APPROVED BY THE VILLAGE ENGINEER AND AGREED TO BE PRIVATE.
– ALL WATER SERVICES SHALL BE OF THE SIZE AND MATERIALS SPECIFIED BY THE PUBLIC WORKS DEPARTMENT AND SIZED BASED ON THE PLUMBING REQUIREMENTS AND FIXTURE NEEDS.
– ALL SERVICE TAPS SHALL BE SUPPORTED BY A SADDLE OR FULL SLEEVE CLAMP. SERVICE TAPS OVER 1" SHALL BE EPOXY–COATED AND SUPPORTED BY STAINLESS STEEL STRAPS. A C–CLAMP IS ACCEPTABLE.
– SERVICES LARGER THAN TWO (2") INCHES SHALL BE MADE WITH A STAINLESS–STEEL TAPPING TEE (SPLIT TEE) WITH EPOXY–COATED, STAINLESS STEEL BANDS (1–1/2" OR 2") TO CONNECT TO VILLAGE WATER MAIN OR AS APPROVED BY THE VILLAGE ENGINEER. SHUT–OFF VALVE SHALL BE NO FURTHER THAN TWO (2') FEET FROM THE MAIN. THESE SHALL ENTER THE BUILDING WITH A RISER SPOOL AND PIECE AND THREADED ROD.
– AS–BUILTS SHALL BE PREPARED AND SUBMITTED TO THE VILLAGE ENGINEER SHOWING THE EXACT LOCATION OF ALL SERVICES, WATER MAINS, SHUT–OFF VALVES AND SIMILAR FACILITIES.
SEE VILLAGE RECORD DRAWING REQUIREMENT SECTION.
– DOMESTIC WATER SERVICES THAT TAP OFF A FIRE SERVICE LINE REQUIRE THE MAIN TO BE SIZED TO SATISFY THE DEMAND FOR FIRE AND DOMESTIC WATER FLOWS WITH A SEPARATE SHUT OFF FOR THE DOMESTIC WATER. TAP ON FEES SHOULD BE DISCUSSED WITH COMMUNITY DEVELOPMENT PERSONNEL.

WATER METERS:
– VILLAGE IS SOLE OWNER OF ALL WATER METERS USED FOR TRACKING CONSUMPTION FOR BILLING PURPOSES.
– WATER METER TYPE SHALL BE APPROVED BY PUBLIC WORKS DIRECTOR PER ORDINANCE 50.050.
– ONLY SENSUS' METERS ARE ALLOWED TO BE INSTALLED IN THE VILLAGE.
– METERS MUST BE PURCHASED THROUGH COMMUNITY DEVELOPMENT OR PUBLIC WORKS DEPARTMENT.
– WATER SUPERINTENDENT SHALL DETERMINE THE SENSUS' MODEL TYPE THAT IS ACCEPTABLE TO THE VILLAGE.
– NEW CONSTRUCTION IS RESPONSIBLE FOR THE INSTALLATION OF THE METER(S).
– INSPECTION SHALL BE SCHEDULED WITH THE PUBLIC WORKS DEPARTMENT TO VERIFY PROPER METER INSTALLATION AND WIRE COMPONENTS.

FIRE HYDRANTS:
– HYDRANTS SHALL BE EAST JORDAN IRON WORKS WATERMASTER' 5BR250.
– HYDRANT SYSTEM SHALL INCLUDE A RESILIENT SEATED GATE VALVE AND TESTED TO 300 PSI.
– HYDRANTS SHALL HAVE A SIX (6") INCH BARREL ALONG WITH TWO (2), TWO AND ONE–HALF (2–1/2") INCH HOSE CONNECTIONS AND ONE, FOUR AND ONE–HALF (4–1/2") INCH PUMPER NOZZLE.
– HYDRANT SHALL CONNECT TO MAIN WITH SIX (6") INCH VALVE AND INCLUDE A VALVE BOX STABILIZER.
– HYDRANTS SHALL BE INSTALLED AT INTERVALS OF THREE HUNDRED (300') FEET. ALL SPACING SHALL BE APPROVED BY THE VILLAGE ENGINEER AND VILLAGE FIRE PREVENTION.
– HYDRANTS SHALL BE LOCATED A MINIMUM OF THREE (3') FROM THE BACK OF CURB, TWO (2') FROM THE EDGE OF A BIKE PATH OR SIDEWALK AND FIVE (5') FROM A DRIVEWAY.
– HYDRANT SHALL BE CONSTRUCTED FACING TOWARD THE CURB OVER A WASHED GRAVEL BASE OF 3/4" STONE AND COVERED BY A MEMBRANE. LATERALS SHALL BE LESS THAN FIVE (5') IN LENGTH.
– HYDRANT SHALL HAVE A SIX (6') FOOT BURY AND THE CENTER OF THE PUMPER NOZZLE A MINIMUM OF TWO (2') FEET ABOVE FINISHED GRADE.
– HYDRANT SHALL HAVE A BREAKAWAY FLANGE AND CONNECTIONS. HYDRANT BREAKAWAY SHALL BE SIX (6") INCHES ABOVE FINISHED GRADE.
– HYDRANTS SHALL BE PAINTED YELLOW.
FOUR (4) MEG A LUG RESTRAINTS SHALL BE PROVIDED AT EACH JOINT FROM THE MAINLINE TEE TO THE AUXILIARY VALVE AND BETWEEN THE AUXILIARY VALVE AND HYDRANT BARREL. ANY HYDRANT REPAIRS OR REPLACEMENT REQUIRE REPLACEMENT OF ALL THE BONNET BOLTS AND PACKING BOLTS. REPLACEMENT BOLTS SHALL BE STAINLESS STEEL.
– NO WATER SHALL FLOW FROM A VILLAGE HYDRANT UNLESS AN AUTHORIZED VILLAGE REPRESENTATIVE IS PRESENT.
MAINTENANCE IS PROPERTY OWNER'S RESPONSIBILITY. HYDRANT METER WITH RPZ IS
REQUIRED AND SHALL BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.

VALVES:
– WATER VALVES SHALL BE PROVIDED AT EACH BRANCH MAIN CONNECTION AND ELSEWHERE AS REQUIRED TO PERMIT ADEQUATE SECTIONALIZING FOR MAINTENANCE PURPOSES.
– GATE VALVES SHALL BE USED ON WATER MAIN 12" AND SMALLER. VALVES SHALL OPEN TURNING COUNTER–CLOCKWISE. LOCATED A MAXIMUM OF EIGHT HUNDRED (800') FEET APART.
– BUTTERFLY VALVES SHALL BE USED FOR WATER MAIN 16" AND LARGER, EXCEPT TAPPING VALVES. EACH BUTTERFLY VALVE SHALL BE FURNISHED WITH A MANUAL OPERATOR WITH A TWO (2") INCH SQUARE OPERATING NUT. THE OPERATOR SHALL OPEN THE VALVE COUNTER–CLOCKWISE.
– VALVES SHALL BE IRON BODY RESILIENT WEDGE GATE VALVES WITH BRONZE MOUNTED SEATS AND NON–RISING STEMS CONFORMING TO AWWA C–509 AND TESTED TO 300 PSI.
– VALVES SHALL HAVE MECHANICAL JOINTS.
– VALVES SHALL BE CLOW, MUELLER OR APPROVED EQUAL.
– VALVES SHALL NOT BE LOCATED IN DRIVEWAYS OR SIDEWALKS WITHOUT PRIOR PERMISSION.
– VALVE SHALL ALIGN WITH CENTER OF FRAME OPENING.
– ALL NUTS AND BOLTS SHALL BE STAINLESS STEEL.
– NO VALVES SHALL BE TURNED UNLESS A PUBLIC WORKS OR AUTHORIZED VILLAGE REPRESENTATIVE IS PRESENT.

VALVE VAULTS:
– ALL SHUT OFF VALVES ARE REQUIRED TO BE IN A VAULT, UNLESS APPROVED BY THE VILLAGE ENGINEER.
– VALVE VAULT SHALL BE A MINIMUM OF FIVE (5') FOOT DIAMETER PRECAST, REINFORCED CONCRETE. FIVE (5') FOOT DIAMETER VAULTS FOR TEN (10") INCH MAIN AND UNDER; SIX (6') FOOT DIAMETER VAULT FOR TWELVE (12") MAINS AND LARGER MEETING ASTM C–478 SPECIFICATIONS.
– ALL HOLES AND JOINTS SHALL BE TUCK–POINTED.
– THE OPERATING NUTS OF THE VALVE SHALL BE ACCESSIBLE THROUGH THE FRAME AND LID.
– STEEL REINFORCED PLASTIC STEPS SHALL BE PROVIDED AND BE SIXTEEN (16") INCHES ON CENTER.
– SHALL SIT ON A MINIMUM OF FOUR (4") INCHES OF COMPACTED GRAVEL.
– PIPE OPENING SHALL BE PRECAST WITH RESILIENT RUBBER WATER TIGHT PIPE SLEEVES.
– PICK HOLES SHALL NOT CREATE OPENINGS THROUGH THE VAULT COVER.
FRAME AND LIDS
– FRAMES SHALL BE HEAVY DUTY – EAST JORDAN IRON WORKS (EJIW) 1020A
– LIDS SHALL BE TYPE A WITH CLOSED PICK HOLES
– WATER AND VILLAGE OF TINLEY PARK SHALL BE CAST ON THE LID
– FRAMES SHALL BE SET ON A MASTIC MATERIAL TO PREVENT INFLOW AS WELL.

PRESSURE TAPS:
– CONNECTIONS TO ALL VILLAGE WATER MAINS SHALL BE PRESSURE CONNECTIONS UNLESS OTHERWISE APPROVED BY THE VILLAGE ENGINEER.
– ANY CUTTING–IN–SLEEVES SHALL BE COORDINATED WITH PUBLIC WORKS DEPARTMENT.
– PRESSURE TAP MATERIALS SHALL BE DUCTILE IRON WITH STAINLESS STEEL TAPPING SLEEVES AND STAINLESS–STEEL BOLTS.
– ALL NEW MATERIALS AND EXPOSED PIPE SHALL BE DISINFECTED PRIOR TO CONNECTION.
– CUT–IN SLEEVES SHALL BE ROMAC OR APPROVED EQUAL.

CHLORINATION STANDARDS:
ALL CONTRACTORS DISINFECTING WATER SYSTEM COMPONENTS USING GAS CHLORINE SHALL ABIDE WITH THE FOLLOWING REQUIREMENTS:
– PROCEDURE"
1. MINIMUM OF TWENTY–FOUR (24) HOUR NOTICE BEFORE CHLORINATING. CALL 708–444–5500 TO SCHEDULE CHLORINATION.
2. ONLY AUTHORIZED VILLAGE EMPLOYEES SHALL OPERATE WATER SYSTEM VALVES AND TURN ON/OFF SAMPLING WHIPS WHILE SAMPLES ARE BEING COLLECTED.
– EQUIPMENT"
1. ALL CHLORINATION AND SAFETY EQUIPMENT MUST MEET OR EXCEED THE STANDARDS AND RECOMMENDATIONS SET BY THE CHLORINE INSTITUTE, INC.
– REQUIREMENT FOR CHLORINATING CONTRACTORS
1. CHLORINATOR MUST BE A LICENSED PLUMBER OR CERTIFIED ILLINOIS WATER OPERATOR WITH A MINIMUM OF FIVE (5) YEARS OF EXPERIENCE AND A MINIMUM OF FIVE (5) YEARS OF EXPERIENCE WORKING WITH CHLORINE DISINFECTION OF WATER SUPPLY SYSTEMS.
2. CHLORINATION CONTRACTOR MUST BE BONDED AND INSURED, AND HAVE PROOF OF BOTH ON FILE WITH THE VILLAGE.
3. CHLORINATION CONTRACTOR MUST HAVE UPDATED EMERGENCY PHONE NUMBERS ON FILE WITH THE VILLAGE.
4. CHLORINATION CONTRACTOR MUST COMPLY WITH STATE AND FEDERAL REGULATIONS REGARDING TRANSPORTATION AND HANDLING OF CHLORINE CYLINDERS.
A. SHIPPING AND EMERGENCY PAPERS FOR EVERY JOB LOCATION
B. PROOF OF INSURANCE FOR HAULING AND HANDLING CHLORINE GAS
C. COMMERCIAL DRIVER'S LICENSE WITH HAZMAT ENDORSEMENT AND MEDICAL CARD
D. COPY OF EMERGENCY RESPONSE GUIDEBOOK IN VEHICLE
E. HAZMAT CERTIFICATE OF REGISTRATION
F. HAZARDOUS MATERIAL PLACARDS DISPLAYED ON VEHICLE
– UNDER NO CIRCUMSTANCES SHALL CHLORINE CONTRACTORS BE ALLOWED TO APPLY HEAT TO THE CHLORINE CYLINDER (I.E. HOT BATHS, PROPANE TORCHES, ETC.). WHILE THE CYLINDER IS BEING USED IT MUST BE IN A VERTICAL POSITION, AS WELL AS BEING AFFIXED TO A SOLID OBJECT.
– PRIOR TO WORK, THE CHLORINATOR MUST PROVIDE A DETAILED WRITTEN CHLORINATION AND FLUSHING PLAN TO THE VILLAGE FOR REVIEW AND APPROVAL.
– AT ANY TIME, THE VILLAGE, OR ITS AUTHORIZED REPRESENTATIVE, MAY ASK FOR PROOF OF ANY OR ALL OF THE ABOVE INFORMATION. IF YOU HAVE ANY QUESTIONS PLEASE FEEL FREE TO CONTACT THE VILLAGE OF TINLEY PARK PUBLIC WORKS DEPARTMENT.
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SANITARY SEWERS:
SANITARY SEWER MATERIAL AND FITTINGS
SANITARY SEWER SHALL BE CONSTRUCTED OF PVC PLASTIC PIPE WITH TRACER WIRE CONFORMING TO:
RIM TO INVERT UP TO THIRTY (30') FEET
– PIPE CONFORMING TO ASTM D–3034 (SDR 26)
– ELASTOMERIC SEALS CONFORMING TO ASTM D–3212 RIM TO INVERT GREATER THAN THIRTY (30') FEET
– PIPE CONFORMING TO ASTM D–2241 (SDR 21)
– ELASTOMERIC SEALS CONFORMING TO ASTM D–3139
– FITTINGS SHALL BE PVC SDR 26 HEAVY WALL OR C–905 AS APPLICABLE
– ALSO ACCEPTABLE ARE C–900 (DR 18) FOR 12" PIPE AND C–905 (DR 25) FOR 15"–18" SEWERS
– FORCE MAIN SHALL BE CONSTRUCTED OF PVC PLASTIC PIPE CONFORMING TO DR–18 AWWA C–900 WITH JOINTS CONFORMING TO ASTM D–3139
– A MINIMUM OF 150 PSI PRESSURE CLASS SHALL BE PROVIDED FOR THE FITTINGS.

SANITARY MANHOLES:
– MANHOLES ARE REQUIRED WHERE THERE ANY CHANGE OF DIRECTION EXISTS OR A CONNECTION OF TWO (2) OR MORE SEWERS.
– MANHOLES SHALL BE A MINIMUM OF FOUR (4') DIAMETER, PRECAST CONCRETE SECTIONS CONFORMING TO ASTM C–478 WITH A CONTINUOUS LAYER OF NON–HARDENING, PREFORMED BITUMINOUS MASTIC MATERIAL OR O–RING GASKET PLACED AT EACH JOINT TO PREVENT INFLOW.
– MEMBRANES SHALL BE PROVIDED ON THE SEAMS AND THE ECCENTRIC CONE SHALL LINE UP WITH THE STEEL REINFORCED PLASTIC STEPS.
– MANHOLE STEPS SHALL BE SIXTEEN (16") INCHES ON CENTER AND SECURELY ANCHORED IN PLACE. STEPS SHALL BE COPOLYMER POLYPROPYLENE REINFORCED WITH ½" GRADE 60 STEEL REINFORCEMENT MEETING OSHA STANDARDS.
– ALL MANHOLES SHALL HAVE AN EXTERNAL CHIMNEY SEAL.
– ALL MANHOLES SHALL HAVE A MAXIMUM OF TWELVE (12") INCHES OF ADJUSTING RINGS.
– WATERTIGHT FLEXIBLE CONNECTORS SHALL CONFORM TO ASTM C–443 AND C–923 WITH STAINLESS STEEL BANDS WHICH SHALL BE PROVIDED FOR CONNECTIONS WITH THE MANHOLE
– ALL MANHOLES LOCATED IN FLOODPLAIN, DRAINAGE DITCHES OR OTHER WET LOCATIONS ARE REQUIRED TO HAVE BOLT DOWN FRAME AND LIDS – EAST JORDAN IRON WORKS 1040 ZPT OR APPROVED EQUAL. RIM ELEVATIONS SHALL BE A MINIMUM OF TWELVE (12") INCHES ABOVE BASE FLOOD ELEVATION. FRAMES ARE TO BE BOLTED TO THE CONE AND COVER BOLTED TO FRAME WITH STAINLESS STEEL ANCHOR BOLTS.
– LIFTING HOLES, CONCRETE SECTION JOINTS, PIPE GAPS AND ANY OTHER STRUCTURE JOINTS OR OPENINGS SHALL BE TUCK–POINTED WITH HYDRAULIC CEMENT.
– ALL CONNECTIONS FOR PIPES SHALL INCLUDE RUBBER GASKETS.
– MANHOLES SHALL NOT BE LOCATED IN DRIVEWAYS, SIDEWALKS OR ROADWAY CROSSWALKS UNLESS APPROVED BY THE VILLAGE ENGINEER. STRUCTURES LOCATED IN CONCRETE SHALL BE BOXED OUT PER THE STANDARD DETAILS.
– SANITARY CONNECTIONS DOWNSTREAM OF A GREASE TRAP SHALL BE MADE VIA MANHOLES AND NOT DIRECT TAP INTO A SANITARY MAIN.

SANITARY FRAME AND LIDS:
– FRAMES SHALL BE HEAVY DUTY – EAST JORDAN IRON WORKS (EJIW) 1020 OR APPROVED EQUAL.
– LIDS SHALL BE TYPE A SOLID COVER WITH CLOSED PICK HOLES
– SANITARY AND VILLAGE OF TINLEY PARK SHALL BE CAST ON THE LID FRAMES SHALL BE SET ON A MASTIC MATERIAL TO PREVENT INFLOW AS WELL.

SANITARY SEWER INSPECTIONS:
– ALL MANHOLES AND SEWERS SHALL BE THOROUGHLY CLEANED AND SEALED PRIOR TO FINAL INSPECTION OR ACCEPTANCE.
– ALL MANHOLES SHALL PASS A VACUUM TEST. A VACUUM OF TEN (10") INCHES OF HG SHALL BE PLACED ON THE MANHOLE AND THE FOLLOWING TIME MUST EXPIRE BEFORE MORE THAN ONE (1) INCH OF HG DROPPED. THE TEST TIME IS BASED ON THE SIZE OF THE MANHOLE: MANHOLE DIAMETER (INCHES) MINIMUM HOLD TIME
48 1 MIN
60 1 MIN 15 SEC
72 1 MIN 30 SEC
84 1 MIN 45 SEC
– ALL MANHOLES THAT FAIL SHALL BE SEALED AND RE–TESTED UNTIL ACCEPTABLE.
– FRAME AND ADJUSTING RINGS SHALL BE IN PLACE PRIOR TO TESTING
– ALL SEWER SHALL PASS A MANDREL TEST.
– ALL SEWER SHALL BE TELEVISED AFTER INSTALLATION AND A COPY OF THE VIDEO AND A WRITTEN REPORT SHALL BE SUBMITTED ON A FLASH/ZIP DRIVE, REVIEWED AND APPROVED BY THE VILLAGE BEFORE FINAL APPROVAL.
– TELEVISED SEWER REPORT SHALL INCLUDE THE FOLLOWING:
– SIZE OF SEWER MAINS
– SERVICE AND STUB CONNECTIONS
– SEWER LENGTHS BETWEEN MANHOLES
– VERTICAL VIEW UP INTO EACH MANHOLE
– ANY AND ALL VARIANCES AND DEFECTS

CONCRETE WALKS:
MINIMUM COMPRESSIVE STRENGTH: 3500 PSI AT FOURTEEN (14) DAYS
– MAXIMUM SLUMP: FOUR (4") INCHES
– MAXIMUM WATER CONTENT: SIX (6) GALLONS PER BAG OF CEMENT, INCLUDING WATER IN STONE
– USAGE: IDOT CLASS PV, SI
– ALL SIDEWALK CONSTRUCTED IN PUBLIC RIGHT OF WAY SHALL BE CURED USING A WHITE PIGMENTED, LIQUID MEMBRANE FORMING COMPOUND. LIQUID FORMING COMPOUNDS SHALL BE APPLIED WITHIN THREE (3) HOURS OF POUR, BUT NOT BETWEEN NOVEMBER AND APRIL 15TH.
– ACCELERATORS SHALL BE APPROVED BY THE VILLAGE ENGINEER PRIOR TO USAGE.

RECORD DRAWING:

–AS–BUILTS WILL BE REQUIRED UPON COMPLETION OF THE PROJECT AND FINAL ACCEPTANCE (PAPER COPIES, DWG, AND PDFS FOR VILLAGE STAFF; DWG AND PDF FOR ROBINSON ENGINEERING).

–ALL PUBLIC IMPROVEMENTS REQUIRE A ONE–YEAR WARRANTY PERIOD.

DATED: NOVEMBER 24, 2025	
REVISION	DATE
ORIGINAL	01/10/25
VILLAGE COMMENTS	04/11/25
VILLAGE COMMENTS	06/06/25
VILLAGE COMMENTS	07/18/25
VILLAGE COMMENTS	08/18/25
OWNER COMMENTS	11/24/25

ENGINEERED BY:
KDC CONSULTANTS INC.
WWW.KDCCONSULTANTSINC.COM
16144 S. BELL ROAD
HOMER GLEN, ILLINOIS 60491
(708) 645–0545

INTERSTATE SPORTS DOME
TINLEY PARK
SPECIFICATIONS

PROJECT
24–03–100–ENG

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A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF TINLEY PARK MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).

2. THE VILLAGE OF TINLEY PARK ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.

3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS ___0___ FT.

2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.

4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.

5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.

6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.

8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.

9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.

10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.

2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.

3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.

4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).

5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.

3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.

4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
    a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
    b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.

9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.

11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.

12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).

13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.

15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.

16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.

17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.

18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.

20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.

22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.

23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

TECHNICAL GUIDANCE MANUAL

MWRD GENERAL NOTES

DATED: NOVEMBER 24, 2025

REVISION	DATE
ORIGINAL	01/10/25
VILLAGE COMMENTS	04/11/25
VILLAGE COMMENTS	06/06/25
VILLAGE COMMENTS	07/18/25
VILLAGE COMMENTS	08/18/25
OWNER COMMENTS	11/24/25

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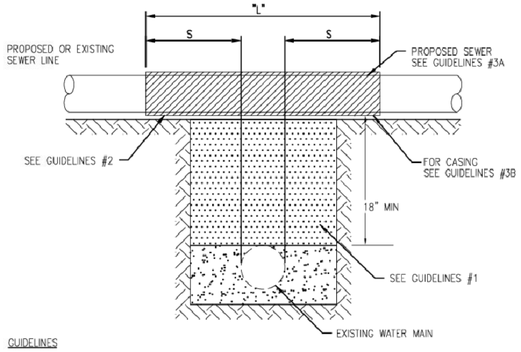
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MWRD SPECIFICATIONS

PROJECT
24-03-100-ENG

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PROPOSED SEWER LINE WITH 18" MINIMUM VERTICAL SEPARATION ABOVE EXISTING WATER MAIN



GUIDELINES

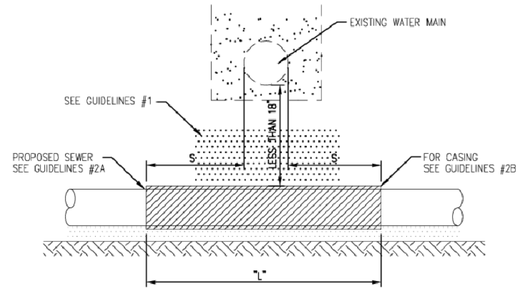
1. IF SELECT GRANULAR BACKFILL EXISTS: REMOVE WITHIN WIDTH OF PROPOSED SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT
2. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF SEWER AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L" FEET.
3. A) CONSTRUCT "L" FEET OF PROPOSED SEWER OF WATER MAIN MATERIAL AND PRESSURE TEST, OR;

   B) USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED SEWER AND SEAL ENDS OF CASING.

