

## **NOTICE OF THE REGULAR MEETING OF THE VILLAGE OF TINLEY PARK PLAN COMMISSION**

The Regular meeting of the Village of Tinley Park Plan Commission is scheduled for Thursday,  
April 16, 2020 beginning at 7:00 p.m.

A copy of the agenda for this meeting is attached hereto and  
can be found at [www.tinleypark.org](http://www.tinleypark.org).

### **NOTICE - MEETING MODIFICATION DUE TO COVID-19**

Pursuant to Governor Pritzker's Executive Order 2020-07, Executive Order 2020-10, and Executive Order 2020-18, which collectively suspends the Illinois Open Meetings Act requirements regarding in-person attendance by members of a public body during the duration of the Gubernatorial Disaster Proclamation, the members of the Plan Commission will be participating in the meeting through teleconference.

Please note there is a new temporary procedure for public speaking. In-person public speaking is temporarily suspended, although public comments can still be made under the new temporary procedure for public speaking. Written comments and requests to speak may be submitted via email prior to the meeting. Further details can be found on the Village of Tinley Park website on the "Minutes and Agendas" web page at [www.tinleypark.org](http://www.tinleypark.org).

***Public comments or requests to speak must be emailed in advance of the meeting to [clerksoffice@tinleypark.org](mailto:clerksoffice@tinleypark.org) or placed in the Drop Box at the Village Hall by noon on Thursday, April 16, 2020. For public health and safety reasons, comments and requests to speak may only be submitted electronically.***

Kristin A. Thirion  
Clerk  
Village of Tinley Park



## **AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION**

**April 16, 2020 – 7:00 P.M.  
Council Chambers  
Village Hall – 16250 S. Oak Park Avenue**

**Regular Meeting Called to Order**

**Pledge of Allegiance**

**Roll Call Taken**

**Communications**

**Approval of Minutes:** Minutes of the February 20, 2020 Regular Meeting

**ITEM #1      PUBLIC HEARING:   **BRIAN POTTER – GARAGE VARIATION - 6420 167<sup>TH</sup> STREET****

Consider recommending that the Village Board grant Brian Potter (Property Owner) a 152 sq. ft. Variation from Section III.I. (Accessory Structures and Uses) of the Zoning Code for the property located at 6420 167<sup>th</sup> Street in the R-1 (Single-Family Residential) Zoning District. The granting of this Variation will permit the Petitioner to construct an 872 sq. ft. detached garage instead of the permitted maximum of 720 sq. ft. for residential accessory structures.

**ITEM #2      PUBLIC HEARING:   **TOP HOSPITALITY LLC D/B/A MARIOTT - COURTYARD & RESIDENCE INN – 9551 & 9555 183<sup>RD</sup> STREET****

Consider recommending that the Village Board grant Top Hospitality LLC (Property Owner) a Map Amendment (rezoning) and Variations from the Zoning Code for two parcels that total approximately 8.7 acres in size at 9551 and 9555 183<sup>rd</sup> Street (off of White Eagle Drive and south of 183<sup>rd</sup> Street). The parcels are proposed to be zoned B-3 (General Business & Commercial) upon annexation. Upon Annexation, the granting of these requests will allow for the lots to be developed as two Marriott-brand hotels: Courtyard and Residence Inn. The request will also include a Plat of Resubdivision and Site Plan approval.

**ITEM #3      WORKSHOP/PUBLIC HEARING:   **ANDREW HIGH SCHOOL – ANTENNA - 9001 171<sup>ST</sup> Street****

Consider recommending that the Village Board grant Margie Oliver (Dolan Realty Advisors) on behalf of Verizon Wireless a Special Use Permit to amend Ordinance #2010-O-044 to permit three additional antennas, for a total of 12 antennas, within the existing stealth flag pole cellular tower, located at 9001 171<sup>st</sup> Street (Andrew High School) in the R-3 (Single Family Residential) zoning district. All three new antennas will be located within the existing stealth flag pole and all ground equipment will be located within an existing nearby building (previously a concession stand).

**ITEM #4      PUBLIC HEARING:   **TEXT AMENDMENT – MASONRY & SHORT-TERM RENTAL CLARIFICATION****

Consider recommending that the Village Board grant a proposed text amendment to the Tinley Park Zoning Ordinance clarifying Section XII.3.A. (Legacy Code Uses) and Section V.B. (Schedule of Regulations) for short-term rental uses and Section V.C.4.B. (Masonry Requirements) for residential masonry requirements. The purpose of this amendment is to clarify portions of two recent code updates for masonry requirements on residential properties and for short-term rental allowances.

**Good of the Order**

**Receive Comments from the Public**

**Adjourn Meeting**





**MINUTES OF THE REGULAR MEETING OF THE  
PLAN COMMISSION, VILLAGE OF TINLEY PARK,  
COOK AND WILL COUNTIES, ILLINOIS**

**February 20, 2020**

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on February 20, 2020 at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Plan Commissioners:           Garrett Gray, Chairman  
                                      Mary Aitchison  
                                      Eduardo Mani  
                                      Curt Fielder  
                                      James Gaskill  
                                      Angela Gatto  
                                      Stephen Vick

Absent Plan Commissioner(s): Tim Stanton  
  Lucas Engel

Village Officials and Staff:   Paula Wallrich, Planning Manager  
                                      Dan Ritter, Senior Planner  
                                      Douglas Spale, Village Attorney  
                                      Barbara Bennett, Commission Secretary

**CALL TO ORDER**

PLAN COMMISSION CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for February 20, 2020 at 7:00 p.m.

**COMMUNICATIONS**

None

**APPROVAL OF MINUTES**

Minutes of the January 16, 2020 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER FIELDER, seconded by COMMISSIONER AITCHISON to approve the minutes as presented. CHAIRMAN GRAY declared the Motion approved by voice call.

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**  
**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**  
**SUBJECT: MINUTES OF THE FEBRUARY 20, 2020 REGULAR MEETING**

**ITEM #1 WORKSHOP: TOP HOSPITALITY LLC D/B/A MARRIOTT - COURTYARD & RESIDENCE INN – 9551 & 9555 183<sup>rd</sup> STREET**

Consider recommending that the Village Board grant Top Hospitality LLC (Property Owner) a Map Amendment (rezoning) and Variations from the Zoning Code for two parcels that total approximately 8.7 acres in size at 9551 and 9555 183<sup>rd</sup> Street (off of White Eagle Drive and south of 183<sup>rd</sup> Street). The parcels are proposed to be zoned B-3 (General Business & Commercial) upon annexation. Upon annexation, the granting of these requests will allow for the lots to be developed as two Marriott-brand hotels: The Courtyard and Residence Inn. The request will also include a Plat of Resubdivision and Site Plan approval.

Present were the following:

Plan Commissioners: Garrett Gray, Chairman  
Mary Aitchison  
Eduardo Mani  
Curt Fielder  
James Gaskill  
Angela Gatto  
Stephen Vick

Absent Plan Commissioner(s): Tim Stanton  
Lucas Engel

Guests: Chris Patel, Top Hospitality LLC, Partner  
Bill Zalewski, Engineer  
Tiffany Gorman Thompson, Petitioner Attorney

Daniel Ritter, Senior Planner, presented the Staff Report. He introduced the Petitioner, Top Hospitality LLC, and noted they are requesting Rezoning upon Annexation, Final Plat of Subdivision approval, Variations, and Site Plan approval for their site to be developed with two Marriott brand hotels: The Courtyard and Residence Inn. The subject property is located on the east side of White Eagle Drive and south of 183<sup>rd</sup> Street. The 8.7-acre subject site is proposed to be subdivided into two lots and zoned to the B-3, General Business and Commercial zoning district.

