

VILLAGE OF BRADLEY

RESOLUTION NO. R-11-24-04

A RESOLUTION APPROVING A SALES-TAX SHARING AGREEMENT BETWEEN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS AND HOVE NISSAN INC.

ADOPTED BY THE
BOARD OF TRUSTEES OF THE
VILLAGE OF BRADLEY

THIS 12th DAY OF November, 2024

Published in pamphlet form by the authority of the Board of Trustees of the Village of Bradley, Kankakee County, Illinois this 12th day of November, 2024

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A RESOLUTION APPROVING A SALES-TAX SHARING AGREEMENT BETWEEN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS AND HOVE NISSAN INC.

WHEREAS, the Corporate Authorities of the Village of Bradley, Kankakee County, Illinois, have the authority to adopt resolutions and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety, and welfare of its citizens; and

WHEREAS, Section 8-11-20 of the Illinois Municipal Code (65 ILCS 5/8-11-20) authorizes the corporate authorities of a municipality to enter into an economic incentive agreement relating to the development or redevelopment of land within its corporate limits; and

WHEREAS, Hove Nissan Inc. (“Hove”), is an Illinois corporation that operates a Nissan dealership at 1405 Locke Drive, Bourbonnais, Illinois 60914, which is located within the Corporate Boundaries of the Village (the “Dealership”); and

WHEREAS, Hove has demonstrated its intent to continue investing in and expanding its operations at the Dealership, including but not limited to remodeling the exterior and demolishing and remodeling the interior of the Dealership (collectively, the “Project”); and

WHEREAS, the Corporate Authorities of the Village hereby determine and find, as required by law, that:

1. The building that Hove intends to redevelop in connection with the Project no longer complies with current building codes.; and
2. The Project is expected to create approximately six full-time job opportunities within the Village; and
3. The Project will serve to further the development of adjacent areas within the Village; and
4. Without an economic incentive agreement, the Project would not be possible; and
5. Hove meets high standards of creditworthiness and financial strength as demonstrated by one or more of the following: (i) corporate debenture ratings of BBB or higher by Standard & Poor’s Corporation or Baa or higher by Moody’s Investors Services, Inc.; (ii) a letter from a financial institution with assets of \$10,000,000 or more attesting to the financial strength of the developer; or (iii) specific evidence of equity financing for not less than 10% of the total project costs; and
6. The Project will strengthen the Village’s commercial sector; and
7. The Project will enhance the Village’s tax base; and
8. It is in the best interests of the Village to enter into an economic incentive agreement with Hove; and

WHEREAS, the Village and Hove have negotiated a Sales Tax Sharing Agreement (the “Agreement”) on terms that are reasonable and acceptable to the Village (a copy of the Agreement is attached hereto as Exhibit A and fully incorporated herein); and

WHEREAS, the Agreement does not include the sharing or rebate of any tax that would, but for the Agreement, have been paid to any other another unit of local government where said other unit of local government contains within its corporate boundaries any retail location or warehouse of Hove, from which any tangible personal property is delivered to purchasers; and

WHEREAS, it is in the best interests of the Village and its citizens to enter into the Agreement with Hove.

NOW THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS, PURSUANT TO ITS STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1. The Corporate Authorities hereby find that all of the recitals contained in the preamble to this Resolution are true, correct, and complete and are hereby incorporated by reference hereto and made a part hereof.

SECTION 2. The Corporate Authorities of the Village hereby approve of the Agreement, a copy of which is attached hereto as Exhibit A and fully incorporated herein, and declare that it is lawful, reasonable, and acceptable to the Village. The Corporate Authorities of the Village further authorize and direct the Village President to sign, execute, and deliver, and the Village Clerk to attest, the Agreement. In addition, the Corporate Authorities of the Village further authorize and direct the Village President to take any action, including the execution of any document, as may be necessary to fully execute and enter into the Agreement with Hove.

SECTION 3. The Corporate Authorities of the Village hereby authorize and direct the Village Finance Director to file any and all reports and other documents as may be required by the Illinois Department of Revenue in connection with the Agreement, in full compliance with all obligations set forth in Section 8-11-21 of the Illinois Municipal Code (65 ILCS 5/8-11-21). All such reports shall be filed no later than thirty (30) days after the execution of the Agreement by the Village President, as required by law.

SECTION 4. The Corporate Authorities of the Village hereby state and declare that under no circumstances shall the Agreement authorized by this Resolution be valid or effective until the reports authorized in Section 3 of this Resolution, *supra*, have been filed with and accepted by the Illinois Department of Revenue, as required by law.

SECTION 5. In the event that any provision or provisions, portion or portions, or clause or clauses of this Resolution shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions, portions, or clauses of this Resolution that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

SECTION 6. All ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Resolution, are hereby repealed to the extent of the conflict.

SECTION 7. The Village Clerk is hereby directed to publish this Resolution in pamphlet form.

SECTION 8. This Resolution shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

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PASSED by the Board of Trustees on a roll call vote on the 12th day of November, 2024.

TRUSTEES:

RYAN LEBRAN	Aye - <u>✓</u>	Nay - <u> </u>	Absent - <u> </u>
BRIAN BILLINGSLEY	Aye - <u>✓</u>	Nay - <u> </u>	Absent - <u> </u>
DARREN WESTPHAL	Aye - <u>✓</u>	Nay - <u> </u>	Absent - <u> </u>
BRIAN TIERI	Aye - <u>✓</u>	Nay - <u> </u>	Absent - <u> </u>
GRANT D. VANDENHOUT	Aye - <u>✓</u>	Nay - <u> </u>	Absent - <u> </u>
GENE JORDAN	Aye - <u>✓</u>	Nay - <u> </u>	Absent - <u> </u>

VILLAGE PRESIDENT:

MICHAEL WATSON Aye - Nay - Absent -

TOTALS: Aye - 6 Nay - 0 Absent - 0

ATTEST:



KELLI BRZA, VILLAGE CLERK

APPROVED this 12th day of November, 2024.





MICHAEL WATSON, VILLAGE PRESIDENT

ATTEST:



KELLI BRZA, VILLAGE CLERK

STATE OF ILLINOIS)
)
COUNTY OF KANKAKEE)

§§

I, KELLI BRZA, Village Clerk of the Village of Bradley, County of Kankakee and State of Illinois, DO HEREBY CERTIFY that the attached is a true, perfect, and complete copy of Resolution number R-11-24-04, "A RESOLUTION APPROVING A SALES-TAX SHARING AGREEMENT BETWEEN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS AND HOVE NISSAN INC.," which was adopted by the Village President and Board of Trustees at a meeting held on the 12th day of November, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 12th day of November, 2024.



KELLI BRZA, VILLAGE CLERK



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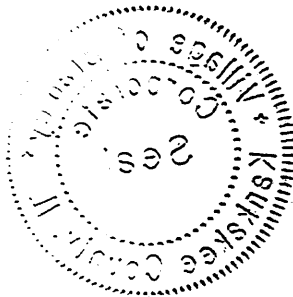


Exhibit A

**SALES TAX SHARING AGREEMENT BETWEEN THE VILLAGE OF BRADEY,
ILLINOIS AND HOVE NISSAN INC.**

THIS SALES TAX SHARING AGREEMENT (the “Agreement”) is made and entered into as of this _____ day of _____, 2024 by and between the Village of Bradley, an Illinois Municipal Corporation formed under and by virtue of the constitution and laws of Illinois and located within Kankakee County (the “Village”) and Hove Nissan Inc. (“Hove”), an Illinois Corporation operating within the corporate boundaries of the Village. The Village and Hove are hereinafter sometimes individually referred to as a “Party” and collectively referred to as the “Parties.”

WITNESSETH:

WHEREAS, the Parties are entering into this Agreement pursuant to Section 8-11-20 of the Illinois Municipal Code (65 ILCS 5/8-11-20) (“Code”), with regard to the redevelopment of an existing building on Hove’s existing dealership (the “Project”), which is located at 1405 Locke Drive, Bourbonnais, Kankakee County, Illinois 60914 (the “Subject Property”); and

WHEREAS, the Subject Property presently bears the tax PIN: 17-09-16-301-038; and

WHEREAS, Section 8-11-20 of the Illinois Municipal Code (65 ILCS 5/8-11-20) authorizes the corporate authorities of a municipality to enter into economic incentive agreements relating to development or redevelopment of land within its corporate limits; and

WHEREAS, the Village may, under an economic incentive agreement such as this Agreement, agree to rebate or share a portion of the Retailers’ Occupation Taxes received by the Village which have been generated by the development or redevelopment over a finite period of time; and

WHEREAS, (i) the Project includes remodeling of the exterior and demolishing and remodeling of the interior of the Dealership, all in conformance with the site and building plans attached hereto as Group Exhibit 1 and fully incorporated herein; (ii) this Agreement recognizes the significant improvements required by Hove in connection with the redevelopment of the Project; and (iii) this Agreement is intended to reimburse Hove for the costs of such improvements; and

WHEREAS, the taxable sales made at the Project will not be subject to local Retailers’ Occupation Taxes in another unit of local government; and

WHEREAS, the building to be redeveloped in connection with the Project (the “Subject Property”) no longer complies with current building codes; and

WHEREAS, the construction of and operation of the Project will create six (6) new full-time job opportunities within the Village; and

WHEREAS, the Project will serve to further the redevelopment of adjacent areas; and

WHEREAS, without this Agreement, the Project would not be possible; and

WHEREAS, Hove meets high standards of credit worthiness and financial strength as demonstrated by one or more of the following: (i) corporate debenture ratings of BBB or higher by Standard & Poor's Corporation or Baa or higher by Moody's Investors Services, Inc.; (ii) a letter from a financial institution with assets of \$10,000,000 or more attesting to the financial strength of the developer; or (iii) specific evidence of equity financing for not less than 10% of the total project costs; and

WHEREAS, the Project will strengthen the commercial sector of the Village and substantially enhance the tax base of the Village; and

WHEREAS, the Corporate Authorities of the Village have determined that it is in the best interest of the Village to enter into this Agreement.

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, IT IS AGREED AS FOLLOWS:

SECTION 1 - INCORPORATION

The Preambles to this Agreement are hereby declared to be the finding of the Parties and that said Preambles and all exhibits referred to in the Preambles and this Agreement are incorporated herein as if fully set forth in this Section 1.

SECTION 2 - CONDITIONS PRECEDENT TO THE UNDERTAKINGS ON THE PART OF THE VILLAGE

All undertakings on the part of the Village pursuant to this Agreement are subject to the satisfaction of the following conditions by Hove on or before December 31, 2024, unless otherwise specifically hereinafter stated:

- A. Hove shall redevelop the Subject Property and complete the Project to the Village's satisfaction and in substantial conformance with the site and building plans attached hereto as Group Exhibit 1.
- B. Prior to any payment by the Village of any sums to Hove, as provided in this Agreement, Hove shall provide the Village with a limited power of attorney, addressed to and in a form satisfactory to the Illinois Department of Revenue ("IDOR"), authorizing IDOR to release to the Village all gross revenues and sales tax information submitted by Hove to IDOR for the Project. In the event that IDOR fails to provide the Village with the necessary tax information, Hove shall cause to be delivered to the Village, on a quarterly basis, the Illinois Retailers' Occupation Tax, Use Tax and Service Occupation Tax returns and/or other documentation submitted by Hove to the IDOR, which detail the amount of Sales Tax (defined below) that Hove paid to IDOR with respect to its dealership and/or the Project. Additionally, in the event that Hove does not provide such tax returns, or IDOR does not make available to the Village said documentation, Hove shall cause such alternative documentation, acceptable to the Village, which details the amount of Sales Tax that Hove paid to IDOR with respect to the Project.

C. For purposes of this Agreement, the use of the terms “Sales Tax” and “Sales Tax Revenue” shall be construed to refer to:

- (i) The net portion of taxes imposed by the State of Illinois for distribution to the Village pursuant to the Retailers’ Occupation Tax Act (35 ILCS 120/1, *et seq.*), as amended, or the Service Occupation Tax Act (35 ILCS 115/1, *et seq.*), as amended, that are generated by Hove’s dealership and/or the Project and collected by the State and distributed to the Village. For the avoidance of doubt, this is and shall refer only to those sales tax revenues that are collected by the State pursuant to the aforementioned statutes and actually distributed to the Village; and
- (ii) Any other sales tax or similar tax that may be enacted by the State of Illinois, generated by Hove’s dealership and/or the Project and collected by the State and distributed to the Village; and
- (iii) Any revenues derived by the Village from any tax on receipts from sales which is enacted to replace, in whole or in part, the above referenced tax(es) except for any increased sales tax revenues that are required by state law to be used for a purpose other than as set forth in this Agreement.

D. The foregoing notwithstanding, the definition of “sales tax” or “sales tax revenue” shall not include:

- (i) Any retailer’s or service occupation taxes that have been or may be imposed by the Village pursuant to the Non-Home Rule Municipal Retailers’ Occupation Tax Act (65 ILCS 5/8-11-1.3), as amended, or the Non-Home Rule Municipal Service Occupation Tax Act (65 ILCS 5/8-11-1.4), as amended; or
- (ii) Any Home Rule Municipal Retailers’ Occupation Taxes or Home Rule Service Occupation Taxes that the Village may impose in the future if the Village becomes a Home Rule unit of local government; or
- (iii) Any other taxes imposed on Hove’s property, the Dealership, or the Project, however described and including but not limited to any business district tax.

SECTION 3 - UNDERTAKINGS ON THE PART OF THE VILLAGE UPON SATISFACTION OF ALL OF THE CONDITIONS HEREIN STATED

- A. Upon satisfaction by Hove of all the conditions as set forth in Section 2 above, the Village hereby undertakes to make the payments as set forth in Section 3.B below.
- B. To ensure the proper development of the Subject Property, to ensure completion of the Project, and to foster the continued economic growth of the area, the Village hereby agrees to rebate to Hove one hundred percent (100%) of that net portion of Sales Taxes that are imposed by the State of Illinois, generated by the dealership and/or Project, and distributed to the Village, but only after and to the extent that such Sales Taxes first exceed one hundred nineteen thousand and 00/100 dollars (\$119,000.00) in any given

year. For the avoidance of doubt: the Village shall not rebate any Sales Taxes unless and until Hove first reaches the threshold of one hundred nineteen thousand and 00/100 dollars (\$119,000.00) in a given year; only after reaching said threshold shall Hove be entitled to any rebate, and only of any additional Sales Taxes in excess of said threshold. In any year that Hove fails to generate Sales Taxes in excess of one hundred nineteen thousand and 00/100 dollars (\$119,000.00), Hove shall not be entitled to any rebate for that year, but this fact shall not affect the rebate to which Hove may or may not be entitled in any other year. The Sales Taxes that Hove is entitled to have rebated will hereinafter be referred to as the “Rebated Taxes” where appropriate.