NOTE: "S" THE LENGTH NECESSARY TO PROVIDE 10 FEET OF SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING WATER MAIN

*BASED ON STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

PROPOSED SEWER LINE BELOW EXISTING WATER MAIN WITH LESS THAN 18" MINIMUM VERTICAL SEPARATION



GUIDELINES

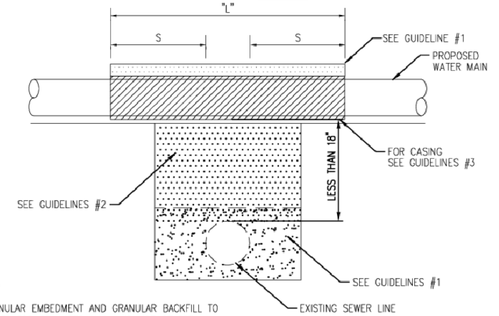
1. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF SEWER AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT FOR "S" FEET ON EACH SIDE OF WATER MAIN.
2. A) CONSTRUCT "L" FEET OF PROPOSED SEWER OF WATER MAIN MATERIAL AND PRESSURE TEST, OR;

   B) USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED SEWER AND SEAL ENDS OF CASING.
3. PROVIDE ADEQUATE SUPPORT FOR EXISTING WATER MAIN TO PREVENT DAMAGE DUE TO SETTLEMENT OF SEWER TRENCH

NOTE: "S" THE LENGTH NECESSARY TO PROVIDE 10 FEET OF SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING WATER MAIN

*BASED ON STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

PROPOSED WATER MAIN ABOVE EXISTING SEWER LINE WITH LESS THAN 18" VERTICAL SEPARATION



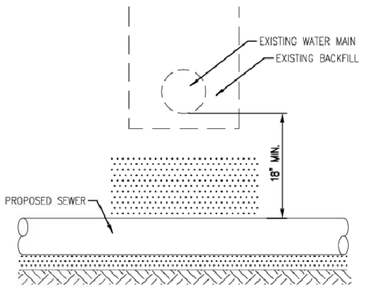
GUIDELINES

1. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF WATER MAIN AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L".
2. IF SELECT GRANULAR BACKFILL EXISTS, REMOVE WITHIN WIDTH OF EXISTING SEWER LINE TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT.
3. USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED WATER MAIN AND SEAL ENDS OF CASING.
4. POINT LOADS SHALL NOT BE ALLOWED BETWEEN WATER MAIN CASING AND SEWER

NOTE: "S" THE LENGTH NECESSARY TO PROVIDE 10 FEET OF SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING SEWER LINE.

*BASED ON STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

PROPOSED SEWER LINE BELOW EXISTING WATER MAIN WITH 18" MINIMUM VERTICAL SEPARATION

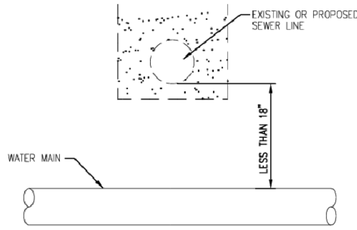


GUIDELINES

1. PROVIDE ADEQUATE SUPPORT FOR EXISTING WATER MAIN TO PREVENT DAMAGE DUE TO SETTLEMENT OF SEWER TRENCH.

*BASED ON STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

PLACEMENT OF WATER MAIN BELOW EXISTING OR PROPOSED SEWER LINE WITH LESS THAN 18" MINIMUM VERTICAL SEPARATION. **NOT ALLOWED.**



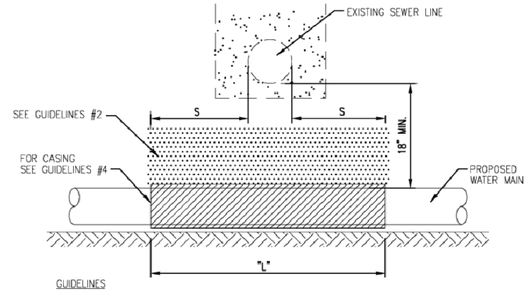
NOT ALLOWED*
MUST MAINTAIN 18" VERTICAL SEPARATION

*BASED ON STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

PROPOSED WATER MAIN BELOW EXISTING SEWER LINE WITH 18" MINIMUM VERTICAL SEPARATION

NOTE: "S" THE LENGTH NECESSARY TO PROVIDE 10 FEET OF SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING SEWER LINE

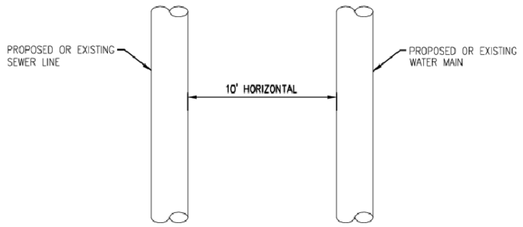
*BASED ON STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.



GUIDELINES

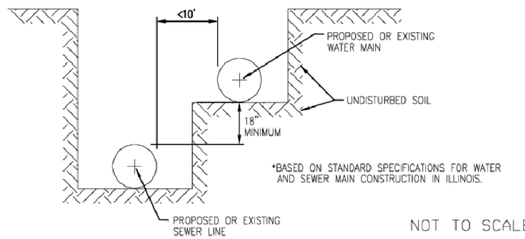
1. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF WATER MAIN AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L".
2. IF SELECT GRANULAR BACKFILL EXISTS, REMOVE WITHIN WIDTH OF EXISTING SEWER LINE TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT.
3. PROVIDE ADEQUATE SUPPORT FOR EXISTING SEWER LINE TO PREVENT DAMAGE DUE TO SETTLEMENT.
4. USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED WATER MAIN AND SEAL ENDS OF CASING.

PER IEPA, WHEN **PROPOSED** SEWER (OR WATER) IS LOCATED 10 FEET OR MORE FROM EXISTING WATER (OR SEWER), NO SPECIAL CONSTRUCTION REQUIRED



PLAN VIEW

PER IEPA, WHEN **PROPOSED** SEWER (OR WATER) IS LOCATED **LESS THAN 10 FEET** FROM EXISTING WATER (OR SEWER), DETAILS BELOW SHALL APPLY



*BASED ON STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL

7/1/15

WATER AND SEWER SEPARATION REQUIREMENTS (PER IEPA)

STD. DWG. NO. 41

PAGE NO. 42

DATED: NOVEMBER 24, 2025	
REVISION	DATE
ORIGINAL	01/10/25
VILLAGE COMMENTS	04/11/25
VILLAGE COMMENTS	06/06/25
VILLAGE COMMENTS	07/18/25
VILLAGE COMMENTS	08/18/25
MWRD COMMENTS	10/28/25

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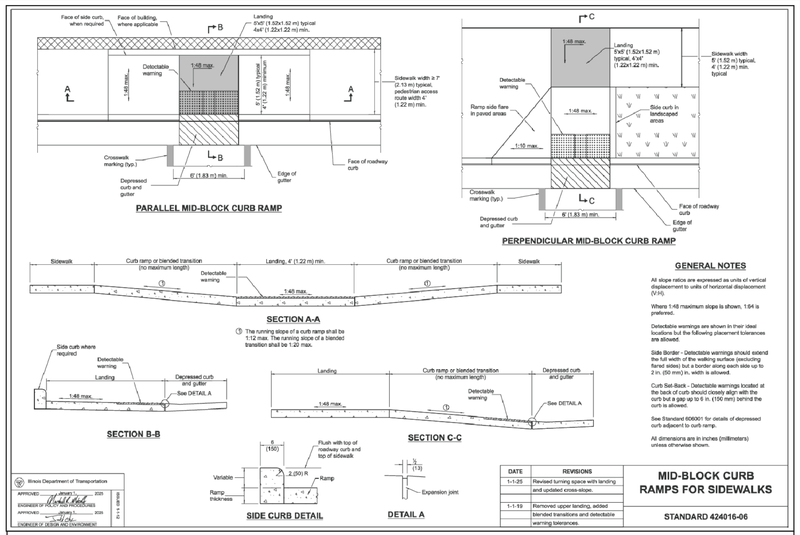
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MWRD SPECIFICATIONS

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29B PAGE OF 35

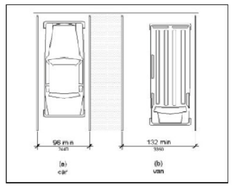
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502.2 Vehicle Spaces. Car parking spaces shall be 96 inches (2440 mm) wide minimum and van parking spaces shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.

EXCEPTION: Van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum.

Figure 502.2



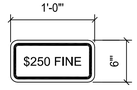
Vehicle Parking Spaces

502.6 Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches (1525 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.

Advisory 502.6 Identification.

The required "van accessible" designation is intended to be informative, not restrictive, in identifying those spaces that are better suited for van use. Enforcement of motor vehicle laws, including parking privileges, is a local matter.

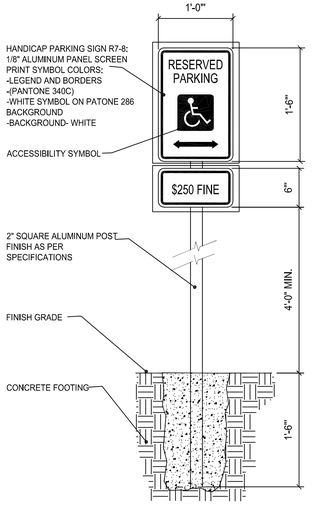
ONE OUT OF EVERY SIX ACCESSIBLE SPACES TO BE LABELED "VAN ACCESSIBLE".



$250 FINE SIGN PER ILLINOIS STANDARD RT01 101
1/8" ALUMINUM PANEL SCREEN PRINT SYMBOL
COLORS:
LEGEND AND BORDERS- GREEN (PANTONE 340C) NON-REFLECTORIZED
-BACKGROUND- WHITE REFLECTORIZED.

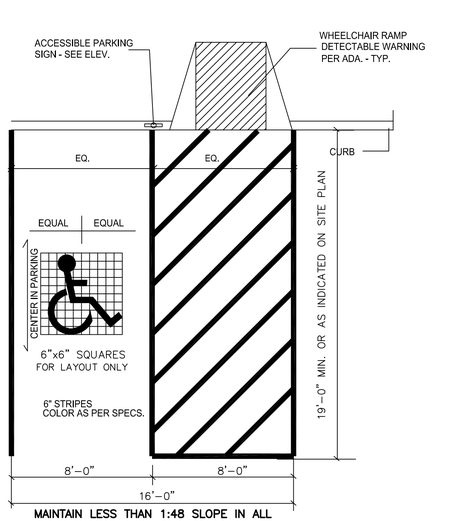
H.C. PARKING SIGN DETAIL

SCALE: NOT TO SCALE



HANDICAP PARKING SIGN

SCALE: NOT TO SCALE



MAINTAIN LESS THAN 1:48 SLOPE IN ALL DIRECTIONS ON ACCESSIBLE SPACES.

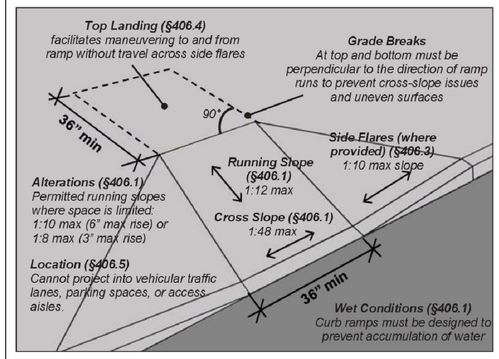
HANDICAPPED PARKING

SCALE: NOT TO SCALE

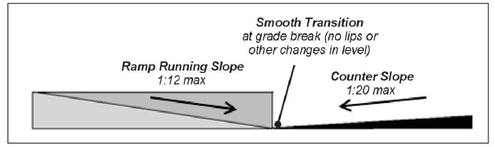
Curb Ramps [§406]

Requirements for curb ramps apply to ramps that cut through curbs or are built up to them. New guidelines the Board is developing for public rights-of-way will further address curb ramps located along public streets and sidewalks, but they are not discussed in this guide. DOJ's 2010 ADA Standards require curb ramps at newly constructed or altered streets, highways, and street-level pedestrian walkways to provide an accessible route for pedestrians at intersections (28 CFR 35.151(i)).

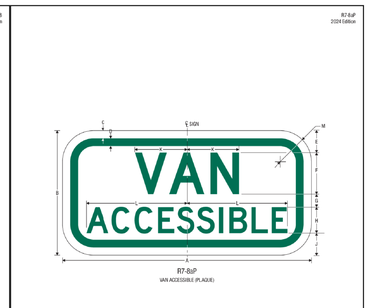
Curb Ramp Requirements [§406]



Transition to Street [§406.2]







DATED: NOVEMBER 24, 2025	
REVISION	DATE
ORIGINAL	01/10/25
VILLAGE COMMENTS	04/11/25
VILLAGE COMMENTS	06/06/25
VILLAGE COMMENTS	07/18/25
VILLAGE COMMENTS	08/18/25
OWNER COMMENTS	11/24/25

ENGINEERED BY:
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WWW.KDCCONSULTANTSINC.COM
16144 S. BELL ROAD
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(708) 645-0545

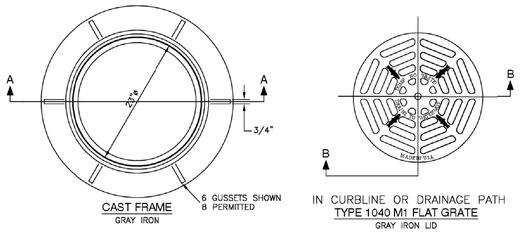
INTERSTATE SPORTS DOME

DETAILS

PROJECT 24-03-100-ENG

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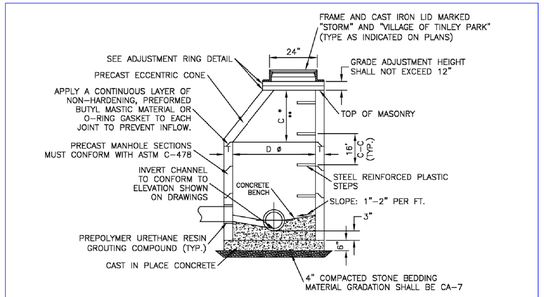
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TYPE 1 FRAME AND LIDS

VILLAGE OF TINLEY PARK
STANDARD DETAIL

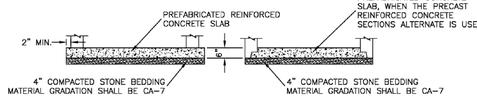
REVISION DATE: 9/13/22



ALTERNATE MATERIALS FOR WALLS	D	C	T
PRECAST REINFORCED CONCRETE SECTION	4'-0" 5'-0"	2'-6" 3'-9"	4" 5"
CAST-IN-PLACE CONCRETE	4'-0" 5'-0"	2'-6" 3'-9"	6" 6"

* DIMENSION "C" FOR PRECAST REINFORCED CONCRETE SECTION MAY VARY FROM THE DIMENSION GIVEN ±6".

** SEE DETAIL FOR PRECAST REINFORCED CONCRETE FLAT SLAB TOP.



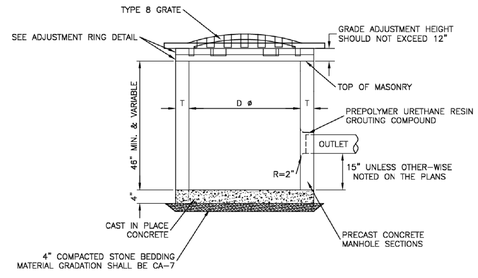
ALTERNATE BOTTOM SLAB

NOTES:
1. ECCENTRIC CONES REQUIRED, UNLESS OTHERWISE INDICATED ON DRAWINGS. FLAT SLAB TOPS PERMITTED ONLY FOR MANHOLES TOO SHALLOW FOR CONES.
2. USE 4'-0"ø FOR SEWER SIZES 8" THRU 21", 5'-0"ø FOR SEWER SIZES 24" THRU 33" UNLESS OTHERWISE NOTED.
3. CAST-IN-PLACE STORM STRUCTURES WILL BE CONSIDERED BY THE VILLAGE, IF NECESSARY, SHOP DRAWINGS SHALL BE SUBMITTED AND APPROVED BY THE VILLAGE ENGINEER PRIOR TO THE START OF PROJECT.

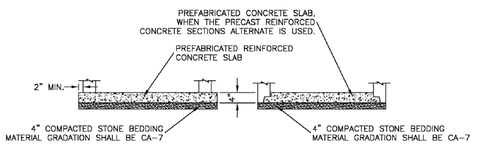
STORM MANHOLE

VILLAGE OF TINLEY PARK
STANDARD DETAIL

REVISION DATE: 9/13/22



ALTERNATE MATERIALS FOR WALLS	D	T
PRECAST REINFORCED CONCRETE SECTION	2'-0"	3"
CAST-IN-PLACE CONCRETE	2'-0"	6"



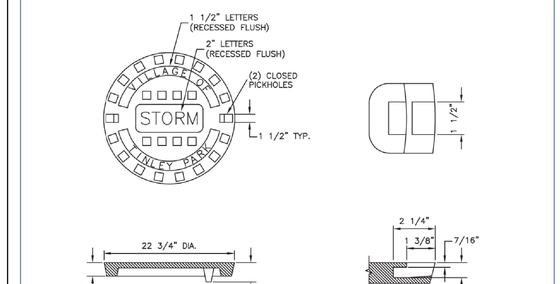
ALTERNATE BOTTOM SLAB

NOTE:
1. CAST-IN-PLACE STORM STRUCTURES WILL BE CONSIDERED BY THE VILLAGE, IF NECESSARY, SHOP DRAWINGS SHALL BE SUBMITTED AND APPROVED BY THE VILLAGE ENGINEER PRIOR TO THE START OF THE PROJECT.

CATCH BASIN TYPE C

VILLAGE OF TINLEY PARK
STANDARD DETAIL

REVISION DATE: 9/13/22

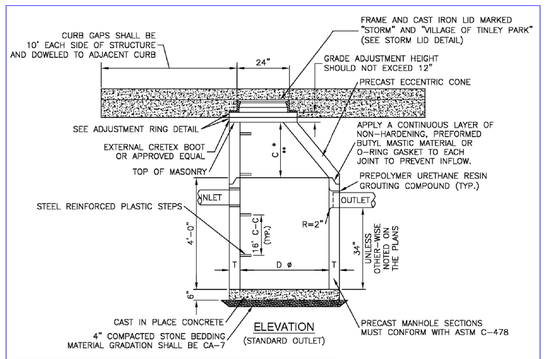


*LIDS SHALL COMPLY WITH NPDES PHASE II BEST MANAGEMENT PRACTICES THROUGH APPROPRIATE FACIAL MARKINGS.

SPECIAL LETTERED STORM MANHOLE LID*

VILLAGE OF TINLEY PARK
STANDARD DETAIL

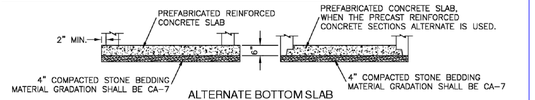
REVISION DATE: 9/13/22



ALTERNATE MATERIALS FOR WALLS	D	C	T
PRECAST REINFORCED CONCRETE SECTION	4'-0" 5'-0"	2'-6" 3'-9"	4" 5"
CAST-IN-PLACE CONCRETE	4'-0" 5'-0"	2'-6" 3'-9"	6" 6"

* DIMENSION "C" FOR PRECAST REINFORCED CONCRETE SECTION MAY VARY FROM THE DIMENSION GIVEN ±6".

** SEE DETAIL FOR PRECAST REINFORCED CONCRETE FLAT SLAB TOP.



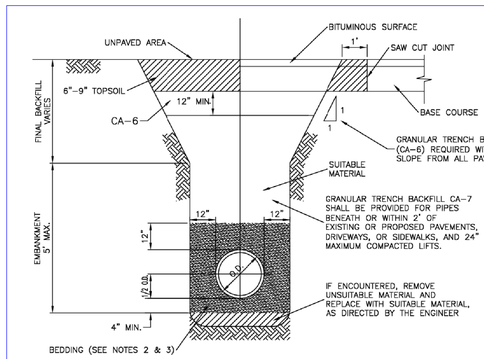
ALTERNATE BOTTOM SLAB

NOTES:
1. ALL CATCH BASINS SHALL BE 4'-0"ø UNLESS OTHERWISE NOTED ON THE PLANS.
2. USE ECCENTRIC CONES UNLESS OTHERWISE INDICATED ON THE DRAWINGS. FLAT SLAB TOPS PERMITTED ONLY FOR MANHOLES TCO SHALLOW FOR CONES.
3. USE THE TYPE OF FRAME AND COVER INDICATED ON THE DRAWINGS.
4. CAST-IN-PLACE STORM STRUCTURES WILL BE CONSIDERED BY THE VILLAGE, IF NECESSARY, SHOP DRAWINGS SHALL BE SUBMITTED AND APPROVED BY THE VILLAGE ENGINEER PRIOR TO THE START OF THE PROJECT.

CATCH BASIN TYPE A
(IN PAVEMENT)

VILLAGE OF TINLEY PARK
STANDARD DETAIL

REVISION DATE: 9/13/22

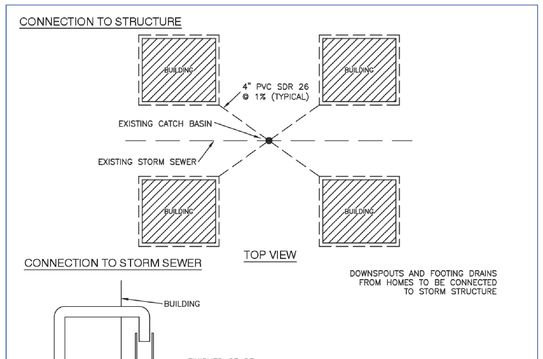


NOTES:
1. TRENCH SHALL BE IN ACCORDANCE WITH OSHA SAFETY STANDARDS.
2. BEDDING SHALL BE REQUIRED TO BE A MINIMUM THICKNESS EQUAL TO 1/4 OF THE OUTSIDE DIAMETER OF THE PIPE BUT SHALL NOT BE LESS THAN 4". BEDDING AND HAUNCHING MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION." THE GRADATION SHALL BE CA-7.
3. FOR PVC PIPE THE BEDDING MATERIAL SHALL BE PLACED A MINIMUM 12" OVER THE TOP OF THE PIPE AND GRADATION SHALL BE CA-7 AND SHALL BE CAREFULLY PLACED SO AS TO FILL THE SPACE UNDER AND AROUND THE PIPE.
4. TRENCH BACKFILL SHALL BE CA-7 TO WITHIN 12" OF THE TOP OF THE TRENCH. TOP FINAL 12" SHALL BE FILLED WITH CA-6.

TRENCH BACKFILL DETAIL FOR STORM SEWER

VILLAGE OF TINLEY PARK
STANDARD DETAIL

REVISION DATE: 9/13/22

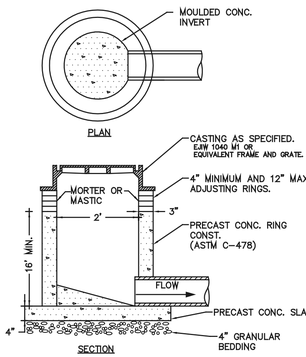


NOTES:
1. CONNECTIONS SHALL BE MADE TO INLET/CATCH BASIN STRUCTURES WHENEVER POSSIBLE.
2. ADS PIPE IS ALLOWED IN REAR YARD STORM SEWERS.
3. HALF BOOT CONNECTIONS REQUIRED TO STORM STRUCTURES.
4. SUMP LINE SHALL BE SMALLER DIAMETER THAN 4" SLEEVE DRAINING TO STORM STRUCTURE.