The Courtyard hotel includes an 83,722 sq. ft. four story building with 125 guest rooms, a banquet hall, meeting rooms, exterior patio, fitness center, indoor pool, lounge with dining area and bar. The Residence Inn hotel is marketed towards extended-stay guests and includes an 87,875 sq. ft. four story building with 118 guest rooms, fitness center, dining room, meeting room, lounge room, indoor pool, outdoor basketball court, and exterior patio. In addition, there is a proposed shared stormwater detention pond and existing wetland area on the site.

The property consists of two vacant parcels totaling 8.7 acres in size. The property is located in unincorporated Cook County and zoned C-4, General Commercial (similar to the Village's B-3 zoning district). The land is undeveloped and has historically been used for farming purposes. There is a small portion of the southwest corner of the subject property

encumbered with an existing wetland that is regulated by the U.S. Army Corps of Engineers. The annexation will include the adjacent unimproved IDOT right-of-way previously planned for the 183<sup>rd</sup> Street extension and will result in the annexation of a total of 9.15 acres.

To the south of this property is the WLS radio tower site that is also located in unincorporated Cook County (c-4 Zoning District). To the north and east of the property is a parcel zoned ORI (Office and Restricted Industrial): west is a vacant parcel zoned B-3 (General Business & Commercial). The property is nearby the I-80 LaGrange Road northbound exit. Currently existing to the southwest of the property is a Planned Unit Development (PUD) that includes two hotels (Hilton Garden Inn and Country Inn & Suites), two standalone restaurants (Texas Roadhouse and Jumbo Crab), and a third vacant pad that is planned for an additional standalone restaurant.

The site is located within the Urban Design Overlay District (UDOD), which promotes walkability, decreased front yard setbacks, and overall a more urbanized look.

With this proposal there is a Plat of Subdivision. Currently, there are two existing lots that will be divided to accommodate the two hotels. Appropriate easements will be recorded for cross-access, cross-parking, signage, and public utilities as part of the Final Plat approval.

The design of the lots is unique because the Residence Inn/ Lot 2 will not have direct access to the adjacent White Eagle Drive right-of-way and will require permanent access through a cross-access (ingress/egress) easement with the Courtyard/Lot 1. The Zoning Code specifically allows for properties with unique lot, land, or use circumstances to have a lot that does not abut public right-of-way, subject to appropriate cross-access and utility easements. In this case, the lot and site design were chosen due to the existing wetland location, detention location/topography and the large building footprint required for a hotel.

Additionally, the desire to divide the detention pond location made it even more difficult to have a separate right-of-way frontage for the Residence Inn/Lot 2. The lot configuration was designed to roughly divide the parking lots and detention pond based on the supply needed for each site. The shared ownership of the pond ensures responsibility for maintenance by both owners since covenants or a property owner's association can be changed in the future.

The petitioner also hopes to mitigate the existing wetland through the U.S. Army Corps of Engineers in the future to allow for a third lot for use as a restaurant, office, or other commercial use. The land is not currently developable due to the wetland encumbrance and has been included as part of Lot 1.

The Petitioner is requesting annexation into the Village. The Annexation Agreement is scheduled to be reviewed by the Community Development Committee and the Village Board.

Mr. Ritter explained there are two possibilities for zoning this property based on the surrounding zoning and proposed land use: either the B-3 (General Business and Commercial) or the ORI (Office and Restricted Industrial) zoning districts can accommodate the proposed hotel use as a permitted use. While both districts will allow for hotel land uses the assignment of the B-3 zoning district will allow it to serve as an extension of the B-3 designation for the existing hotel properties and undeveloped property along the LaGrange Road corridor.

The B-3 zoning district allows for hotels as a permitted use on lots over five acres in size. The Courtyard parcel (Lot 1) is 5.57 acres and therefore meets the size requirement. The Residence Inn (Lot 2) comprises 3.13 acres and therefore requires a Variation of the five-acre requirement. Staff believes the development of both hotels meets the intent of the lot size zoning requirement.

The B-3 zoning district limits structures to a maximum of three stories and 35 feet in height. The proposed hotels are both proposed at four stories: the proposed heights are 55' 10". Variation requests to allow for additional height have been reviewed in regards to the surrounding area's development pattern and neighboring uses.

The site is located within the Urban Design Overlay District (UDOD), which was designed to promote walkability, lesser front yard setbacks and an overall more urbanized look. A Variation is required due to the unique lot design and lack of a true front yard on the Residence Inn site. Staff has worked with the Petitioner to ensure that the spirit of the UDOD is met where possible. There are three Variation requests regarding the maximum front yard setback, permitted front yard parking, and the maximum number of curb cuts.

The site plan includes the two hotel buildings, drop off canopies, parking, walkways, landscaping, outdoor patios, and dumpster enclosures. There is a shared stormwater detention pond and an existing wetland area located on the site.

The two hotels will be located on separate lots, but the overall project is designed comprehensively. Hotel amenities will be separate, the sites will share curb cut access and the overall parking. Future cross-access has also been established to the vacant lot that wraps around the subject property to the north and east. The cross-access points are proposed at the northeast and southeast corners. If cross-access is not required in the future, the drive aisle connections can be converted to parking stalls.

The hotel will have two driveways off White Eagle Drive. Guests will primarily enter the site at the south entrance which leads to the front entrances of both hotels. Both hotel entrances will have a circular drop-off/check-in location. The Courtyard will have an overhead porte-cochere canopy while the Residence Inn entrance will be open. A separate building entrance on the north side of the Courtyard will allow banquet guests a separate entrance without needing to go through the hotel.

Staff has recommended that the Petitioner investigate adding a boulevard entrance with a center island separating the drive aisles. A boulevard entrance will assist in identifying the driveway as the main entrance and increase the attractiveness of the site overall. This can also assist with installing a shared monument sign that complies with the required setbacks. Depending on the specific design of the entrance, the changes may result in a small reduction of parking spaces.

The current proposal proposed all drive aisles as 24 feet in width instead of the minimum 26 feet requirement. Staff is supportive of a reduction to a 24 feet drive aisle width except for the main aisle accessing White Eagle Drive which serves both hotels and as long as the site allows for proper circulation of a fire truck and full-size semi-truck. The Petitioner has stated they agree to this change and will make the necessary revisions.

The Petitioner has proposed installing a public sidewalk along the White Eagle Drive and private walkways throughout the development.

Mr. Ritter then discussed the proposed 42' X 50' outdoor basketball court on the Residence Inn property at the northwest corner of the building. The court is proposed to be surrounded by an eight feet high brick wall that matches the hotel and an eight-foot-high chain-link fence. Mr. Ritter expressed concern for the proposed basketball court's location. Due to the design and proposed location, it is expected that balls will bounce out of the enclosure and have the potential to cause vehicle damage or injury to guests. Mr. Ritter recommended alternate outdoor activities in lieu of the basketball court.

Dumpster enclosures are placed near the back of the two hotel lots and positioned for easy access to waste trucks.

Mr. Ritter noted that the overall site engineering is preliminary and will require revisions based upon final comments from the Village Engineer, MWRD, and U.S. Army Corps of Engineers.

The proposed landscaping plan is in general conformance with code requirements. Any deficiencies are offset by additional plantings in other areas of the site. Mr. Ritter provided suggestions for landscape revisions to be made prior to the public hearing including:

1. Add additional islands/bufferyard space at the two driveway entrances to comply with the 15-foot bufferyard requirement. This allows for more attractive entrances and additional space for the ground signs to be located. Meeting this requirement will result in a reduction of four proposed parking stalls.
2. Add canopy trees to the two internal islands located between the hotel buildings.
3. Add shrubs around the proposed basketball court wall and fence.

Mr. Ritter then began discussing the architecture and building materials for the two hotels. He noted that the masonry requirement for structures exceeding 80,000 sq. ft. is 25% of each façade to be face brick or decorative stone with the balance of the façade to be constructed of alternate masonry products of which 15% can use non-masonry products for architectural treatments.