- C. This Agreement and the Sales Tax rebate provided for in Section 3.B, above, shall continue for a period of fifteen (15) years or until the Village has rebated a total of seven hundred fifty thousand 00/100 dollars (\$750,000.00), whichever occurs first (the “Termination Date”). Under no circumstances shall Hove be entitled to any Sales Tax rebate in excess of this total maximum amount of seven hundred fifty thousand and 00/100 dollars (\$750,000.00).
- D. Payment of any and all Sales Tax rebates to which Hove may be or become entitled shall be calculated as set forth below in quarterly installments until the Termination Date (*see* 3.C, above), subject to the following conditions and restrictions:
 - (i) Commencing with the first calendar month the IDOR reports sales tax receipt after execution of this Agreement (“Starting Date”), the Village shall pay to Hove any rebate to which it is entitled quarterly in arrears, until the Termination Date (as defined in Section 3.C above), provided, however, that no such payments shall be made unless Hove has fully completed the Project in substantial conformance with the site and building plans attached hereto as Group Exhibit 1 no later than December 31, 2024.
 - (ii) Such sums shall be paid from the Rebated Taxes generated exclusively from sales by Hove in connection with the dealership or the Project. The amount due to Hove hereunder shall not be a general obligation of the Village and the Village shall not have an obligation to pay any amounts to Hove except from the Village’s share of Sales Taxes actually received from IDOR. Nothing in this Agreement is intended to constitute an express or implied covenant on the part of Hove to continuously operate a business on the Subject Property. It being understood, that as a consequence of a failure to operate said business shall be the right of the Village to terminate this Agreement, and to cease making payments hereunder.
- E. The Village shall complete and submit a report by electronic filing to the Department of Revenue within thirty (30) days after the execution of this Agreement, as required by 65 ILCS §§ 5/8-11-21(c) and (d).
- F. The Village shall, upon receipt of the IDOR Sales Tax Report reflective of each three (3) or four (4) month period following the Starting Date, pay to Hove the Rebated Taxes, which payments shall continue without interruption until the Termination Date.

- G. During the term of this Agreement, the Village will cause to be created a separate line item for accounting purposes only to be known as the "Hove Rebate." The amount of the Rebated Taxes shall be accounted for in said line item.
- H. Any amounts paid into the Hove Rebate line item over and above the amount required to be paid to _Hove hereunder may be transferred by the Village to its general or other funds without any restriction. Until such time as this Agreement terminates, the Village agrees that it will not take any action or omit to take any action that will affect the continued existence of the Hove Rebate line item or the availability of the Hove Rebate line item to pay Hove.
- I. In the event that any sales tax returns which have been submitted to the Village are amended, _Hove agrees to promptly forward a photocopy of such amended sales tax returns to the Village, clearly identifying them as an amendment of a sales tax return previously submitted to the Village.

SECTION 4 - REPRESENTATIONS AND WARRANTIES OF HOVE

- A. Hove hereby represents and warrants that the Project requires reimbursement for project costs from the Village in order for it to be completed, and, but for the substantial economic assistance to be given by the Village, as heretofore stated, the Project as contemplated would not be possible.
- B. Hove hereby represents and warrants that at all times it shall comply with all applicable ordinances, resolutions, codes, rules, regulations, guidelines and procedures of the Village and any other governmental entity, including all building and fire code regulations, governing the development of the Project in substantial compliance with the site and building plans attached hereto as Group Exhibit 1.
- C. Hove represents and warrants that it shall comply with all of the terms, provisions, and conditions of this Agreement and it shall use its best efforts to avoid a default under this Agreement or of the financing and/or development of the Project.

SECTION 5 - AUDIT – RECONCILIATION

Each payment by the Village to Hove shall be accompanied by a statement executed by the Village Finance Director or the Finance Director's designee, setting forth the calculations of such payment. The Village Finance Director or the Finance Director's designee shall further issue a statement to Hove setting forth all payments made to date to Hove. Hove shall have thirty (30) days following the receipt of said payment to contest any of the calculations or information contained in such statements. In the event that Hove shall initiate any such contest, it must be made by written notice to the Village. If such contest shows that the amount paid to Hove was incorrect, either the Village shall pay to Hove the balance of such amount within thirty (30) days of the completion of such contest, or the Village shall set off the amount of any overpayment against the next payment due hereunder, whichever is applicable.

SECTION 6 - CONFIDENTIALITY

The Village acknowledges and agrees that information to be provided by Hove is proprietary and valuable information and to the extent permitted by state or federal law including, but not limited to, the Illinois Freedom of Information Act ("FOIA"), the Village agrees to hold in confidence all sales figures and other information provided by Hove obtained by Hove records in connection with this Agreement, and in connection therewith, the Village shall not copy any such information except (i) as necessary for dissemination to the Village's agents or employees who are reasonably deemed by the Village to have a need to know such information for purposes of this Agreement, provided that such agents and employees shall hold in confidence such information to the extent required of the Village hereunder; or (ii) to the extent required or permitted by order of court or by state or federal law. The confidentiality requirements of this Agreement shall survive any expiration, termination or cancellation of this Agreement and shall continue to bind the Village, its successors, assigns and legal representatives for a period of two (2) years from the termination, expiration or cancellation of this Agreement. The Village shall promptly notify Hove of a FOIA request related to this Agreement and/or the commencement of any legal action in regard thereto such that Hove shall have a meaningful opportunity to object to the release of any such confidential information and to take such action as Hove deems necessary in order to protect against the release of such confidential information. The Village shall deny any request for the release of such confidential information if allowed to do so in its sole and absolute discretion; provided, however, the Village shall have no obligation to take any legal action to defend against the release of any such confidential information. Any and all costs and attorney's fees incurred by the Village in responding to or denying any FOIA request (and/or any other request for information) that relates in any way to this Agreement at Hove's written request shall be the sole responsibility of Hove.

SECTION 7 - DEFAULTS

- A. The occurrence of any of the following shall constitute a default under this Agreement:
1. Failure to comply with any term, provision or condition of this Agreement within the times herein specified, except to the extent compliance is rendered impossible due to causes beyond the reasonable control of the party in default.
 2. In the event that a representation or warranty of Hove contained herein is not true and correct; or
 3. If Hove:
 - (i) Shall be unable, or admits in writing to its inability to pay its debts as they mature; or
 - (ii) Makes a general assignment for the benefit of its creditors concerning its debts as they mature; or
 - (iii) Is adjudicated a bankrupt; or

- (iv) Files a petition in bankruptcy or to affect a plan or other arrangement with creditors; or
 - (v) Files an answer to a creditor's petition admitting the material allegations thereof for an adjudication of bankruptcy or to affect a plan or other arrangement with creditors; or
 - (vi) Applies to a court for the appointment of a receiver for substantially all of its assets; or
 - (vii) Has a receiver or similar official appointed for substantially all of its assets and such appointment shall not be discharged within sixty (60) days after their appointment or Hove has not bonded against such receivership or appointment; or
 - (viii) Has a petition described in (iv) filed against it which remains undismissed for a period of sixty (60) consecutive days, unless the same has been bonded, provided that nothing in this Agreement shall be construed to prevent the assignment of Hove's rights herein for collateral purposes with the prior permission of the Village, which permission will not be unreasonably withheld or denied.
- B. In the event of the occurrence of a default, the non-defaulting Party shall provide the defaulting Party written notice of such default and the defaulting Party shall have thirty (30) days to cure such default. Failure to cure shall permit the non-defaulting Party to terminate the Agreement. Failure to cure by Hove shall relieve the Village of any and all of its obligations to pay Hove any rebate amounts until such time as the Project is again being operated and the default is cured or the Village may take whatever action at law or in equity as may appear necessary or desirable to enforce performance and observance of any obligation, undertaking, covenant or agreement of Hove or the Village set forth in this Agreement.
- C. Notwithstanding the occurrence of a default by Hove as hereinabove set forth, so long as Hove continues to operate at the Project, the Village shall be obligated to make the payments required under Section 3 above. In the event that Hove fails to operate at the Project for any ninety (90) consecutive days after the Starting Date, excluding the failure to operate as a result of a casualty or remodeling, coupled with the occurrence of a default by Hove as hereinabove set forth, which default is not cured within the time permitted herein, then upon at least thirty (30) days prior written notice thereafter from the Village during which time Hove may cure any default, the Village shall be relieved of any and all of its obligations arising hereafter pursuant to this Agreement until such time as Hove is again operating at the Project and the default is cured. Hove or the Village make take whatever action at law or in equity as may appear necessary or desirable to enforce performance and observance of any obligation, undertaking, covenant or agreement of Hove or the Village set forth in this Agreement.
- D. In the case of any default by Hove on the sole basis that Hove has failed to provide a limited power of attorney to the IDOR as required by this Agreement, the Village's

sole remedy shall be to withhold any and all rebate payments attributable to Hove until the Village receives such power of attorney.

SECTION 8 – LIMITATION OF LIABILITY

The sole source of funds for payments to Hove under this Agreement shall be funds which comprise the Rebated Taxes. Hove may not compel any exercise of taxing authority by the Village to make payments provided for hereunder. The provisions of this Agreement do not constitute an indebtedness of the Village or a loan of the credit of the Village within the meaning of any constitutional or statutory provision. Under no circumstances shall the Village be required to pay any monies to Hove from any source other than the Rebated Taxes.

SECTION 9 - BUDGET

To the extent required by law, each year during the term of this Agreement, the Village agrees that it will budget funds as necessary to satisfy its obligations hereunder. Such appropriation shall be a part of the Village's annual budget ordinance adopted in accordance with 65 ILCS 5/8-2-9 or as part of the Village's annual budget adopted in accordance with 65 ILCS 5/8-2-9.4 as the case may be. The Village shall make any appropriation necessary for the year that the Agreement is entered into by means of a supplemental appropriation under 65 ILCS 5/8-2-9 or by an amendment to the annual budget pursuant to 65 ILCS 5/8-2-9.6.

SECTION 10 - LITIGATION

Neither the Village nor Hove, nor their respective successors and assigns, shall challenge the legality or enforcement of any recital, provision or covenant of this Agreement. In the event any other person or entity attempts to enjoin or otherwise challenge the validity of any recital, provision, or covenant of this Agreement, the Village will not take a position adverse to enforcement of the same. The Village, upon Hove's request, agrees to vigorously defend this Agreement. Hove, in its sole discretion, may petition to intervene in any such action or proceeding and to participate, at its sole cost, in the defense of any claim against the Village which challenges the legality or enforceability of any recital, provision or covenant of this Agreement. Hove shall reimburse the Village for any of its costs and expenses (including reasonable attorneys' fees) incurred as a result of the Village defending this Agreement upon Hove's request. In the event that Hove does not request the Village to defend this Agreement, the Village shall have no obligation to participate in the defense thereof and shall not be obligated to appear, answer or file any pleadings whatsoever. In that event, Hove shall bear the risk of an adverse judgment and shall have no recourse against the Village.

SECTION 11 - MAINTENANCE OF BUSINESS

This Agreement is made contingent upon Hove causing the Project contemplated by this Agreement to begin operating by Hove subject to *force majeure*. For all purposes herein, "operating the Project" or other similar phrases shall mean demolishing, remodeling, staffing, and continuously using the Dealership building (in substantial compliance with the site and building plans attached hereto as Group Exhibit 1) for Hove's business purposes. After the opening for business of the Project to the public at the Subject Property, the failure of the Project to be so operated for any consecutive ninety (90) days during the term of this Agreement, excluding the

failure to operate as a result of a casualty, condemnation, or remodeling, shall, at the election of the Village, result in the termination of this Agreement and the Village shall not be obligated to make any payments which are not then due or which have not been previously earned under the provisions hereof.

SECTION 12 - PREVAILING WAGE

Hove covenants and agrees to pay, and to contractually obligate and cause any general contractor, contractors, and subcontractors to pay the prevailing wage rate as ascertained by the Illinois Department of Labor (the "Department") for any public improvements included in the Project (including but not limited to any sewer and water utility improvements). If the Department revises such prevailing wage rates, the revised rates shall apply to all such requests. Upon the Village's request, Hove shall provide the Village with copies of all such contracts entered into by Hove or any applicable general contractor to evidence compliance with this Section.

SECTION 13 - LOCAL VENDORS AND CONTRACTORS

Hove shall use good faith efforts to employ local vendors and contractors when economically feasible in the construction process and in the ongoing marketing and management of the Project. This includes advertising in local publications and media for available positions that are not filled by reassignment of existing employees and notifying the Village when Hove is seeking contractors or employees.

SECTION 14 - GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois, and the Parties hereby agree that sole and exclusive jurisdiction over any and all disputes arising from or in relation to this Agreement shall be in the Circuit Court for the Twenty-First Judicial Circuit of Kankakee County, Illinois.

SECTION 15 - AMENDMENTS

This Agreement may be amended only by the mutual consent of the Parties, or their successors and assigns, by a written instrument specifically referencing this Agreement.

SECTION 16 - NOTICES

All notices, elections and other communications between the Parties shall be in writing and shall be mailed by certified mail, return receipt requested, postage prepaid, or delivered personally, to the Parties at the following addresses, or at such other addresses as the Parties may, by notice, designate:

If to the Village

Village President
The Village of Bradley
147 South Michigan Ave
Bradley, IL 60915

With a copy to:

Village Attorney

Spesia & Taylor
1415 Black Road
Joliet, Illinois 60435
Attn: Jeffrey S. Taylor

And if to Hove

Hove Nissan Inc.
1405 North Kinzie Avenue
P.O. Box 388
Bradley, Illinois 60915
Attn: Bruce Hove

Notices shall be deemed received on the fourth business day following deposit in the United States Mail, if given by certified mail as aforesaid, and upon receipt or refusal, if personally delivered.

SECTION 17 - EFFECTIVE DATE

This Agreement shall be effective on the first date set forth above.

SECTION 18 - MUTUAL ASSISTANCE AND CONSENTS

The Parties agree to do all things necessary or appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out the terms of this Agreement, including, without limitation, the enactment by the Village of such ordinances and resolutions and the taking of such other actions as may be necessary to enable the Parties' compliance with the terms and provisions of this Agreement. In the event that any Party to this Agreement is required to grant its consent or approval to the other Party to this Agreement in connection with any of the terms and provisions of this Agreement, such consent or approval shall not be unreasonably withheld.

SECTION 19 - SEVERABILITY

If any provision, covenant or portion of this Agreement is held invalid, such invalidity shall not affect the application or validity of any other provisions, covenants or portions of this Agreement.

SECTION 20 - ENTIRE AGREEMENT

This Agreement supersedes all prior agreements, negotiations and exhibits and is a full integration of the entire agreement of the Parties.

SECTION 21 - SUCCESSORS AND ASSIGNS

The terms, covenants and conditions herein contained shall be binding upon and inure to the benefit of the Parties and their heirs, successors, transferees and assigns. Nothing contained herein shall be deemed to create or impose any covenant or obligation running with or binding upon the land. Neither Hove nor the Village shall assign this Agreement or any rights hereunder to anyone except with the prior written consent of the other Party, provided Hove may assign this

Agreement or its rights hereunder to (i) any entity controlling, controlled by, or under common control with Hove (a "Hove Affiliate") or (ii) in connection with a sale or disposal of the assets of Hove or a Hove Affiliate.

SECTION 22 - FORCE MAJEURE

Any obligation of a Party hereunder shall be extended by one day for every day that performance is delayed by unusual adverse weather conditions, strike, lockout, civil commotion, Act of God or any other cause beyond such Party's reasonable control; provided, however, that in no event shall (i) financial problems or (ii) inability to pay be considered a force majeure event.

SECTION 23 – COUNTERPARTS

This Agreement may be executed in any number of identical counterparts each of which shall be considered an original, but which together shall constitute one and the same Agreement.

[Signature Page to Follow]

IN WITNESS WHEREOF, the Parties have executed this Agreement on the date and year first above written, and by so executing this Agreement, they mutually represent and warrant to one another that they have full power and authority to enter into this Agreement.

THE VILLAGE OF BRADLEY

Attest:

By: Michael Watson
Its: Village President

Kelli Brza, Village Clerk

HOVE NISSAN INC.