TYPICAL DOWNSPOUT & FOOTING DRAIN CONNECTION TO STORM SEWER

VILLAGE OF TINLEY PARK
STANDARD DETAIL

REVISION DATE: 9/13/22



INLET TYPE A

DATED: NOVEMBER 24, 2025	
REVISION	DATE
ORIGINAL	01/10/25
VILLAGE COMMENTS	04/11/25
VILLAGE COMMENTS	06/06/25
VILLAGE COMMENTS	07/18/25
VILLAGE COMMENTS	08/18/25
OWNER COMMENTS	11/24/25

ENGINEERED BY:
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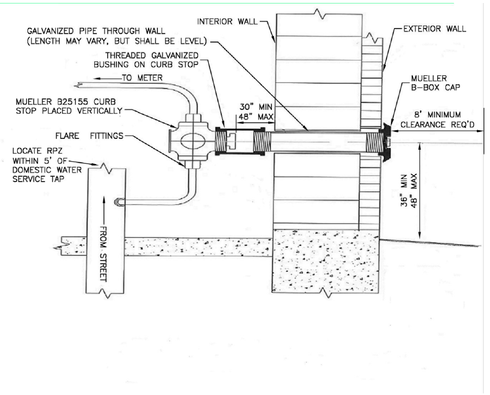
INTERSTATE SPORTS DOME

VILLAGE DETAILS

PROJECT
24-03-100-ENG

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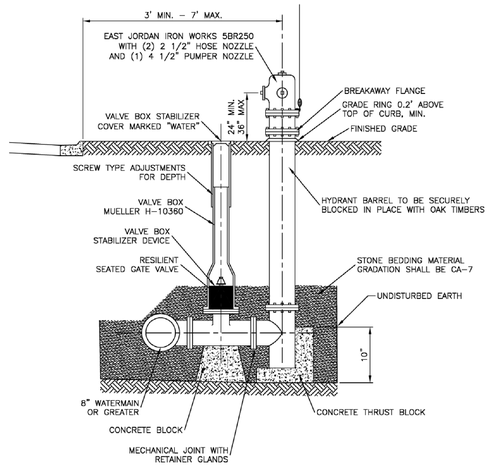


NOTES:
1. CURB STOP SHALL BE IN HEATED SPACE.
2. TYPICAL APPLICATION FOR RETROFIT OF SINGLE AND MULTI-UNIT COMMERCIAL OR MULTI-FAMILY RESIDENTIAL WITH MULTIPLE METERS SERVICED BY ONE EXTERIOR SUPPLY PIPE.
3. NON-ACCESSIBILITY WILL REQUIRE VILLAGE ACCESS INTO THE BUILDING.

COMMERCIAL PRIVATE WATER SERVICE DETAIL

VILLAGE OF TINLEY PARK
STANDARD DETAIL

REVISION DATE: 9/13/22

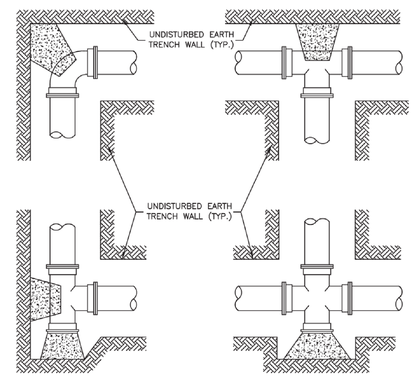


NOTES:
1. HYDRANTS SHALL BE INSTALLED FACING TOWARD THE CURB. NO HYDRANT SHALL BE INSTALLED WITHIN 48" OF ANY OBSTRUCTION NOR SHALL ANY OBSTRUCTION BE PLACED WITHIN 48" OF A HYDRANT. ALL HYDRANTS SHALL BE PAINTED SAFETY YELLOW BY THE MANUFACTURER.
2. ALL VALVES SHALL OPEN COUNTER CLOCKWISE AND CLOSE CLOCKWISE WITH NON-RISING STEM.
3. HYDRANT DRAIN HOLE SHALL BE FREE OF CONCRETE.

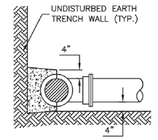
FIRE HYDRANT INSTALLATION

VILLAGE OF TINLEY PARK
STANDARD DETAIL

REVISION DATE: 9/13/22



PLANS



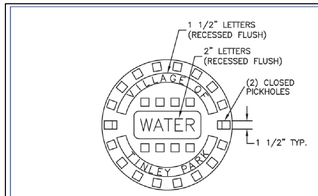
SECTION

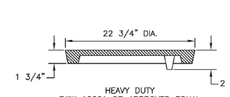
NOTES:
1. PROVIDE PRECAST CONCRETE THRUST BLOCKS OF ADEQUATE SIZE AND THRUST BEARING SURFACE TO PREVENT MOVEMENT OF PIPELINE UNDER PRESSURE.
2. PLACE THE BASE AND THE THRUST BEARING SIDES OF THRUST BLOCK DIRECTLY AGAINST UNDISTURBED EARTH.
3. PLACE THRUST BLOCKING SO THE FITTING JOINTS WILL BE ACCESSIBLE FOR REPAIR.
4. THRUST BLOCKING DOES NOT SUBSTITUTE FOR MEGALUG RESTRAINED JOINTS.

TYPICAL THRUST BLOCK INSTALLATIONS

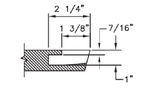
VILLAGE OF TINLEY PARK
STANDARD DETAIL

REVISION DATE: 9/13/22





HEAVY DUTY
EJIW 1020A OR APPROVED EQUAL
MACHINED BEARING SURFACE
COVER WT: 115 lbs.



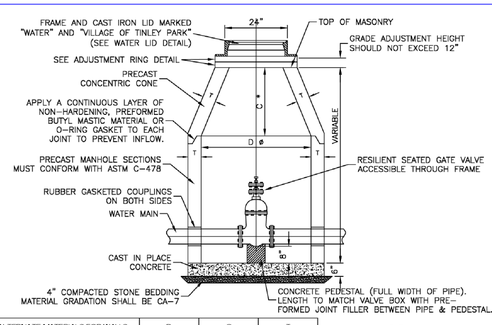
CLOSED PICKHOLE DETAIL

NOTES:
1. CONCENTRIC CONE REQUIRED (VALVE TO ALIGN W/ CENTER OF FRAME OPENING).
2. USE 5'-0"ø FOR WATER MAIN SIZES 10" AND UNDER. 6'-0"ø FOR SIZES 12" AND ABOVE.
3. VALVE VAULT TO CONFORM TO ASTM C-478.
4. ALL VALVES SHALL HAVE STAINLESS STEEL BOLTS AND NUTS.
5. ALL VALVES SHALL OPEN COUNTER CLOCKWISE AND CLOSE CLOCKWISE WITH NON-RISING STEM.
6. PROVIDE CA-7 AGGREGATE BACKFILL MATERIAL AROUND VAULT TO SUB-GRADE ELEVATION IN PAVED AREAS.

SPECIAL LETTERED WATER VALVE VAULT LID

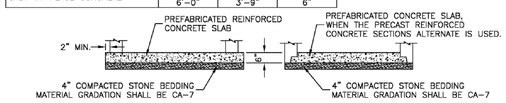
VILLAGE OF TINLEY PARK
STANDARD DETAIL

REVISION DATE: 9/13/22



ALTERNATE MATERIALS FOR WALLS	D	C	T
PRECAST REINFORCED CONCRETE SECTION	5'-0"	2'-6"	5"
	6'-0"	3'-9"	6"
CAST-IN-PLACE CONCRETE	5'-0"	2'-6"	6"
	6'-0"	3'-9"	6"

* DIMENSION "C" FOR PRECAST REINFORCED CONCRETE SECTION MAY VARY FROM THE DIMENSION GIVEN ±6".



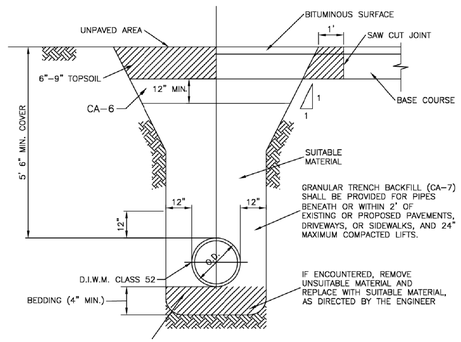
ALTERNATE BOTTOM SLAB

NOTES:
1. CONCENTRIC CONE REQUIRED (VALVE TO ALIGN W/ CENTER OF FRAME OPENING).
2. USE 5'-0"ø FOR WATER MAIN SIZES 10" AND UNDER. 6'-0"ø FOR SIZES 12" AND ABOVE.
3. VALVE VAULT TO CONFORM TO ASTM C-478.
4. ALL VALVES SHALL HAVE STAINLESS STEEL BOLTS AND NUTS.
5. ALL VALVES SHALL OPEN COUNTER CLOCKWISE AND CLOSE CLOCKWISE WITH NON-RISING STEM.
6. PROVIDE CA-7 AGGREGATE BACKFILL MATERIAL AROUND VAULT TO SUB-GRADE ELEVATION IN PAVED AREAS.

VALVE IN VAULT DETAIL

VILLAGE OF TINLEY PARK
STANDARD DETAIL

REVISION DATE: 9/13/22



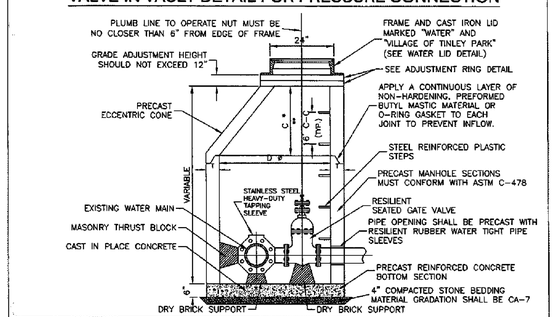
NOTES:
1. TRENCH SHALL BE IN ACCORDANCE WITH OSHA SAFETY STANDARDS.
2. TRENCH BACKFILL (CA-7) SHALL PROVIDE 12" MINIMUM COVER ON WATERMAIN.

TRENCH BACKFILL FOR WATERMAIN

VILLAGE OF TINLEY PARK
STANDARD DETAIL

REVISION DATE: 9/13/22

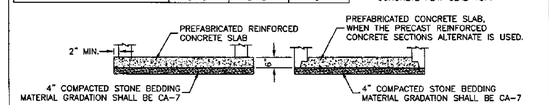
VALVE IN VAULT DETAIL FOR PRESSURE CONNECTION



ALTERNATE MATERIALS FOR WALLS	D	C	T
PRECAST REINFORCED CONCRETE SECTION	5'-0"	3'-9"	5"
	6'-0"	3'-9"	6"
CAST-IN-PLACE CONCRETE	5'-0"	3'-9"	6"
	6'-0"	3'-9"	6"

* DIMENSION "C" FOR PRECAST REINFORCED CONCRETE SECTION MAY VARY FROM THE DIMENSION GIVEN ±6".

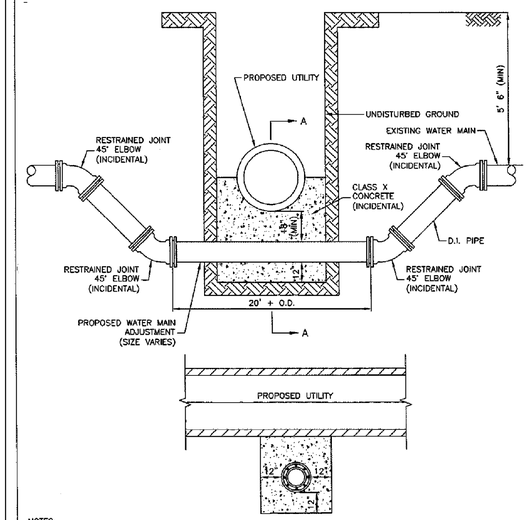
** SEE DETAIL FOR PRECAST REINFORCED CONCRETE FLAT SLAB TOP.



ALTERNATE BOTTOM SLAB

NOTES:
1. VALVE TO ALIGN W/ CENTER OF FRAME OPENING.
2. USE 5'-0"ø FOR WATERMAIN SIZES 10" AND UNDER. 6'-0"ø FOR SIZES 12" AND ABOVE.
3. VALVE VAULT TO CONFORM TO ASTM C-478.
4. ALL VALVES SHALL HAVE STAINLESS STEEL BOLTS AND NUTS.
5. ALL VALVES SHALL OPEN COUNTER CLOCKWISE AND CLOSE CLOCKWISE WITH NON-RISING STEM.
6. PROVIDE CA-7 AGGREGATE BACKFILL MATERIAL AROUND VAULT TO SUB-GRADE ELEVATION IN PAVED AREAS.

DETAIL OF WATERMAIN ADJUSTMENT



SECTION A-A

NOTES:
1. GRAVITY SEWER TO BE WATERMAIN QUALITY PRESSURE FOR A MINIMUM DISTANCE OF TEN FEET (10') ON BOTH SIDES OF THE OUTSIDE WALL OF THE WATERMAIN.
2. HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATERMAIN AND SEWER SHALL COMPLY WITH IEPA REQUIREMENTS.
3. ALL CROSSINGS IN CONCRETE SHALL BE IN A SLEEVE.

REVISION	DATE
ORIGINAL	01/10/25
VILLAGE COMMENTS	04/11/25
VILLAGE COMMENTS	06/06/25
VILLAGE COMMENTS	07/18/25
VILLAGE COMMENTS	08/18/25

ENGINEERED BY:
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16144 S. BELL ROAD
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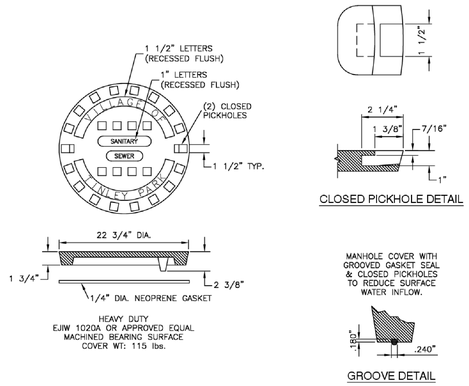
INTERSTATE SPORTS DOME

VILLAGE DETAILS

PROJECT 24-03-100-ENG

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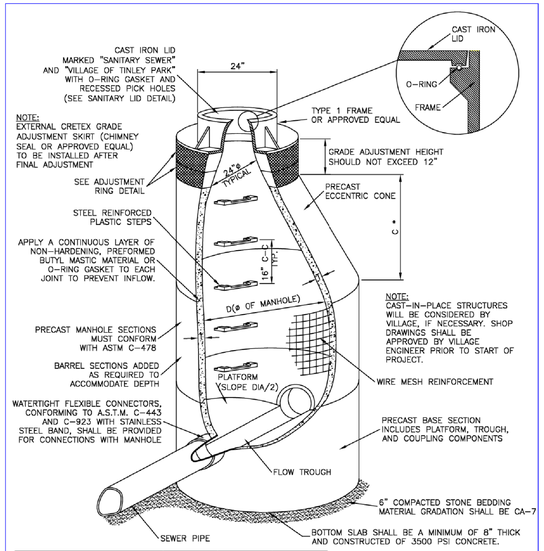
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SPECIAL LETTERED SANITARY MANHOLE LID

VILLAGE OF TINLEY PARK
STANDARD DETAIL

REVISION DATE: 9/13/22

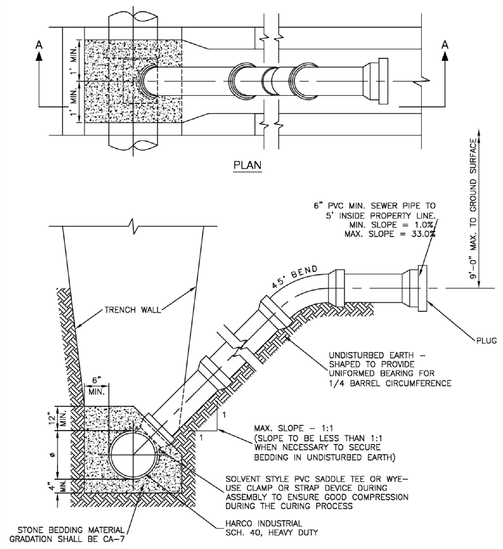


ALTERNATE WALL MATERIALS	D	C	T
PRECAST REINFORCED CONCRETE SECTION	4'-0"	2'-6"	4"
	5'-0"	3'-9"	5"
AST-IN-PLACE CONCRETE	4'-0"	2'-6"	6"
	5'-0"	3'-9"	6"

SANITARY MANHOLE

VILLAGE OF TINLEY PARK
STANDARD DETAIL

REVISION DATE: 9/13/22

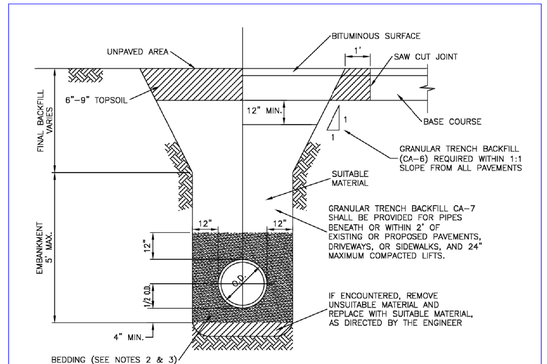


SECTION A-A

TYPICAL SANITARY SEWER SERVICE LATERAL

VILLAGE OF TINLEY PARK
STANDARD DETAIL

REVISION DATE: 9/13/22

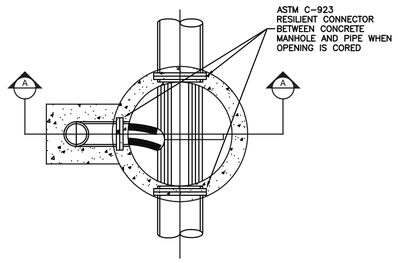


NOTES:
1. TRENCH SHALL BE IN ACCORDANCE WITH OSHA SAFETY STANDARDS.
2. BEDDING SHALL BE REQUIRED TO BE A MINIMUM THICKNESS EQUAL TO 1/4 OF THE OUTSIDE DIAMETER OF THE PIPE BUT SHALL NOT BE LESS THAN 4". BEDDING AND HAUNCHING MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION." THE GRADATION SHALL BE CA-7.
3. FOR PVC PIPE THE BEDDING MATERIAL SHALL BE PLACED A MINIMUM 12" OVER THE TOP OF THE PIPE AND GRADATION SHALL BE CA-7 AND SHALL BE CAREFULLY PLACED SO AS TO FILL THE SPACE UNDER AND AROUND THE PIPE.
4. TRENCH BACKFILL SHALL BE CA-7 TO WITHIN 12" OF THE TOP OF THE TRENCH. TOP FINAL 12" SHALL BE FILLED WITH CA-6.

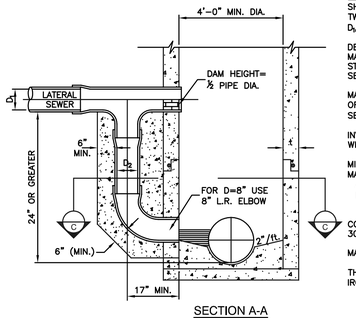
TRENCH BACKFILL DETAIL FOR SANITARY SEWER

VILLAGE OF TINLEY PARK
STANDARD DETAIL

REVISION DATE: 9/13/22



SECTION C-C



SECTION A-A

NOTE:
SHALL BE NO SMALLER THAN TWO (2) NOMINAL DIAMETERS LESS D_b, BUT NOT LESS THAN 8".

DETAILS AND MATERIAL FOR DROP MANHOLE SHALL BE SAME AS FOR STANDARD MANHOLE EXCEPT FOR LATERAL SEWER CONNECTION AS SHOWN.

MANHOLE TO BE CAST-IN-PLACE CONCRETE OR TYPE "A" W/ PRECAST CONCRETE SECTIONS AND BOTTOM (AS SHOWN).

INVERT OF ELBOW TO BE PLACED EVEN WITH THE LEVEL OF THE BENCH.

MINIMUM WALL THICKNESS "t" FOR DROP MANHOLE:
A. 6" FOR CAST-IN-PLACE CONCRETE
B. 1/12 MANHOLE DIAMETER FOR PRECAST CONCRETE.

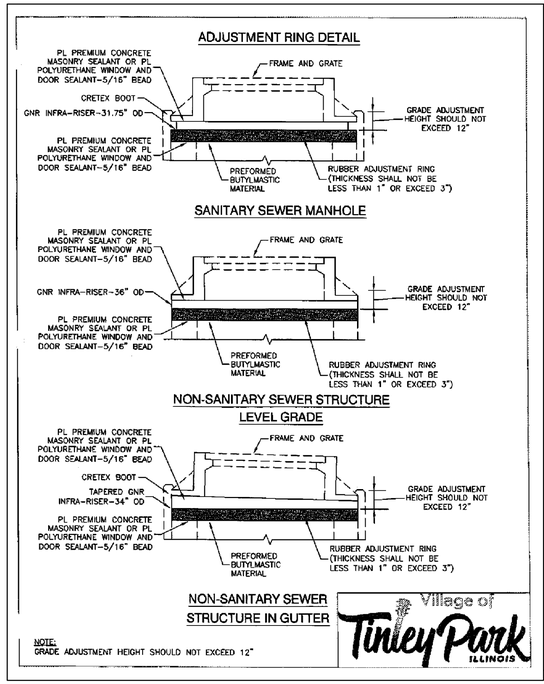
CONCRETE FOR ENCASEMENT SHALL BE 3000 PSI @ 28 DAYS, MINIMUM.

MANHOLE STEPS ARE OMITTED FOR CLARITY.

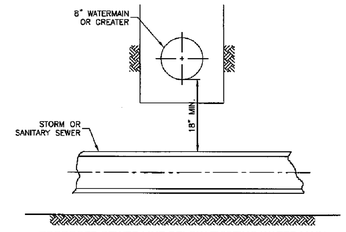
THE "T" AND DROP PIPE SHALL BE DUCTILE IRON PIPE.

STANDARD DROP MANHOLE

REVISION DATE:

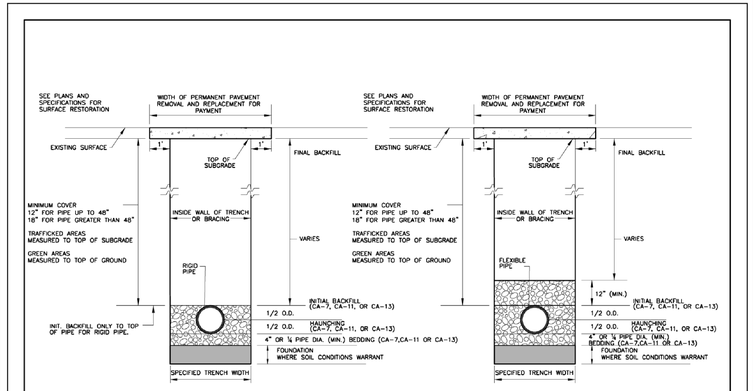


WATER AND SEWER SEPARATION REQUIREMENTS



PROPOSED SEWER LINE BELOW EXISTING WATER MAIN
WITH 18" MINIMUM SEPARATION

NOTES:
1. PROVIDE ADEQUATE SUPPORT FOR WATER MAIN TO PREVENT DAMAGE DUE TO SETTLEMENT OF SEWER TRENCH.
2. MAINTAIN 18" MINIMUM VERTICAL SEPARATION FOR 10' HORIZONTALLY.



RIGID PIPE INSTALLATION DETAIL

FLEXIBLE PIPE INSTALLATION DETAIL

NOTES:
1. FOR QUALIFIED SEWER CONSTRUCTION ONLY.
2. SHORING, OR EQUIVALENT PROTECTIVE SYSTEM, REQUIRED FOR TRENCHES OF 5' DEPTH OR GREATER, OR AS REQUIRED BY MUNICIPALITY.

NOT TO SCALE

	TECHNICAL GUIDANCE MANUAL	7/1/15
	RIGID AND FLEXIBLE PIPE INSTALLATION DETAIL	STD. DWG. NO. 34 PAGE NO. 35

DATED: NOVEMBER 24, 2025	
REVISION	DATE
ORIGINAL	01/10/25
VILLAGE COMMENTS	04/11/25
VILLAGE COMMENTS	06/06/25
VILLAGE COMMENTS	07/18/25
VILLAGE COMMENTS	08/18/25
OWNER COMMENTS	11/24/25

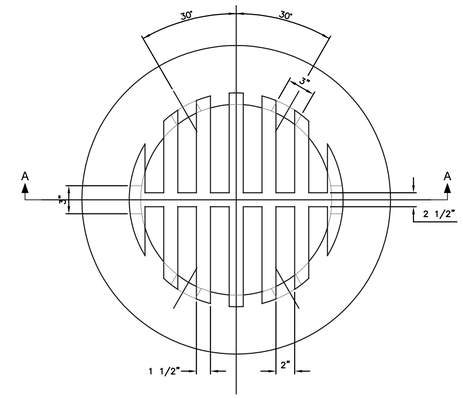
ENGINEERED BY:
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WWW.KDCCONSULTANTSINC.COM
16144 S. BELL ROAD
HOMER GLEN, ILLINOIS 60491
(708) 645-0545

INTERSTATE SPORTS DOME
VILLAGE DETAILS

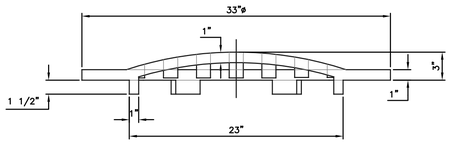
PROJECT
24-03-100-ENG

33 PAGE OF 35

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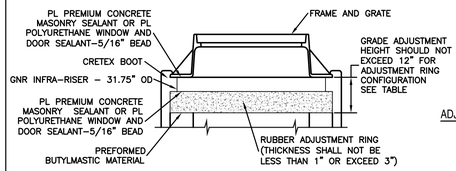


CAST GRATE
200 lbs.