Mr. Ritter explained that the proposed hotels meet the recommended minimum of 50% face brick, but the remaining portion of the structure has proposed non-masonry materials exceeding the maximum 15% requirement. The alternative materials utilized are fiber cement board for the Residence Inn and stucco for the Courtyard. Fiber cement board has previously been supported as an alternative to masonry due to its durability, quality, and modern appearance. The primary concern is with the use of stucco on a large portion of the Courtyard building. The Petitioner presented revised plans for fiber cement board to replace the stucco.

The overall design of the building was chosen to meet with each brand's approved corporate design. The Residence Inn is modern in design and has a residential look that is purposeful in regards to their branding. The Courtyard has a modern, box-style design. All roof-top mechanical equipment is proposed to be screened from view of neighboring properties and roadways by the building parapets.

Mr. Ritter expressed concern with the Courtyard building's lack of articulation and dimension in the building above the first floor and recommended using different materials types, colors, and design elements to make for a more interesting design. Mr. Ritter displayed examples of another Courtyard building in Kansas City with a more modern design that included more glazing including a glass tower at one end of the building.

The wall signs proposed on the north, south, and west elevations of both hotels are generally in conformance with Village Code.. The wall signs will each be individually mounted aluminum backed letters. Two ground signs are proposed at the main entrance and located on Lot 1. Staff has recommended revising the two ground signs in exchange for a shared monument sign to be located within a landscaped boulevard at the main entrance. The Petitioner agreed to consider this recommendation and provide a revised plan.

Mr. Ritter then discussed parking noting that the Zoning Code requires one parking space per hotel room plus one parking space for each employee that may be on-site at any time. There are 125 rooms at the Courtyard and 118 rooms at the Residence Inn. The Petitioner has indicated a maximum number of ten employees at the Courtyard and six employees at the Resident Inn. The proposed site plan provides 135 parking spaces on the Courtyard lot and 124 on the Residence Inn lot meeting the required minimum and complying with the Zoning Code. This will be a shared parking lot with a total of 259 spaces. Mr. Ritter noted that there may be a loss off six parking spaces with the introduction of the boulevard entrance and western bufferyard requirements.

Mr. Ritter then discussed the photometric plan which is in compliance with the lighting ordinance for parking lot, walkway, and building-mounted lighting. Off-site light spillage is minimal and within the allowable limits. All light fixtures will be full-cutoff and downcast to avoid any off-site glare. Parking lots, walkways, steps, entrances, and exits are all adequately lit for safety and security purposes. Parking lot lights will be mounted at a height of 25 feet.

CHAIRMAN GRAY asked the Petitioners if they had any comments.

Tiffany Gorman Thompson, Attorney noted they are very excited about this project and they are willing to answer any questions.

CHAIRMAN GRAY asked the commissioner for comments.

COMMISSIONER MANI noted the architecture looks nice. The stucco is a durable material and would be a good product to use if applied correctly.

COMMISSIONER GATTO noted she likes the design of the Kansas City building that Mr. Ritter displayed. Something close to this building would be more acceptable. The basketball court on the northwest side of the building would be better in another spot.

COMMISSIONER FIELDER noted there could be a better use than a basketball court. Basketball courts get run down and there is a lot of upkeep necessary. He questioned if this was a pet-friendly hotel and if it is then this might be a good area for pet use. COMMISSIONER FIELDER questioned what the cost difference to change this design to a design similar to the building in Kansas City. He stated he did not like the proposed architecture and felt it looked like an old design from the 1970's. Regarding the parking, he inquired if there was a designated place for parking of trucks or busses? Mr. Ritter stated similar to other hotels there was not designated parking for these vehicles. They typically park far away from the entrance in unused stalls.

CHAIRMAN GRAY noted it could be dangerous to guests being hit by balls that bounce out of the basketball court. There is also a noise issue for guests that are trying to sleep. Trees could be put in to get a buffer zone around the basketball court but in general not supportive of the basketball court.

Chris Patel, Petitioner noted he will speak with Marriott to see if there could be another use for the basketball court. Mr. Patel noted the cost difference would be significant to change to design to look like the Kansas City building.

CHAIRMAN GRAY inquired about the traffic flow. Mr. Ritter replied that the entrances are designed for two way traffic and that every aisle throughout the site is two-way. A revised auto turn will be required in response to the Fire Departments concern for fire truck access

COMMISSIONER FIELDER inquired if the detention pond would have water in it. Bill Zalewski, Engineer replied that it will be a naturalized wet bottom design. Mr. Ritter noted it will not look like the rendering on the first page of the staff report.

COMMISSIONER AITCHISON noted the proposed design of the building is outdated and she likes the design of the Kansas City building. There should be a better use for the basketball court. She does not feel the basketball court fits with the use and design of the site.

COMMISSIONER VICK noted the height Variation is not an issue, however the parking situation could be an issue. During busy times with concerts and banquets, there could be an issue with parking. What size is the proposed banquet room? He stated that the setback Variation is not an issue for him nor are the landscape deficiencies and that he would not want to take away any parking spaces for landscaping.

Mr. Patel stated the banquet room is 5,000 sq. ft.

CHAIRMAN GRAY agreed that the parking is more important than the additional landscaping. He had a question regarding the wetland on the southeast. Will they be mitigating it after development and how realistic would it be noting how expensive it could be.

Mr. Patel replied they do not know at this time until after the development.

CHAIRMAN GRAY noted the Variance for height is not an issue due to the other buildings in the area. He questioned how far the hotel will be from the subdivision to the east. Mr. Ritter wasn't sure, but thought it was aver 600 feet to

homes on the east. He noted there will be landscape buffering along the east property line. He noted there is a vacant parcel between the subject parcel and the residential subdivision and his hope is that the vacant property will develop and provide additional buffering between the hotel and residential uses. He feels that the B-3 makes more sense than the ORI. He questioned whether the decision is final to use the stucco on the building.

COMMISSIONER MANI is an architect and has no problem with the stucco, EIFS is the bigger concern. He feels the shared monument sign is a good addition. Mr. Patel noted they are looking at samples of the fiber cement board for the siding on Courtyard.

COMMISSIONER MANI noted he feels the stucco is fine as long as it is installed correctly.

Mr. Ritter noted that stucco has not been used in the Village recently as a substitute for masonry. It does exist on some older buildings. It can be good though depending on the specifications and how it is installed.

Mr. Patel noted the shared sign will be 5 feet off the right-of-way. Mr. Ritter noted the visibility for the shared sign is better than the two signs and 5 feet would likely be acceptable.

Mr. Ritter identified the Open Items:

1. The Petitioner shall revise the Final Plat of Subdivision and Easements based on staff comments.
2. Discuss proposed B-3 (General Business and Commercial) zoning district upon annexation.
3. Discuss Variation request to permit a hotel to be developed on a lot less than 5 acres in size.
4. Discuss Variation request to permit hotels to exceed a maximum of three stories and 35 feet in height.
5. Discuss three Variation requests from the Urban Design Overlay District in regards to maximum front yard setback, permitted front yard parking, and the maximum number of curb cuts.
6. Revise plans to indicate all proposed structure setbacks.
7. Discuss staff's suggestion of a boulevard entrance at the main (south) driveway.
8. Revise plans to indicate locations of traffic control signage and striping.
  - They have agreed to do the traffic control signage.
9. Revise the primary entrance aisle to the hotels to be a minimum of 26 feet in width.
10. Discuss the Variation request to reduce the minimum drive aisle width to 24 feet from a minimum of 26 feet.
11. Discuss proposed outdoor basketball court location, appearance, and possible alternatives.
  - The Commission expressed concerns about the basketball court and the Petitioner has agreed to speak with Marriott about alternatives.
12. Review the proposed site plan layout, design, pedestrian connections, and traffic circulation.
13. Discuss the proposed Landscape Plan, in regards to deficiencies/required waivers and staff recommendations.
  - a. Agreed to look into recommendations and revise plans.
14. Discuss Variation to permit non-masonry materials to be utilized on greater than 15% of the building. Discuss staff's suggestion to utilize fiber cement board or another high-quality and durable material to replace stucco on the Courtyard building.
  - They agreed to look at other materials.