By: Bruce Hove
Its: Agent

GROUP EXHIBIT 1



Agenda Cover Memorandum

Meeting Date: November 12, 2024

Fiscal Year: 2024-2025

Agenda Item: Text amendment to Sec. 60-199 Additional parking requirements

Internal Review
Initials
Date

Item Type: Ordinance Resolution Other

Action Requested: Approval First Reading For Discussion Informational

Staff Contact: Name: Bruce Page - Community Development Director
Phone: 815-936-5100 ext. 1111
Email: bepage@bradleyil.org

Summary: Staff is requesting an addition to Sec.60-199 Additional Parking Requirements To read:

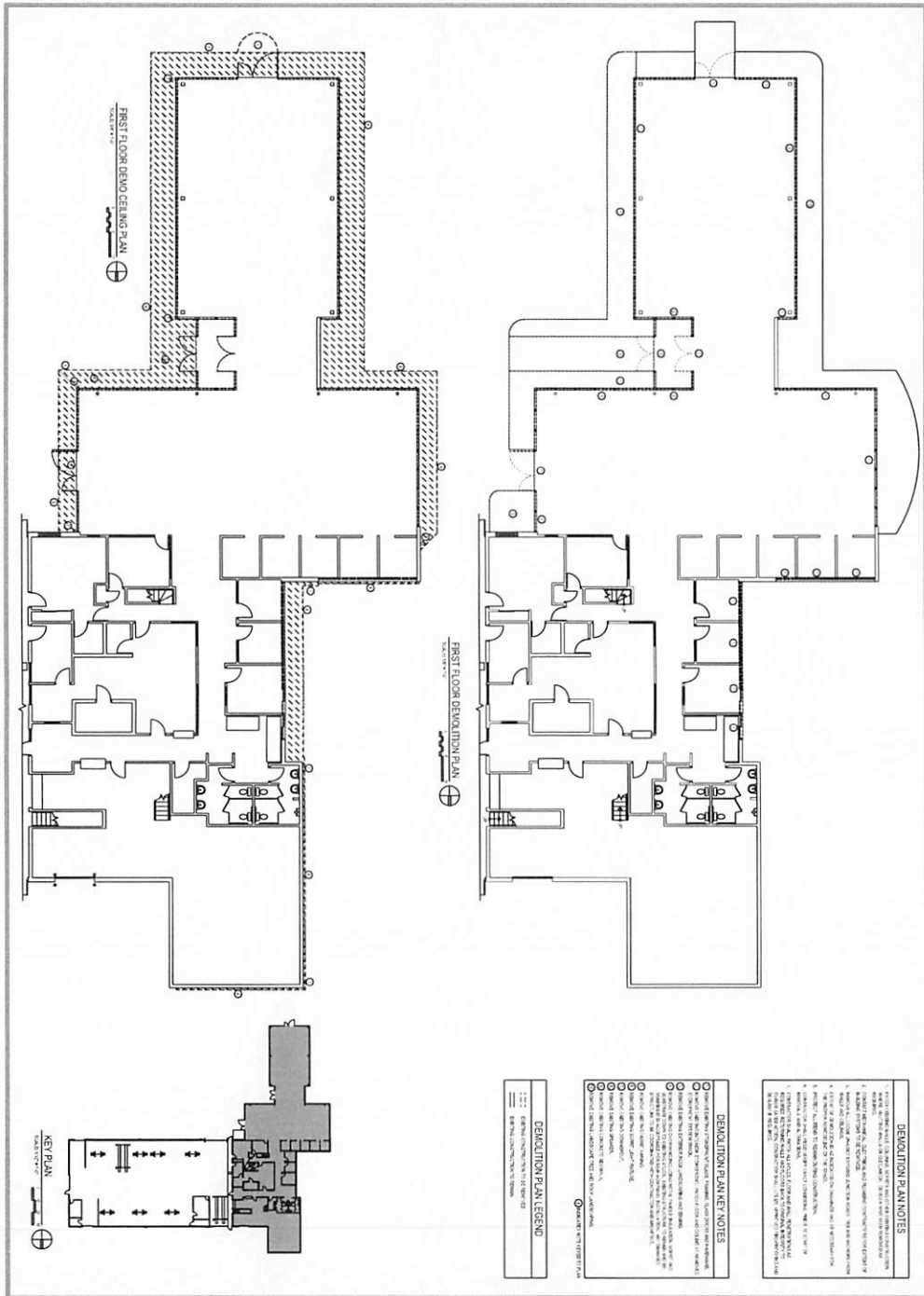
- (K) 1. Any vehicle permitted to be parked or stored on a lot pursuant to this section must be parked on a hard surface that is open, impervious and constructed of a hard dustless material, such as concrete, asphalt, brick pavers, slate, or stamped concrete, with the surface capable of supporting the weight of the permitted vehicle, and which otherwise complies with the provisions of this code.
- 2. Any vehicle permitted to be parked or stored on a lot pursuant to this section must not be lived in, or used for habitation.

The Planning and Zoning Commission held a public hearing on November 5th, 2024 and voted 7-0 for a recommendation of approval to the Village Board

Is this a budgeted item? Yes No Requires Budget Amendment

Line Item: Title: MFT

Amount Budgeted:



D100

DATE	REVISION

FIRST FLOOR DEMOLITION PLAN -
SHOWROOM, OFFICES AND PARTS

HOVE NISSAN
EXTERIOR IMPROVEMENTS
1405 NORTH KINZIE AVENUE
BRADLEY, ILLINOIS 60915

Cole Jarvis, Architect
715 North Parkway, Suite 200
Burlington, Illinois 60314
#78304-0210

DEMOLITION PLAN NOTES

1. DEMOLITION SHALL BE ACCORDING TO THE ILLINOIS CONSTRUCTION CODE AND ALL APPLICABLE LOCAL ORDINANCES.
2. DEMOLITION SHALL BE ACCORDING TO THE ILLINOIS CONSTRUCTION CODE AND ALL APPLICABLE LOCAL ORDINANCES.
3. DEMOLITION SHALL BE ACCORDING TO THE ILLINOIS CONSTRUCTION CODE AND ALL APPLICABLE LOCAL ORDINANCES.
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10. DEMOLITION SHALL BE ACCORDING TO THE ILLINOIS CONSTRUCTION CODE AND ALL APPLICABLE LOCAL ORDINANCES.

DEMOLITION PLAN KEY NOTES

- DEMOLITION SHALL BE ACCORDING TO THE ILLINOIS CONSTRUCTION CODE AND ALL APPLICABLE LOCAL ORDINANCES.
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DEMOLITION PLAN LEGEND

Colin Jans, Architect
 1000 N. Wacker Drive, Suite 1000
 Chicago, Illinois 60606
 P: 312.467.1000

**HOVE NISSAN
 EXTERIOR IMPROVEMENTS**
 1000 N. WACKER DRIVE, SUITE 1000
 CHICAGO, ILLINOIS 60606

FIRST FLOOR DEMOLITION PLAN -
 SERVICE

Date	Issue
1-20-21	Final
11-02-20	Revised

D101

DEMOLITION PLAN NOTES

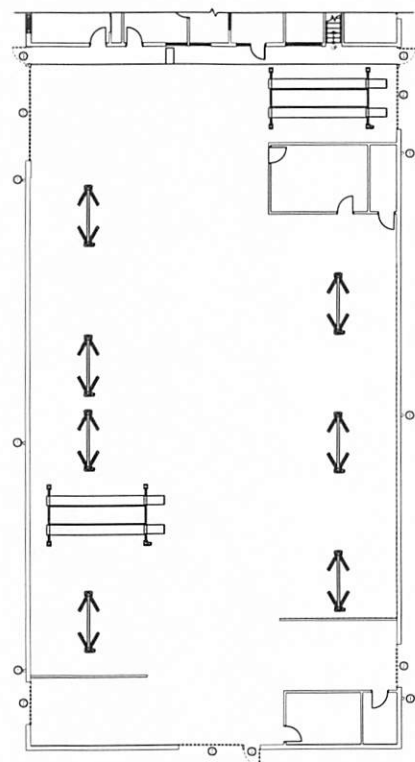
1. EXISTING WALLS, CEILING AND FLOOR SHALL BE DEMOLISHED TO FINISH FLOOR FINISH AND FINISH CEILING FINISH. SEE SECTION 05 50 00 FOR DEMOLITION REQUIREMENTS.
2. CONTRACTOR SHALL VERIFY ALL UTILITIES AND RECORD CONTRACTOR TO VERIFY EXISTENCE OF ALL UTILITIES TO BE REMOVED.
3. CONTRACTOR SHALL VERIFY ALL UTILITIES AND RECORD CONTRACTOR TO VERIFY EXISTENCE OF ALL UTILITIES TO BE REMOVED.
4. EXISTING WALLS SHALL BE DEMOLISHED TO FINISH FLOOR FINISH AND FINISH CEILING FINISH. SEE SECTION 05 50 00 FOR DEMOLITION REQUIREMENTS.
5. CONTRACTOR SHALL VERIFY ALL UTILITIES AND RECORD CONTRACTOR TO VERIFY EXISTENCE OF ALL UTILITIES TO BE REMOVED.
6. CONTRACTOR SHALL VERIFY ALL UTILITIES AND RECORD CONTRACTOR TO VERIFY EXISTENCE OF ALL UTILITIES TO BE REMOVED.
7. CONTRACTOR SHALL VERIFY ALL UTILITIES AND RECORD CONTRACTOR TO VERIFY EXISTENCE OF ALL UTILITIES TO BE REMOVED.

DEMOLITION PLAN KEY NOTES

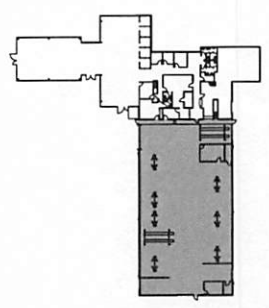
- 1. EXISTING WALLS TO BE DEMOLISHED
- 2. EXISTING CEILING TO BE DEMOLISHED
- 3. EXISTING FLOOR TO BE DEMOLISHED

DEMOLITION PLAN LEGEND

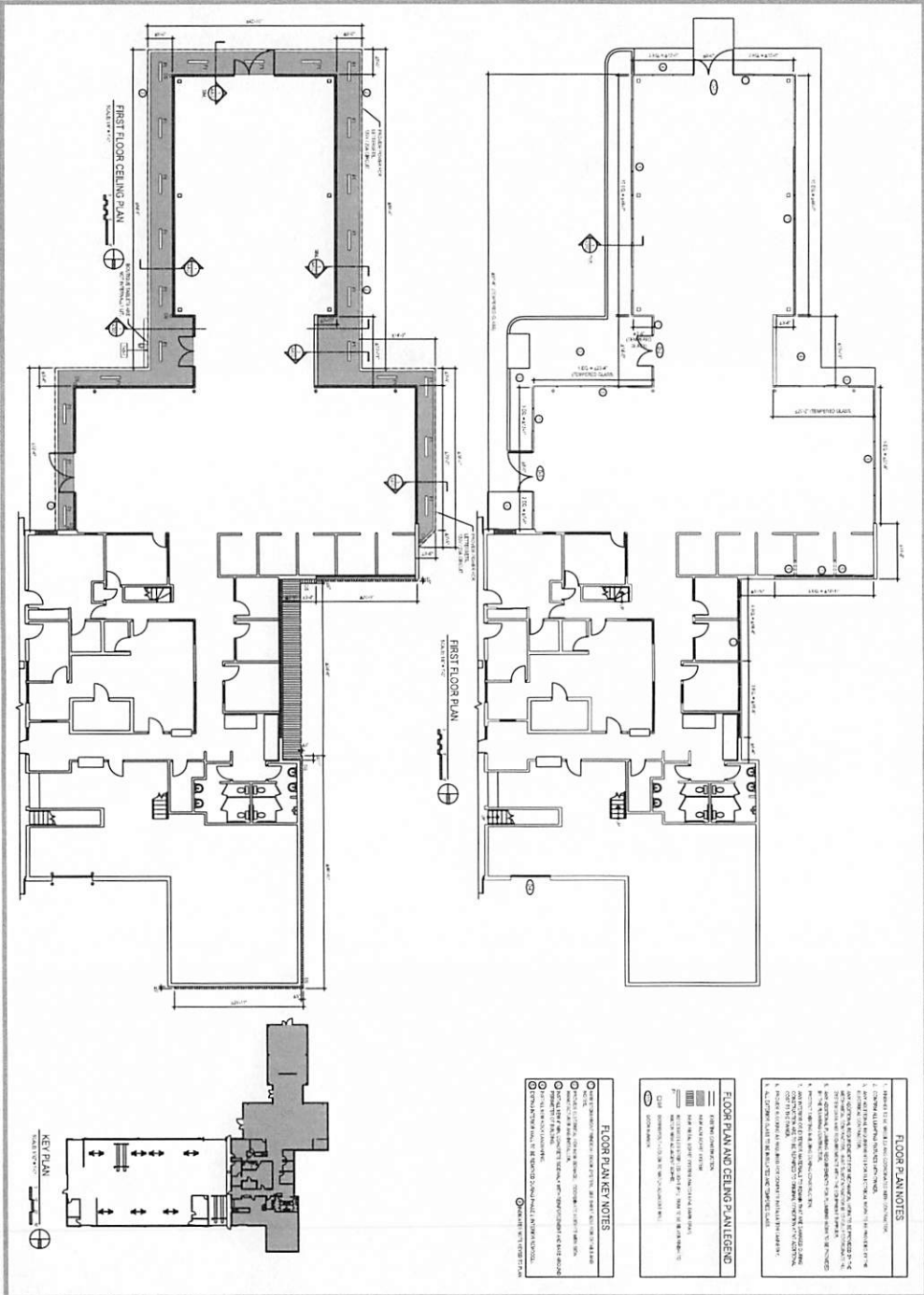
- EXISTING WALLS TO BE DEMOLISHED
- EXISTING CEILING TO BE DEMOLISHED
- EXISTING FLOOR TO BE DEMOLISHED



FIRST FLOOR DEMOLITION PLAN
 SCALE 1/8" = 1'-0"



KEY PLAN
 SCALE 1/8" = 1'-0"



