
THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

RESOLUTION

NO. 2019-R-079

**A RESOLUTION ADOPTING A FOUNDATION ONLY POLICY FOR
COMMERCIAL BUILDING PERMITS**

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

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Board of Trustees**

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

WHEREAS, the Village of Tinley Park (“Village”) desires to adopt a Foundation Only Policy (“Policy”) wherein the Village shall issue foundation only permits for large commercial developments; and

WHEREAS, said Policy will provide adequate guidance to interested developers and ensure that the Village is protected by imposing certain financing requirements prior to issuance of said permits, further described in the attached 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 interest of said Village of Tinley Park and its residents that said Policy be approved and adopted; and

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

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

SECTION 2: That the President and Board of Trustees of the Village of Tinley Park, hereby approve and adopt said Policy, attached hereto as Exhibit 1, and all necessary Village Officials and staff are hereby authorized to effectuate said Policy, subject to review and revision as to form by the Village Attorney and Village staff.

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resolution, or ordinance of the Village that conflicts with the provisions of this Resolution shall be and is hereby repealed to the extent of such conflict.

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

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

PASSED THIS 6th day of August, 2019.

AYES: Berg, Brady, Brennan, Galante, Glotz, Mueller

NAYS: None

ABSENT: None

APPROVED THIS 6th day of August, 2019.

ATTEST:



VILLAGE CLERK



VILLAGE PRESIDENT

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

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 2019-R-079, "A RESOLUTION ADOPTING A FOUNDATION ONLY POLICY FOR COMMERCIAL BUILDING PERMITS," which was adopted by the President and Board of Trustees of the Village of Tinley Park on August 6, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 6th day of August, 2019.



KRISTIN A. THIRION, VILLAGE CLERK

EXHIBIT 1

FOUNDATION ONLY POLICY

Foundation only permits (FOP) may be issued by the Community Development Department for projects seeking building permits, only after all required plans and specifications for the project have been submitted and at least the initial plan review has been completed by the Building, Fire, Engineering and Planning and Zoning departments of the Village. The intent is to allow large projects to be built in phases and therefore the request for FOP will only be considered for large multifamily and commercial buildings, on a case-by case basis.

Foundation only permits are subject to the Following:

- Land Use conformance has been verified by the Planning Commission and approved by the Village Board (if applicable)
- Request for a FOP will only be considered for projects needing to start between the dates of November 1st-April 30th. These requests must be recommended by the Community Development Committee and approved by the Village Board.
- Building plan review has been completed to the point that general building code compliance has been verified for the project, with minor corrections noted
- No building permits will be issued without Village of Tinley Park Engineering Department approval and issued an approved street address
- No building permits will be issued without MWRD (if applicable)
- Foundation only permits will be granted to only commercial buildings as regulated by the International Building Code
- A permit that is issued for the foundations of a building will require a second building permit for work to progress beyond the foundation stage
- Work permitted under a foundation permit shall be limited to footings, foundation walls and any other construction up to and including a first floor slab
- The owner proceeds at his or her own risk with the understanding that (the building permit may or may not be granted) and that any changes in construction necessary to meet the Village's code requirements after plan checking has been completed for the remainder of the structure are to be made with no liability attached to the Village for issuing the foundation permit

Submittal Requirements:

- A. Completed permit application and fee submitted
- B. Letter of Credit in place for any public infrastructure construction
- C. Letter of Credit in place for the removal of all foundations in the event the developer does not complete the project
- D. Architectural site plan or civil engineering drawings indicating all lot lines, building setbacks, existing structures, parking layout, curb cuts, light pole details, grading plan, utility plans that show underground plumbing, mechanical and electrical information and all fire hydrants. Floor plans shall state the use and should state "NOT FOR CONSTRUCTION-REFERENCE ONLY". Architectural elevations shall state the same "NOT FOR CONSTRUCTION-REFERENCE ONLY"
- E. Provide plans prepared by an Illinois Licensed Architect, or Illinois Licensed Structural Engineer signed and wet sealed construction documents. Provide two (2) sets of soils testing results. All seals shall be on the cover sheet with an index of the sheets the stamps apply to
 - 1. Building Code Information on the cover sheet must contain the following:
 - a. Use Group (Single/Mixed)
 - b. Construction Type(s)
 - c. Square footage (Act./Allow.)
 - d. IBC Occupant Load calculations
 - e. Design live and dead loads
 - f. Illinois Plumbing Occ. Load calc.
 - 2. Foundation plans indicating the following: layout of the entire plan, indicate all construction materials and all rated assemblies. Indicate all requirements for compliance with the Illinois Accessibility Code
 - 3. Foundation sections and wall sections as required, to describe the construction and all rated assemblies
 - 4. Structural plans and sections. All pre-Engineered component drawings are to be submitted at the time of application
- F. If in a Planned Unit Development, submit three (3) copies of the Village of Tinley Park approved, final plan documents and landscape plans. In addition submit a signed landscape contract and a letter of credit covering all required landscape improvements
- G. Submit waiver indicating all plan review fees will be paid regardless whether construction continues beyond foundation