15. Discuss the overall architectural design of each hotel in regards to Architectural Design standards. Discuss staff's recommendation for changes in building material and additional articulation above the first floor of the courtyard building.
  - They have agreed to look at the design of the Kansas Courtyard architecture. And work with their architect based on the Commission's desire for a less flat and more interesting design.
16. Discuss the setbacks of proposed ground signs and Variation for ground sign setbacks.
17. Discuss the Variation for an off-site sign to allow the location of the Lot 2/Residence Inn ground sign to be placed on the Lot 1/Courtyard site near the shared main entrance.

CHAIRMAN GRAY noted the Public Hearing will be on March 5, 2020.

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

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

**SUBJECT: MINUTES OF THE FEBRUARY 20, 2020 REGULAR MEETING**

**ITEM #2 WORKSHOP: WHISTLE BANQUET FACILITY - 7537 159<sup>TH</sup> STREET**

Consider recommending that the Village Board grant Stephanie Mikesell and Bobby Sanfilippo, on behalf of Whistle Events and Catering, a Special Use Permit for a Banquet Facility located in the Brementowne Mini-Mall at 7537 159<sup>th</sup> Street in the B-1 (Neighborhood Shopping) zoning district.

Present were the following:

Plan Commissioners: Garrett Gray, Chairman  
Mary Aitchison  
Eduardo Mani  
Curt Fielder  
James Gaskill  
Angela Gatto  
Stephen Vick

Absent Plan Commissioner(s): Tim Stanton  
Lucas Engel

Guests: Mark Mikesell, Petitioner  
Robert Sanfilippo, Petitioner

Paula Wallrich, Planning Manager, presented the Staff Report for Whistle Events and Catering (WEC). The Applicants, Stephanie Mikesell and Bobby Sanfilippo, on behalf of Whistle Events and Catering, are requesting a Special Use Permit for a Banquet Facility located in the Brementowne Mini-Mall at 7537 159<sup>th</sup> Street in the B-1 (Neighborhood Shopping) zoning district.

Ms. Wallrich reported that the property is zoned B-1 (Neighborhood Shopping District) and is located in the Brementowne Mini-Mall. The Village Board recently adopted Ordinance 19-O-48 which limits banquet facilities in the B-1 District to no greater than 4,000 sq. ft. in area. It also requires parking to be provided at a ratio of 1.5 spaces per 100 sq. ft. of usable floor area. It is the intention of the Applicants to restructure the event space currently operating under the business and liquor license of the Whistle Sports Bar & Grill (WSBG) into an independent business operating under the name Whistle Evens and Catering (WSBG).

The WSBG currently operates the event space adjacent to the restaurant/bar under the same business and liquor license as the Whistle Sports Bar & Grill. They would like to run the catering business independent of that. Per the amended code for stand-alone banquet facilities they will need a Special Use to operate independently from WSBG because they are located in a B-1 district.

The Brementowne residential subdivision preceded the Brementowne Mini-Mall. In 1974 the apartment complex immediately to the east of Brementowne Mini-Mall was constructed. The mall is surrounded by residential uses but fronted the 159<sup>th</sup> Street commercial corridor. The Mall is comprised of 28,400 sq. ft. Of the twelve tenant spaces available there are five vacant spaces. Three of these are retail on the north end of the west side and two of them are office areas on the south side. The WSBG opened in June of 2017. They occupy 4,450 sq. ft. and are located in the northeast corner of the center with approximately 128 seats and an occupancy limit of 166 people. Ms. Wallrich noted that with their success they would like to expand to an event and catering business.

Ms. Wallrich then outlined the chronology of events related to the Special Use request noting that in May of 2019, the Petitioners approached the Village to obtain a liquor license for the new business. At that time, they were unaware that banquet facilities were not allowed in B-1 and therefore could not operate a banquet facility in the Brementowne Mini-mall. Staff outlined the only option they have was to open the banquet business as part of the existing WSBG business with a door connecting the two businesses. Mr. Sanfilippo stated at that time that he wanted an independent business known as WEC. Staff advised them that the only option was to present a Text Amendment to the Village Board. The text amendment process began in June of 2019 when it was presented to the Community Development Committee for review. Ms. Wallrich noted that at that meeting the overwhelming issue was parking in the B-1 district. As a result of that meeting the maximum size for a banquet facility was reduced from 5,000 sf to 4,000 ss. ft. She noted that the B-1 district is the most limited business district due to its close proximity to residential areas. She emphasized the need to make sure there was no parking spillage into the residential areas. She stated that we must be respectful of the residential character of the neighborhoods.

Ms. Wallrich outlined the next step in the process was to take the text amendment to the Plan Commission and then to the Village Board where they also expressed concern about parking in the B-1 district. The Village Board recommended that the parking requirements be changed from 1.0 parking spaces per 100 sq. ft. to 1.5 spaces per 100 sq. ft. The Text Amendment was adopted in September of 2019.

The WBSG submitted their application to extend their business into the adjacent tenant space for an event space. They were told they had to keep a doorway between the two and the plans were approved with the doorway connecting the two spaces. The building permit was issued in September 2019. Upon final inspection it was noticed that the doorway between the two was not installed as required by the approved building plans and the inspection failed. Subsequently a doorway was constructed and on February 6, 2020, the Occupancy Permit was issued. Prior to issuance of the Occupancy Permit the applicants stated they wanted a separate business and liquor license from WBSG however staff again informed them that they needed a Special Use to accomplish that. The applicant filed a Special Use application on February 11, 2020.

Ms. Wallrich then presented the zoning for the project noting that the subject property is zoned B-1 (Neighborhood Shopping District) and is bordered by 159<sup>th</sup> Street on the north, the 7-11 Convenience store to the west zoned B-3 (General Business and Commercial) and multifamily uses zoned R-5 (Low Density Residential) just south of the 7-11 store. South of the center are single family homes zoned R-4 (Single Family Residential) and immediately east of the subject parcel is an apartment complex (Residences at 159) zoned R-6 (Medium Density Residential).

She noted that the B-1 District is intended “to provide area for retail and service establishments to supply convenience goods or personal services for the daily needs of the residents living in adjacent residential neighborhoods. The district is designed to encourage shopping center with planned off-street parking and loading and to provide for existing individual to small groups of local stores”.

Ms. Wallrich then explained the new definition that was adopted with the new text amendment which defines a Banquet Facility as:

**BANQUET FACILITY:** “A facility that is available for lease for private events including, but not limited to weddings, anniversaries, corporate or family parties and other similar celebrations. Such use may or may not include on-site kitchen or catering facilities”.

She explained that the applicants have supplied a business plan in the packet which states “Whistle Events and Catering has the objective of providing excellent food and service for everyone’s Catering and Private Party needs. Our target market will be catering and providing a party room to local business and residents”

Ms. Wallrich noted they will not be producing the food there; they will be catering from the outside or from the WSBG.

Ms. Wallrich then instructed the Commission that with Special Use the Commission will be reviewing at the proposed use and evaluate its impact on the surrounding uses.

Ms. Wallrich noted the two standards that she encourages the Commission to look at would be “b” and “f”.

Ms. Wallrich identified the Standards for Special Use.

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community.

Ms. Wallrich noted that Staff’s biggest concern is the parking. There are 185 parking spaces that surround the Brementowne Mini-Mall. She referenced a graphic that indicated there were spaces on the north (54 spaces), west (52 spaces) and the east (51 spaces); there are 28 spaces on the south side of the property. The entrance for The WSBG is on the east side of the building WEC will have its entrance on the north side of the building which includes one vacant tenant space. The remaining commercial tenants primarily use the west parking field where there are two vacant tenant spaces. The south parking area primarily servicing the professional offices where there are two vacant spaces.