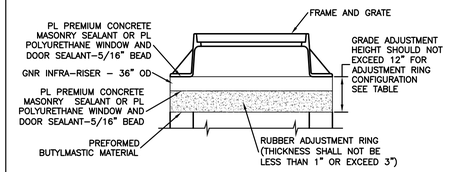


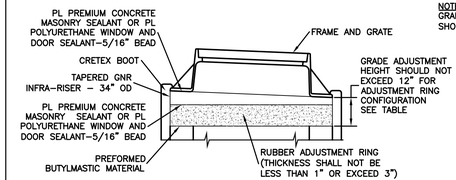
SECTION A-A

GRATE TYPE 8
(GRASS AREAS ONLY)



SANITARY SEWER MANHOLE





NON-SANITARY SEWER STRUCTURE IN GU

ADJUSTMENT RING TABLE

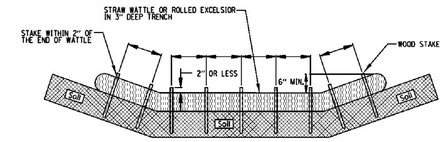
ADJUSTMENT HEIGHT	RUBBER
0"	–
1"	1"
2"	2"
3"	3"
4"	1"
5"	2"
6"	3"
7"	1"
8"	2"
9"	3"
10"	1"
11"	2"
12"	3"

NOTE:
GRADE ADJUSTMENT HEIGHT SHOULD NOT EXCEED 12"

ADJUSTMENT RING DETAIL

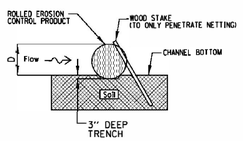
ROLLED EROSION CONTROL PRODUCTS

STAKING PATTERN GUIDE



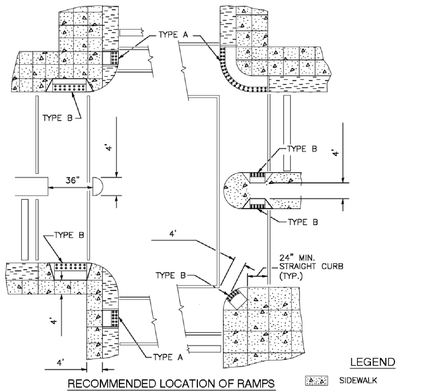
NOTES:
1. OVERLAP MINIMUM IS THE DIAMETER OF THE ROLL.
2. 4' SPACING FOR WATTLES.
3. 2' SPACING FOR ROLLED EXCELSIOR.
4. OR SPACE ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

STAKE DETAIL

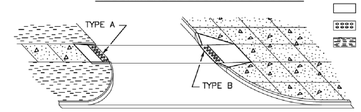


NOTES:
1. DRAWINGS ARE NOT TO SCALE.
2. ENDS OF WATTLES OR ROLLED EXCELSIOR SHALL BE TURNED AT LEAST 6" UPSLOPE.
3. RECOMMENDED STAKES ARE 1 1/8" WIDE x 1 1/8" THICK x 30" LONG.
4. STAKES SHALL NOT EXTEND ABOVE THE STRAW WATTLE MORE THAN 2".
5. SPACING: THE TOE OF THE UPSTREAM DITCH CHECK SHALL CREATE A HORIZONTAL LINE WITH THE TOP OF THE DOWNSTREAM DITCH CHECK.

REFERENCE		STANDARD DWG. NO.
Project		IUM-514
Designed	Date	SHEET 1 OF 1
Checked	Date	DATE 08-2-2019
Approved	Date	



RECOMMENDED LOCATION OF RAMPS



RAMPS AT ALLEYS OR ENTRANCES

NOTES:

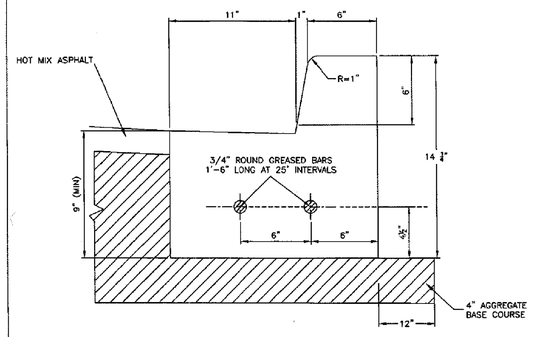
1. DETECTABLE WARNING SURFACES SHALL BE 2'X5' ARMOR-TILE, ADA SOLUTIONS OR APPROVED EQUAL CAST-IN-PLACE INLINE TRUNCATED DOME TILE, FEDERAL STANDARD COLOR 30166 BRICK RED, A ONE INCH MINIMUM; TWO INCH MAXIMUM SIDE BORDER IS REQUIRED WHEN INSTALLED ON FIVE FOOT WIDE SIDEWALKS. SHALL BE PERPENDICULAR TO ALIGNMENT OF SIDEWALK.
2. FOR ADDITIONAL DETAILS, SEE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD DRAWING 424001-10, 424011-03 & 424021-04 CURB RAMPS FOR SIDEWALKS.

SIDEWALK RAMP DETAILS

VILLAGE OF TINLEY PARK
STANDARD DETAIL

REVISION DATE: 9/13/22

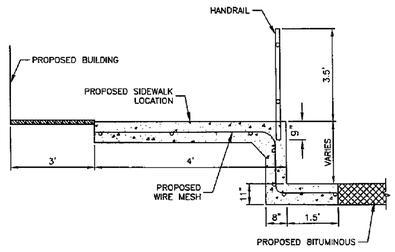
COMBINATION CONCRETE CURB & GUTTER TYPE B6.12 (SPECIAL)



NOTES:

1. EXPANSION JOINTS TO BE LOCATED AT HIGH POINTS, UTILITY STRUCTURES, CURB RETURNS, COLD JOINTS AND 60' INTERVALS (MAX.).
2. CONTRACTION JOINTS ARE TO BE SAW CUT 2" DEEP AT 20' INTERVALS (MAX.)
3. INSTALL 2-#4 DEFORMED BARS THAT ARE 10' LONG OVER ALL TRENCHES.
4. TRANSITION CURB AND GUTTER, AS NECESSARY, TO MEET DRAINAGE STRUCTURE FRAME AND GRATES.
5. GUTTER FLAG SHALL BE SLOPED AT 3" PER FOOT TO OR AWAY FROM CURB BASED ON PAVEMENT PROFILE. FORM SIZES TO BE USED 2"x10" IN FRONT AND 2"x12" IN BACK. ANY UNDERCUT BENEATH THE CURB SHALL BE BROUGHT UP TO GRADE WITH SAND OR STONE SCREENINGS, THE COST OF WHICH SHALL BE BORNE BY THE CONTRACTOR.

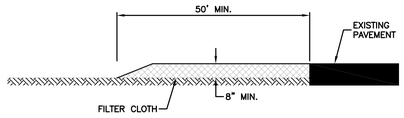
PROPOSED MONOLITHIC CURB & SIDEWALK



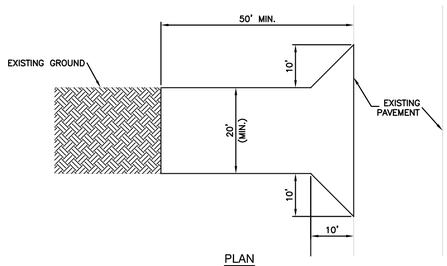
NOTES:

1. PROVIDE ADDITIONAL DRAWINGS FOR HANDRAIL DETAIL, IF REQUIRED.
2. AGGREGATE BASE COURSE SHALL BE AGGREGATE BASE COURSE, TYPE B, 4" (CA-6)
3. CONCRETE SHALL BE PORTLAND CEMENT CONCRETE.
4. WIDTH SHALL BE 6 FEET (6') IN COMMERCIAL AND INDUSTRIAL DISTRICTS
5. PREMOULDED EXPANSION JOINT LOCATIONS SHALL MATCH TYPICAL SIDEWALK SECTION DETAIL

TEMPORARY CONSTRUCTION ENTRANCE



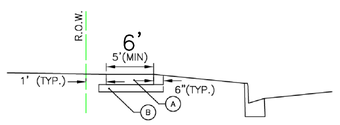
ELEVATION



PLAN

NOTES:

1. USE 2" TO 3" WASHED STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE SITE SHOULD MUD BE TRACKED OR WASHED ONTO STREET IT MUST BE REMOVED IMMEDIATELY.
3. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO STREET.



LEGEND

(A) PORTLAND CEMENT CONCRETE, 5"

(B) AGGREGATE BASE COURSE, TYPE B, 4"

NOTES:
1. AGGREGATE BASE COURSE SHALL BE CA-6.
2. PREMOULDED EXPANSION JOINTS SHALL BE PROVIDED:
   a. AT PROPERTY LINES WHEN CONSTRUCTED AGAINST EXISTING SIDEWALK.
   b. AT SIDEWALK INTERSECTIONS.
   c. AGAINST DRIVEWAYS, CURB AND GUTTER AND BUILDINGS.
   d. EVERY 50 FEET.
3. TOOLED CONTRACTION JOINTS SHALL BE PROVIDED EVERY 5 FEET.
4. TWO (2) #4 REBAR 10 FEET IN LENGTH SHALL BE PROVIDED OVER ALL UTILITY TRENCHES.
5. AT DRIVEWAYS, THICKNESS SHALL BE A MINIMUM OF 7 INCHES THICK.
6. WIDTH SHALL BE 6 FEET (6') IN COMMERCIAL AND INDUSTRIAL DISTRICTS.
7. SIDEWALK STUBS SHALL ONLY BE LOCATED AT INTERSECTIONS AND ALIGN WITH FUTURE/SIDEWALK EXTENSIONS. STOP/YIELD SIGNS ARE RECOMMENDED IN THESE LOCATIONS.
8. CURB DEPRESSIONS, ADA RAMPS AND DETECTABLE WARNING SURFACES REQUIRED AT INTERSECTIONS. SEE SIDEWALK RAMP DETAILS.

TYPICAL SECTION
SIDEWALK

VILLAGE OF TINLEY PARK
STANDARD DETAIL

REVISION DATE: 9/13/22

DATED: NOVEMBER 24, 2025	
REVISION	DATE
ORIGINAL	01/10/25
VILLAGE COMMENTS	04/11/25
VILLAGE COMMENTS	06/06/25
VILLAGE COMMENTS	07/18/25
VILLAGE COMMENTS	08/18/25
OWNER COMMENTS	11/24/25

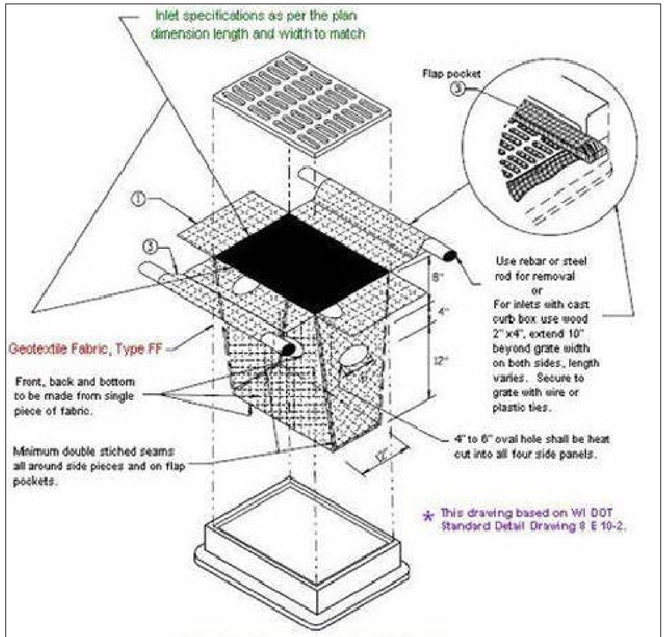
ENGINEERED BY:
KDC CONSULTANTS INC.
WWW.KDCCONSULTANTSINC.COM
16144 S. BELL ROAD
HOMER GLEN, ILLINOIS 60491
(708) 645-0545

INTERSTATE SPORTS DOME

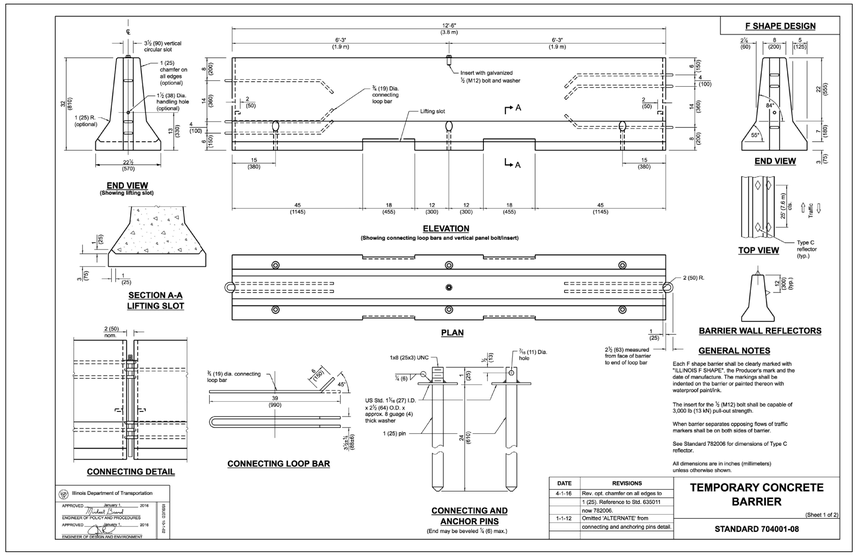
VILLAGE DETAILS

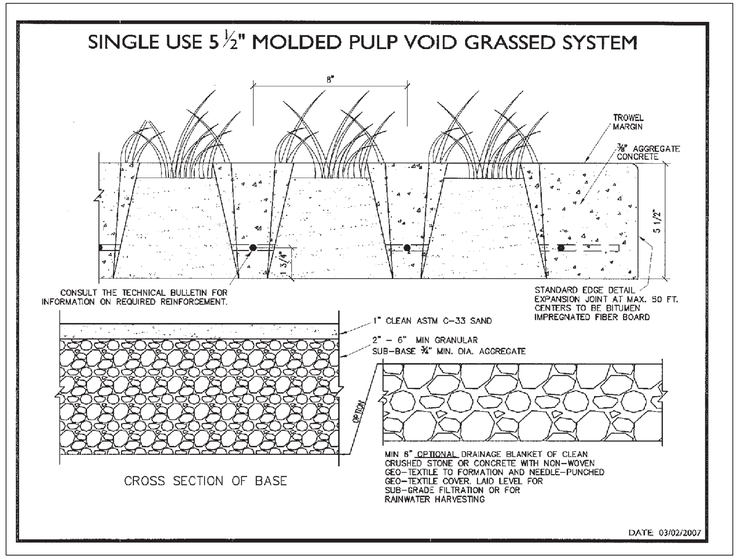
PROJECT
24-03-100-ENG

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INLET PROTECTION TYPE D





GRASS CRETE DETAIL (OR APPROVED EQUAL)

OVERFLOW WEIRS

Rock Riprap Sizes and Thicknesses

IDOT Gradation Number	d_{50} (in.)	d_{max} (in.)	Minimum Blanket Thickness (in.)
RR-3[1]	5	10	15
RR-4	9	14	20
RR-5	12	19	28
RR-6	15	22	32
RR-7	18	27	32

[1]Concrete block may be used to replace RR-3

Table 2
Minimum IDOT Rock Sizes and Apron Length for Maximum and Minimum Tailwater Conditions

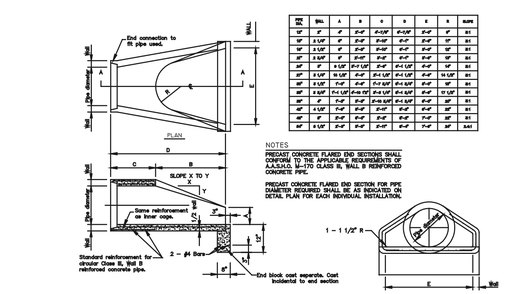
Culvert Diameter (in.)	Minimum Tailwater			Maximum Tailwater			
	5 fps[1]		10 fps[1]		5 fps[1]		10 fps[1]	
	Rock Gradation	L_a (ft.)	Rock Gradation	L_a (ft.)	Rock Gradation	L_a (ft.)	Rock Gradation	L_a (ft.)
12	No. 3	10	No. 3	12	No. 3	12	No. 3	15
18	No. 3	14	No. 4	16	No. 3	12	No. 3	16
24	No. 3	16	No. 4	20	No. 3	14	No. 4	17
30	No. 3	18	No. 4	22	No. 3	16	No. 4	20
36	No. 4	20	No. 5	24	No. 3	16	No. 4	22
48	No. 4	24	No. 6	28	No. 4	20	No. 4	24
60	No. 5	32	No. 6	36	No. 4	22	No. 5	26
72	No. 6	40	No. 6	44	No. 5	24	No. 5	29
96	No. 7	50	No. 7	54	No. 5	26	No. 5	32

[1]Maximum conduit velocity fps.

Rock Gradation source: Illinois Department of Transportation, 1997.

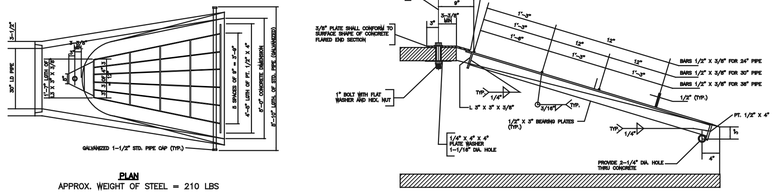
FES 1
TEMP FES 6-9

FES 3
FES 4&5



PIPE DIA.	WALL	A	B	C	D	E	S	SLOPE
12"	B	4'	2'-0"	4'-10⅜"	5'-4⅜"	2'-0"	1'	2:1
18"	B	5'-6"	2'-0"	5'-4"	6'-0"	2'-0"	1'	2:1
24"	B	6'-8"	2'-0"	6'-4"	6'-8"	2'-0"	1'	2:1
30"	B	8'-0"	2'-0"	7'-4"	7'-4"	2'-0"	1'	2:1
36"	B	9'-4"	2'-0"	8'-4"	8'-0"	2'-0"	1'	2:1
42"	B	10'-8"	2'-0"	9'-4"	8'-8"	2'-0"	1'	2:1
48"	B	12'-0"	2'-0"	10'-4"	9'-4"	2'-0"	1'	2:1
54"	B	13'-4"	2'-0"	11'-4"	10'-0"	2'-0"	1'	2:1
60"	B	14'-8"	2'-0"	12'-4"	10'-8"	2'-0"	1'	2:1
66"	B	16'-0"	2'-0"	13'-4"	11'-4"	2'-0"	1'	2:1
72"	B	17'-4"	2'-0"	14'-4"	12'-0"	2'-0"	1'	2:1
84"	B	20'-0"	2'-0"	16'-8"	13'-4"	2'-0"	1'	2:1
96"	B	22'-8"	2'-0"	18'-8"	14'-8"	2'-0"	1'	2:1

PRECAST REINFORCED CONCRETE FLARED END SECTION



PLAN
APPROX. WEIGHT OF STEEL = 210 LBS

GENERAL NOTES

GRADING DETAILS SHOWN ARE INTENDED FOR USE WITH PARTICULAR SIZES OF PRECAST REINFORCED CONCRETE FLARED END SECTIONS AS SHOWN ON STANDARD 2262 AND 2240

STRUCTURAL STEEL SHAPES AND PLATES SHALL BE IN ACCORDANCE WITH ARTICLE 710.04 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

GALVANIZED STEEL PIPE SHALL BE IN ACCORDANCE WITH ARTICLE 710.33(b) OF THE STANDARD SPECIFICATIONS

BOLTS, NUTS AND WASHERS SHALL BE IN ACCORDANCE WITH ARTICLE 710.33(g) OF THE STANDARD SPECIFICATIONS

ALL FABRICATION SHALL BE COMPLETED AND READY FOR ASSEMBLY BEFORE GALVANIZING

THE CORED HOLES IN THE PRECAST CONCRETE FLARED AND SECTIONS SHALL BE TO THE DIAMETER NOTED. IF CONE-OUT ON THE OTHER END OF THE HOLE OCCURS, THE SHALL BE FILLED WITH GROUT TO CORRECT DIAMETER OF THE HOLE

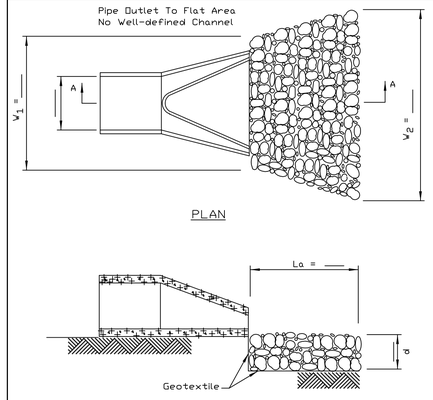
APPROXIMATE WEIGHT OF STEEL SHOWN INCLUDES TOTAL WEIGHT OF GRATING, BOLTS, WASHERS, NUTS AND STEEL PIPE

GRATING FOR CONCRETE FLARED END SECTION

NOTE:
ALL FLARED END SECTIONS RECEIVING PIPES OF 12" OR LARGER SHALL HAVE GRATES.

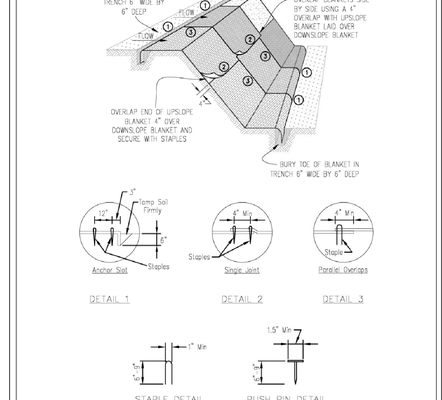
FLARED END SECTION GRATE DETAIL

PIPE OUTLET TO FLAT AREA



NOTES:
1. The filter fabric shall meet the requirements in material specifications 592 GEOTEXTILE Table 1 or 2, class, I or II OR III.
2. The rock riprap shall shall meet the IDOT requirements for the Following gradation: RR - SEE ABOVE TABLE
3. The riprap shall be placed according to construction specification 61 LOOSE ROCK RIPRAP. The rock may be equipment placed.

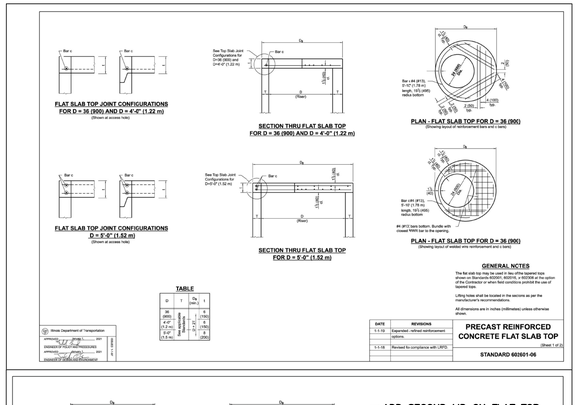
REFERENCE		STANDARD DWG. NO.
Project		
Designed ____ Date ____	NRCS Natural Resources Conservation Service	IL-610
Checked ____ Date ____		SHEET 1 OF 1
Approved ____ Date ____		DATE 9-15-93

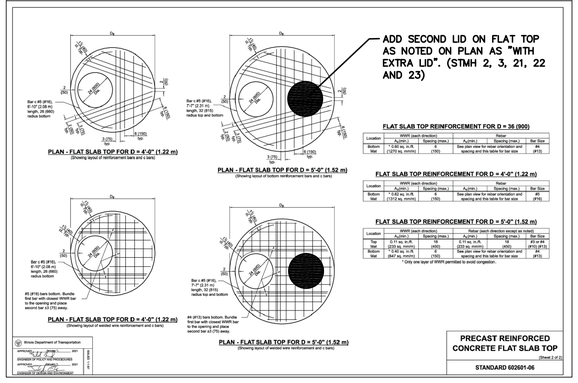


NOTES:
1. Staples shall be placed in a diamond pattern at 2 per s.y. for stitched blankets. Non-stitched shall use 4 staples per s.y. of material. This equates to 200 staples with stitched blanket and 400 staples with non-stitched blanket per 100 s.y. of material.
2. Staple or push pin lengths shall be selected based on soil type and conditions (minimum staple length is 6")
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. All anchor slots shall be stapled at approximately 12" intervals.