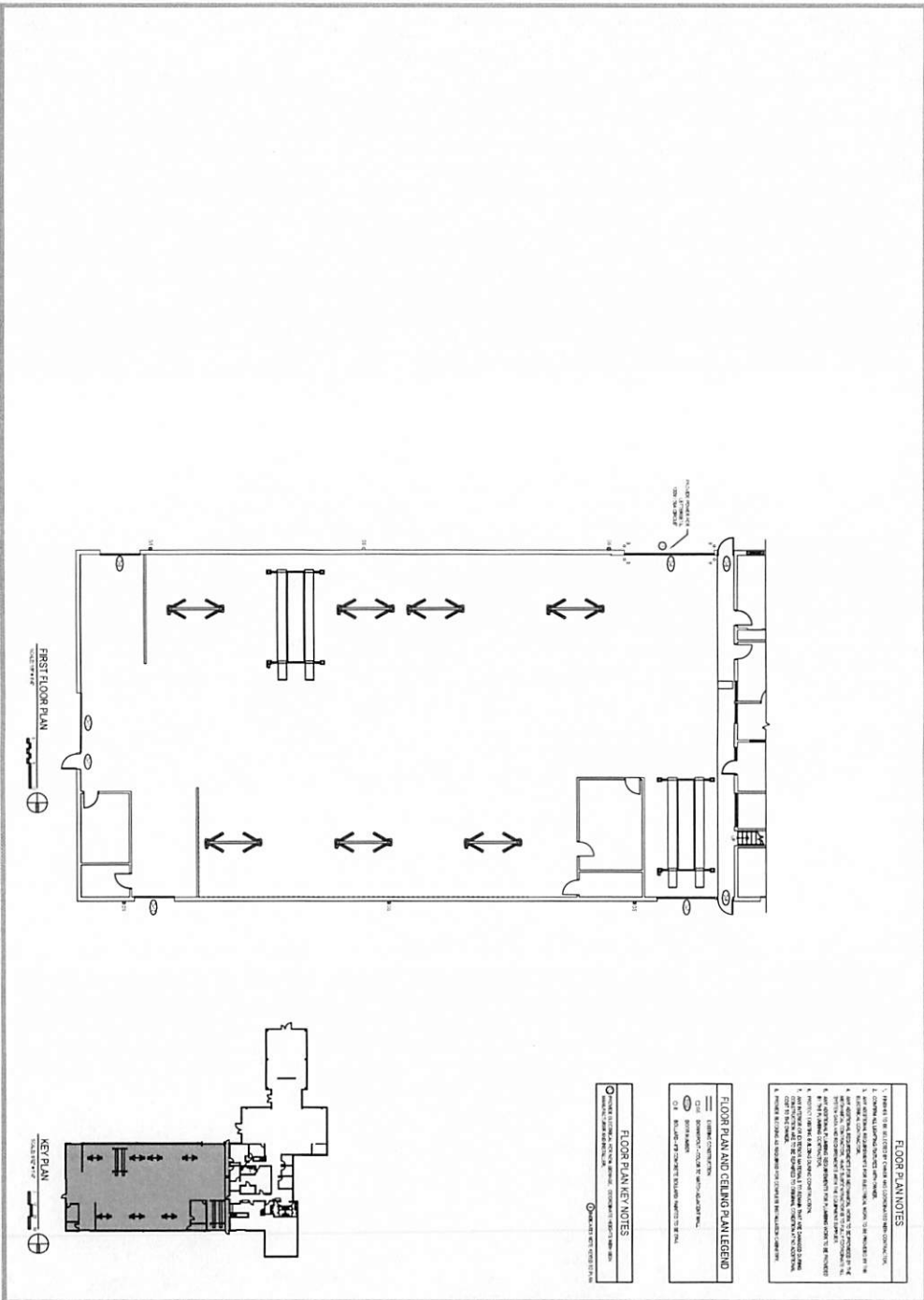
A100

DATE	NO.	BY
11/15/11	1	AK
11/15/11	2	AK

FIRST FLOOR PLAN -
SHOWROOM, OFFICES AND PARTS

HOVE NISSAN
EXTERIOR IMPROVEMENTS
1405 NORTH KINZIE AVENUE
BRADLEY, ILLINOIS 60915

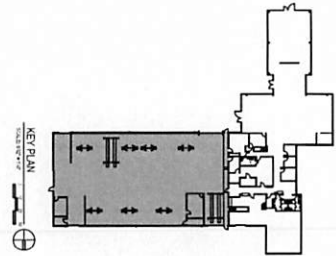
Cole Jarvis, Architect
700 North Parkway, Suite 200
Bourbonnais, Illinois 60554
815-654-2112



- FLOOR PLAN NOTES**
1. THESE ARE TO BE CONSIDERED PRELIMINARY. CONSULT WITH THE CLIENT FOR ANY CHANGES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL FINISHES ARE TO BE DETERMINED BY THE CLIENT.
 4. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
 6. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 7. THE ARCHITECT SHALL BE RESPONSIBLE FOR COORDINATING ALL TRADES.
 8. THE ARCHITECT SHALL BE RESPONSIBLE FOR MONITORING THE CONSTRUCTION.
 9. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE FINAL INSPECTION AND SIGN-OFF.

- FLOOR PLAN AND CEILING PANELS**
- FLOOR PLAN
 - CEILING PANELS

- FLOOR PLAN NOTES**
- FLOOR PLAN
 - CEILING PANELS



FIRST FLOOR PLAN
SCALE 1/8"

KEY PLAN
SCALE 1/8"

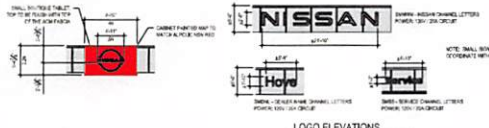
DATE	REVISION
10/15/20	ISSUE FOR PERMITTING
10/15/20	ISSUE FOR CONSTRUCTION
10/15/20	ISSUE FOR OCCUPANCY
10/15/20	ISSUE FOR AS-BUILT

A101

FIRST FLOOR PLAN - SERVICE

HOVE NISSAN
EXTERIOR IMPROVEMENTS
 1405 NORTH KINZIE AVENUE
 BRADLEY, ILLINOIS 60915

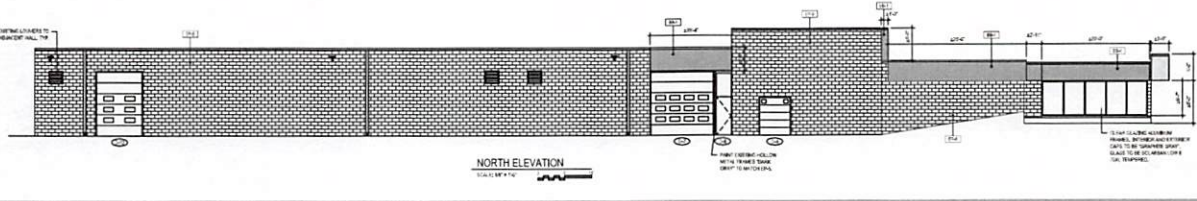
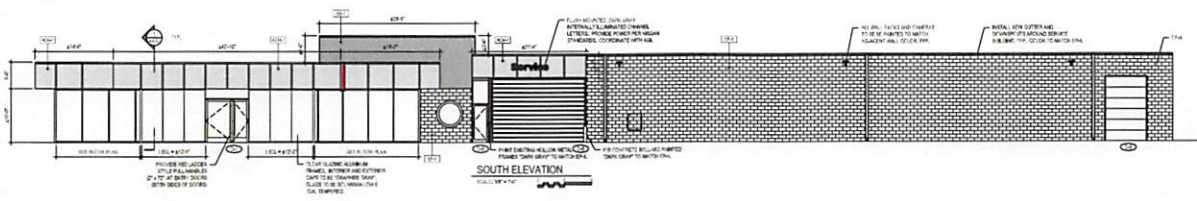
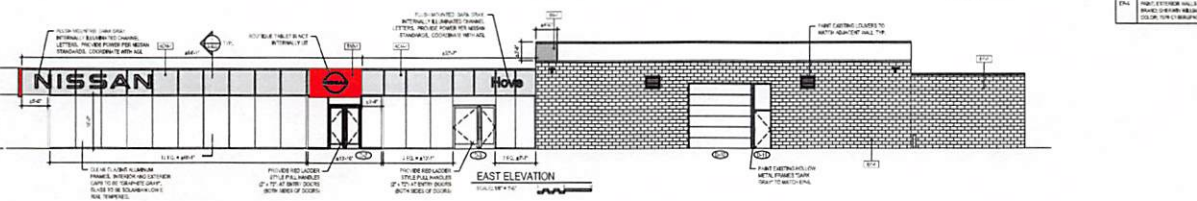
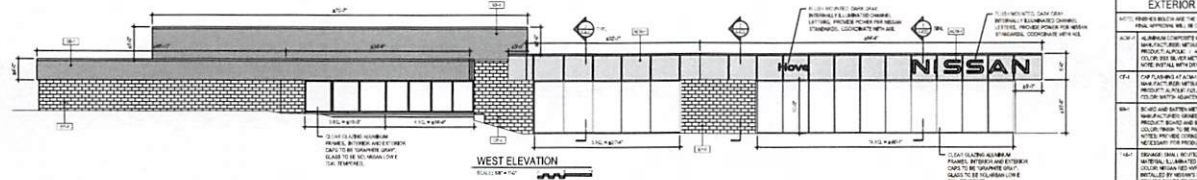
Cole Jarvis, Architect
 700 West Parkway, Suite 200
 Bradenton, Florida 34204
 813-956-0570



ACM PANEL CONTACTS	
ACM	ALUMINUM COMPOSITE MATERIALS 10000 W. 100th St Chicago, IL 60648 Tel: 708.442.2000
ACM	ALUMINUM COMPOSITE MATERIALS 10000 W. 100th St Chicago, IL 60648 Tel: 708.442.2000
ACM	ALUMINUM COMPOSITE MATERIALS 10000 W. 100th St Chicago, IL 60648 Tel: 708.442.2000

EXTERIOR NOTES	
1.	ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE TO FACE UNLESS OTHERWISE NOTED.
2.	PROVIDE ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
3.	PROVIDE EXTERIOR FINISHES TO FACE UNLESS OTHERWISE NOTED.
4.	EXTERIOR FINISHES TO FACE UNLESS OTHERWISE NOTED.
5.	EXTERIOR FINISHES TO FACE UNLESS OTHERWISE NOTED.
6.	EXTERIOR FINISHES TO FACE UNLESS OTHERWISE NOTED.
7.	EXTERIOR FINISHES TO FACE UNLESS OTHERWISE NOTED.
8.	EXTERIOR FINISHES TO FACE UNLESS OTHERWISE NOTED.
9.	EXTERIOR FINISHES TO FACE UNLESS OTHERWISE NOTED.

EXTERIOR MATERIAL SCHEDULE	
1.	ALUMINUM COMPOSITE MATERIALS (ACM) PANELS TO FACE UNLESS OTHERWISE NOTED.
2.	ALUMINUM COMPOSITE MATERIALS (ACM) PANELS TO FACE UNLESS OTHERWISE NOTED.
3.	ALUMINUM COMPOSITE MATERIALS (ACM) PANELS TO FACE UNLESS OTHERWISE NOTED.
4.	ALUMINUM COMPOSITE MATERIALS (ACM) PANELS TO FACE UNLESS OTHERWISE NOTED.
5.	ALUMINUM COMPOSITE MATERIALS (ACM) PANELS TO FACE UNLESS OTHERWISE NOTED.
6.	ALUMINUM COMPOSITE MATERIALS (ACM) PANELS TO FACE UNLESS OTHERWISE NOTED.
7.	ALUMINUM COMPOSITE MATERIALS (ACM) PANELS TO FACE UNLESS OTHERWISE NOTED.
8.	ALUMINUM COMPOSITE MATERIALS (ACM) PANELS TO FACE UNLESS OTHERWISE NOTED.
9.	ALUMINUM COMPOSITE MATERIALS (ACM) PANELS TO FACE UNLESS OTHERWISE NOTED.



Colt Jantz, Architect
1000 N. Dearborn St.
Chicago, IL 60610
Tel: 312.467.1000

Hove Nissan
EXTERIOR IMPROVEMENTS
1000 N. DEARBORN AVENUE
BRADLEY, ILLINOIS 60915

EXTERIOR ELEVATIONS

Date	Issue
3/26/23	Final
1/14/23	Revise

A200

See Jamb, Architrave
 and Sill Details
 of This Detail

SEE OTHER WALL SECTIONS

SEE OTHER WALL SECTIONS

HOVE NISSAN
EXTERIOR IMPROVEMENTS
 1405 NORTH WANDA AVENUE
 BRADLEY, ILLINOIS 60915

SEE OTHER WALL SECTIONS

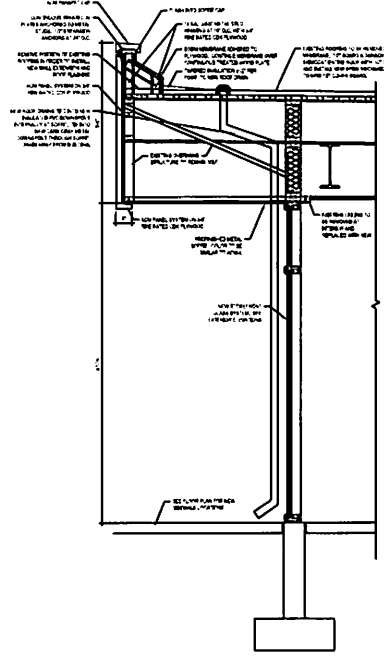
WALL SECTIONS

NO.	DATE	BY	CHKD.
1	3-23-11	...	...
2	1-14-12	...	...
3	...	...	...
4	...	...	...

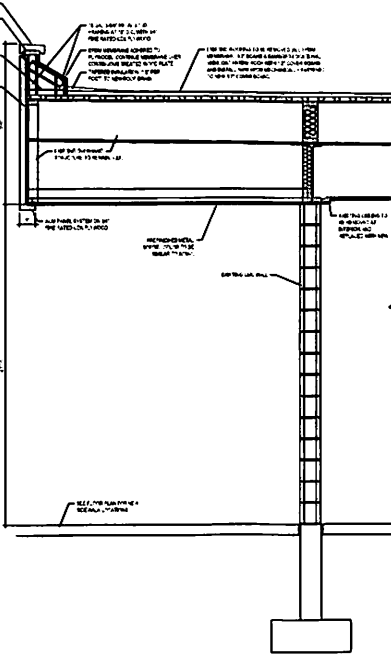
A400

NOTE:
 ALL WALLS SHALL BE FINISHED AS SHOWN.
 UNLESS OTHERWISE NOTED, ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD OVER 1/2" SHEETROCK.
 ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD OVER 1/2" SHEETROCK.

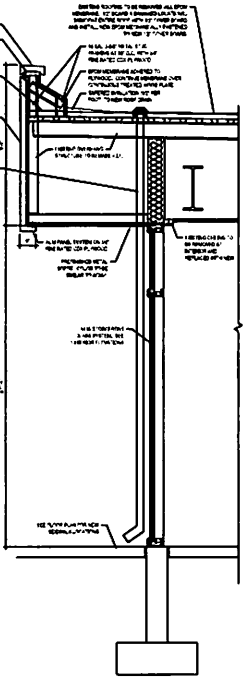
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 UNLESS OTHERWISE NOTED, ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD OVER 1/2" SHEETROCK.
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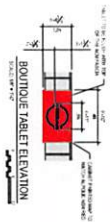
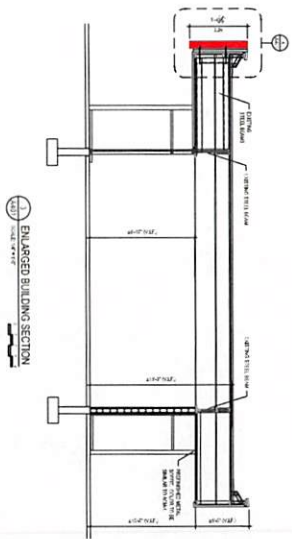
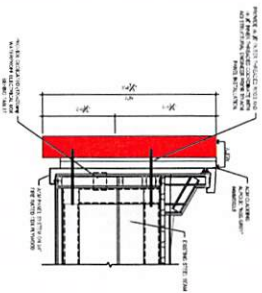
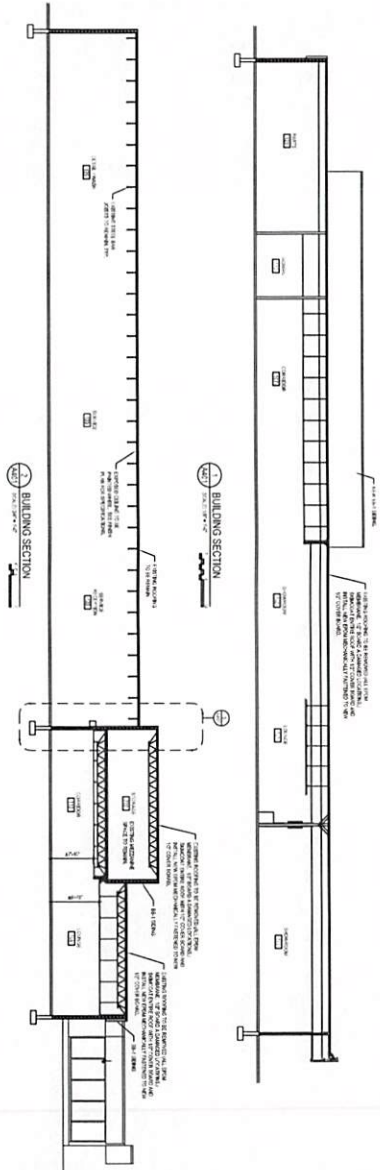
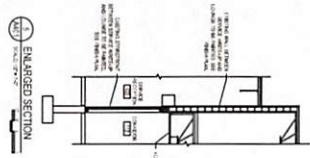
1 WALL SECTION
 SCALE 1/4" = 1'-0"