Ms. Wallrich then proceeded with a discussion on the parking situation at Brementowne Min-Mall. Overall, without taking individual users, such as restaurants, into consideration, the ±28,400 sq. Ft. center requires 190 parking spaces at a ratio of one parking space per 150 sq. ft. (Section III S.2.) Restaurants are required to provide one space for each three seats plus one space for each employee (Section VIII A.10.) The WSBG has 128 seats/15 employees; therefore 58 spaces are required. Banquet Facilities in the B-1 are required to provide 1.5 parking spaces per 100 sq. ft. The proposed WEC comprises 2120 sq. ft. therefore 32 parking spaces are required. These two uses alone have a total parking requirement of 90 spaces or 47% of the existing parking, leaving 100 spaces for the balance of the tenants in the center (occupied and vacant). Deducting the square footage of these two spaces from the total for the center (28,400 sq. ft. for the Whistle, 6,570 sq. ft. for WEC) results in 21,830 sq. ft. left for remaining tenant or vacant spaces, again without considering the use of the tenant spaces. . This balance of tenant space translates to a parking need of 146 spaces (using the general formula of one parking space per 150 sq. ft.) resulting in a deficit of 46 parking spaces. She noted that even this uses the generic formula of one space per 150 sq. ft. there are two restaurants in the center.

Ms. Wallrich identified a table summarizing the parking statistics:

	AREA (SQ. FT.)	PARKING REQ.	PARKING PROVIDED	PARKING DEFICIENCY
<b>Bremmentowne Mall</b>	<b>28,397</b>	<b>190*</b>	<b>185</b>	<b>5</b>
Whistle Bar/Grill	4,450	58		
WEC	2,120	32		
Other tenants/vacancies	21,830	146		
Total for tenants		236*		<b>46</b>

\* Based on general commercial uses at 1 space/150 sf- does not account for special requirements for restaurants, medical or professional offices or personal services

Ms. Wallrich requested the Police Department to do a parking evaluation on a Friday evening at 9:00. The Police stated there was 116 cars parked in the lot. Staff is requesting the Applicant do a Professional Parking Study to make sure the parking does not impact the neighborhood.

CHAIRMAN GRAY invited the Petitioners to comment.

Mr. Mikesell and Mr. Sanfilippo both approached the podium. Mr. Mikesell thanked Paula and the Commission for their time.

Mr. Mikesell stated that he opened the Whistle in 2017 which has been very successful. They want to open an Events and Catering business separate from WSBG. They are already operating the Bar and Grill and the Catering Business. Whether there are two businesses or one business there will be the same parking needed. The other businesses in the Mall don't have a lot of cars at the same time. The Chiropractor has 4-5 cars during the day. The Liquor store has 3-4 cars at any time. The Mexican Restaurant has 10-12 cars and the Grocery store has 10-12 cars. They will be doing bridal showers and funeral lunches during the day and won't be too busy on the event side. He noted that when the restaurant is at capacity with two parties there is still about 20 spaces open. Many of the neighbors from the residential area park on the lot instead of their driveways. We do not want to tow them. They want to operate as separate businesses. They do not see the parking as an issue.

Ms. Wallrich noted that the code requires a Special Use if you wish to operate a banquet facility separate from the existing sports bar. The code was amended purposefully so that the Village Board can consider potential impacts from a banquet use on adjacent uses and in this case to protect adjacent residential property. They can continue to operate as they are as an extension of the WSBG and the parking will be handled through typical enforcement mechanisms. The specific concern regarding parking for this project is if there are vacancies in the Mall that when filled will impact the parking count.

CHAIRMAN GRAY asked for comments from the Commissioners:

COMMISSIONER VICK noted he lives right over there and has patronized some of the businesses. He has noted there is adequate parking in the lot. When there are big games on Sunday the lots are fuller. The peak times for the other businesses are different from the Whistle.

Ms. Wallrich noted the banquet facility has a seating capacity of 78 and a fire capacity of 99.

COMMISSIONER GASKILL noted his concern would be the parking. With the spaces per sq. ft. it takes up half the lot.

COMMISSIONER AITCHISON noted when some business are busy others are not. I have been to the Whistle and have not had a problem with parking. The only concern would be on Sunday when there is a Bear's game.

COMMISSIONER FIELDER noted it is already operating as a banquet facility under the Whistle. Will we have time to prove that parking is not an issue? Can we give them 6 months to see how it works out? At this time the parking is working. If the landlord fills up the Mall it could become a problem. Parking may or may not be an issue if the Mall is full.

Ms. Wallrich replied, the parking situation could continue to be monitored however they are requesting to separate the businesses. The Special Use was created to allow for an independent Banquet Facility which requires a different parking requirement from a restaurant use. They have expressed they do not want to keep the two businesses together. There are 128 seats designed by the architect and a fire occupancy of 166 for WSBG; the event space has 76 seats with an occupancy of 99. Between the two spaces the total is 204 seats designed with a maximum occupancy of 265.

COMMISSIONER GATTO noted she was there on the night of a fight and the parking lot was full. She had to drive around the parking lot three times to get a parking spot. People were parking on the street. This was a night when people were occupying the banquet area. If they are having a banquet facility that holds 90 people and the bar & grill, it could be a problem. I feel they should have a parking study done.

Mr. Mikesell noted he has never had problems with parking on a Sunday night. He noted they could be in touch with Marquette Bank for shared parking. Mr. Ritter noted Marquette Bank is in Orland Park and across a busy 4 lane commercial roadway (159<sup>th</sup> Street). Ms. Wallrich noted the Ordinances for Orland are similar to Tinley Park and do not allow off premise parking. COMMISSIONER MANI noted if a study on the parking would be done, it would have to be done when the Mall is completely full.

COMMISSIONER VICK noted both spaces are up and operating. The two businesses would need an administrative side to help cut the cost. The parking now is not an issue as they have been operating now.

Ms. Wallrich noted if the vacancies become occupied that could be a problem and we would not want to be in a position to put pressure on an existing business that could result in closing it down. We encouraged the Applicants to apply for a Special Use in the beginning prior to beginning construction and they elected not to do that. There are vacancies and the mall owner will try to get them occupied.

Mr. Mikesell noted there is no room at the Mall for another restaurant. If they do fill up the Mall will they ask him to shut down?

COMMISSIONER GRAY noted the plan all along was to have two separate entities. In June of last year, the ball was rolling on the banquets. Why didn't they wait to see what the protocols are for the Special Use? They do have a good business. A parking study should be conducted by a professional. As other business come in there could be potential for parking problems.

Mr. Mikesell replied they did not realize there was a parking problem when they had already signed the 5-year lease. We did not realize this was a B-1. If we would have known all this we would not have signed the lease. He noted they are open until 2:00 am and the other businesses are not open at that time. We have made \$100,000 in donations to the community and we have a quarter million investment in the property. If he knew he had to do a professional parking study we would have already done that. He will investigate it.

Ms. Wallrich noted the Public Hearing has been noticed for March 5, 2020.

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

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

**SUBJECT: MINUTES OF THE FEBRUARY 20, 2020 REGULAR MEETING**

**ITEM #3 WORKSHOP: WHISTLE BANQUET FACILITY - 7537 159<sup>TH</sup> STREET – OPEN AND TABLE**

Consider recommending that the Village Board grant Stephanie Mikesell, on behalf of Whistle Events and Catering, a Special Use Permit for a Banquet Facility located in the Brementowne Mini-Mall at 7537 159<sup>th</sup> Street in the B-1 (Neighborhood Shopping) zoning district.

Present were the following:

Plan Commissioners: Garrett Gray, Chairman  
Mary Aitchison  
Eduardo Mani  
Curt Fielder  
James Gaskill  
Angela Gatto  
Stephen Vick

Absent Plan Commissioner(s): Tim Stanton  
Lucas Engel

Guests: Mark Mikesell, Petitioner  
Robert SanFilippo, Petitioner

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER VICK to open the Public Hearing on The Whistle Banquet Facility - 7537 159<sup>th</sup> Street.