REVISIONS			Date
		Designed	
		Drawn	
		Checked	
		Approved	

EROSION CONTROL BLANKET INSTALLATION DETAILS





DATED: NOVEMBER 24, 2025	
REVISION	DATE
ORIGINAL	01/10/25
VILLAGE COMMENTS	04/11/25
VILLAGE COMMENTS	06/06/25
VILLAGE COMMENTS	07/18/25
VILLAGE COMMENTS	08/18/25
OWNER COMMENTS	11/24/25

ENGINEERED BY:
KDC CONSULTANTS INC.
WWW.KDCCONSULTANTSINC.COM
16144 S. BELL ROAD
HOMER GLEN, ILLINOIS 60491
(708) 645-0545

INTERSTATE SPORTS DOME
DETAILS

PROJECT 24-03-100-ENG

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EXHIBIT F

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

ORDINANCE
NO.2024-O-070

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ESTABLISH THE INTERSTATE SPORTS DOME PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAT AT 7600 191ST STREET

MICHAEL W. GLOTZ, PRESIDENT
NANCY 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. 2024-O-070

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ESTABLISH THE INTERSTATE SPORTS DOME PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAT AT 7600 191ST STREET

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

WHEREAS, a petition for the granting of a Special Use Permit to establish a Planned Unit Development to allow for the approved development of property located at 7600 191st Street, Tinley Park, Illinois ("Subject Property"), has been filed by Roberto D. Gutierrez on behalf of GK Development Properties, LLC ("Petitioner") with the Village Clerk of this Village and has been referred to the Plan Commission of the Village and has been processed in accordance with the Tinley Park Zoning Ordinance; and

WHEREAS, said Plan Commission held a public hearing on the question of whether the Special Use Permit and Preliminary Plat should be granted on December 5, 2024, 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 5-0 and has filed its report and findings and recommendations that the proposed Special Use and Plat be approved with this President and Board of Trustees, and this Board of Trustees has duly considered said report, findings and recommendations; and

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

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

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

SECTION 2: That the report of findings and recommendations of the Plan Commission are herein incorporated by reference as the findings of this President and the Board of Trustees, as complete as if fully set forth herein at length. This Board finds that the Petitioner has provided evidence establishing that they have met the standards for granting the Planned Unit Development set forth in Section VII.C, Special use standards in Section X.J.5., and the Site Plan and Architecture guidelines as set forth in Section III.U.6., and the proposed granting of the PUD and Special Use Permit as set forth herein is in the public good and in the best interest of the Village and its residents and is consistent with and fosters the purpose and spirit of the Tinley Park Zoning Ordinance.

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.

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;

   - *There is no danger to the public with the proposed commercial Planned Unit Development.*

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 property to the east is the commercial Brookside Marketplace development and its detention. The area north of the west portion serves as detention for Panduit Corporation. Immediately west is vacant land. To the south is a Village fire station, vacant land, and unincorporated land consisting of commercial and residential uses (south of 191st Street and the not included area north of 191st Street).*

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 PUD will not impede the normal and orderly development of surrounding property. 191st Street includes nearby properties also zoned for general business and commercial uses similar the proposed PUD. The sports dome complex will be proposed further setback from 191st Street.*

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's two-phase proposal.*

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;

   - *The ingress and egress access points for Phase 1 and preliminarily for Phase 2 have been reviewed by the Village Engineer for their best placement on the site and for overall traffic flow for the area.*

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

   - *The buildings will comply with all other code requirements of the Village not covered by Exceptions to the Zoning Ordinance nor as indicated in the submitted PUD documents and plans.*

g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

- *The development will be a vibrant commercial center with sports dome complex that will provide job opportunities for residents and draw non-local users who are anticipated to seek dining, fuel, entertainment, and lodging in the area. This development is anticipated to provide a significant increase in sales and property tax revenue where the existing vacant land currently provides very little.*

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

LEGAL DESCRIPTION:

LEGAL DESCRIPTION:
PIN 19-09-01-300-020-0000:

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION. 1, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SECTION 1 THAT IS 365 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 1, THENCERUNNING NORTH 325 FEET, THENCE EAST 260 FEET, THENCE SOUTH 325 FEET, THENCE WEST 260 FEET TO THE POINT OF BEGINNING, ALSO EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTH 1/4 OF SECTION 1, THENCE NORTH 01 DEGREES 17 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, 60FEET TO NORTH LINE OF 191ST STREET AS DEDICATED BY DOCUMENT R2002112734 FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 10 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, 34.50 FEET; THENCE SOUTH 46 DEGREES 06 MINUTES 18 SECONDS WEST 48.94 FEET TO THE SAID NORTH LINE OF 191ST STREET; THENCE SOUTH 89 DEGREES 04 MINUTES 24 SECONDS WEST, ALONG SAID NORTH LINE OF 191ST STREET, 34.50 TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

PIN 19-09-01-300-018-0000:

THE SOUTH 13 ACRES OF THE EAST 13 1/3 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART CONDEMNED BY THE DEPARTMENT OF PUBLIC WORKS OF THE STATE OF ILLINOIS IN CASE W66g15928, ALL IN WILL COUNTY, ILLINOIS.

PIN 19-09-01-300-009-0000:

THAT PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 615 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 1; THENCE NORTH 325 FEET, THENCE EAST 10 FEET; THENCE SOUTH 325 FEET; THENCE WEST 10 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION TAKEN FOR RIGHT OF WAY, ALL IN WILL COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBERS: 19-09-01-300-020-0000, 19-09-01-300-009-0000, and 19-09-01-300-018-0000

COMMONLY KNOWN AS: 7600 191st Street, Tinley Park, IL 60477

SECTION 4: That a Special Use Permit to establish the Interstate Sports Dome Planned Unit Development and Preliminary Plat at the Subject Property, in accordance with the "List of Reviewed Plans" attached hereto as **Exhibit A**, and subject to the following conditions, is hereby granted:

1. The PUD exceptions from the Zoning Ordinance, as listed in the December 5, 2024 staff report, shall be included within the Final PUD ordinance documents for the Special Use.
2. This PUD approval involves a two-phase development, of which Phase 2 is identified as anticipated multi-lot development. A preliminary plat has been provided for Phase 2. Approval of final plat and plans will be required for application of Phase 2.
3. The final approval of all plans is subject to final engineering approval by the Village Engineer, and any other applicable jurisdictions including but not limited to FEMA, USACE, Buckeye Pipeline, Will County, IDOT, IDNR/OWR, and IEPA.
4. Future lots and driveways shown on the preliminary plans are subject to further review and comment, inclusive of requiring a parking study and traffic study reflecting full buildout upon application for Phase 2 development.
5. A permanent signal at 191st Street and Panduit Drive, as well as the proposed slow down (deacceleration lanes) to 76th Avenue will be required by Will County in accordance to an amended intergovernmental agreement.
6. Covenants, Conditions & Restrictions (CC&Rs) will be required for the entire development if the ponds are ever subdivided in the future. Additionally, a backup (dormant) Special Service Area (SSA) must be established for all the lots at that time.
7. If the parking for the sports dome facility and support building inclusive of restaurant and sports medicine office uses exceeds the capacity of and/or cannot be managed within Lot 1 parking lot areas, the Petitioner must develop or purchase additional parking spaces on future Lots 3 & 4.

SECTION 5: Any future final building or site development permit approvals on the Subject Property within the Interstate Sports Dome Planned Unit Development shall be in substantial conformance with the approved plans and subject to the following additional allowances (Exceptions) from the Zoning Ordinance:

1. PUD Additional Allowances (Exceptions):
   a) Additional principal structure to a single lot
   b) Front Yard Parking
   c) Lot & Bulk Standards for Setbacks
   d) Number of Curb Cuts
   e) Maximum building height

f) Masonry requirements to the sports dome and support building,
g) Alternate building materials to the support building.
h) Storefront elevation transparency to the support building

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 17th day of December, 2024.

AYES: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan

NAYS: None

ABSENT: None

APPROVED THIS 17th day of December, 2024.

Michael W. Glotz
VILLAGE PRESIDENT

ATTEST:
Nancy M. O'Connor
VILLAGE CLERK

Exhibit A

Per the December 5, 2024 Plan Commission Public Hearing Staff Report

LIST OF REVIEWED PLANS

	Submitted Sheet Name	Prepared By	Date On Sheet
	Planning & Zoning Application (redacted) & Responses to Standards	Petitioner	7/15/24, Rec'd 7/16/24
	Narrative and Hours of Operation (2 pages)	Petitioner	Rec'd. 11/12/2024
	ALTA Survey (1 sheet)	Petitioner	3/7/23, Rec'd 7/22/24
	Interstate Sports Dome Final Plat of Consolidation (Phase 1, 2 sheets)	KDC	11/6/2024, Rec'd. 11/7/2024
	Interstate Sports Dome Resubdivision Plat (Phase 2 – Preliminary, 2 sheets)	KDC	6/28/24, Rec'd 8/26/24
	Plat of Vacation (1 sheet)	KDC	Undated Rec'd 8/26/24
	Plat of Annexation (1 sheet)	KDC	8/23/24, Rec'd 8/26/24
	Architectural Drawings for Phase 1 Interstate Sports Dome Support Building (Color and Line Elevations, Site Plan, 6 sheets)	Adair	Undated, Rec'd 11/7/2024
	Materials List (1 sheet)	Adair	Undated, Rec'd 11/21/2024
	Architectural Entrance Frame Building Attachment (Airlock, 1 sheet)	Farley	Undated, Rec'd 7/22/24
	Dome Specifications (Air Supported Structure for Multi-Use, 20 sheets)	Farley	4/4/24 Rec'd 8/26/24
	Dome Fabric Specification Brochure & Sheet (11 pages)	Seaman	Undated, Rec'd 8/26/24
	Landscape Plans (3 sheets)	J.G.S.	11/13/24, Rec'd 11/14/24
	Preliminary Engineering Plan (6 sheets)	KDC	11/6/2024, Rec'd. 11/7/2024
	Detention Calculations	KDC	10/18/2024, Rec'd. 11/7/2024
	Stormwater Report (109 pages)	KDC	8/23/24, Rec'd 8/26/24
	Final Traffic Impact Study	GHA	9/12/2024
	Will County Correspondence		10/9/2024
	Lighting Photometric Plan (2 pages)	KSA	8/13/24, Rec'd 8/26/24
	Lighting Specifications Package (74 pages)	Gordon	Undated, Rec'd 8/26/24
	Lighting Quotation (1 page)	Gordon	8/13/24, Rec'd 8/26/24
	Pond #3 Non-Jurisdictional Correspondence (10 pages total)	USACE	Rec'd. 11/18/24

* Adair = Adair Architects Inc.
* Farley = The Farley Group
* Seaman = Seaman Corp
* JGS = J.G.S. Landscape Architects
* KDC = KDC Consultants
* GHA = Gewalt Hamilton Associates, Inc.
* KSA = KSA Lighting & Controls
* Gordon = Gordon Electric Supply, Inc.
* USACE = United States Army Corps of Engineers

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. 2024-O-070, "AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ESTABLISH THE INTERSTATE SPORTS DOME PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAT AT 7600 191ST STREET", which was adopted by the President and Board of Trustees of the Village of Tinley Park on December 17, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 17th day of December, 2024.

Nancy M. O'Connor
VILLAGE CLERK

PLAN COMMISSION STAFF REPORT

December 18, 2025 –Public Hearing

Brookside Creek – Special Use for Sub. Dev. From PUD

7251-7551 191st Street

Petitioner
Lawrence Debb of Tinley Park Land Development, LLC

Property Location
7251-7551 191st Street

PIN
19-09-12-200-011-0010;
19-09-12-200-011-0020

Zoning
B-3 PD (General Business and Commercial, Brookside Creek Retail Center PUD)

Approval Sought
Special Use for Substantial Deviation

Project Planner
Michael O. Whalen, AICP
Associate Planner

Exhibit B – PUD Allowable Use Chart

ALL USES SHALL MIRROR B-3 USES AS AMENDED EXCEPT THE FOLLOWING SHALL SUPERCEDE THE CURRENT AND FUTURE ZONING ALLOWANCES:		
Permitted Uses Added	**Permitted uses removed (Prohibited in PUD)**	**Special uses removed (Prohibited in PUD)**
Service Station with an accessory Car Wash on Lot 1 (moved from Special Uses)	Currency exchanges	Automobile repair shops and body shops
New and Used Vehicle sales/rental, internal and external displays	Educational Facilities, vocational	Flea markets
	Funeral homes and mortuaries	Service Station with an accessory Car Wash, except on Lot 1
	Banks and banks with drive-thru facilities	Tobacco Store, as a principal use

"Allowable Use Chart" in the Brookside Creek Retail Center PUD, as adopted.

EXECUTIVE SUMMARY

Lawrence Debb of Tinley Park Land Development LLC (the Petitioner) is requesting a Special Use for a Substantial Deviation from the Brookside Creek Retail Center PUD to modify the "Allowable Use Chart" approved with the PUD.

The Village Board adopted Ordinance No. 2025-O-065 on January 21, 2025, establishing the Brookside Creek Retail Center PUD. The PUD includes an "Allowable Use Chart" to modify the underlying use allowability in the B-3 (General Business and Commercial) Zoning District. This language made a "Service Station with an accessory Car Wash" a permitted use on Lot 1 in the PUD and prohibited it on all other lots within the PUD. This use would otherwise be allowed by Special Use Permit only.

The purpose of this request is narrow: to move the allowance for a "Service Station with an accessory Car Wash" from Lot 1 to Lot 4. The Petitioner states that, with current market conditions and prospective end-users of each lot, Lot 4 is the better location for a gas station since this lot has more direct access from both 191st Street and Harlem Avenue.

Modifying the "Allowable Use Chart" of the PUD only specifies which uses may go where within the development. This change does not grant approval for any development. All areas of the PUD are subject to the Village's regular permitting processes, and any gas station user seeking to develop on Lot 4 must first request a Special Use for a Substantial Deviation from the PUD and Site Plan/Architectural Approval by the Plan Commission. As part of these initial zoning requests, any gas station user must submit preliminary engineering documents (including a stormwater analysis) to substantiate the feasibility of any proposed site plan, and all development is subject to review and approval by all national, state, regional, and local agencies.

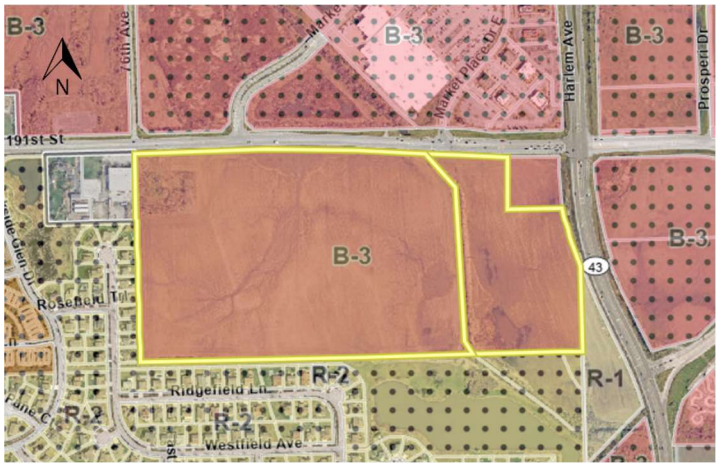
The developer held a neighborhood meeting on December 10, 2025 to discuss floodplain concerns with adjacent property owners.

No revised plans or materials were received since this item's scheduled public hearing on October 16, 2025. The matter was continued at this meeting.

EXISTING SITE & HISTORY



Location Map



Zoning Map

The subject property is located along the south side of 191st Street, between 76th Avenue and Harlem Avenue (excluding the hard corner). The subject property comprises just under 72 acres, a significant portion of which is within a flood plain and floodway. The Petitioner intends to engineer and develop the site for commercial development as a shopping center with outlots. Given the flood plain and floodway constraints, most of the land will be utilized for stormwater management.

On December 5, 2024, the Plan Commission recommended approval of rezoning the property to B-3, establishing the PUD, and subdividing the land. At this meeting, the Plan Commission also approved the site plan, which indicated developable lots, stormwater management areas, and an access drive through the development.

The Brookside Creek Retail Center PUD was approved by the Village Board on January 21, 2025 by Ordinance No. 2025-O-065. The Village Board also approved an annexation for a portion of the master development, a rezoning, a plat of subdivision, and a development agreement at this meeting.

In separate actions, each of these bodies also granted zoning approvals to Gas N Wash to build a gas station and car wash on Lot 1.

ZONING & NEARBY LAND USES

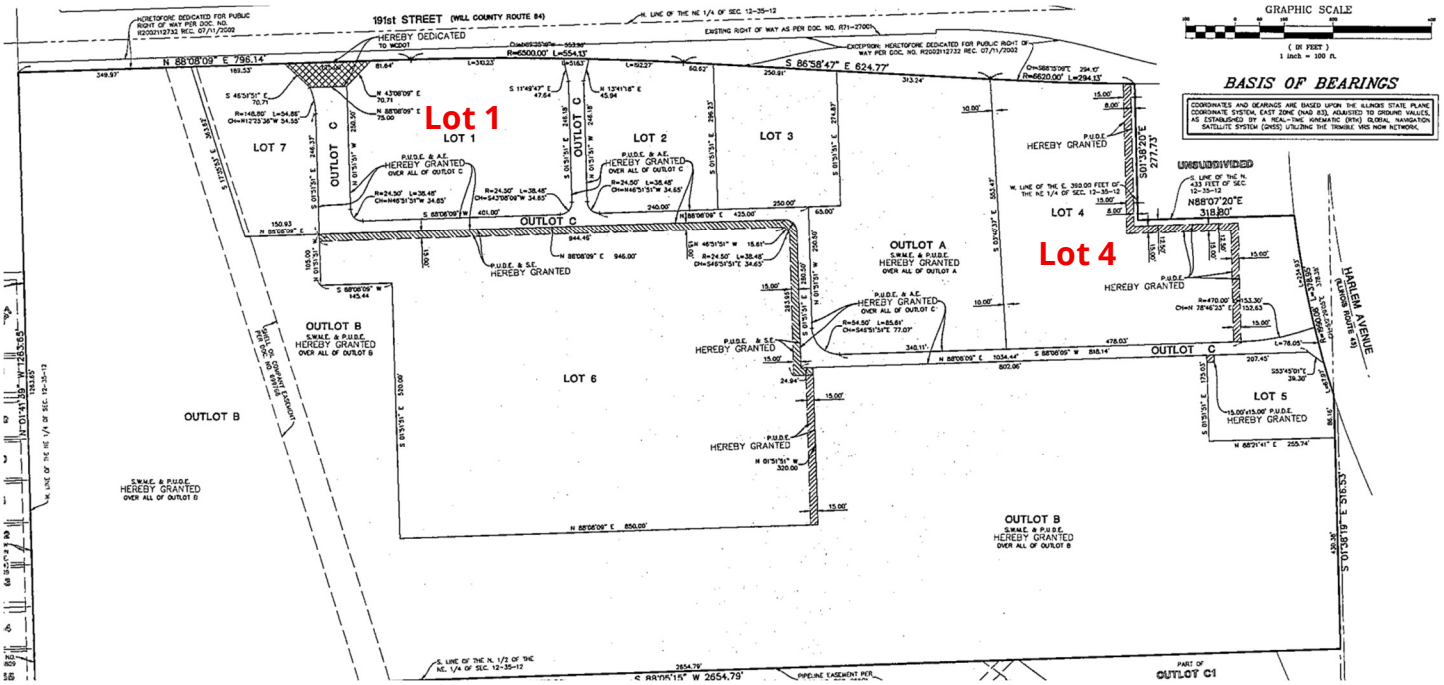
The subject property is located within the **B-3 PD (General Business and Commercial, Brookside Creek Retail Center PUD) Zoning District** and is also located in the **UD-1 Urban Design Overlay District**. The table below indicates the surrounding zoning and land uses in the area:

Direction	Zoning	Land Use
North	B-3 General Business and Commercial District Brookside Marketplace PUD	Brookside Marketplace/Commercial
East	B-3 General Business and Commercial District	Undeveloped Land
South	R-2 Single-Family Residential District Brookside Glen PUD	Detached Single-Family Homes
West	Will County C-3 General Commercial District and R-2 Single-Family Residential District Brookside Glen PUD	Office Building and Detached Single -Family Homes

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.

REQUEST

The Petitioner is requesting to amend the PUD so that a gas station with car wash may locate on Lot 4 in the subdivision.



Recorded Final Plat of Subdivision for Brookside Creek Retail Center Subdivision

As described in the introduction of this report, this change will solely modify use allowability. All other processes apply to any future gas station user of Lot 4. With this change, gas stations will be prohibited on all other lots within the subdivision. All development within the PUD must be adequately engineered to mitigate all impact to the flood plain and floodway. All development must be reviewed and approved by all regulating agencies.

Exhibit B – PUD Allowable Use Chart

ALL USES SHALL MIRROR B-3 USES AS AMENDED EXCEPT THE FOLLOWING SHALL SUPERCEDE THE CURRENT AND FUTURE ZONING ALLOWANCES:		
Permitted Uses Added	**Permitted uses removed (Prohibited in PUD)**	**Special uses removed (Prohibited in PUD)**
Service Station with an accessory Car Wash on Lot 1 (moved from Special Uses)	Currency exchanges	Automobile repair shops and body shops
New and Used Vehicle sales/rental, internal and external displays	Educational Facilities, vocational	Flea markets
	Funeral homes and mortuaries	Service Station with an accessory Car Wash, except on Lot 1
	Banks and banks with drive-thru facilities	Tobacco Store, as a principal use

"Allowable Use Chart" in the Brookside Creek Retail Center PUD, as adopted.

Gas N Wash intends to develop Lot 4.

The developer held a neighborhood meeting on December 10, 2025 to discuss floodplain concerns with adjacent property owners.

No revised plans or materials were received since this item's scheduled public hearing on October 16, 2025. The matter was continued at this meeting.

STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff has prepared draft responses for these Standards below. The standards can be modified, or changes as the Plan Commission deems fit based on their findings from the public hearing.

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

a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
Modifying the use allowability in the PUD will not negatively impact the public.

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;
Modifying the use allowability in the PUD will not negatively impact nearby property owners.

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;
Modifying the use allowability in the PUD will not impede normal and orderly development. A gas station with carwash was already allowed in the PUD.

d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
All necessary facilities for all development within the PUD must be provided in order to receive approval to develop the land. Any future gas station user on Lot 4 must demonstrate that adequate drainage will be provided by the master development or on-site.

e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
Modifying the use allowability in the PUD alone will not impact access. The master development and any future development of Lot 4 must install any necessary roadway modifications determined by the Village, Will County Department of Transportation, and the Illinois Department of Transportation.

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

g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
Modifying the use allowability in the PUD makes the development more marketable to gas station users, since Lot 4 has direct access from both 191st Street and Harlem Avenue.

It is also important to recognize that a Special Use Permit does not run with the land and instead the Special Use Permit is tied to the Petitioner. This is different from a process such as a variance, since a variance will forever apply

to the property to which it is granted. Staff encourages the Plan Commission to refer to Section X.J.6. to examine the conditions where a Special Use Permit will expire.

MOTION TO CONSIDER

If the Plan Commission wishes to take action, an appropriate wording of the motions would read:

Motion (Special Use for a Substantial Deviation from the Brookside Creek Retail Center PUD):
"...make a motion to recommend that the Village Board grant a Special Use for a Substantial Deviation from the Brookside Creek Retail Center PUD to the Petitioner Lawrence Debb of Tinley Park Land Development, LLC to modify the "Allowable Use Chart" in the PUD to relocate the gas station allowance from Lot 1 to Lot 4 at 7251-7551 191st Street in the B-3 PD (General Business and Commercial, Brookside Creek Retail Center PUD) Zoning District, subject to all conditions previously imposed by Ordinance No. 2025-O-065."