2 WALL SECTION
 SCALE 1/4" = 1'-0"



3 WALL SECTION
 SCALE 1/4" = 1'-0"



**HOVE NISSAN
EXTERIOR IMPROVEMENTS**
1405 NORTH KINZIE AVENUE
BRADLEY, ILLINOIS 60915

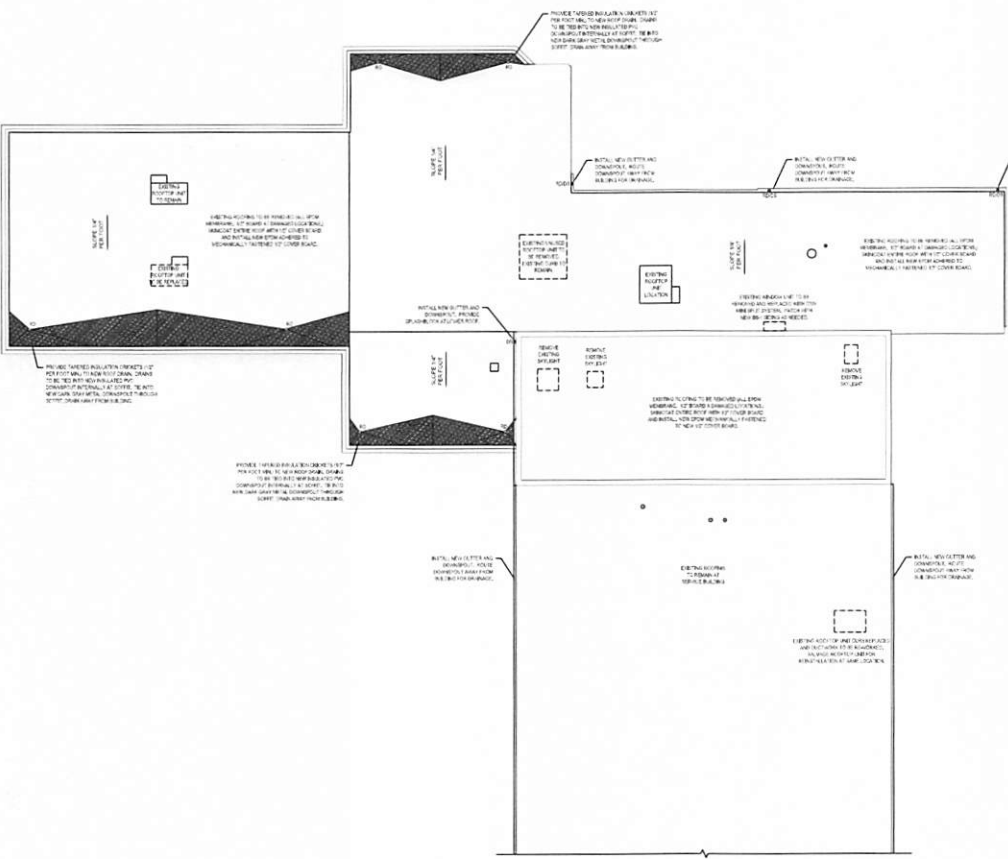
Cole Jarvis, Architect
70 West Parkway, Suite 200
Burlington, Illinois 61954
#15-004-012

BUILDING SECTIONS AND
DETAIL

NO.	DATE	BY	CHKD.
1	11/11/11	COLE JARVIS	COLE JARVIS
2	11/11/11	COLE JARVIS	COLE JARVIS
3	11/11/11	COLE JARVIS	COLE JARVIS

A401

ROOF PLAN NOTES
 1. REINFORCEMENTS, SUTURE MARKS TO MATCH EXISTING PRESSURE JOINTS.



ROOF PLAN
 SCALE 1/4" = 1'-0"

Col. Jack A. Anshel
 330 North Dearborn
 Northbrook, Illinois 60062
 847-561-1100

HOVE NISSAN
EXTERIOR IMPROVEMENTS
 1405 NORTH KINZIE AVENUE
 BRADLEY, ILLINOIS 60915

ROOF PLAN

Date	Issue
4-23-21	Revise
7-14-21	Revise

A500

HOVE NISSAN INTERIOR REMODEL

1405 North Kinzie Avenue
Bradley, Illinois 60915



COB JAMES ARCHITECT
ARCHITECTS
1100 S. WASHINGTON
CHICAGO, IL 60605

HOVE NISSAN
INTERIOR REMODEL
1405 NORTH KINZIE AVENUE
BRADLEY, ILLINOIS 60915

DRAWING LIST

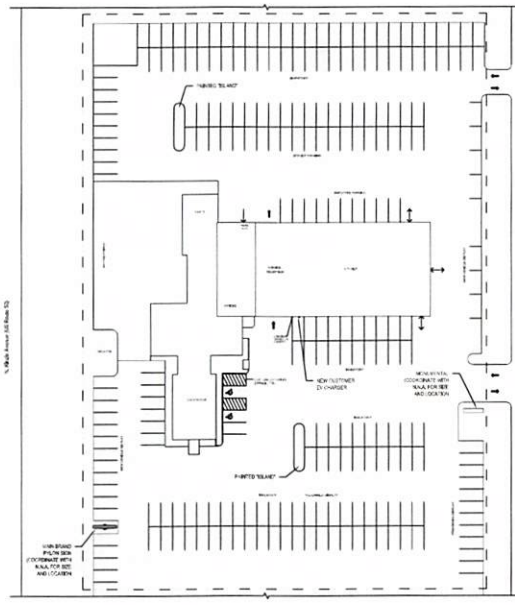
- T100 TITLE SHEET, SPECIFICATIONS AND GENERAL NOTES
- D100 FIRST FLOOR DEMOLITION PLAN - SHOWROOM, OFFICES AND PARTS
- D101 FIRST FLOOR DEMOLITION PLAN - SERVICE
- A100 FIRST FLOOR PLAN - SHOWROOM, OFFICES AND PARTS
- A101 FIRST FLOOR PLAN - SERVICE
- A102 FIRST FLOOR REFLECTED CEILING PLAN - SHOWROOM, OFFICES AND PARTS
- A103 FIRST FLOOR REFLECTED CEILING PLAN - SERVICE
- A104 FIRST FLOOR FINISH PLAN - SHOWROOM, OFFICES AND PARTS
- A105 FIRST FLOOR FINISH PLAN - SERVICE
- A106 FIRST FLOOR FURNITURE PLAN - SHOWROOM, OFFICES AND PARTS
- A107 FIRST FLOOR FURNITURE PLAN - SERVICE
- A108 FIRST FLOOR AND MEZZANINE SPACE PLANS
- A200 DOOR SCHEDULE AND DETAILS
- P100 FIRST FLOOR MECHANICAL PLAN - SHOWROOM, OFFICES AND PARTS
- P101 FIRST FLOOR MECHANICAL PLAN - SERVICE AND MECHANICAL SPECIFICATIONS
- M100 FIRST FLOOR MECHANICAL PLAN - SHOWROOM, OFFICES AND PARTS
- M101 FIRST FLOOR MECHANICAL PLAN - SERVICE AND MECHANICAL SPECIFICATIONS
- E100 FIRST FLOOR ELECTRICAL PLAN - SHOWROOM, OFFICES AND PARTS
- E101 FIRST FLOOR ELECTRICAL PLAN - SERVICE AND ELECTRICAL SPECIFICATIONS

BUILDING CODES

- 2021 INTERNATIONAL BUILDING CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2020 NATIONAL ELECTRICAL CODE
- 2021 INTERNATIONAL PLUMBING CODE
- 2011 ILLINOIS ACCESSIBILITY CODE
- 2014 ILLINOIS ENERGY CONSERVATION CODE

GENERAL NOTES:

1. THE FOLLOWING CHANGES AND IMPROVEMENTS ARE GENERAL IN NATURE AND ALLOW THE CONTRACTOR TO SELECT MATERIALS AND METHODS FOR THE PURPOSE OF COST AND AVAILABILITY OF SUCH MATERIALS UNLESS INDICATED OTHERWISE AND INDICATED TO FORM THE BASIS OF THE BIDDING.
2. IT IS UNDERSTOOD THAT THE OWNER HAS BEEN ADVISED BY ARCHITECT AND THAT THE OWNER HAS REVIEWED AND APPROVED ALL SERVICE CONTRACTS. THE CONTRACTOR WILL CONSIDER ANY AND ALL CHANGES TO BE THE SOLE RESPONSIBILITY OF SUCH CONTRACTORS. THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE OWNER HEREBY AUTHORIZES THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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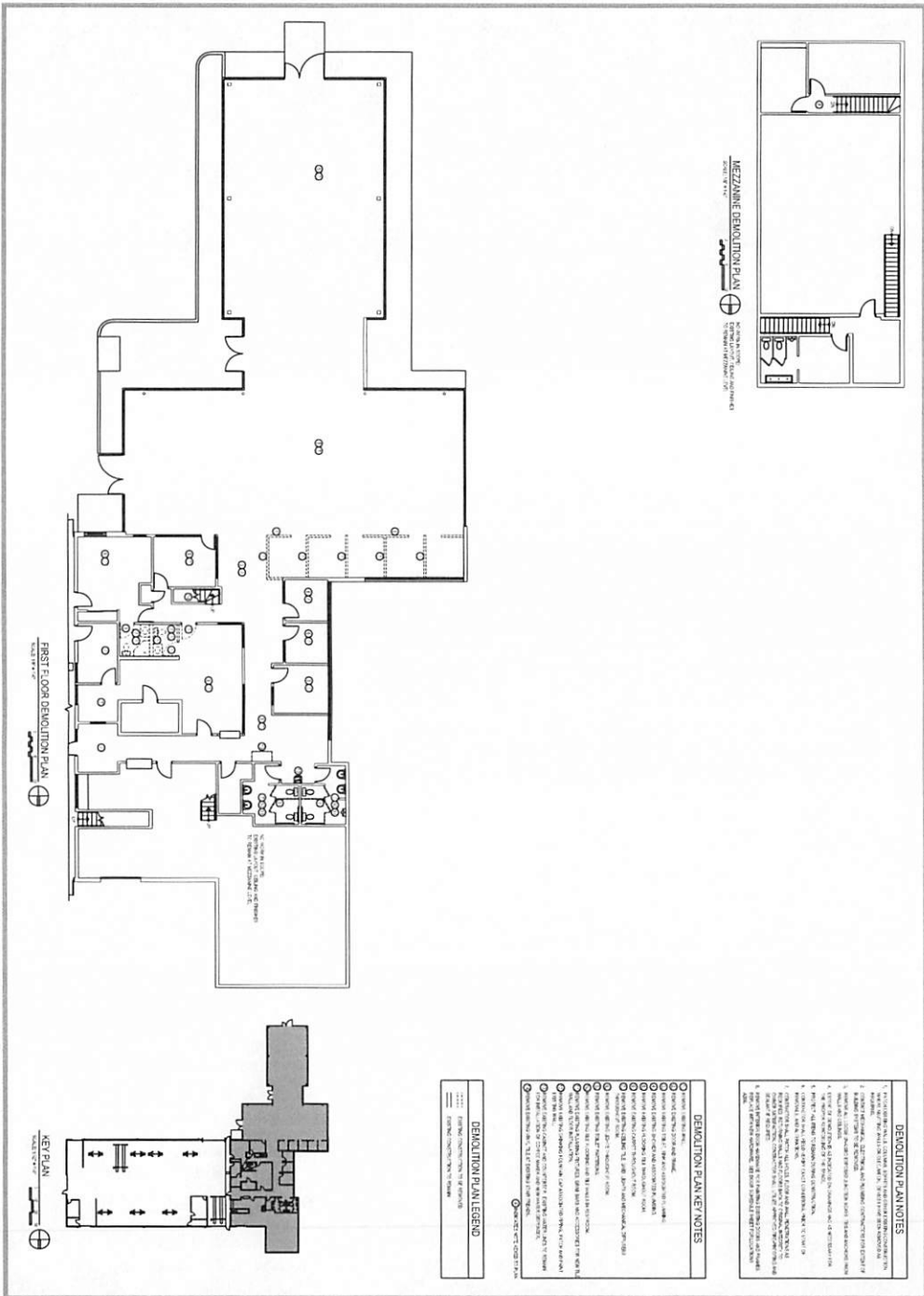
LOCATION MAP

SITE PLAN (for reference)



TITLE SHEET SPECIFICATIONS AND GENERAL NOTES

Date	Issue
11.16.21	Final



MEZZANINE DEMOLITION PLAN
 SCALE: 1/8" = 1'-0"

FIRST FLOOR DEMOLITION PLAN
 SCALE: 1/8" = 1'-0"

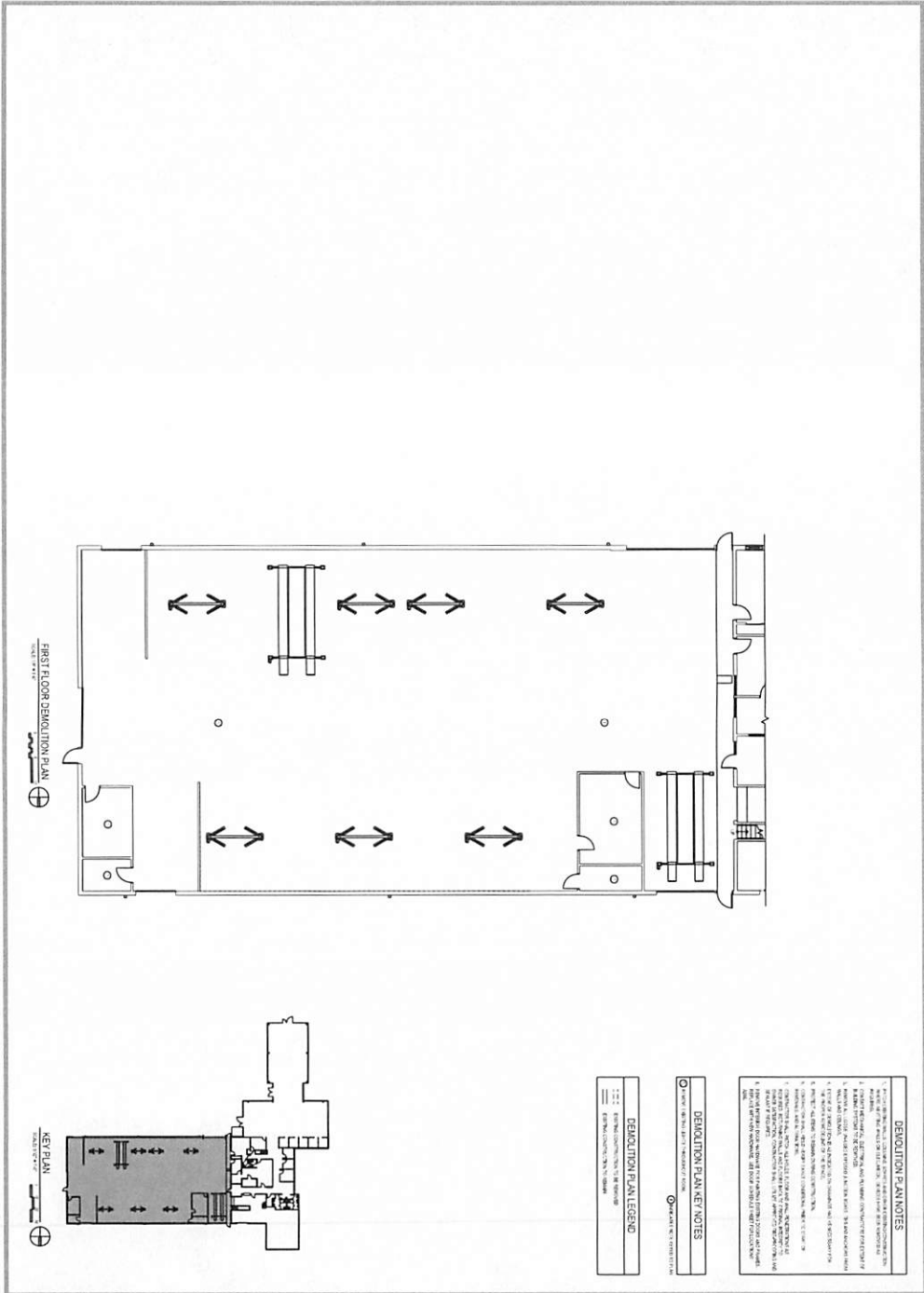
KEY PLAN
 SCALE: 1/8" = 1'-0"