AYES: AITCHISON, MANI, FIELDER, GASKILL, GATTO, VICK & CHAIRMAN GRAY.

NAYS: NONE

CHAIRMAN GRAY declared the Motion approved.

CHAIRMAN GRAY noted that Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village requirements.

CHAIRMAN GRAY requested anyone present in the audience who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

A Motion was made by COMMISSIONER FIELDER, seconded by COMMISSIONER VICK to table the Public Hearing on The Whistle Banquet Facility - 7537 159<sup>th</sup> Street to March 5, 2020.

AYES: AITCHISON, MANI, FIELDER, GASKILL, GATTO, VICK & CHAIRMAN GRAY.

NAYS: NONE

CHAIRMAN GRAY declared the Motion approved.



**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**  
**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**  
**SUBJECT: MINUTES OF THE FEBRUARY 20, 2020 REGULAR MEETING**

**ITEM #4 WORKSHOP: TEXT AMENDMENT – MASONRY & SHORT-TERM RENTAL CLARIFICATION**

Consider recommending that the Village Board grant a proposed text amendment to the Tinley Park Zoning Ordinance clarifying Section XII.3.A. (Legacy Code Uses) and Section V.B. (Schedule of Regulations) for short-term rental uses and Section V.C.4.B. (Masonry Requirements) for residential masonry requirements. The purpose of this amendment is to clarify portions of two recent code updates for Masonry requirements on residential properties and for short-term rental allowances.

Present were the following:

Plan Commissioners: Garrett Gray, Chairman  
Mary Aitchison  
Eduardo Mani  
Curt Fielder  
James Gaskill  
Angela Gatto  
Stephen Vick

Absent Plan Commissioner(s): Tim Stanton  
Lucas Engel

Daniel Ritter, Senior Planner gave a presentation as noted in the Staff Report. Recently the Village approved two text amendments to the Zoning Code relating to exterior masonry requirements(December 17, 2019; 2019-O-074) and for short-term rental uses (July 2, 2019; 2019-O-035). During the course of drafting and implementing the text changes, staff encountered a few text corrections to ensure the intent behind these codes is clear. This report clarifies the text corrections for each.

Masonry. The masonry requirements for residential properties were generally left as they previously existed in the Comprehensive Building Code and just moved into the Zoning Code. The definition of “masonry” was changed to include precast concrete panels. The definition change was intended for commercial properties to have some additional flexibility. However, based on the code’s wording, it could be interpreted that residential homes are permitted to be constructed with precast concrete panels on the first floor. Staff is proposing a minor wording change to clarify that homes must utilize face brick or decorative stone on the first story on a new home as was originally intended.

Short-term rental. The short-term rental (STR) use text amendment has two clarifications that are needed. First, in the Medium-Density (R-6) and High-Density (R-7) residential zoning districts the regulations do not address STR use in single-family detached, single-family attached and two-family dwellings despite the fact they are allowable uses in those districts. The requirements in other residential zoning districts state that STR units in single-family detached, single-family attached and two-family dwellings “are only permitted when separated 500 feet from all property lot lines” from another STR. That distance requirement needs to be addressed in the Medium-Density (R-6) and High-Density (R-7) residential zoning districts as well. Second, the STR use was not addressed in the Legacy Code and clarification is needed for those zoning districts.

The masonry requirements for residential properties were left as they were previously stated in the building code. The definition of masonry was changed to include pre-cast concrete panels to allow for some flexibility as an alternative masonry material on commercial and industrial structures. Due to the working on the residential masonry section, it can be interpreted

that precast concrete panels can be used to comply with first-floor masonry requirements, which was not the intent. The following change was made.

*In all single-family detached, single-family attached, townhomes, and in all single-family semi-detached dwellings, exterior walls shall be constructed of face brick ~~or decorative stone, or other approved masonry products as defined herein~~. Said construction shall commence from the finished grade and shall extend to the uppermost portion of the first story of such dwellings.*

#### Short-Term Rental Background

Following a complaint about a short-term rental property in 2018, staff was directed to look into regulations for short-term rental uses. The proposed text changes were reviewed by Plan Commission in January 2019 and adopted by the Village Board in July 2019 with some minor changes that added requirements to limit the density of short-term rental in a particular area. Short-term rentals are required to obtain a license through the Village Clerk's office and must also comply with applicable zoning district regulations. Staff has identified two issues with the proposed Zoning Code text amendments which were not anticipated during the initial review.

The final adopted use chart and regulations are as follows:

***SHORT-TERM RENTAL:*** *A dwelling unit that is used as a primary residence by owners or renters, or portion of such a unit, that is rented for less than 30 days at a time, with the exception of dwelling units owned by the federal government, the state, or any of their agencies or political subdivisions and facilities licensed by the state as health care facilities.*

	R-1	R-2	R-3	R-4	R-5	R-6	R-7	B-1	B-2	B-3	B-4	B-5	ORI	M-1	MU-1
<b>Other Uses</b>															
<u>Short-Term Rental, accessory to a dwelling unit</u>	P <sup>p</sup>	P <sup>p</sup>	P <sup>p</sup>	P <sup>p</sup>	P <sup>p</sup>	P <sup>q</sup>	P <sup>q</sup>	X	X	X	X	X	X	X	X

<sup>p</sup> Short-term rentals are only permitted when separated five hundred (500) feet on all property lot lines from another short-term rental property line.

<sup>q</sup> Short-term rentals in a multi-family cannot exceed twenty-five percent (25%) of the total number of units.

#### Medium (R-6) and High-Density (R-7) Residential District Homes

The only criteria noted in current STR regulations for Medium-Density Residential (R-6) and High-Density Residential (R-7) zoning districts is "Short-term rentals in a multi-family cannot exceed twenty-five percent (25%) of the total number of units." While this regulation provides guidance for multi-family units in the R-6 & R-7 zoning districts it also permits lower density single-family attached, single-family detached, and townhomes. The requirements for a 500-foot separation between STR properties that applies to other lower-density residential zoning districts, was not applied to those medium-density and high-density residential zoning districts. Staff is recommending the same restrictions for single-family attached, single-family detached, and townhomes in other single family districts also pertain to the R-6 and R-7 districts.

To clarify this portion of the code, staff is proposing the text additions as indicated in red below:

	R-1	R-2	R-3	R-4	R-5	R-6	R-7	B-1	B-2	B-3	B-4	B-5	ORI	M-1	MU-1
<b>Other Uses</b>															
<u>Short-Term Rental, accessory to a dwelling unit</u>	P <sup>p</sup>	P <sup>p</sup>	P <sup>p</sup>	P <sup>p</sup>	P <sup>p</sup>	P <sup>p/q</sup>	P <sup>p/q</sup>	X	X	X	X	X	X	X	X

<sup>p</sup> Short-term rentals located in a single-family detached, single-family attached, single-family semi-detached, and two-family dwellings are only permitted when separated five hundred (500) feet on all property lot lines from another short-term rental property line.

<sup>q</sup> Short-term rentals in a multi-family dwellings cannot exceed twenty-five percent (25%) of the total number of units.

### Legacy Code Allowance

During the original adoption of the STR regulations, the discussion was focused on traditional residential zoning districts, and did not address STRs in the Legacy Code districts. The Legacy Code encompasses the downtown and Oak Park Avenue corridor between 167<sup>th</sup> Street and 183<sup>rd</sup> Street. Within the Legacy Code, all types of housing/dwellings are permitted depending on their specific zoning district (Downtown Core, Downtown Flex, Neighborhood General, etc.) and redevelopment status (Heritage Site or Redevelopment Site). Staff is looking to clarify the regulations for STRs in the Legacy District. Due to the lack of discussion on this topic during the original STR adoption, staff is looking for direction on the matter from the Commission. Options include prohibiting short-term rentals in the Legacy Code districts or allowing the use with conditions similar to the traditional zoning districts that relate to distance separation or a percentage of the total number of units in a multi-family structure.