LIST OF REVIEWED PLANS

	Submitted Sheet Name	Prepared By	Date On Sheet
1	Application Materials	Petitioner	9/25/2025
2	Narrative	Petitioner	9/26/2025
3	December 5, 2024 Plan Commission Staff Report	Staff	12/5/2024
4	Ordinance No. 2025-O-065	Village Board	1/21/2025

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

ORDINANCE
NO. 2026-O-001

AN ORDINANCE GRANTING A SPECIAL USE FOR A SUBSTANTIAL DEVIATION FROM THE BROOKSIDE CREEK RETAIL CENTER PUD TO AMEND THE "ALLOWABLE USE CHART" IN THE PUD (BROOKSIDE CREEK RETAIL CENTER)

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. 2026-O-001

AN ORDINANCE GRANTING A SPECIAL USE FOR A SUBSTANTIAL DEVIATION FROM THE BROOKSIDE CREEK RETAIL CENTER PUD TO AMEND THE "ALLOWABLE USE CHART" IN THE PUD (BROOKSIDE CREEK RETAIL CENTER)

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 January 21, 2025, the Village Board adopted Ordinance No. 2024-O-065, granting a Special Use for the establishment of the Brookside Creek Retail Center Planned Unit Development ("PUD"); and

WHEREAS, on January 21, 2025, the Village Board approved the "Brookside Creek Retail Center Subdivision" plat of subdivision by Resolution No. 2024-R-149; and

WHEREAS, an application requesting a Special Use for a Substantial Deviation from the PUD to amend the "Allowable Use Chart" in the PUD at 7251-7551 191st Street ("Subject Property"), has been filed by Lawrence Debb of Tinley Park Land Development LLC ("Petitioner") with the Village Clerk of this Village and has been referred to the Plan Commission of this Village and processed in accordance with the Tinley Park Zoning Ordinance; and

WHEREAS, said Plan Commission held a public hearing on whether the Special Use for a Substantial Deviation from the PUD should be granted on December 18, 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 3-2 and has filed its report of findings and recommendations regarding the Special Use for a Substantial Deviation from the PUD with this Village President and Board of Trustees, and this Board of Trustees has duly considered said report, findings, and recommendations; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village of Tinley Park and its residents to approve said Special Use for a Substantial Deviation from the PUD.

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 into this ordinance as findings of facts as if said recitals were fully set forth in this Section 1.

SECTION 2: The report of findings and recommendations of the Plan Commission are herein incorporated by reference as the findings of this President and the Board of Trustees, as complete as if fully set forth herein at length. This Board finds that the Petitioner has provided evidence establishing that they have met the standards for granting a Special Use for a Substantial Deviation from the PUD, as set forth in Section VII.B.6. and Section X.J.5. of the Zoning Ordinance, and the proposed granting of the Special Use as set forth herein is in the public good and in the best interest of the Village and its residents and is consistent with and fosters the purpose and spirit of the Tinley Park Zoning Ordinance.

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

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;
Modifying the use allowability in the PUD will not negatively impact the public.

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;
Modifying the use allowability in the PUD will not negatively impact nearby property owners.

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;
Modifying the use allowability in the PUD will not impede normal and orderly development. A gas station with carwash was already allowed in the PUD.

d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
All necessary facilities for all development within the PUD must be provided in order to receive approval to develop the land. Any future gas station user on Lot 4 must demonstrate that adequate drainage will be provided by the master development or on-site.

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;
Modifying the use allowability in the PUD alone will not impact access. The master development and any future development of Lot 4 must install any necessary roadway modifications determined by the Village, Will County Department of Transportation, and the Illinois Department of Transportation.

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

g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
Modifying the use allowability in the PUD makes the development more marketable to gas station users, since Lot 4 has direct access from both 191st Street and Harlem Avenue.

SECTION 3: The Special Use Permit for a Substantial Deviation is hereby approved for the following described property:

LEGAL DESCRIPTION:

THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART CONDEMNED BY THE DEPARTMENT OF PUBLIC WORKS OF THE STATE OF ILLINOIS IN CASE W66G894H, AND ALSO THAT PART TAKEN BY PLAT OF DEDICATION RECORDED JULY 11, 2002 AS DOCUMENT NO. R2002-l 12732 AND ALSO EXCEPTING THEREFROM THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12 AFORESAID WITH A LINE 140.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE SOUTH ALONG SAID PARALLEL, LINE 150.28 FEET; THENCE EAST PARALLEL WITH SAID NORTH LINE 60.00 FEET; THENCE SOUTH PARALLEL WITH SAID EAST LINE 95.53 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CIRCLE 1990.08 FEET RADIUS, CONVEX TO THE SOUTHWEST AND TANGENT TO THE LAST DESCRIBED PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 433.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12 AFORESAID; THENCE WEST ALONG SAID PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 390.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12 AFORESAID; THENCE NORTH ALONG SAID PARALLEL LINE TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12 AFORESAID; THENCE EAST ALONG THE NORTH LINE TO THE POINT OF BEGINNING), IN WILL COUNTY, ILLINOIS.

PINs: 19-09-12-200-011-0010 & 19-09-12-200-011-0020

Commonly known as: 7251-7551 191st Street and 19200 Harlem Avenue, Tinley Park, Illinois (Southwest corner of 191st Street and Harlem Avenue, excluding the hard corner of 7201 191st Street)

SECTION 4: That a Special Use for a Substantial Deviation (as defined in Zoning Ordinance Section VII.B.6.) from the approved Brookside Creek Retail Center Planned Unit Development at the Subject Property to amend the "Allowable Use Table" to relocate the "service station with an accessory car wash" allowance from Lot 1 to Lot 4, as indicated in Exhibit B, attached hereto, in accordance with the "List of Reviewed Plans" attached hereto as Exhibit A, is hereby granted to the Petitioner.

SECTION 5: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

SECTION 6: This Ordinance shall be in full force and effect from and after its adoption and approval and publication as required by law.

SECTION 7: The Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form.

PASSED THIS 6th day of January 2026

AYES:

NAYS:

ABSENT:

APPROVED THIS 6th day of January 2026

_____
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. 2026-O-001, "AN ORDINANCE GRANTING A SPECIAL USE FOR A SUBSTANTIAL DEVIATION FROM THE BROOKSIDE CREEK RETAIL CENTER PUD TO AMEND THE "ALLOWABLE USE CHART" IN THE PUD (BROOKSIDE CREEK RETAIL CENTER)" which was adopted by the President and Board of Trustees of the Village of Tinley Park on January 6, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 6th day of January 2026

_____
NANCY M. O'CONNOR, VILLAGE CLERK

Exhibit A – List of Reviewed Plans

Per the December 18, 2025, Plan Commission Hearing Staff Report

	Submitted Sheet Name	Prepared By	Date On Sheet
1	Application Materials	Petitioner	9/25/2025
2	Narrative	Petitioner	9/26/2025
3	December 5, 2024, Plan Commission Staff Report	Staff	12/5/2024
4	Ordinance No. 2024-O-065	Village Board	1/21/2025

Exhibit B – PUD Revision

"Allowable Use Chart" in Ord. No. 2024-O-065

~~**ALL USES SHALL MIRROR B-3 USES AS AMENDED EXCEPT THE FOLLOWING SHALL SUPERCEDE THE CURRENT AND FUTURE ZONING ALLOWANCES:**~~		
~~**Permitted Uses Added**~~	~~**Permitted uses removed (Prohibited in PUD)**~~	~~**Special uses removed (Prohibited in PUD)**~~
~~Service Station with an accessory Car Wash on Lot 1 (moved from Special Uses)~~ ~~New and Used Vehicle sales/rental, internal and external displays~~	~~Currency exchanges~~ ~~Educational Facilities, vocational~~ ~~Funeral homes and mortuaries~~ ~~Banks and banks with drive-thru facilities~~	~~Automobile repair shops and body shops~~ ~~Flea markets~~ ~~Service Station with an accessory Car Wash, except on Lot 1~~ ~~Tobacco Store, as a principal use~~

Revised "Allowable Use Chart"

ALL USES SHALL MIRROR B-3 USES AS AMENDED EXCEPT THE FOLLOWING SHALL SUPERCEDE THE CURRENT AND FUTURE ZONING ALLOWANCES:		
Permitted Uses Added	**Permitted uses removed (Prohibited in PUD)**	**Special uses removed (Prohibited in PUD)**
Service Station with an accessory Car Wash on Lot 4 (moved from Special Uses) New and Used Vehicle sales/rental, internal and external displays	Currency exchanges Educational Facilities, vocational Funeral homes and mortuaries Banks and banks with drive-thru facilities	Automobile repair shops and body shops Flea markets Service Station with an accessory Car Wash, except on Lot 4 Tobacco Store, as a principal use

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

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

SUBJECT: **MINUTES OF THE DECEMBER 18, 2025 REGULAR MEETING**

ITEM 1: **PUBLIC HEARING – BROOKSIDE CREEK – 7251-7551 191ST STREET – SPECIAL USE FOR A SUBSTANTIAL DEVIATION FROM THE BROOKSIDE CREEK RETAIL CENTER PUD**

Consider recommending that the Village Board grant Lawrence Debb, on behalf of Tinley Park Land Development, LLC, a Special Use for a Substantial Deviation from the Brookside Creek Retail Center PUD to amend the "Allowable Use Chart" for the PUD at 7251-7551 191st Street in the B-3 PD (General Business and Commercial; Brookside Creek Retail Center PUD) Zoning District.

Present Plan Commissioners:	James Gaskill Eduardo Mani Andrae Marak Edgar Montalvo Acting Chair Terry Hamilton
Absent Plan Commissioners:	Angela Gatto Chairman Garrett Gray Amanda Martinez Steve Sepessy
Village Staff:	Michael Coleman, Comm. Development Director Lori Kosmatka, Senior Planner Michael O. Whalen, Associate Planner Vlado Vranjes, Village Attorney
Petitioner:	*absent*
Members of the Public:	Chris Kalischefski, WT Group Jennifer Vargas

ACTING CHAIR HAMILTON introduced item #1.

COMMISSIONER GASKILL made a motion to open the Public Hearing. COMMISSIONER MONTALVO seconded. Voice vote. All in favor. Motion carried.

ACTING CHAIR HAMILTON noted the proof of publication.

Michael O. Whalen, Associate Planner, presented the staff report.

ACTING CHAIR HAMILTON invited Chris Kalischefski of WT Group up to speak.

Chris Kalischefski was sworn in. He said that he was there representing Gas N Wash, the buyer of Lot 4. He noted that the request for item #1 was very narrow, and approval of the request would allow his client Gas N Wash to apply to build a new gas station. He added that Gas N Wash would have preferred Lot 4 from the start, were it available.

COMMISSIONER MANI asked why the original PUD limited gas stations to only Lot 1.

Michael O. Whalen said that it was to ensure that only one gas station could be developed within the PUD.

COMMISSIONER MARAK said that he recalled the parcel on the corner of 191st and Harlem having a gas station proposed in the past. He asked why Gas N Wash would open another location a few blocks down from the existing location on 194th and Harlem. He asked if that location would be closed.

Chris Kalischefski said that Gas N Wash is confident it can support two locations based on roadway volume.

COMMISSIONER MARAK asked if any future gas station user would have to come before the Plan Commission for review. Michael O. Whalen confirmed that a gas station is a special use in the commercial zoning districts and that gas stations and carwashes within PUDs require a special use for a deviation from the PUD.

Jennifer Vargas was sworn in. She noted that there are already two Gas N Wash locations near the property. She said that she was concerned with vehicle traffic on her street and said that the development will increase traffic. She said that there was a burglary in her neighborhood recently. She said that the neighborhood is opposed to 24-hour businesses opening nearby. She said she is also concerned with noise and lighting at the development.

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

Michael O. Whalen presented the standards for approval.

COMMISSIONER MONTALVO made a motion to recommend that the Village Board grant a Special Use for a Substantial Deviation from the Brookside Creek Retail Center PUD to the Petitioner Lawrence Debb of Tinley Park Land Development, LLC to modify the "Allowable Use Chart" in the PUD to relocate the gas station allowance from Lot 1 to Lot 4 at 7251-7551 191st Street in the B-3 PD (General Business and Commercial, Brookside Creek Retail Center PUD) Zoning District, subject to all conditions previously imposed by Ordinance No. 2025-O-065. COMMISSIONER GASKILL seconded. Roll call vote. 3 aye-2 nay. Motion carried.

ACTING CHAIR HAMILTON noted the item would go before the Village Board on January 6, 2026.

Interoffice Memo

Date:	January 6, 2026
To:	Committee of the Whole and Mayor
From:	Michael Whalen, Associate Planner
Cc:	Michael Coleman, Interim Community Development Director, Patrick Carr, Village Manager
Subject:	Annexation of 16441 Ridgeland Avenue

Background

Frederick J. Gierut and Joseph J. Gierut, Co-Trustees of the Frederick J. Gierut Living Trust, filed a petition for the annexation of 16441 Ridgeland Avenue into the Village of Tinley Park. The 20,000-square-foot property is located in the Kimberly Heights neighborhood in unincorporated Cook County. The property contains a detached house and is zoned Single-Family Residence District (R-4) in the county. Surrounding properties within the Kimberly Heights neighborhood are either unincorporated R-4 zoning or Village R-1 zoning. The lot conforms to the Village's R-1 (Single-Family Residential) Zoning District standards.

Upon annexation, the property will be designated R-1 (Single-Family Residential) on the Village's Official Zoning Map, in accordance with Section IV.B.4. of the Zoning Ordinance. No request was made for a different zoning classification.

The placement and size of the existing detached house do not conform to the Village's R-1 (Single-Family Residential) Zoning District standards. The front wall of the attached garage is 39.4 feet from the front (west) property line, encroaching 0.6 feet into the 40-foot required front yard. The house is no less than 50 feet from the front property line. The side (north) wall of the attached garage is 9.6 feet from the side property line, encroaching 4.4 feet into the 15-foot required side yard. The house is no less than 15 feet from both side property lines. Finally, the Cook County Assessor lists the building square footage (excluding garage and basement) as 2,766 square feet, 734 square feet short of the 3,500 square foot "minimum usable floor area" in the R-1 (Single-Family Residential) Zoning District. Note that the Village's definition of "minimum usable floor area" may include or exclude areas of the house that the Assessor's definition may include or exclude. Upon annexation, these deficiencies will become legal nonconformities.

The property is currently serviced by a private well for water service, and is connected to the Kimberly Heights Sanitary District utility for sanitary service. After approval of the annexation by the Village Board and recording of the plat of annexation with the Cook County Recorder's office, the property owner will submit a building permit to connect to the Village's water main on the west side of Ridgeland Avenue. A recorded ten-foot-wide Public Utility & Drainage Easement is already present at the rear (east) of the property.

Recommendation

This item is on tonight's Village Board agenda for consideration. The Board may move the item to First Reading or may choose to adopt the Ordinance as provided.

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

ORDINANCE
NO. 2026-O-003

AN ORDINANCE AUTHORIZING THE ANNEXATION OF A CERTAIN PROPERTY COMMONLY KNOWN AS 16441 RIDGELAND AVENUE (GIERUT)

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. 2026-O-003

AN ORDINANCE AUTHORIZING THE ANNEXATION OF A CERTAIN PROPERTY COMMONLY KNOWN AS 16441 RIDGELAND AVENUE (GIERUT)

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

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

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

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

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

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

WHEREAS, copies of such notices required to be recorded, if any, have been recorded in the Cook County Clerk's Recordings Division; and

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

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

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

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

SECTION 2: That the following territory described be and is hereby annexed to the Village of Tinley Park, Cook and Will Counties, Illinois pursuant to 65 ILCS 5/7-1-1 and 65 ILCS 5/7-1-8 as shown in the Plat of Annexation in **Exhibit A**.

LEGAL DESCRIPTION OF TERRITORY:
LOT 18 IN BLOCK 5 OF W. M. C. GROEBE & CO.'S KIMBERLY HEIGHTS ADDITION TO TINLEY PARK IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 28-20-305-002-0000

COMMONLY KNOWN AS: 16441 Ridgeland Avenue, Tinley Park, Illinois

Together with any adjacent street or highway required by law to be annexed pursuant to the provisions of 65 ILCS 5/7-1-1 and 65 ILCS 5/7-1-8. The annexation of the above-described territory shall extend to the far side of any adjacent highway and shall include all of every highway within said territory.

SECTION 3: Within thirty days of the approval of this Ordinance, the Village Clerk is hereby, authorized and directed to record in the Cook County Clerk's Recordings Division a certified copy of this Ordinance, including the Plat of Annexation. The Village Clerk is further authorized and directed to notify the Election Authorities, as defined in Section 7-1-1 of the Illinois Municipal Code, and the United States Post Office branches serving the Property of the Annexation by registered or certified mail within 30 days after the effective date of this Ordinance.

SECTION 4: If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 5: All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect upon its passage and approval as provided by law.

PASSED THIS 6th day of January 2026.

AYES:

NAYS:

ABSENT:

APPROVED THIS 6th day of January 2026.

_____
VILLAGE PRESIDENT

ATTEST:

_____
VILLAGE CLERK

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

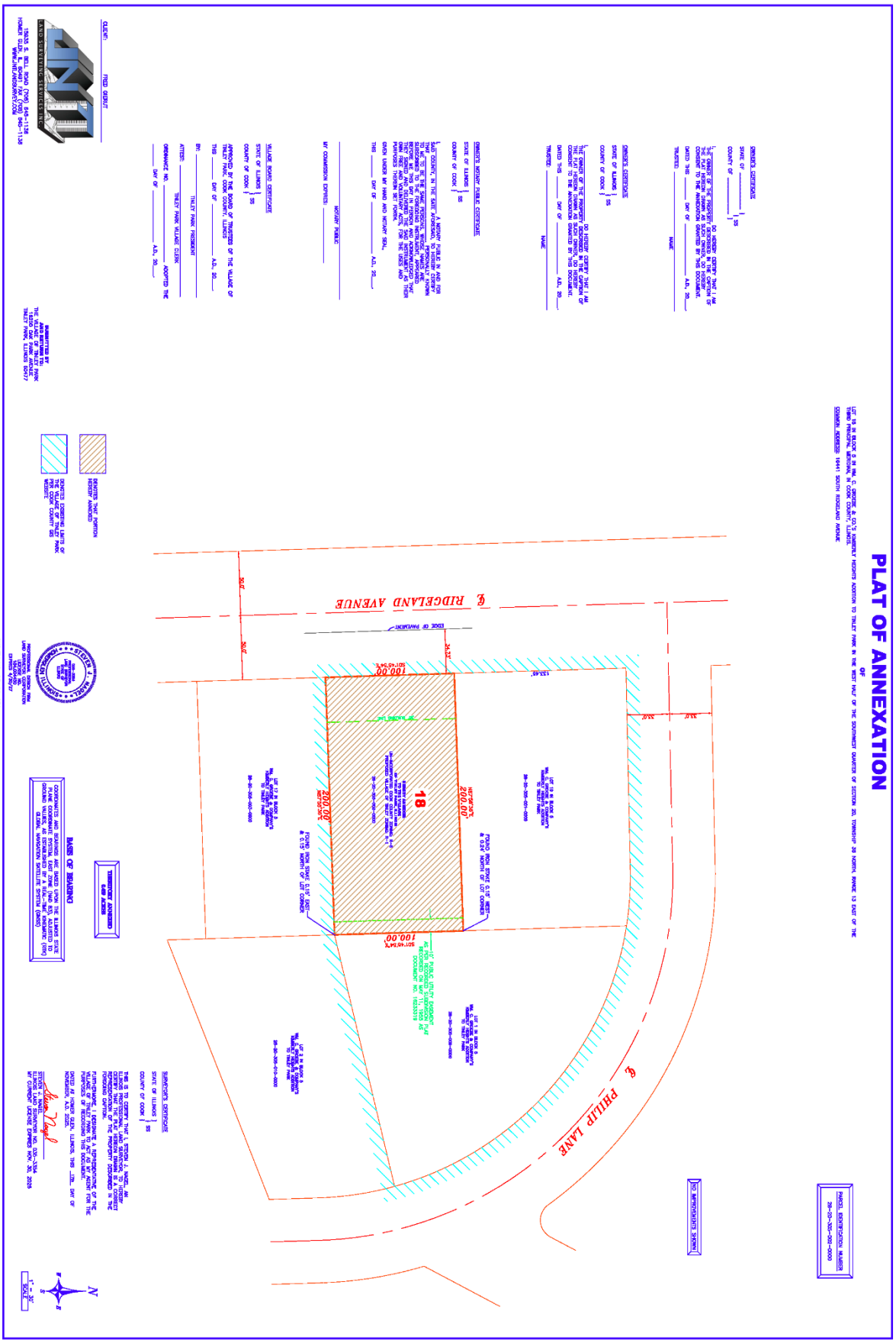
CERTIFICATE

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. 2026-O-003, "AN ORDINANCE AUTHORIZING THE ANNEXATION OF A CERTAIN PROPERTY COMMONLY KNOWN AS 16441 RIDGELAND AVENUE (GIERUT)" which was adopted by the President and Board of Trustees of the Village of Tinley Park on January 6, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 6th day of January 2026.

_____
VILLAGE CLERK

EXHIBIT A – Plat of Annexation of 16441 Ridgeland Avenue



PLAT OF ANNEXATION

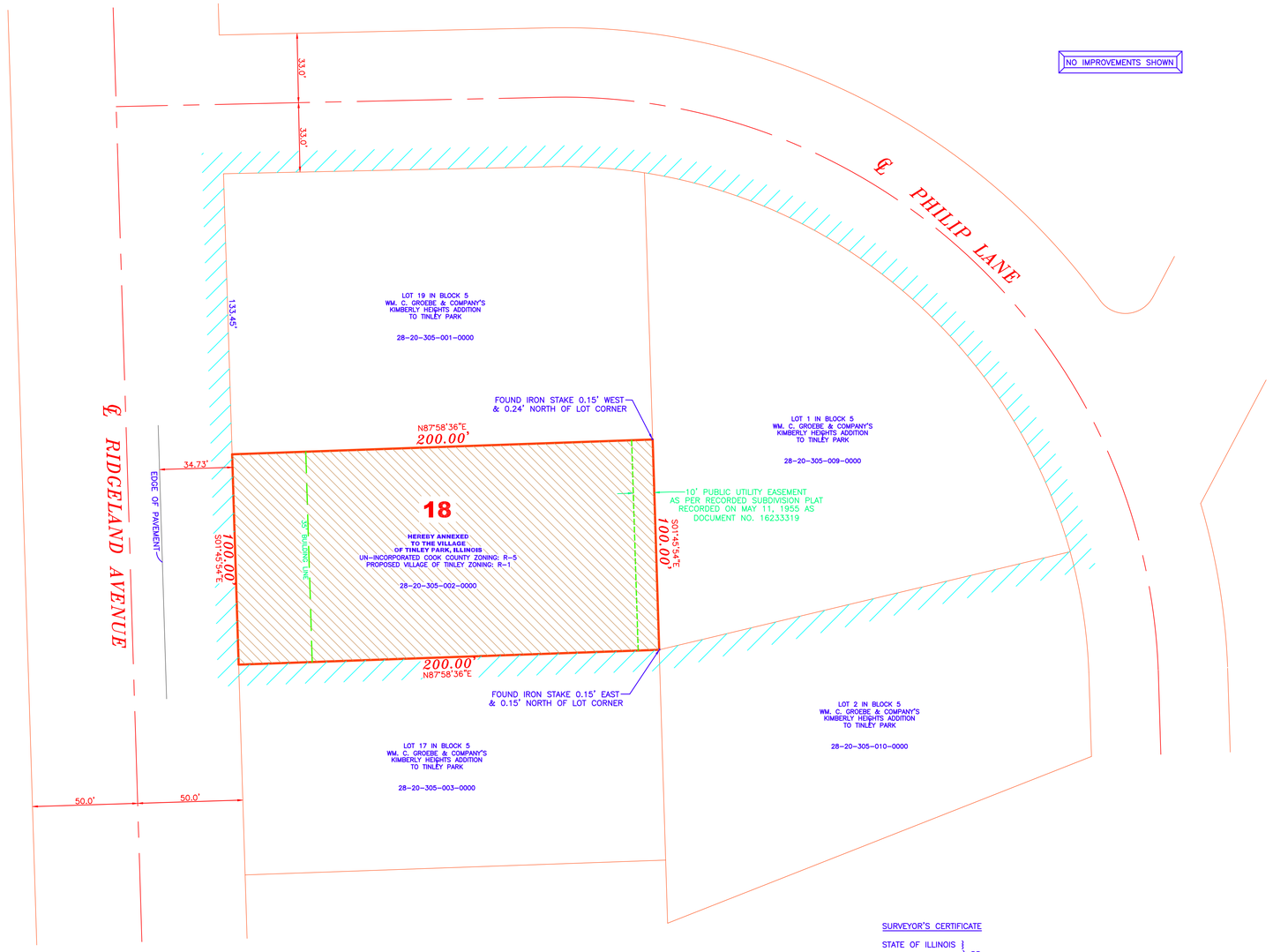
OF

LOT 18 IN BLOCK 5 IN WM. C. GROEBE & CO.'S KIMBERLY HEIGHTS ADDITION TO TINLEY PARK IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 16441 SOUTH RIDGELAND AVENUE

PARCEL IDENTIFICATION NUMBER
28-20-305-002-0000

NO IMPROVEMENTS SHOWN



OWNER'S CERTIFICATE

STATE OF _____ }
} SS
COUNTY OF _____ }

I, _____ DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED IN THE CAPTION OF THE PLAT HEREON DRAWN AS SUCH OWNER, DO HEREBY CONSENT TO THE ANNEXATION GRANTED BY THIS DOCUMENT.