- DEMOLITION PLAN NOTES**
1. ALL EXISTING WALLS, CEILING, FLOORING, AND MECHANICAL SYSTEMS TO BE DEMOLISHED UNLESS NOTED OTHERWISE.
 2. EXISTING WALLS TO BE DEMOLISHED TO EXPOSE INTERIOR SURFACES UNLESS NOTED OTHERWISE.
 3. ALL EXISTING PARTITIONS TO BE DEMOLISHED UNLESS NOTED OTHERWISE.
 4. ALL EXISTING CEILING TO BE DEMOLISHED UNLESS NOTED OTHERWISE.
 5. ALL EXISTING FLOORING TO BE DEMOLISHED UNLESS NOTED OTHERWISE.
 6. ALL EXISTING MECHANICAL SYSTEMS TO BE DEMOLISHED UNLESS NOTED OTHERWISE.
 7. ALL EXISTING ELECTRICAL SYSTEMS TO BE DEMOLISHED UNLESS NOTED OTHERWISE.
 8. ALL EXISTING PLUMBING SYSTEMS TO BE DEMOLISHED UNLESS NOTED OTHERWISE.
 9. ALL EXISTING PAINT TO BE REMOVED UNLESS NOTED OTHERWISE.
 10. ALL EXISTING GLASS TO BE REMOVED UNLESS NOTED OTHERWISE.
 11. ALL EXISTING METALS TO BE REMOVED UNLESS NOTED OTHERWISE.
 12. ALL EXISTING WOOD TO BE REMOVED UNLESS NOTED OTHERWISE.
 13. ALL EXISTING CONCRETE TO BE REMOVED UNLESS NOTED OTHERWISE.
 14. ALL EXISTING BRICK TO BE REMOVED UNLESS NOTED OTHERWISE.
 15. ALL EXISTING STONE TO BE REMOVED UNLESS NOTED OTHERWISE.
 16. ALL EXISTING TILE TO BE REMOVED UNLESS NOTED OTHERWISE.
 17. ALL EXISTING CARPET TO BE REMOVED UNLESS NOTED OTHERWISE.
 18. ALL EXISTING LINOLEUM TO BE REMOVED UNLESS NOTED OTHERWISE.
 19. ALL EXISTING VINYL TO BE REMOVED UNLESS NOTED OTHERWISE.
 20. ALL EXISTING RUBBER TO BE REMOVED UNLESS NOTED OTHERWISE.
 21. ALL EXISTING GLASS TO BE REMOVED UNLESS NOTED OTHERWISE.
 22. ALL EXISTING METALS TO BE REMOVED UNLESS NOTED OTHERWISE.
 23. ALL EXISTING WOOD TO BE REMOVED UNLESS NOTED OTHERWISE.
 24. ALL EXISTING CONCRETE TO BE REMOVED UNLESS NOTED OTHERWISE.
 25. ALL EXISTING BRICK TO BE REMOVED UNLESS NOTED OTHERWISE.
 26. ALL EXISTING STONE TO BE REMOVED UNLESS NOTED OTHERWISE.
 27. ALL EXISTING TILE TO BE REMOVED UNLESS NOTED OTHERWISE.
 28. ALL EXISTING CARPET TO BE REMOVED UNLESS NOTED OTHERWISE.
 29. ALL EXISTING LINOLEUM TO BE REMOVED UNLESS NOTED OTHERWISE.
 30. ALL EXISTING VINYL TO BE REMOVED UNLESS NOTED OTHERWISE.
 31. ALL EXISTING RUBBER TO BE REMOVED UNLESS NOTED OTHERWISE.

- DEMOLITION PLAN KEY NOTES**
- EXISTING WALL
 - EXISTING CEILING
 - EXISTING FLOORING
 - EXISTING MECHANICAL
 - EXISTING ELECTRICAL
 - EXISTING PLUMBING
 - EXISTING PAINT
 - EXISTING GLASS
 - EXISTING METALS
 - EXISTING WOOD
 - EXISTING CONCRETE
 - EXISTING BRICK
 - EXISTING STONE
 - EXISTING TILE
 - EXISTING CARPET
 - EXISTING LINOLEUM
 - EXISTING VINYL
 - EXISTING RUBBER

DEMOLITION PLAN LEGEND

---	EXISTING WALL
---	EXISTING CEILING
---	EXISTING FLOORING
---	EXISTING MECHANICAL
---	EXISTING ELECTRICAL
---	EXISTING PLUMBING
---	EXISTING PAINT
---	EXISTING GLASS
---	EXISTING METALS
---	EXISTING WOOD
---	EXISTING CONCRETE
---	EXISTING BRICK
---	EXISTING STONE
---	EXISTING TILE
---	EXISTING CARPET
---	EXISTING LINOLEUM
---	EXISTING VINYL
---	EXISTING RUBBER



FIRST FLOOR DEMOLITION PLAN
DATE: 01.14.14

KEY PLAN
DATE: 01.14.14

DEMOLITION PLAN NOTES

1. DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN AND THE DEMOLITION PLAN NOTES.
2. DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN AND THE DEMOLITION PLAN NOTES.
3. DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN AND THE DEMOLITION PLAN NOTES.
4. DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN AND THE DEMOLITION PLAN NOTES.
5. DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN AND THE DEMOLITION PLAN NOTES.
6. DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN AND THE DEMOLITION PLAN NOTES.
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8. DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN AND THE DEMOLITION PLAN NOTES.
9. DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN AND THE DEMOLITION PLAN NOTES.
10. DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN AND THE DEMOLITION PLAN NOTES.

DEMOLITION PLAN LEGEND

○ DEMOLITION TO BE ACCORDING TO THE DEMOLITION PLAN AND THE DEMOLITION PLAN NOTES.

○ DEMOLITION TO BE ACCORDING TO THE DEMOLITION PLAN AND THE DEMOLITION PLAN NOTES.

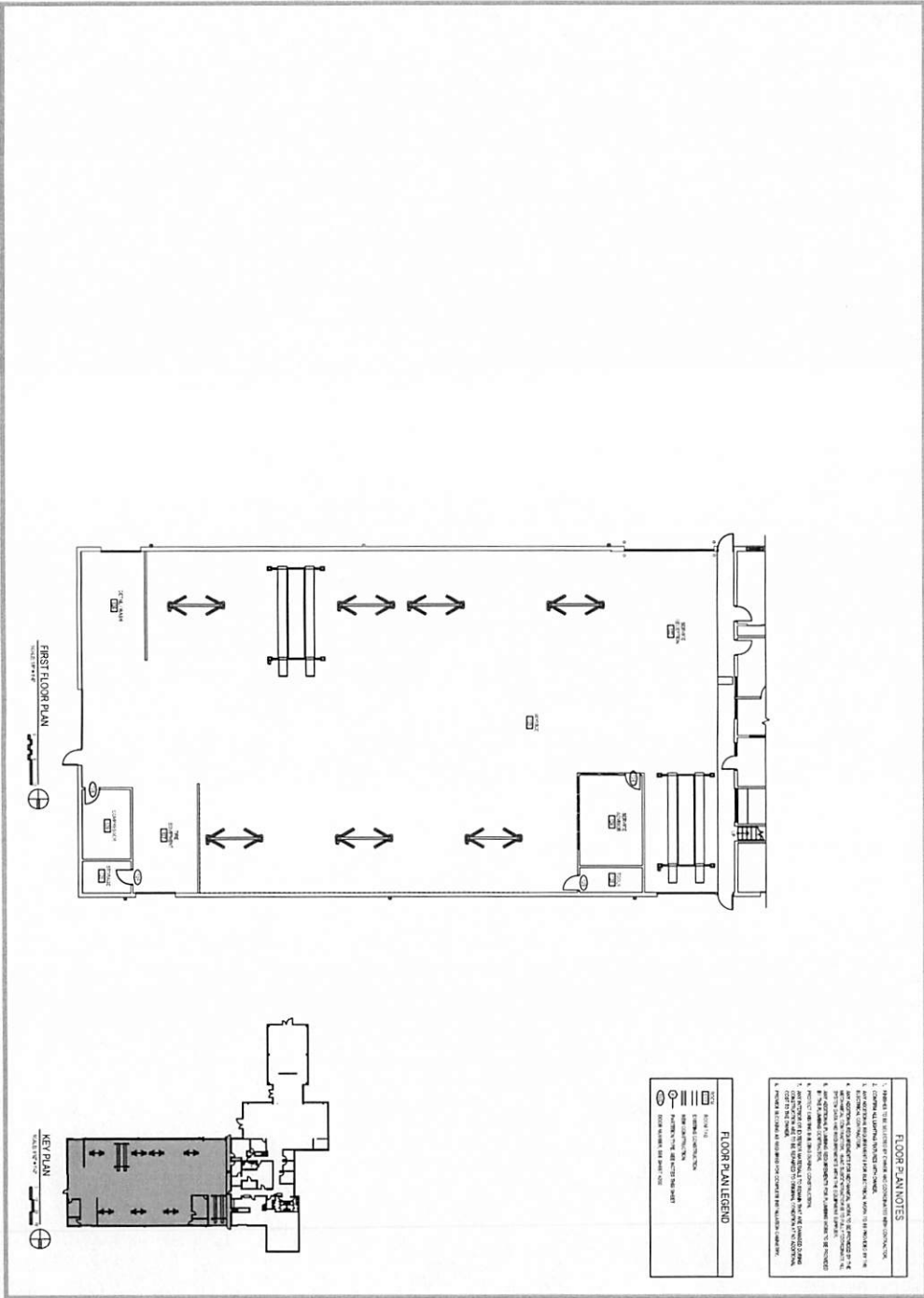
DATE	REVISION
01.14.14	ISSUE
01.14.14	REVISED
01.14.14	REVISED

FIRST FLOOR DEMOLITION PLAN - SERVICE

**HOVE NISSAN
INTERIOR REMODEL**
1405 NORTH KINZIE AVENUE
BRADLEY, ILLINOIS 60915

Cole Jarvis, Architect
700 North Parkway, Suite 200
Burlington, Illinois 60104
#754-6610

D101



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

KEY PLAN
SCALE: 1/8" = 1'-0"

FLOOR PLAN LEGEND

—	WALL
—	DOOR
—	GLASS PARTITION
—	REAR WAITING AREA
—	FRONT WAITING AREA
—	FRONT SERVICE
—	FRONT OFFICE
—	REAR OFFICE

- FLOOR PLAN NOTES**
1. VERIFY ALL TO BE LOCATIONS OF WALLS AND DOORS WITH THE CONTRACTOR.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL OPENING DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

DATE	REVISION

A101

FIRST FLOOR PLAN - SERVICE

HOVE NISSAN
INTERIOR REMODEL
 1425 NORTH KINZIE AVENUE
 BRADLEY, ILLINOIS 60915

Cole Jarvis, Architect
 700 North Parkway, Suite 200
 Bensenville, Illinois 60014
 815-956-2010



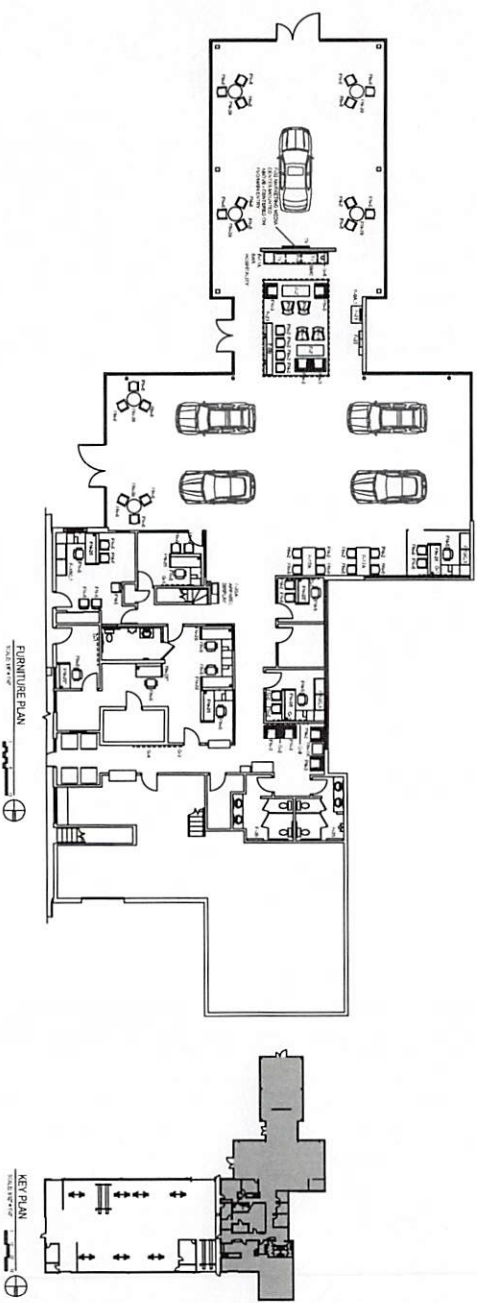
FURNITURE SCHEDULE - TIER 2

NO.	DESCRIPTION	QTY	REMARKS
101	RECEPTION DESK	1	RECEPTION DESK WITH SEATING
102	RECEPTION CHAIR	2	RECEPTION CHAIRS
103	RECEPTION TABLE	1	RECEPTION TABLE
104	RECEPTION SEATING	4	RECEPTION SEATING
105	RECEPTION LIGHTING	1	RECEPTION LIGHTING
106	RECEPTION SIGNAGE	1	RECEPTION SIGNAGE
107	RECEPTION FLOOR	1	RECEPTION FLOOR
108	RECEPTION WALL	1	RECEPTION WALL
109	RECEPTION CEILING	1	RECEPTION CEILING
110	RECEPTION DOOR	1	RECEPTION DOOR
111	RECEPTION WINDOW	1	RECEPTION WINDOW
112	RECEPTION PLANT	1	RECEPTION PLANT
113	RECEPTION ART	1	RECEPTION ART
114	RECEPTION STORAGE	1	RECEPTION STORAGE
115	RECEPTION ACCESSORIES	1	RECEPTION ACCESSORIES