The advantages of allowing STR in the Legacy District relates to the adjacency of the area to the Metra station, which could be an incentive for visitors to stay in the downtown area and patronize local businesses. While the current licensing requirements of STRs limit rentals to one license per year, that requirement could change in the future and is independent from zoning district decisions. Any allowance of STRs in the Legacy District needs to clearly outline how to regulate the use with a diverse mix of residential uses in the Legacy District (mixed-use, single-family, multi-family, etc.)

By prohibiting STRs, it will eliminate the possibility that STR may negatively impact current or future uses due to the transient nature of the occupants. A “Boarding/Rooming House” is a similar use that is currently prohibited in the Legacy Code Districts.

If Plan Commission wishes to recommend prohibiting STRs in the Legacy Code Districts. “Short-term Rentals” would be added under the list of prohibited uses in Section XII.3.A. (Page 55) of the Legacy Code. If the STRs were to be permitted, staff recommends identifying any conditions that may help mitigate any perceived impact of the use on adjacent properties.

CHAIRMAN GRAY asked for comments from the Commissioners regarding the Legacy Code.

COMMISSIONER MANI, GATTO, FIELDER, AITCHISON, & GASKILL had no comment on prohibiting it.

COMMISSIONER VICK noted it is easy to prohibit. Are there any other towns that have done STR in their downtown?

Ms. Wallrich noted this could be an economic advantage in the downtown. It would be good to wait and see how the demand is.

Mr. Ritter noted there are not towns he is aware of that have treated their downtown differently. It would be good to look at the zoning in general, not just the Legacy district.

CHAIRMAN GRAY noted as demand becomes more concrete you may need to tweak it down the road. It would be good to leave the door open.

Ms. Wallrich noted it could be prohibited now and change it later. It is getting complicated, even if the Board approved it, they can only have one a year.

CHAIRMAN GRAY noted it would be good to visit it later. Prohibiting it now could be the right choice.

There will be a Public Hearing on this March 5, 2020

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

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

**SUBJECT: MINUTES OF THE FEBRUARY 20, 2020 REGULAR MEETING**

**ITEM #5      WORKSHOP: TEXT AMENDMENT – MASONRY & SHORT-TERM RENTAL CLARIFICATION – OPEN AND TABLE**

Consider recommending that the Village Board grant a proposed text amendment to the Tinley Park Zoning Ordinance clarifying Section XII.3.A. (Legacy Code Uses) and Section V.B. (Schedule of Regulations) for short-term rental uses and Section V.C.4.B. (Masonry Requirements) for residential masonry requirements. The purpose of this amendment is to clarify portions of two recent code updates for Masonry requirements on residential properties and for short-term rental allowances.

Present were the following:

Plan Commissioners:            Garrett Gray, Chairman  
                                     Mary Aitchison  
                                     Eduardo Mani  
                                     Curt Fielder  
                                     James Gaskill  
                                     Angela Gatto  
                                     Stephen Vick

Absent Plan Commissioner(s): Tim Stanton  
   Lucas Engel

A Motion was made by COMMISSIONER FIELDER, seconded by COMMISSIONER GASKILL to open the Public Hearing on Text Amendment – Masonry & Short-Term Rental Clarification.

AYES: AITCHISON, MANI, FIELDER, GASKILL, GATTO, VICK & CHAIRMAN GRAY.

NAYS: NONE

CHAIRMAN GRAY declared the Motion approved.

CHAIRMAN GRAY noted that Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village requirements.

CHAIRMAN GRAY requested anyone present in the audience who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

A Motion was made by COMMISSIONER AITCHISON, seconded by COMMISSIONER GASKILL to table the Public Hearing on Text Amendment – Masonry & Short-Term Rental Clarification to March 5, 2020.

AYES: AITCHISON, MANI, FIELDER, GASKILL, GATTO, VICK & CHAIRMAN GRAY.

NAYS: NONE

CHAIRMAN GRAY declared the Motion approved.

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**  
**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**  
**SUBJECT: MINUTES OF THE FEBRUARY 20, 2020 REGULAR MEETING**

**ITEM #6 PUBLIC HEARING: ZONING MAP UPDATE**

Consider recommending that the Village Board adopt the Village's Official Zoning Map reflecting map amendments through December 31, 2019.

Present were the following:

Plan Commissioners: Garrett Gray, Chairman  
Mary Aitchison  
Eduardo Mani  
Curt Fielder  
James Gaskill  
Angela Gatto  
Stephen Vick

Absent Plan Commissioner(s): Tim Stanton  
Lucas Engel

A Motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER FIELDER to open the Public Hearing on the 2019 Zoning Map Update.

AYES: AITCHISON, MANI, FIELDER, GASKILL, GATTO, VICK & CHAIRMAN GRAY.

NAYS: NONE

CHAIRMAN GRAY declared the Motion approved.

CHAIRMAN GRAY noted that Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village requirements.

CHAIRMAN GRAY requested anyone present in the audience who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

Dan Ritter, Senior Planner gave a presentation as noted in the Staff Report. As required by the state to annually update the Zoning Map. Nothing is being rezoned. The is an annual review.

The Illinois Municipal Code (65 ILCS 5/11-13-19) requires municipal authorities to annually publish an Official Zoning Map by March 31<sup>st</sup> each year.

*(65 ILCS 5/11-13-19) (from Ch. 24, par. 11-13-19) Sec. 11-13-19. Except as otherwise provided in this section, the corporate authorities shall cause to be published no later than March 31 of each year a map clearly showing the existing zoning uses, divisions, restrictions, regulations and classifications of such municipality for the preceding calendar year. The map published by the corporate authorities shall be the official zoning map.*

The Village's GIS Consultant maintains the on-line map and update's it with any changes throughout the year; however, an official map must still be approved each year. Staff has reviewed the current Zoning Map, made corrections based on map amendments through December 31, 2019, and provided a proposed draft of the Official Zoning Map for the Plan Commission's review.

Changes to the Zoning Map are as follows:

One annexation took place in 2019:

- The Lenny's Food N Fuel property at 19420 Harlem Avenue was annexed per Ordinance 2019-O-055 and is zoned B-3, General Business & Commercial per Ordinance 2019-O-056.

Staff has also identified various corrections to the Official Zoning Map for 2019, including:

- The shopping center property at 7130-7164 183<sup>rd</sup> Street, commonly referred to Cornerstone Centre, was incorrectly labeled as a Planned Unit Development (PUD), which was removed from the updated Zoning Map. That portion of the shopping center is zoned B-3 and subject to a Unified Sign Plan, but was not approved as a PUD. The shopping center does have a portion zoned B-4 PD (18201-18219 Harlem Avenue, Glen Swilly/Cornerstone Centre PUD), which was correct.
- The Edenbridge Apartments, located at 66<sup>th</sup> Court and 181<sup>st</sup> Street, was incorrectly labeled as a PUD and the label was removed from the updated Zoning Map. The subject property was originally zoned R-5A with variations, but it was not a PUD. In 1978 the Zoning Code was rewritten and the R-5A zoning district became R-6. The scrivener's error listing the zoning district as a PUD appears to have been made shortly after that 1978 update.
- The property at 6809 Brementowne Drive was incorrectly listed as R-1 zoning and was corrected to R-6 zoning on the updated Zoning Map. The zoning of the property was originally R-5A (later changed to R-6 as part of the 1978 Zoning Code update) and was approved as a two-family dwelling structure and lot. When the residential properties to the south of the subject lot were rezoned from R-6 to R-1 by the Village in 1994 (94-O-101) the lot was erroneously included in the map change. However, the subject lot was specifically excluded from that rezoning and not listed in the Ordinance due to its unique design and previous approval as a two-family dwelling.