DATED THIS _____ DAY OF _____ A.D., 20____.

TRUSTEE: _____
NAME

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
} SS
COUNTY OF COOK }

I, _____ DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED IN THE CAPTION OF THE PLAT HEREON DRAWN AS SUCH OWNER, DO HEREBY CONSENT TO THE ANNEXATION GRANTED BY THIS DOCUMENT.

DATED THIS _____ DAY OF _____ A.D., 20____.

TRUSTEE: _____
NAME

OWNER'S NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS }
} SS
COUNTY OF COOK }

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE SATE AFORESAID, TO HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS, WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACTS, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARY SEAL,

THIS _____ DAY OF _____ A.D., 20____.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS }
} SS
COUNTY OF COOK }

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

THIS _____ DAY OF _____ A.D., 20____.

BY: _____
TINLEY PARK PRESIDENT

ATTEST: _____
TINLEY PARK VILLAGE CLERK

ORDINANCE NO. _____ ADOPTED THE _____ DAY OF _____ A.D., 20____.

CLIENT: FRED GIERUT

LAND SURVEYING SERVICES INC.
15935 S. BELL ROAD (708) 645-1136
HOMER GLEN, IL. 60491 FAX (708) 645-1138
WWW.JNTLANDSURVEY.COM

SUBMITTED BY
AND RETURN TO:
THE VILLAGE OF TINLEY PARK
16250 OAK PARK AVENUE
TINLEY PARK, ILLINOIS 60477

DENOTES THAT PORTION HEREBY ANNEXED

DENOTES EXSISTING LIMITS OF THE VILLAGE OF TINLEY PARK PER COOK COUNTY GIS WEBSITE

STEVEN J. NAGEL
035-3354
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
HOMER GLEN ILLINOIS

PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION
LICENSE NO.
184.004450
EXPIRES 4/30/27

TERRITORY ANNEXED
0.459 ACRES

BASIS OF BEARING

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
} SS
COUNTY OF COOK }

THIS IS TO CERTIFY THAT I, STEVEN J. NAGEL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, TO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED IN THE FORGOING CAPTION.

FURTHERMORE, I DESIGNATE A REPRESENTATIVE OF THE VILLAGE OF TINLEY PARK TO ACT AS MY AGENT FOR THE PURPOSES OF RECORDING THIS DOCUMENT.

DATED AT HOMER GLEN, ILLINOIS, THIS 17th DAY OF NOVEMBER, A.D. 2025.

Steven Nagel
STEVEN J. NAGEL
ILLINOIS LAND SURVEYOR NO. 035-3354
MY CURRENT LICENSE EXPIRES NOV. 30, 2026

N
W E
S

1" = 30'
SCALE

SURVEY NO. 25-11-051

PLAN COMMISSION STAFF REPORT

December 18, 2025 –Public Hearing

Petitioner
Dennis Mahoney

Property Location
16801 Sayre Avenue

PIN
28-30-106015-0000

Zoning
R-2 Single Family Residential

Approvals Sought
Variation

Project Planner
Lori Kosmatka, AICP
Senior Planner

Mahoney – Garage Variation

16801 Sayre Avenue



EXECUTIVE SUMMARY

The Petitioner, Dennis Mahoney, is seeking a Variation from Section III.I.2.b. of the Zoning Ordinance to increase the maximum floor area of a detached garage accessory structure. The property is located in the R-2 (Single-Family Residential) zoning district at 16801 Sayre Avenue.

The subject property has a detached garage with attached screened-in porch, and a 20'x22' two-story addition to the garage currently under construction. This structure in total is 1,553 sq. ft., which exceeds the Zoning Ordinance requirement of maximum 720 sq. ft.

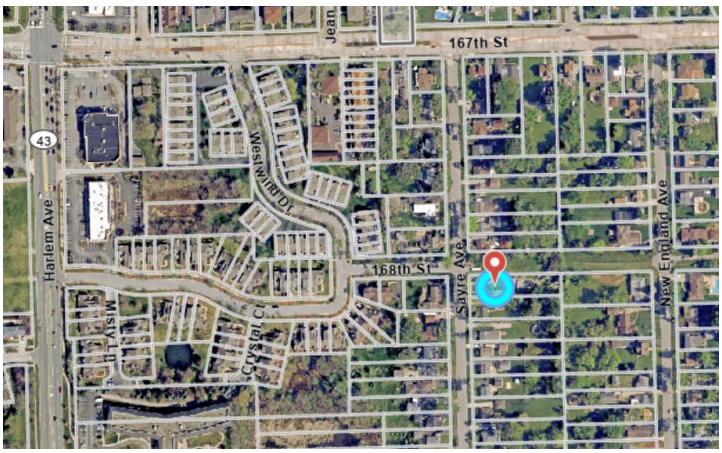
Upon learning of the code violation, Village Staff informed the Petitioner the structure either must be removed or else approved via the Variation process, followed by submittal and approval for a building permit.

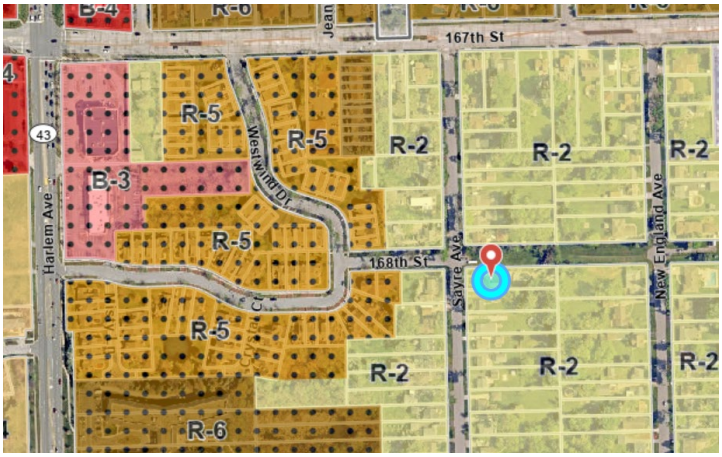
The Petitioner stated the physical hardship is for a lack of storage space in the home due to the usable floor area of the dwelling (legal nonconforming, stated as 1302 sq. ft.) with limited number of interior closets, and lack of basement. The Petitioner seeks to utilize the additional garage space for storage needs.

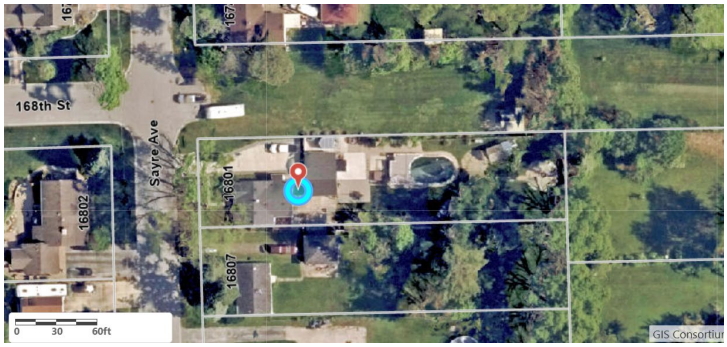
The Petitioner's submittal states addition's current gable roof construction will be changed to a flat roof to meet the 18-foot maximum height requirement. The addition's exterior material will be Hardie Board or vinyl lap siding to match the existing, original garage.

This request was previously heard at Plan Commission October 16, 2025 followed by Village Board on November 4th and November 18th. It was remanded back to the Plan Commission per Village Board discussion and request for further investigation. The Petitioner has not provided any change to the submittal documents. The Petitioner has since removed the gabled peak on the garage addition so that the structure has now been reduced to a uniform, flat 18 feet height from the ground to top of structure. Details on Previous Consideration and New Information by Staff are provided in red.

EXISTING SITE & HISTORY







The subject property 16801 Sayre Avenue is a long, rectangular lot approximately 17,787 square feet in size, approximately 66' wide x 271' deep. The subject property is located in a residential neighborhood southeasterly of 167th Street and Harlem Avenue. This area is one of the older areas of the Village, annexed in 1929, and is part of the Elmore's Oak Park Avenue Estates Subdivision. The subject property is on the east side of Sayre. North of the subject property is vacant land, with a frontage along Sayre of approximately 70 feet. This vacant land is not a platted parcel, but presumed to be originally intended for right-of-way as it aligns with 168th Street to the west across Sayre Avenue.



The subject property has several existing structures with approximate square footages provided in the submittal's lot coverage data sheet. All of these property improvements are to the rear of the house. The house is a gabled single-story frame dwelling with no basement, approximately 1,302 sq. ft. Along with the house, there is a detached original garage with attached screened-in porch (includes a door, windows and lower wall with siding), total ~663 sq. ft., and a 20'x22' two-story addition to the garage currently under construction (~445 sq. ft.). The plat of survey also shows two sheds (total ~258 sq. ft.), a swimming pool (~614 sq. ft.) with wood deck (~135 sq. ft.), and patios. Presently a boat, owned by the Petitioner, is stored outside.



Code Requirements:

Zoning Ordinance Section III.I.2.b. limits a maximum floor area of 720 sq. ft. and 34 feet in width for residential detached garage accessory structures in the R-1 through R-5 zoning districts. Following this code requirement, the Zoning Code states the maximum height shall be eighteen feet to the peak of the structure, and the pitch of the roof shall be found by the Zoning Administrator to be architecturally compatible with the pitch of the main roof element of the principal structure, provided the height limit is met. Additionally, the Zoning Code requires detached garages not be used as living space, business related activity, nor serviced by water or sanitary sewer. The Zoning Code does allow for second detached garages, however this property does not meet the minimum lot width requirement of 90 feet. The Zoning Code allows homes to have one storage shed, but only up to 200 sq. ft. The Zoning Code also has a minimum Usable Floor Area Per Dwelling for homes, excluding garages & accessory structures (sheds, etc.), which is 2,800 sq. ft. or 2,300 sq. ft. for ranch homes in the R-2 zoning district.



Photo of Subject Property by Petitioner Showing Space Between House & Garage

The detached garage accessory structure in total (original garage with screened-in porch, and addition under construction) exceeds the Zoning Ordinance requirements of maximum floor area. Based upon the plat of survey and plans submittal, Village Staff identifies it is 1,553 sq. ft. (existing 663 sq. ft. + addition's two-stories of 445 sq. ft.).

Previous Consideration and New Information:

The currently requested proposal was previously heard at the Plan Commission on October 16, 2025, where the motion to recommend approval to the Village Board had failed (*see Draft Plan Commission Meeting Minutes*). Points were raised by the Commissioners including the degree of exceeding code's maximum garage square footage, existing unpermitted shed structures, and neighborhood character. A Commissioner noted that in neighborhoods we should not have things that stand out as being completely different than others around. Physical hardships were discussed including undersized lot area and lot width for the zoning district. A Commissioner stated a concern about having a zoning rule that all houses inside of a zone are nonconforming as appears to be the case for this area. Structural constraints of the house's older construction type were noted (cinder block foundation and 2x4 ceiling joists). The Commission contemplated an option to possibly require removal of the shed at the property's northeast corner, as its location does not comply with the zoning code's minimum five-foot setback to the property line. The Petitioner had responded it is possible to move the items currently in the shed to the garage addition. A Commissioner opined that removing the small square footage of the shed didn't seem like it would make a substantial difference because it is a large lot.

The request then went to the Village Board meeting on November 4th and 18th. Members of the Village Board discussed the variation request at the first meeting, largely focusing on the neighborhood context. The Community Development Director provided a verbal update noting a revised Staff interpretation for garage width. At the following meeting, the Director provided a memorandum in the Village Board packet providing further investigation as prompted by the Village Board. The memorandum provided width interpretation detail, lot size, coverage, and floor area ratio detail, Village Board discussion summary, house size/floor area comparisons, and information on two nearby notable properties.

- Width Interpretation: The present code does not define width. In other communities it may be defined in terms like "measurement or extent of something from side to side". He noted the wall with the overhead garage door faces a street of which would make a primary/front wall, and the two walls at the 90 degree corners as side walls. Under this interpretation as width, the garage would be 30' wide including the attached screen-in porch (not accessed from within the garage), or 20'-2" excluding it. He argued that the dimension from the front to rear wall as "depth or length" of the structure, not "width". (*Note Staff has since revised the request and motion this Staff Report to no longer require a variation for the width*.).
- Lot Size, Coverage, FAR: The lot is very large (17,791 sq. ft.), and the proposed total lot coverage of 19% is well below Zoning Ordinance's 35% maximum, specifically it is **54% below** the maximum allowable. This lot

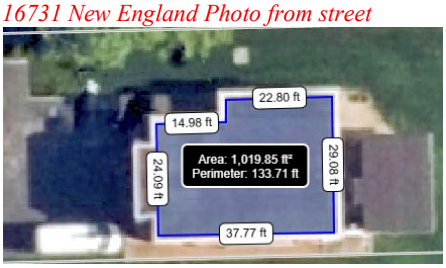
coverage for zoning code requirements includes structures (primary and accessory) and pool. If accounting for impervious surfaces not required by zoning code (driveway, sidewalks, and patios), then the lot coverage is 30-31%. Also, Floor Area Ratio (FAR) required by zoning code is 0.4. The proposal including the residence, existing garage with screen in porch, addition to the garage, and existing sheds will be approximately FAR of 0.18, which is **45% below** the maximum allowable.

- Village Board discussion summary:
  - There may be other homes near the subject property with similar sized garages
  - Subject property's lot size and unique siting with respect to neighbor adjacency (no north neighbor, evergreens behind, etc.)
  - Extenuating circumstances that did not come to light at Plan Commission; further investigation was suggested
  - A lot of variety exists in the neighborhood in terms of size and style; eclectic; not a standard subdivision
  - Proposal does not appear to be out of character for the neighborhood
  - Village has a minimum house size zoning code requirement, and the Village has previously received requests for relief to build smaller homes
- House Size/floor area comparisons:
  - Current code minimum is 2,800 sq. ft. (or 2,300 sq. ft. for ranch-style with not less than an 8/12 pitch roof, including 3-step ranch), excluding basements, unfinished attics, garages, and accessory structures.
  - House appears to have 5/12 pitch, approximately 1,302 sq. ft., and does not have a basement
  - Existing home = deficient to current code by approximately 1,498 sq. ft. (2800-1302)
  - Detached original garage, two-story addition, and screen-in porch = approximately 1,558 sq. ft.
  - Detached original garage, two-story addition (excluding screen-in porch) = approximately 1,335 sq. ft.
- 16731 New England Ave.
  - The Village approved a variation (Ord. 99-O-056) for a 17' high, 864 sq. ft. (24'x36') garage, where Zoning Ordinance allowed maximums of 15' height and 720 sq. ft. The garage currently appears to significantly exceed this Village approval in square footage (over 1,000 sq. ft. per floor) and possibly height. On September 29, 2003, the Village Building Commissioner sent a letter to the homeowner stating the homeowner was adding a roof over the stairs and had added a water or sewer line without a permit. The letter stated a stop-work order was posted because the original permit drawings did not match what was being done, violating Village and State plumbing codes, and exceeding the Zoning Board of Appeals approval. The letter directed to homeowner to either remove additional square footage or make another request to the ZBA, and to either remove the plumbing or have a licensed plumber pull a permit.
- 16745 New England Ave.
  - The Village's Building Committee granted a variation request on May 19, 1993 for a 24'x36' garage provided overhead doors not exceed 9' in height; upper level can only be used for storage; and



16731 & 16745 New England


16731 New England Photo from street



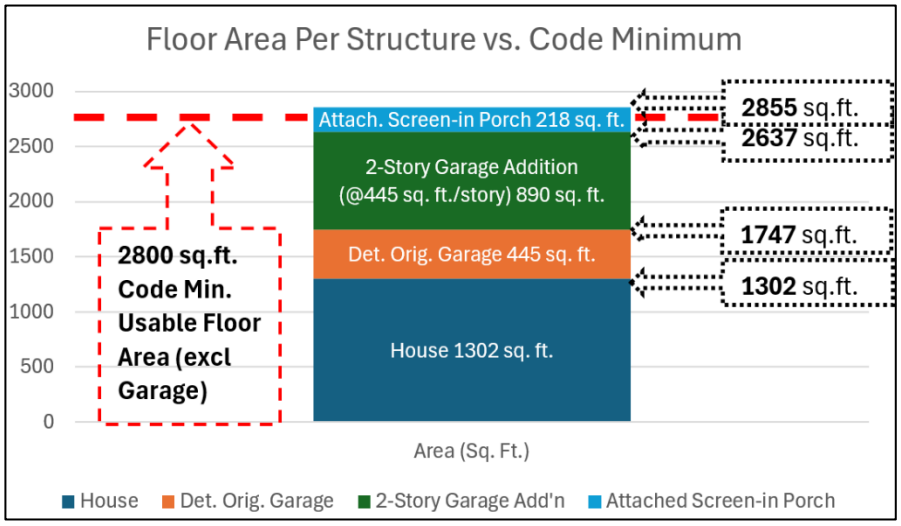
16731 New England Approximate Footprint Only (Not accounting for 2nd floor)


16745 New England Photo from street

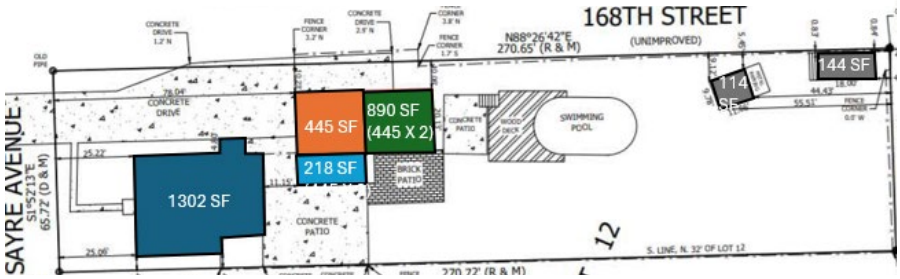
garage cannot be used for home occupancy, business use, or any illegal use. The building permit was approved May 25, 1993 for 24'x36' and height slab to peak 17'-3".

The Village Board ultimately remanded the variation request back to Plan Commission. The Petitioner has not provided any change to the submittal documents. Staff has subsequently prepared an area chart, and additional sample photographs of the subject property and neighborhood with observations.

The chart illustrates house size/floor area deficiency as *Floor Area Per Structure Versus Code Minimum Usable Floor Area Per Dwelling* (*see Figure*). Note the current code minimum Usable Floor Area Per Dwelling for this zoning district is 2,800 sq. ft., which excludes garage area. The house with detached original garage, two-story garage addition, and screen-in porch is 2,855 sq. ft., and if excluding the screen-in porch is only 2,637 sq. ft. The house itself falls significantly below the current code, deficient by 1,498 sq. ft. if a new home were to be constructed to meet the current code.



Floor Area Per Structure Vs. Code Minimum Usable Floor Area Per Dwelling (Excl. sheds)



Plan View of Floor Areas Per Structure







Additional Subject Property Photos by Village Staff 12/11-12/2025 (Full set in packet attachment)





The Petitioner has since removed the gabled peak on the garage addition so that the structure has now been reduced to a uniform, flat 18 feet height from the ground to top of structure. Within this Staff Report, the previously submitted photos of the garage addition showing the gabled peak exceeding 18 feet high have been replaced with updated photos by Staff showing the current, 18-foot flat roof. The gable peak photos remain for reference as an attachment for the variation request as they are part of the Petitioner's submittal. Notably, the updated photos show the east façade with a door and connected wood deck/overhang structure versus the architectural east elevation drawing only showing a window on that façade. Staff has recommended a **condition** stating that doorway and wood deck/overhang be

removed and façade reconstructed with a window as per the Petitioner's submitted architectural east elevation drawing. An additional **condition** stipulates the garage may not be used for living space and may not be serviced by water, sanitary sewer, or natural gas. This reinforces the current Zoning Ordinance provision (Sec. III.I.2.) to run with this property. Lastly, a third **condition** addresses the shed at the northeast property must be removed or relocated to full compliance of the zoning ordinance with proper permit approval. As previously noted the shed (*frame structure with blue siding*) is in a noncompliant location, and the Petitioner noted the contents could be moved to the garage addition. Commission may wish to discuss the restrictiveness of this condition's provisions.

Staff has also provided additional photographs of garages in the area to illustrate the variety of architectural style and garages in the neighborhood with respect to context and character. Many of the detached garages have siding (similar to the corresponding houses), and varied types of roof lines and peaks, There is a range of visual impact based on factors like garage height, varied setback distance to the curb, and some being partially obscured from the street frontage (behind house, foliage/evergreen landscaping, etc.). Overall, though many of the homes are smaller types with basic gables and siding, the neighborhood appears eclectic with a substantial degree of variety. Notably, this is an older subdivision, and not standard, due to different styles and layouts constructed over the years.



Additional Neighborhood Context Photos by Village Staff 12/11/2025 (Additional sample photos in packet attachment)

ZONING & NEARBY LAND USES

The subject property is 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-2 Single-Family Residential Zoning District	Vacant Land, Not a platted parcel
East	R-2 Single-Family Residential Zoning District	Detached Home
South	R-2 Single-Family Residential Zoning District	Detached Home
West	R-2 Single-Family Residential Zoning District	Detached Home

The nearby vicinity appears to show older homes similar in size and style to the subject property. The Petitioner provided neighborhood context photos illustrating low slope roofing, prevailing examples of exterior vinyl siding, and garages with second floor windows (Sayre Avenue & New England Avenue, see attachment).









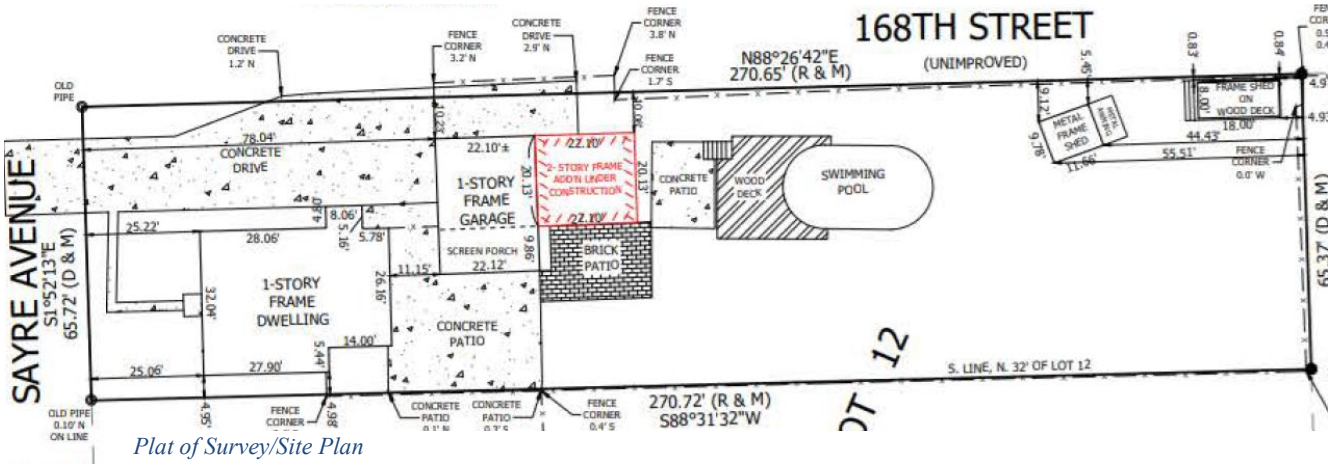
Neighborhood Context Photos Provided by Petitioner

VARIATION REQUEST

The Petitioner is seeking a Variation from Section III.I.2.b. of the Zoning Ordinance to increase the maximum floor area of a detached garage accessory structure.

Upon learning of the code violation, Village Staff informed the Petitioner the structure either must be removed or else approved via the Variation process, followed by submittal and approval for a building permit. The Petitioner has included a plan set and plat of survey which reflect the existing conditions, inclusive of the original garage with screened porch, and garage addition currently under construction to the rear/east of the original garage (garage addition shown on the plat of survey in red). It is understood that the plans and plat will contain the most accurate numeric calculations versus minor discrepancies to the narrative.