FURNITURE SCHEDULE - TIER 1

NO.	DESCRIPTION	QTY	REMARKS
101	OFFICE DESK	10	OFFICE DESKS
102	OFFICE CHAIR	10	OFFICE CHAIRS
103	OFFICE TABLE	5	OFFICE TABLES
104	OFFICE SEATING	20	OFFICE SEATING
105	OFFICE LIGHTING	10	OFFICE LIGHTING
106	OFFICE SIGNAGE	1	OFFICE SIGNAGE
107	OFFICE FLOOR	1	OFFICE FLOOR
108	OFFICE WALL	1	OFFICE WALL
109	OFFICE CEILING	1	OFFICE CEILING
110	OFFICE DOOR	1	OFFICE DOOR
111	OFFICE WINDOW	1	OFFICE WINDOW
112	OFFICE PLANT	1	OFFICE PLANT
113	OFFICE ART	1	OFFICE ART
114	OFFICE STORAGE	1	OFFICE STORAGE
115	OFFICE ACCESSORIES	1	OFFICE ACCESSORIES

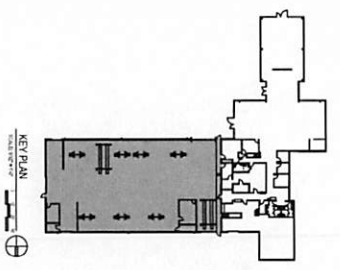
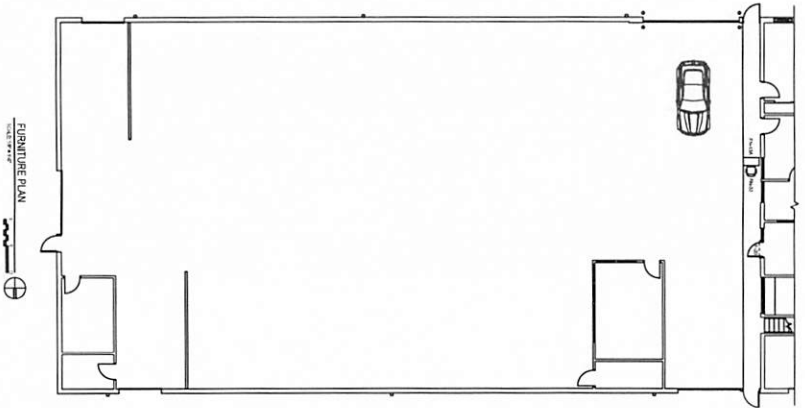
- FURNITURE PLAN NOTES**
1. FINISH TO MATCH EXISTING INTERIOR FINISHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. SEE SCHEDULE FOR MATERIALS AND FINISHES.
 4. SEE SCHEDULE FOR DIMENSIONS AND FINISHES.
 5. SEE SCHEDULE FOR DIMENSIONS AND FINISHES.
 6. SEE SCHEDULE FOR DIMENSIONS AND FINISHES.
 7. SEE SCHEDULE FOR DIMENSIONS AND FINISHES.
 8. SEE SCHEDULE FOR DIMENSIONS AND FINISHES.
 9. SEE SCHEDULE FOR DIMENSIONS AND FINISHES.
 10. SEE SCHEDULE FOR DIMENSIONS AND FINISHES.



FURNITURE PLAN - SHOWROOM, OFFICES AND PARTS
A106

HOVE NISSAN
INTERIOR REMODEL
 1405 NORTH KINZIE AVENUE
 BRADLEY, ILLINOIS 60915

Cole Jarvis, Architect
 70 West Jackson, Suite 200
 Bannockburn, Illinois 60015
 #315-456-5110



- FURNITURE PLAN NOTES**
1. FINISH TO BE DETERMINED BY CLIENT.
 2. SEE MECHANICAL AND ELECTRICAL SCHEDULES FOR EQUIPMENT SIZES AND LOCATIONS.
 3. SEE MECHANICAL AND ELECTRICAL SCHEDULES FOR EQUIPMENT SIZES AND LOCATIONS.
 4. SEE MECHANICAL AND ELECTRICAL SCHEDULES FOR EQUIPMENT SIZES AND LOCATIONS.
 5. SEE MECHANICAL AND ELECTRICAL SCHEDULES FOR EQUIPMENT SIZES AND LOCATIONS.
 6. SEE MECHANICAL AND ELECTRICAL SCHEDULES FOR EQUIPMENT SIZES AND LOCATIONS.
 7. SEE MECHANICAL AND ELECTRICAL SCHEDULES FOR EQUIPMENT SIZES AND LOCATIONS.
 8. SEE MECHANICAL AND ELECTRICAL SCHEDULES FOR EQUIPMENT SIZES AND LOCATIONS.
 9. SEE MECHANICAL AND ELECTRICAL SCHEDULES FOR EQUIPMENT SIZES AND LOCATIONS.
 10. SEE MECHANICAL AND ELECTRICAL SCHEDULES FOR EQUIPMENT SIZES AND LOCATIONS.

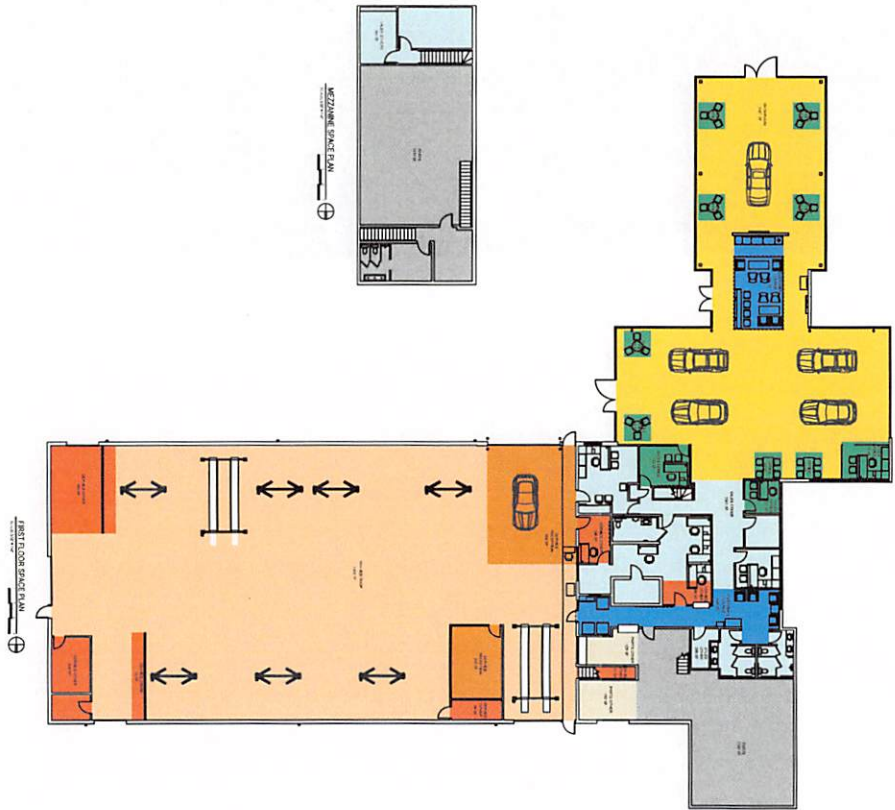
A107

NO.	DATE	DESCRIPTION

FURNITURE PLAN - SERVICE

HOVE NISSAN
INTERIOR REMODEL
 1405 NORTH KINZIE AVENUE
 BRADLEY, ILLINOIS 60915

Cole Jarvis, Architect
 700 North Parkway, Suite 200
 Bradenton, FL 34204
 813-946-8310



FIRST FLOOR SPACE PLAN

MEZZANINE SPACE PLAN

COLOR CODE LEGEND

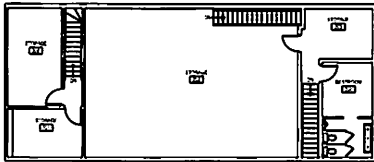
	EXISTING STAIR		MEZZANINE
	EXISTING STAIR		EXISTING STAIR
	EXISTING STAIR		EXISTING STAIR
	EXISTING STAIR		EXISTING STAIR
	EXISTING STAIR		EXISTING STAIR
	EXISTING STAIR		EXISTING STAIR

BUILDING SQUARE FOOTAGE

SPACE	AREA	PERCENT
TOTAL BUILDING	10,000	100%
TOTAL EXISTING	8,000	80%
TOTAL NEW	2,000	20%
TOTAL MEZZANINE	1,000	10%
TOTAL FIRST FLOOR	9,000	90%
TOTAL REMODEL	7,000	70%
TOTAL NEW CONSTRUCTION	2,000	20%

SPACE PLAN NOTES

- EXISTING STAIRS TO BE REMOVED AND RECONSTRUCTED.
- NEW STAIRS TO BE INSTALLED IN THE MEZZANINE AREA.
- NEW STAIRS TO BE INSTALLED IN THE FIRST FLOOR AREA.



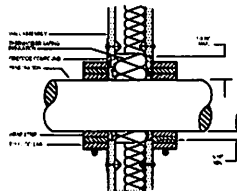
MEZZANINE PLUMBING PLAN
SCALE: 1/4" = 1'-0"

CHILLED WATER PIPING

PIPE SIZE (IN)	PIPE WALL THICKNESS (IN)	INSULATION THICKNESS (IN)	INSULATION TYPE
1/2"	0.083	1.5	PIPERITE
3/4"	0.083	1.5	PIPERITE
1"	0.083	1.5	PIPERITE
1 1/4"	0.083	1.5	PIPERITE
1 1/2"	0.083	1.5	PIPERITE
2"	0.083	1.5	PIPERITE
2 1/2"	0.083	1.5	PIPERITE
3"	0.083	1.5	PIPERITE
3 1/2"	0.083	1.5	PIPERITE
4"	0.083	1.5	PIPERITE
4 1/2"	0.083	1.5	PIPERITE
5"	0.083	1.5	PIPERITE
6"	0.083	1.5	PIPERITE
8"	0.083	1.5	PIPERITE
10"	0.083	1.5	PIPERITE
12"	0.083	1.5	PIPERITE

PLUMBING MATERIALS

1. ALL PLUMBING SHALL BE AS SHOWN ON THESE PLANS UNLESS OTHERWISE SPECIFIED.
 2. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PLUMBING CODE AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
 3. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PLUMBING CODE AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
 4. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PLUMBING CODE AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
 5. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PLUMBING CODE AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

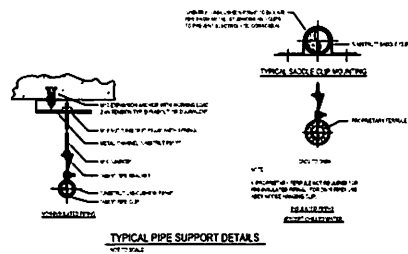


PIPE PENETRATION DETAIL
SCALE: 1/2" = 1'-0"

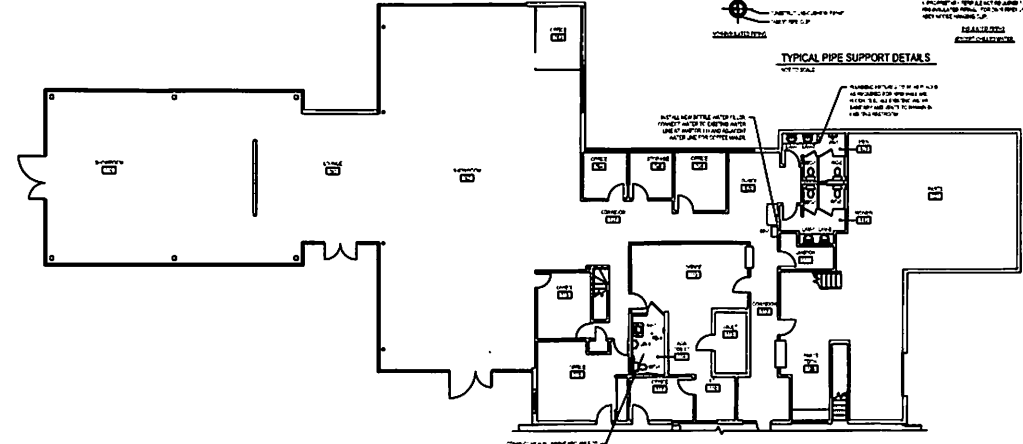
- PLUMBING PLAN NOTES**
1. ALL PLUMBING SHALL BE AS SHOWN ON THESE PLANS UNLESS OTHERWISE SPECIFIED.
 2. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PLUMBING CODE AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
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 10. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PLUMBING CODE AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

PLUMBING FIXTURE SCHEDULE

NO.	DESCRIPTION	QUANTITY	REMARKS
1	WATER CLOSET	1	LOCATED AS SHOWN ON PLANS
2	WATER CLOSET	1	LOCATED AS SHOWN ON PLANS
3	WATER CLOSET	1	LOCATED AS SHOWN ON PLANS
4	WATER CLOSET	1	LOCATED AS SHOWN ON PLANS
5	WATER CLOSET	1	LOCATED AS SHOWN ON PLANS
6	WATER CLOSET	1	LOCATED AS SHOWN ON PLANS
7	WATER CLOSET	1	LOCATED AS SHOWN ON PLANS
8	WATER CLOSET	1	LOCATED AS SHOWN ON PLANS
9	WATER CLOSET	1	LOCATED AS SHOWN ON PLANS
10	WATER CLOSET	1	LOCATED AS SHOWN ON PLANS



TYPICAL PIPE SUPPORT DETAILS
SCALE: 1/2" = 1'-0"



PLUMBING PLAN
SCALE: 1/4" = 1'-0"

- GENERAL NOTES:**
1. ALL PLUMBING SHALL BE AS SHOWN ON THESE PLANS UNLESS OTHERWISE SPECIFIED.
 2. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PLUMBING CODE AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
 3. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PLUMBING CODE AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
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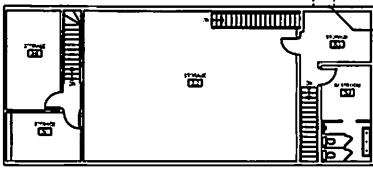
COB JAVEL ARCHITECTS
1405 NORTH WISCONSIN AVENUE
CHICAGO, ILLINOIS 60610

HOVE NISSAN
INTERIOR REMODEL
1405 NORTH WISCONSIN AVENUE
BRADLEY, ILLINOIS 60915

PLUMBING PLAN -
SHOWING OFFICES AND PARTS
PLUMBING GENERAL NOTES AND
PLUMBING FIXTURE SCHEDULE

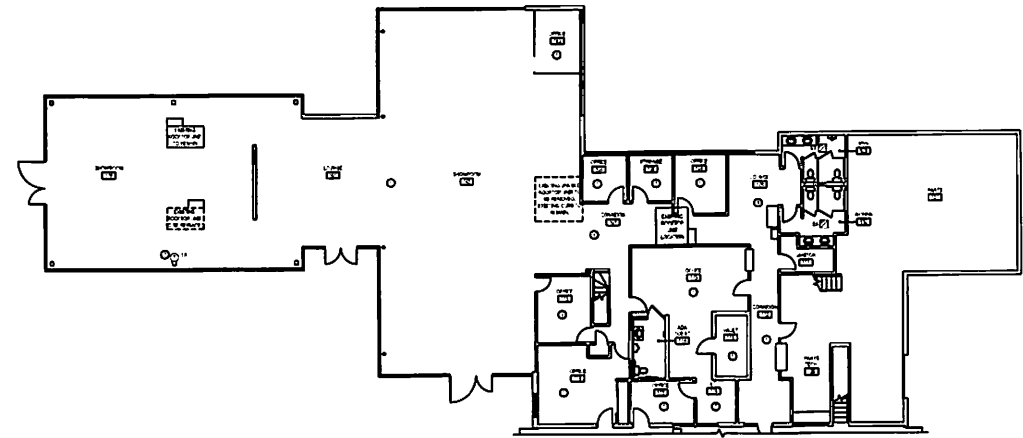
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1	11.14.12	REDAK	
2			
3			
4			
5			

P100



MEZZANINE MECHANICAL PLAN
SCALE 1/4" = 1'-0"

MECHANICAL PLAN NOTES
1. ALL ROOMS SHALL BE EQUIPPED WITH...
2. ALL ROOMS SHALL BE EQUIPPED WITH...
3. ALL ROOMS SHALL BE EQUIPPED WITH...
4. ALL ROOMS SHALL BE EQUIPPED WITH...
5. ALL ROOMS SHALL BE EQUIPPED WITH...
6. ALL ROOMS SHALL BE EQUIPPED WITH...
7. ALL ROOMS SHALL BE EQUIPPED WITH...
8. ALL ROOMS SHALL BE EQUIPPED WITH...
9. ALL ROOMS SHALL BE EQUIPPED WITH...
10. ALL ROOMS SHALL BE EQUIPPED WITH...