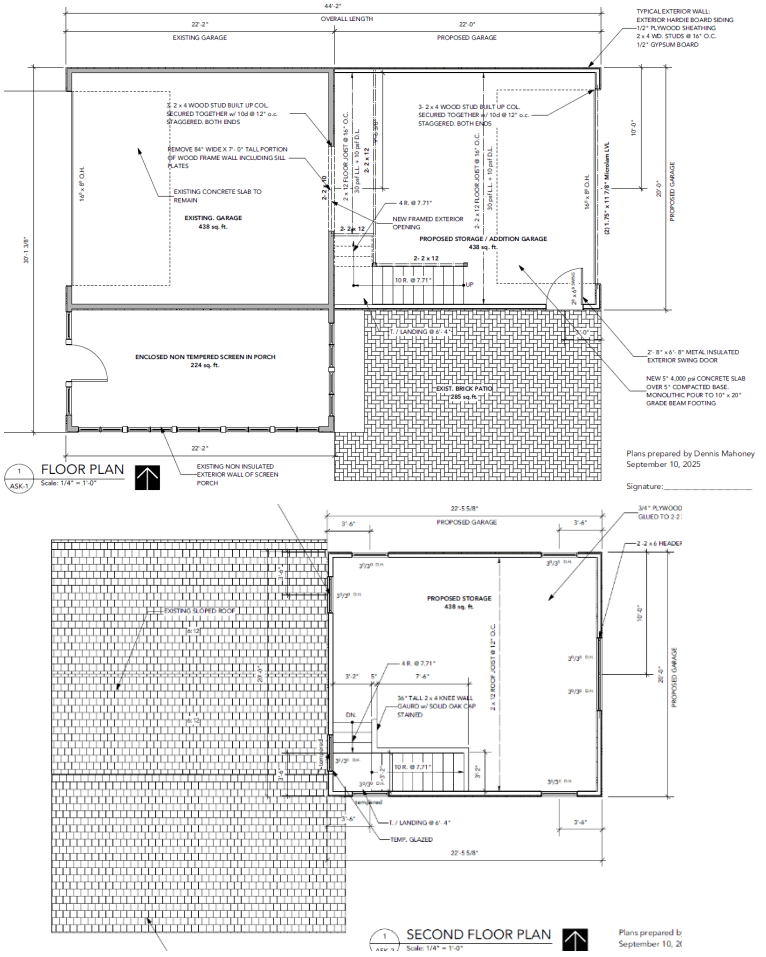
The plat locates the addition ~100' back from the west/front lot line (~118' to the existing curb per aerial imagery), ~148' from the east/rear lot line, and 10' from the north/side lot line. This location favors the north part of the property which is most proximate to adjacent vacant land that is not a platted parcel, which is preferable over being adjacent to a buildable/built platted parcel/lot.



Plat of Survey/Site Plan

The Petitioner seeks to utilize this garage addition space for storage needs. The plans show two floors for the addition, with an interior set of stairs. The ground floor will have an overhead door, pedestrian/man door, and will internally connect to the existing original garage. The upper floor will have open storage space and windows. The Petitioner states the ground floor will have vehicles, boat, motorcycles, and upper floor will have general home storage. With this addition, the boat will be housed in the garage and enclosed from view.

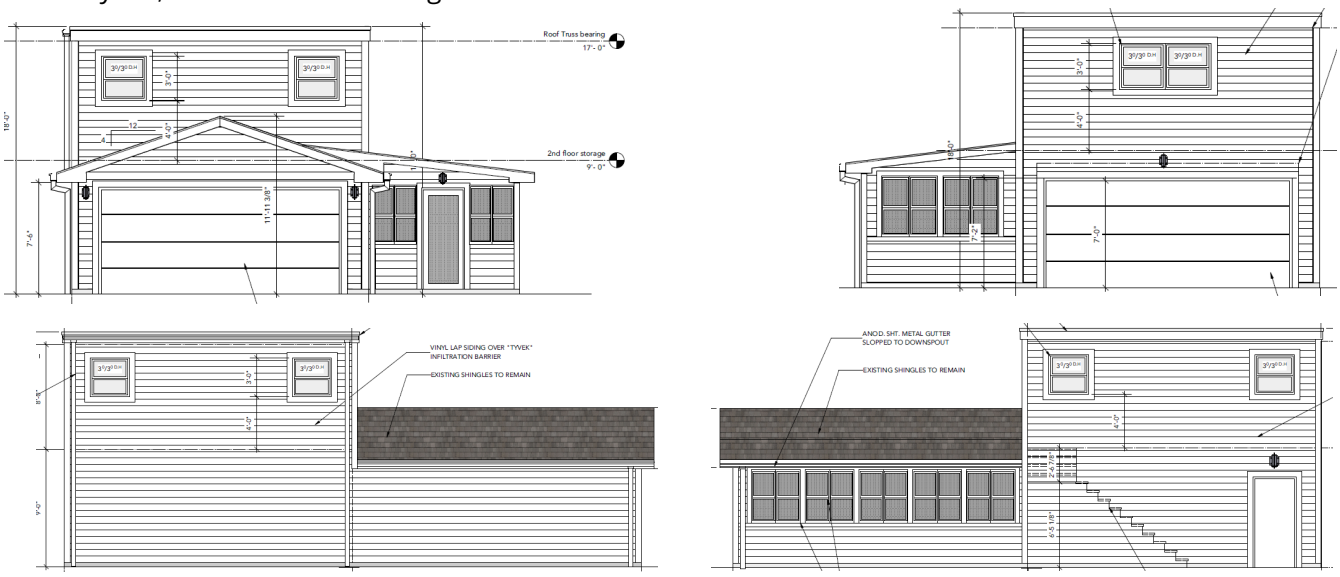
The 20'x22' two-story addition will be wood frame with a Hardie Board or vinyl lap siding on the exterior to match the existing, original garage as stated by the Petitioner. Though the addition has been partially built with gable-style peak roofing, the Petitioner proposes to remove the gables and change it to a flat roof to meet the 18 foot maximum height requirement.



The house, in comparison has a medium pitch side gable with a small front gable on the street façade. Also, the pitch on the existing garage appears to be a slightly shallow to moderate pitch, identified on the plans as 6:12. Village Planning staff believes the pitch to be architecturally compatible from the street frontage, since the addition is at a different height plane than the original garage, and is separate and set further back to the rear from the house/principal structure. Also, the house, existing garage with screened-in porch, and addition will all have matching exterior material and upper story windows furthers the overall aesthetic compatibility. Examples of neighborhood context provided by the Petitioner appear to show a similar character of homes with lap siding, taller garages with windows, and a nearby example of a low-slope roof.

The length exceeding 34 feet is proposed as such so that the footprint and walls of the original and addition parts of the garage align to make a cohesive structure. Also, the proposed 44'-2" depth runs to the back utilizing the depth of the property, parallel to Sayre Avenue, This location and orientation has less of a visual sight-line impact from Sayre Avenue versus being perpendicular to Sayre Avenue (which is 30 feet comprised of the garage front and screened-in porch to its right).

The proposed lot coverage for principal and accessory buildings and structures will be 19%, which falls well below the Zoning Code's maximum 35% requirement. Also, the proposed Floor Area Ratio ("FAR"), which is based on gross floor area of buildings, (3,118 sq. ft. for house, existing garage w/ screened-in porch, addition, & sheds) appears to be approximately .18, well below the Zoning Code maximum of 0.4.



Proposed Elevations clockwise from upper left: West, East, South, North

Alternative Storage Options and Physical Hardships:

The Petitioner has stated the physical hardship is for a lack of storage space on the property. The addition will provide an indoor storage solution for belongings that otherwise may be left outdoors.

There do not appear to be feasible, alternative options for needed storage on-site. The house does not have typically available storage amenities of adequate closet space, a basement or usable crawlspace, or accessibly usable attic. The Petitioner states attic storage is limited with a structure that is sub-par to hold or maintain any type of substantial weight. Also, the lot is too narrow to allow for a second detached garage, and the Zoning Code will not allow for an additional shed, even so, they are limited to 200 sq. ft. maximum. A building addition to the house would pose challenges due to the house's existing shape and location. The house currently has a nonconforming sideyard setback (4.95' vs. 10' min. req'd.) and proximity to the original garage and screened-in porch (accessory structures must be at least ten feet away or else meet additional Village Building Code requirements for construction materials).

The house size and lot width may be considered physical hardships. The usable floor area of the dwelling ("house size") is undersized as it is approximately 1,302 sq. ft. is legal nonconforming to the Zoning Code's minimum 2,300 sq. ft. requirement. For perspective, this home is nearly half the size than a new home would have built to the current house size requirement, resulting in significantly less storage space available in the house. Note the usable floor area calculation excludes garages and basements, which are common amenities. Additionally, the subject property's narrow lot width of 65.72' is legal nonconforming (code requires 90' for interior lots, 115' for corner lots in the R-2 zoning district).

STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff prepared draft responses for the Findings of Fact below, which indicate support for the request. If the Plan Commission wishes to recommend denial, alternative findings will need to be indicated.

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

The property cannot yield a reasonable return if permitted to be used only under the conditions allowed, as the property lacks adequate storage space on the property. The property has undersized nonconforming usable floor area of the dwelling and narrow lot width. The house does not have typically available storage amenities of adequate closet space, a basement, or accessibly usable attic space structurally equipped to bear substantial weight of home storage. The addition will provide an indoor storage solution for belongings that otherwise may be left outdoors.

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

The lack of storage space on the property is a physical hardship on the property of unique circumstance due to undersized, nonconforming usable floor area of the dwelling and narrow lot width. The house does not have typically available storage amenities of adequate closet space, a basement, or accessibly usable attic space structurally equipped to bear substantial weight of home storage. A building addition to the house would otherwise pose challenges due to the house's existing shape and location with a nonconforming sideyard setback and proximity to the existing garage and screened-in porch.

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

The addition will not alter the essential character of the locality. The addition's location favors the north part of the property which is most proximate to adjacent vacant land that is not a platted parcel, which is preferable over being adjacent to a buildable/built platted parcel/lot. The 44'-2" depth utilizes the depth of the property, parallel to Sayre Avenue, which reduces the visual sight-line impact from Sayre Avenue. Examples of neighborhood context show examples of a similar character of homes with lap siding, taller garages with windows, and a nearby example of a low-slope roof. Overall, the neighborhood appears eclectic with a substantial degree of variety. Notably, this is an older subdivision, and not standard, due to different styles and layouts constructed over the years.

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

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

    b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;

    c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;

d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;

e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and

f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

MOTION TO CONSIDER

If the Plan Commission wishes to take action, an appropriate wording of the motions would read:

Variation:
"…make a motion to recommend that the Village Board grant the Petitioner Dennis Mahoney, a Variation from Section III.I.2.b. of the Tinley Park Zoning Ordinance to increase the maximum floor area of a detached garage accessory structure to 1,553 square feet at 16801 Sayre Avenue in the R-2 Single-Family Residential District in accordance with the plans submitted and adopt the Findings of Fact as proposed in the December 18, 2025 staff report, subject to the following conditions:

1. *The doorway and wood deck/overhang on the east (rear) façade must be removed and reconstructed with a window as per the Petitioner's submitted architectural east elevation drawing.*
2. *The garage may not be used for living space and may not be serviced by water or sanitary sewer.*
3. *The frame shed on wood deck at the northeast property corner (as per the plat of survey) must be removed or relocated to full compliance of the zoning ordinance with proper permit approval."*

LIST OF REVIEWED PLANS

	Submitted Sheet Name	Prepared By	Date On Sheet
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	Draft Plan Commission Meeting Minutes 10/16/2025	Staff	10/16/2025
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THE VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

ORDINANCE
NO. 2026-O-004

AN ORDINANCE GRANTING A VARIATION FROM SECTION III.I.2.b. OF THE ZONING ORDINANCE TO ALLOW A DETACHED GARAGE EXCEEDING THE MAXIMUM ACCESSORY STRUCTURE FLOOR AREA AT 16801 SAYRE AVENUE (MAHONEY)

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

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AN ORDINANCE GRANTING A VARIATION FROM SECTION III.I.2.b. OF THE ZONING ORDINANCE TO ALLOW A DETACHED GARAGE EXCEEDING THE MAXIMUM ACCESSORY STRUCTURE FLOOR AREA AT 16801 SAYRE AVENUE (MAHONEY)

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

WHEREAS, a petition for the granting of a variation from Section III.I.2.b. of the Zoning Ordinance to allow a detached garage exceeding the maximum accessory structure floor area ("Variation") at 16801 Sayre Avenue ("Subject Property") has been filed by Dennis Mahoney ("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 Variation should be granted on October 16, 2025, and a second public hearing on December 18, 2025 after the Village Board remanded it to Plan Commission, 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 5-0 and has filed its reports 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 Petitioners have 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 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 property cannot yield a reasonable return if permitted to be used only under the conditions allowed, as the property lacks adequate storage space on the property. The property has undersized nonconforming usable floor area of the dwelling and narrow lot width. The house does not have typically available storage amenities of adequate closet space, a basement, or accessibly usable attic space structurally equipped to bear substantial weight of home storage. The addition will provide an indoor storage solution for belongings that otherwise may be left outdoors.

b. The plight of the owner is due to unique circumstances;
   The lack of storage space on the property is a physical hardship on the property of unique circumstance due to undersized, nonconforming usable floor area of the dwelling and narrow lot width. The house does not have typically available storage amenities of adequate closet space, a basement, or accessibly usable attic space structurally equipped to bear substantial weight of home storage. A building addition to the house would otherwise pose challenges due to the house's existing shape and location with a nonconforming sideyard setback and proximity to the existing garage and screened-in porch.

c. The variation, if granted, will not alter the essential character of the locality; and
   The addition will not alter the essential character of the locality. The addition's location favors the north part of the property which is most proximate to adjacent vacant land that is not a platted parcel, which is preferable over being adjacent to a buildable/built platted parcel/lot. The 44'-2" depth utilizes the depth of the property, parallel to Sayre Avenue, which reduces the visual sight-line impact from Sayre

Avenue. Examples of neighborhood context show examples of a similar character of homes with lap siding, taller garages with windows, and a nearby example of a low-slope roof. Overall, the neighborhood appears eclectic with a substantial degree of variety. Notably, this is an older subdivision, and not standard, due to different styles and layouts constructed over the years.

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 property:

LEGAL DESCRIPTION: LOT 12 (EXCEPT THE SOUTH 32 FEET THEREOF) IN BLOCK 5 IN ELMORE'S OAK PARK AVENUE ESTATES BEING A SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF THE DRAINAGE DITCH CONVEYED BY DOCUMENT 377150), IN COOK COUNTY, ILLINOIS

PARCEL IDENTIFICATION NUMBER: 28-30-106-015-0000

COMMONLY KNOWN AS: 16801 Sayre Avenue, Tinley Park, IL

PETITIONER: Dennis Mahoney

SECTION 4: That the Variation from Section III.I.2.b of the Zoning Ordinance to allow a 1,553 sq. ft. detached garage, exceeding the maximum accessory structure floor area is hereby granted at the Subject Property in the R-2 (Single-Family Residential) Zoning District, in accordance with the "List of Reviewed Plans" attached hereto as **Exhibit A** subject to the

following conditions:

1. The doorway and wood deck/overhang on the east (rear) façade must be removed and reconstructed with a window as per the Petitioner's submitted architectural east elevation drawing.
2. The garage may not be used for living space and may not be serviced by water or sanitary sewer.
3. The frame shed on wood deck at the northeast property corner (as per the plat of survey) must be removed or relocated to full compliance of the zoning ordinance with proper permit approval.

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 6th day of January 2026.

AYES:

NAYS:

ABSENT:

APPROVED THIS 6th day of January 2026.

_____
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. 2026-O-004, "**AN ORDINANCE GRANTING A VARIATION FROM SECTION III.I.2.b. OF THE ZONING ORDINANCE TO ALLOW A DETACHED GARAGE EXCEEDING THE MAXIMUM ACCESSORY STRUCTURE FLOOR AREA AT 16801 SAYRE AVENUE (MAHONEY)**" which was adopted by the President and Board of Trustees of the Village of Tinley Park on January 6, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 6h day of January 2026.

_____
VILLAGE CLERK

Exhibit A

Per the December 18, 2025, Plan Commission Public Hearing Staff Report

LIST OF REVIEWED PLANS

	Submitted Sheet Name	Prepared By	Date On Sheet
	Planning & Zoning General Application	Petitioner	7/22/2025
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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 DECEMBER 18, 2025 REGULAR MEETING**

ITEM 3: **PUBLIC HEARING – GARAGE VARIATION – 16801 SAYRE AVENUE**

Consider recommending that the Village Board grant Dennis Mahoney a Variation from Section III.I.2.b. of the Zoning Ordinance to allow for a detached garage exceeding the maximum accessory structure floor area at 16801 Sayre Avenue in the R-2 (Single-Family Residential) Zoning District.

Present Plan Commissioners:	James Gaskill Eduardo Mani Andrae Marak Edgar Montalvo Acting Chair Terry Hamilton
Absent Plan Commissioners:	Angela Gatto Chairman Garrett Gray Amanda Martinez Steve Sepessy
Village Staff:	Michael Coleman, Comm. Development Director Lori Kosmatka, Senior Planner Michael O. Whalen, Associate Planner
Petitioner:	Dennis Mahoney, 16801 Sayre Avenue
Members of the Public:	None

ACTING CHAIR HAMILTON introduced item #2.

COMMISSIONER MONTALVO made a motion to open the Public Hearing. COMMISSIONER MANI seconded. Voice vote. All in favor. Motion carried.

ACTING CHAIR HAMILTON noted the proof of publication.

Lori Kosmatka, Senior Planner, presented the staff report.

ACTING CHAIR HAMILTON invited the Petitioner to speak.

Dennis Mahoney of 16801 Sayre Avenue was sworn in. He recalled at the last Commission meeting that Commissioner Marak had brought up a suggestion of having some residents come to the meeting. He said he talked with some of the residents, and unfortunately they could not participate here with other obligations mainly due to family and work. He received verbal

confirmation from a total of nine residents at three homes. One was the residents to the north directly next to him (16749), others were at 16763 Westwind Drive, and the home kiddy-corner to him (16754 Sayre). These residents told him they are in full support, saying it would be a great addition, and can't wait until it gets done. They also all offered to write something in if needed as a confirmation for verification of the conversation that they were in support. He believes these residents have lived there at least 25 years. He also noted the gable-style roof has been taken down to meet the height restriction of 18 feet. He also noted there was a correction of the width versus the length. The width is now the 20'-2" dimension, not the 40-some foot dimension.

Michael Coleman, Community Development Director added that in our code we had an interpretation that needed clarification. He noted he had provided the width is a dimension that is side-to-side Side-to-side would be the façade that is facing the street, that is your front elevation, and you have two side elevations. That is the width of the garage which is under the 34 feet maximum including the screened in porch so we are in compliance. The length is what is 42 feet, and is what is from front to back. We recently had another interpretation where someone came in with a garage that is wider than 34 feet, so we made him reduce it down to fall into the same compliance, and he made it a little deeper. In our office now, width is side-to-side, not the depth, the garage is. Also, if you were to level his site, at 2800 sq. ft. with a pitch less than 8/12, he is estimated to be about a 5/12 right now, even with all these additions on here, he is still just barely over but still tremendously under his lot coverage. He is going to use that addition to take a lot of the accessory storage items, boats and so forth to be stored inside so it is an important, good thing for code enforcement to have them stored inside. He noted the Petitioner stated that the existing shed will be brought into compliance with a permit. He could do that separately or could do it coincidentally with the submittal that he has in now. He said he is also willing to put in a four-inch concrete slab which is required for any shed over 100 sq. ft. up to 200 sq. ft., and take it off five-foot from the property lines. It does not appear that he has any easements so five-foot would be the limit. This would bring the property more into compliance.

ACTING CHAIR HAMILTON asked if there is an ordinance regarding boats and other items in the driveway.

Michael Coleman, Community Development Director responded that boats are like trailers, they are open and have to be at least two-feet off the side property line. If they ask, we try to tell people to find storage for them as it can be unattractive and subject to vandalism. Petitioner Mahoney brought up that he would like to bring his into the garage at the back portion. Taking some of his vehicles and enclosing them would be good.

ACTING CHAIR HAMILTON asked if there are any comments from the Commissioners.

COMMISSIONERS GASKILL and MONTALVO had no comment.

COMMISSIONER MANI said he had no comment other than what he had said at the last Plan Commission meeting. It looks good.

COMMISSIONER MARAK had a couple comments. The thing he had wanted was either hearing from the neighbors or having photos of other places in the neighborhood that look like this to get

a better sense of how this fits in. He appreciates this, and is perfectly happy with that. The other comment is for Staff about the zoning to need to get away from legacy zoning (not the "Legacy" area downtown), of requiring the houses to be bigger than the houses are in the neighborhoods. He noted he felt that is a silly part that destroys the ability to work with these things sometimes where we know every house in the neighborhood is automatically nonconforming, and that is a problem. That is not really what zoning is for. He said he is pleased to see other examples of the home images.

ACTING CHAIR HAMILTON asked how we came about this having the code getting written with this situation where nearly every single residence in the neighborhood is nonconforming.

Michael Coleman, Community Development Director responded that he can speak on behalf of Planning and himself as an architect. A lot of times you run into an existing legal nonconforming issue. This means at the present time when this neighborhood was built, the zoning code was probably incredibly less restrictive. Building and zoning codes get more restrictive as time goes on. Building code is unfortunately possibly due to a fatality or a collapse. The zoning code is where you look a pattern of what is happening. So when this was built, the zoning code probably said what the maximum house you could put out there which was probably due to construction standards and what people could afford at the time. Now we have with certain lots we look at a pattern to see if a variance can be possible where the hardship is wanting to match the conformity of the neighborhood. All of the homes next to it don't meet the 2800 square feet. That is what we look at. We have ran into that in several cases where it did not meet the intent of the code, but the adjacent properties did, so it becomes progressive. The code 50 years later have these houses not matching it which is legal nonconforming which is perfectly fine. He noted in the neighborhood he grew up in Garfield Ridge every lot is 30 feet wide, and people build up to the property lines. When those houses were built there in the '60's, the code was more restrictive but they since opened it up more a bit.

ACTING CHAIR HAMILTON asked if we are addressing this in the Comprehensive Plan.

Michael Coleman, Community Development Director responded that we will probably be addressing it in the Unified Development Ordinance. The Comprehensive Plan is a major design motif we are looking at for the Village for the next 20-25 years dealing with transportation, pedestrian walkways, housing, retail, etc. and where we want it to go. The Unified Development Ordinance will be more specifically zoned in to zoned lots such as yards, uses, lot allowances, FAR requirements. This is the nitty-gritty of what we look at regarding a set of plans, versus the Comprehensive Plan looks at the Village overall.

COMMISSIONER MARAK noted the larger house requirements were meant to keep poor folks out of the community.

ACTING CHAIR HAMILTON added that it was to increase property value. He noted there is no one else in the audience. He entertained a motion to close the public hearing.

COMMISSIONER MONTALVO made a motion to close the public hearing. Seconded by COMMISSIONER MANI. Voice vote. All in favor. Motion carried.

Lori Kosmatka, Senior Planner, noted the standards were on-screen for presentation. She presented the standards for approval and read through the motion's conditions for this public hearing.

COMMISSIONER GASKILL asked how long the exclusions and necessities for storage were in effect and if it was otherwise available in the house.

Lori Kosmatka, Senior Planner, responded this is comparison to lacking in amenities typically found in homes, such as no basement, a house size of only 1302 sq. ft. leaves very limited space for closet storage. These are unique plight and physical hardship to the property.

COMMISSIONER GASKILL noted he hadn't heard of this as a hardship before, and how long ago this was put into effect.

Lori Kosmatka, Senior Planner, responded that the Staff Report's black text was as previously presented at the public hearing, so there was noting of lack of storage.

Michael Coleman, Community Development Director noted back in October at the first appearance with the Plan Commission that the Petitioner is on a concrete block foundation which is very difficult to add an addition to it, especially if adding a basement. There is underpinning for concrete block at every joint which is 8x16 and creates a shear point that is very difficult to maintain. Existing ceiling joists are typically 2x4 which will pick up load but bend a lot. When they bend they break the gypsum board or possibly the plaster ceiling so it is not conducive to storage up there in the attic.

ACTING CHAIR HAMILTON requested a motion for the Variation.

COMMISSIONER MARAK made a motion to recommend that the Village Board grant the Petitioner Dennis Mahoney, a Variation from Section III.I.2.b. of the Tinley Park Zoning Ordinance to increase the maximum floor area of a detached garage accessory structure to 1,553 square feet at 16801 Sayre Avenue in the R-2 Single-Family Residential District in accordance with the plans submitted and adopt the Findings of Fact as proposed in the December 18, 2025 staff report with the conditions listed and as indicated on the slide.

COMMISSIONER MANI seconded. Roll call vote. All were in favor (5-0). Motion carried.

ACTING CHAIR HAMILTON noted the item would go before the Village Board on January 6, 2026.

DRAFT

PUBLIC COMMENT

STAFF COMMENT

BOARD COMMENT

EXECUTIVE SESSION