MECHANICAL PLAN
SCALE 1/4" = 1'-0"

- MECHANICAL PLAN NOTES**
- ALL ROOMS SHALL BE EQUIPPED WITH... (text partially obscured)
 - ALL ROOMS SHALL BE EQUIPPED WITH... (text partially obscured)
 - ALL ROOMS SHALL BE EQUIPPED WITH... (text partially obscured)
 - ALL ROOMS SHALL BE EQUIPPED WITH... (text partially obscured)
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 - ALL ROOMS SHALL BE EQUIPPED WITH... (text partially obscured)
 - ALL ROOMS SHALL BE EQUIPPED WITH... (text partially obscured)
 - ALL ROOMS SHALL BE EQUIPPED WITH... (text partially obscured)

MECHANICAL PLAN LEGEND

[Symbol]	MECHANICAL PLAN LEGEND
[Symbol]	MECHANICAL PLAN LEGEND
[Symbol]	MECHANICAL PLAN LEGEND
[Symbol]	MECHANICAL PLAN LEGEND
[Symbol]	MECHANICAL PLAN LEGEND

- MECHANICAL PLAN KEY NOTES**
- ALL ROOMS SHALL BE EQUIPPED WITH... (text partially obscured)
 - ALL ROOMS SHALL BE EQUIPPED WITH... (text partially obscured)
 - ALL ROOMS SHALL BE EQUIPPED WITH... (text partially obscured)
 - ALL ROOMS SHALL BE EQUIPPED WITH... (text partially obscured)
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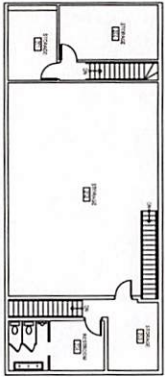
COLE JAMES ARCHITECTS
1000 BROADWAY, SUITE 2000
BRIDGEVIEW, ILLINOIS 60417
TEL: 708.471.1111

HOVE NISSAN
INTERIOR REMODEL
1000 BROADWAY, SUITE 2000
BRIDGEVIEW, ILLINOIS 60417

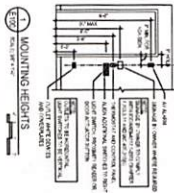
MECHANICAL PLAN -
SHOWROOM, OFFICES AND PARTS

DATE	BY	REVISION

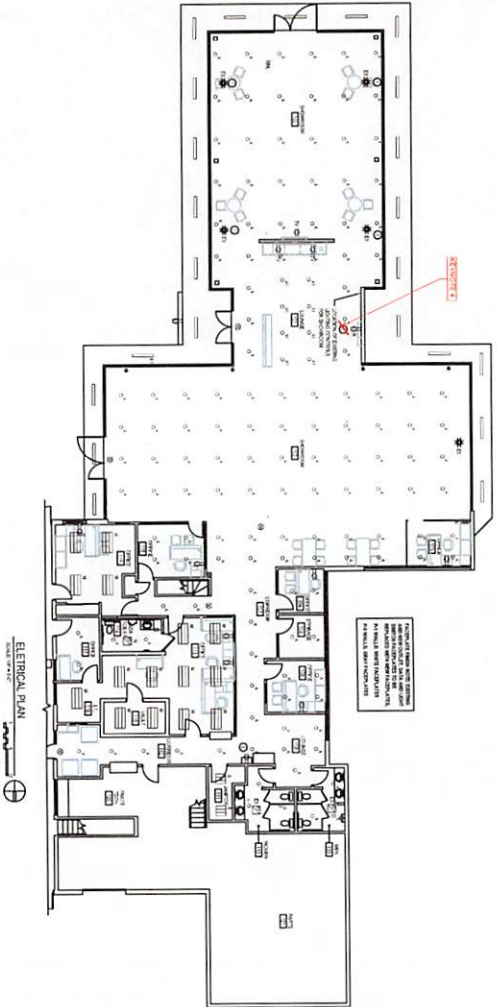
M100



MEZZANINE ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"



MOUNTING HEIGHTS
SCALE: 1/8" = 1'-0"



ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

ELECTRICAL PLAN NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE ILLINOIS ELECTRICAL CODE (IEC).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
3. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
5. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS ELECTRICAL CODE (IEC).
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
7. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
9. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS ELECTRICAL CODE (IEC).
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

ELECTRICAL PLAN LEGEND

SYMBOL	DESCRIPTION
(Symbol)	120V 15A BRN
(Symbol)	120V 20A BRN
(Symbol)	120V 30A BRN
(Symbol)	240V 30A BRN
(Symbol)	240V 60A BRN
(Symbol)	240V 100A BRN
(Symbol)	240V 150A BRN
(Symbol)	240V 200A BRN
(Symbol)	240V 250A BRN
(Symbol)	240V 300A BRN
(Symbol)	240V 350A BRN
(Symbol)	240V 400A BRN
(Symbol)	240V 450A BRN
(Symbol)	240V 500A BRN
(Symbol)	240V 550A BRN
(Symbol)	240V 600A BRN
(Symbol)	240V 650A BRN
(Symbol)	240V 700A BRN
(Symbol)	240V 750A BRN
(Symbol)	240V 800A BRN
(Symbol)	240V 850A BRN
(Symbol)	240V 900A BRN
(Symbol)	240V 950A BRN
(Symbol)	240V 1000A BRN

ELECTRICAL PLAN NOTES

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LIGHTING SPECIFICATIONS

1. ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE ILLINOIS ELECTRICAL CODE (IEC).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
3. ALL LIGHTING SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
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9. ALL LIGHTING SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS ELECTRICAL CODE (IEC).
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

ELECTRICAL COORDINATION

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE ILLINOIS ELECTRICAL CODE (IEC).

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

3. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

5. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS ELECTRICAL CODE (IEC).

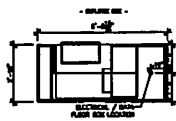
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

7. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

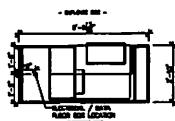
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

9. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS ELECTRICAL CODE (IEC).

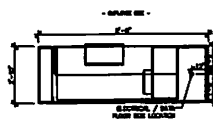
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.



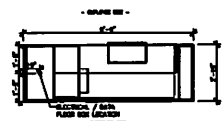
E-1 Reception Counter - Right Hand
 Note: Location to the Right of Door and right of Vehicle Feature Display has you enter through the Vestibule



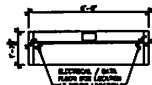
E-1 Reception Counter - Left Hand
 Note: Location to the Left of Door and left of Vehicle Feature Display has you enter through the Vestibule



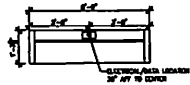
E-1B Reception Counter - Right Hand
 Note: Location to the Right of Door and right of Vehicle Feature Display has you enter through the Vestibule



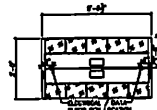
E-1B Reception Counter - Left Hand
 Note: Location to the Right of Door and right of Vehicle Feature Display has you enter through the Vestibule



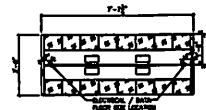
E-4 Delivery Bar - Free-standing Forward



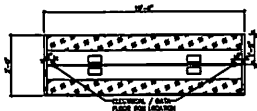
E-4 Delivery Bar - Retractable Forward



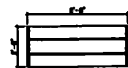
E-6A Design Bar



E-6B Design Bar



E-6C Design Bar



E-7 Louver Table (No Electrical Required)



E-7A Louver Table (No Electrical Required)

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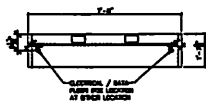
DWG# _____, DEALERSHIP# _____, C) CAD Drawings, 18-1

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 Building Brand Power
 115 MAAS DRIVE
 ENGLEWOOD, OHIO 45322
 PHONE 837-832-1680 FAX 837-832-8270

JOB NAME:
ELECTRICAL LAYOUTS

ELECTRICAL LAYOUTS		JOB NO.
DATE	REVISIONS	OWNER PERMITS
09/20/18		DATE RETURN
		FILE NO.
		REVISED
		1 of 4

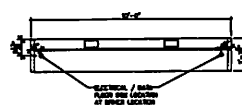
I.D.C. # 10-1



E-8A Lounge Bar - Freestanding Power



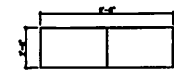
E-8A Lounge Bar - Wallmounted Power



E-8B Lounge Bar - Freestanding Power



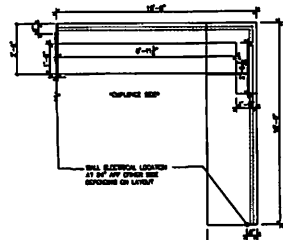
E-8B Lounge Bar - Wallmounted Power



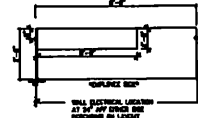
E-9A Merchandise Display (No Electrical Required)



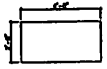
E-9A Merchandise Display (No Electrical Required)



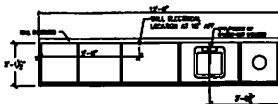
E-9B L-Special Merchandise Retail Parts/Counter



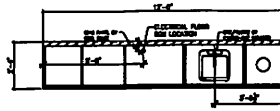
E-9C Merchandise/Retail Parts/Counter



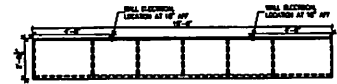
E-10 Kiosk Table



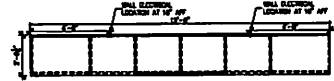
E-11A Wallmounted Hospitality Bar



E-11B Freestanding Hospitality Bar



E-12 Service Counter



E-12A Service Counter

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ENGLEWOOD, OHIO 45322

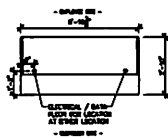
PHONE 637-632-1680 FAX 637-632-6270

JOB NAME:

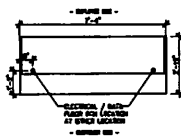
ELECTRICAL LAYOUTS

ELECTRICAL LAYOUTS		JOB NO.
DATE	REVISIONS	OWNER PERIOD
03/29/18		DATE ISSUED
		REV. NO.
		REV. BY
		2 of 4

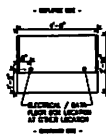
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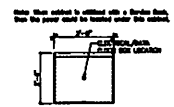
E-13A Service Aftbar Counter



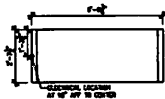
E-13A.1 Service Aftbar Counter



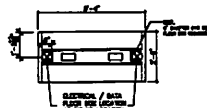
E-13A.2 Service Aftbar Counter



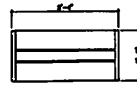
E-13B Lower ADA Storage Extension



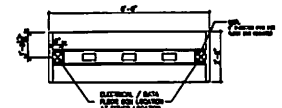
E-14A Series Connection Table



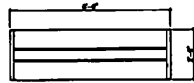
E-17 High Bar 4 - Freestanding Powered



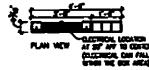
E-17B High Bar 4 - Non-Powered



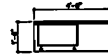
E-17C High Bar 8 - Freestanding Powered



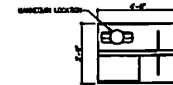
E-17D High Bar 8 - Non-Powered



E-22 - Service Hoses Accessories Mat - Wallmounted



E-25A Appear Display - Wallmounted (No Electrical Required)



E-25B Appear Display - Freestanding (No Electrical Required)

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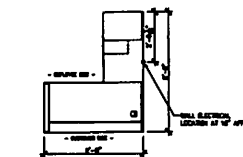
ELECTRICAL LAYOUTS

TITLE: ELECTRICAL LAYOUTS		REV. NO.
DATE: 09/29/10	REVISIONS:	ISSUED PERIOD
		DATE ISSUED
		BY: [Signature]
		CHECKED BY:
		3 of 4

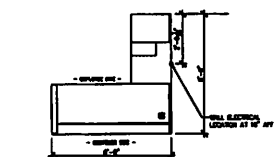
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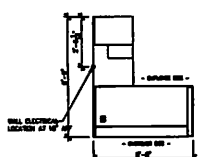
E-27 Sales Manager Desk



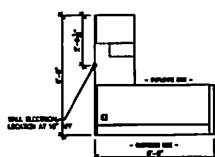
E-28 Manager Office Desk w/Return - Right Hand



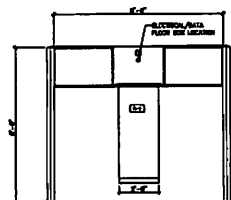
E-28.1 Manager Office Desk w/Return - Right Hand



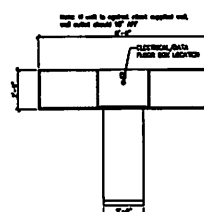
E-29 Manager Office Desk w/Return - Left Hand



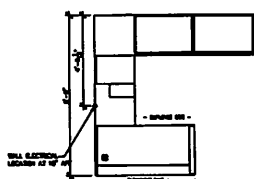
E-29.1 Manager Office Desk w/Return - Left Hand



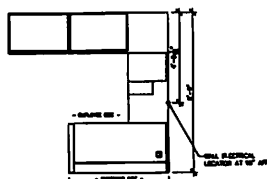
E-15 Semi-Private Sales Station



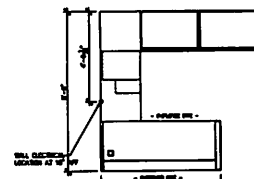
E-15A T-Shaped Semi-Private Work Desk



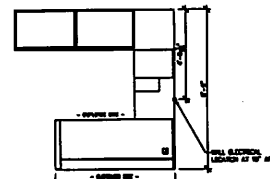
E-28 Manager Office U-Shaped Desk - Left Hand



E-28 Manager Office U-Shaped Desk - Right Hand



E-28.1 Manager Office U-Shaped Desk - Left Hand



E-28.1 Manager Office Desk U-Shaped - Right Hand

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JOB NAME:

ELECTRICAL LAYOUTS

TITLE		JOB NO.	
ELECTRICAL LAYOUTS			
DATE	REVISIONS	DESIGN BY/NO.	
05/25/24		DAVID GILBERT	
		REV. NO.	
			4 of 4

T.O.C. # 10-1