The Village's GIS Consultant, MGP, Inc., has provided an updated map that reflects the corrections and annexation as noted by Staff. The updated map has been included in the Plan Commission packet in draft form.

A Motion was made by COMMISSIONER FIELDER, seconded by COMMISSIONER VICK to recommend approval of the 2019 updated Zoning Map to the Village Board.

AYES: AITCHISON, MANI, FIELDER, GASKILL, GATTO, VICK & CHAIRMAN GRAY.

NAYS: NONE

CHAIRMAN GRAY declared the Motion approved.

A Motion was made by COMMISSIONER FIELDER, seconded by COMMISSIONER GATTO to close the Public Hearing on The Zoning Map Update.

AYES: AITCHISON, MANI, FIELDER, GASKILL, GATTO, VICK & CHAIRMAN GRAY.

NAYS: NONE

CHAIRMAN GRAY declared the Motion approved. This item will be heard by the Village Board on March 3, 2020.



**GOOD OF THE ORDER:**

Ms. Wallrich, Planning Manager noted the following:

1. The Community Development has appointed a new Building Official, Jim Ostrom
2. The CD Department is finally training on a new software program and will be going live soon. Cashiering will be done in the department to be customer friendly.
3. There is an application for a Thornton Gas Station on 191<sup>st</sup> and Panduit Drive.
4. Delta Sonic will have some changes to their site on 159<sup>th</sup> and Oak Park Avenue
5. Dan has finished working on fees and will go into effect on March 1, 2020
6. The 7-Eleven project was approved by the Village Board
7. Holiday Inn will be bringing in their building permit soon.
8. Lenny's on 183<sup>rd</sup> has their permit in now.

**COMMENTS FROM THE COMMISSION:**

None at this time.

**PUBLIC COMMENT:**

None at this time.

**ADJOURNMENT:**

There being no further business, a Motion was made by PLAN COMMISSIONER FIELDER, seconded by PLAN COMMISSIONER AITCHISON to adjourn the Regular Meeting of the Plan Commission of January 20, 2020 at 9:50 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN GRAY declared the meeting adjourned.

# PLAN COMMISSION STAFF REPORT

April 16, 2020 - Public Hearing

**Petitioner**

Brian Potter  
(Property Owner)

**Property Location**

6420 167<sup>th</sup> Street

**PIN**

28-19-402-039-0000

**Zoning**

R-1, Single-Family  
Residential

**Approval Sought**

Variation

**Garage Size Variation - Potter**

6420 167<sup>th</sup> Street

**Project Planner**

Daniel Ritter, AICP  
Senior Planner

**EXECUTIVE SUMMARY**

The Petitioner, Brian Potter (property owner), is seeking a 152 sq. ft. Variation from Section III.I.2.b. of the Zoning Ordinance (Residential Accessory Structures) to permit an 872 sq. ft. detached garage, instead of the maximum permitted 720 sq. ft., at the property located at 6420 167<sup>th</sup> Street in the R-1, Single Family Residential, zoning district.

The Petitioner is proposing to demolish the property's existing one-car detached garage (approximately 420 sq. ft.) and construct a new 872 sq. ft. (36.33' x 24') 3-car wide detached garage to accommodate their vehicle and additional storage needs. The garage will otherwise comply with the zoning requirements in regards to height, property line setbacks, and setbacks from the principal structure. The garage will be constructed with fiber cement board, stone veneer, and a metal seam roof to give it an attractive residential appearance.

The Petitioner noted that their lot is unique due to its large size in comparison to the surrounding neighborhood and the Village overall. The subject property is a large lot that exceeds the minimum width and lot size requirements of the R-1 zoning district. The R-1 zoning district requires the largest size and width residential lots in the Village.

## EXISTING SITE & ZONING

The subject site is a 26,180 sq. ft. (110 ft. x 238 ft.) interior lot that is located along 167<sup>th</sup> Street. The lot is not located in a named subdivision but is located between the Tinley Terrace and Kimberly Heights subdivisions. The area was originally subdivided and developed under Cook County jurisdiction and subsequently annexed into the Village of Tinley Park in 1969 (Ord. # 69-O-001).

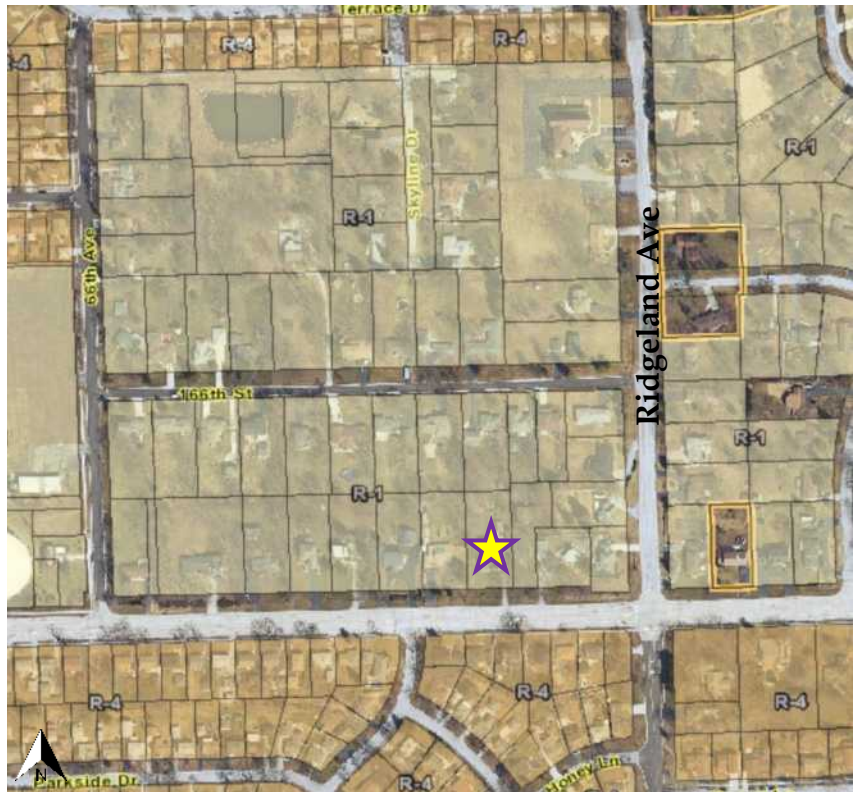
The subject property is located in the R-1, Single-Family Residential, zoning district. Neighboring properties to the west, north, and east of the property are also single-family homes located in the same subdivision and zoned R-1. To the south are single-family homes located in the Parkside Subdivision and zoned R-4.

The R-1 zoning district is the most restrictive zoning district in the Village and thus has the largest minimum lot size, lot width, and setback requirements. In the R-1 zoning district, the minimum lot width of an interior lot is 100 ft., the minimum lot size is 20,000 sq. ft. and the minimum front yard setback is 40 ft. The subject property exceeds all of those requirements and meets all required principal and accessory structure setbacks as well.

	Subject Site	Required (R-1)	Difference
Lot Size	26,180 sf	20,000 sf	+6,180
Lot Width	110 ft	100 ft	+10 ft
FY Setback	78.1 ft	40 ft min.	+38.1 ft

### Maximum Garage Size Requirement

The maximum 720 sq. ft. size requirement applies to all single-family residential detached accessory structures. The Zoning Code also limits all single-family residential accessory structures to be one-story, a maximum of 18 ft. in height, and prevents utilities from being run to them (except for electric). These Zoning Code requirements are common in municipalities (Orland Park, Oak Forest, and New Lenox, and others have similar requirements) and are intended to ensure that detached accessory structures remain accessory to the principal structure



that is located on a property. By not allowing excessively large residential structures on lots, it keeps a traditional residential look and feel to single-family residential neighborhoods.

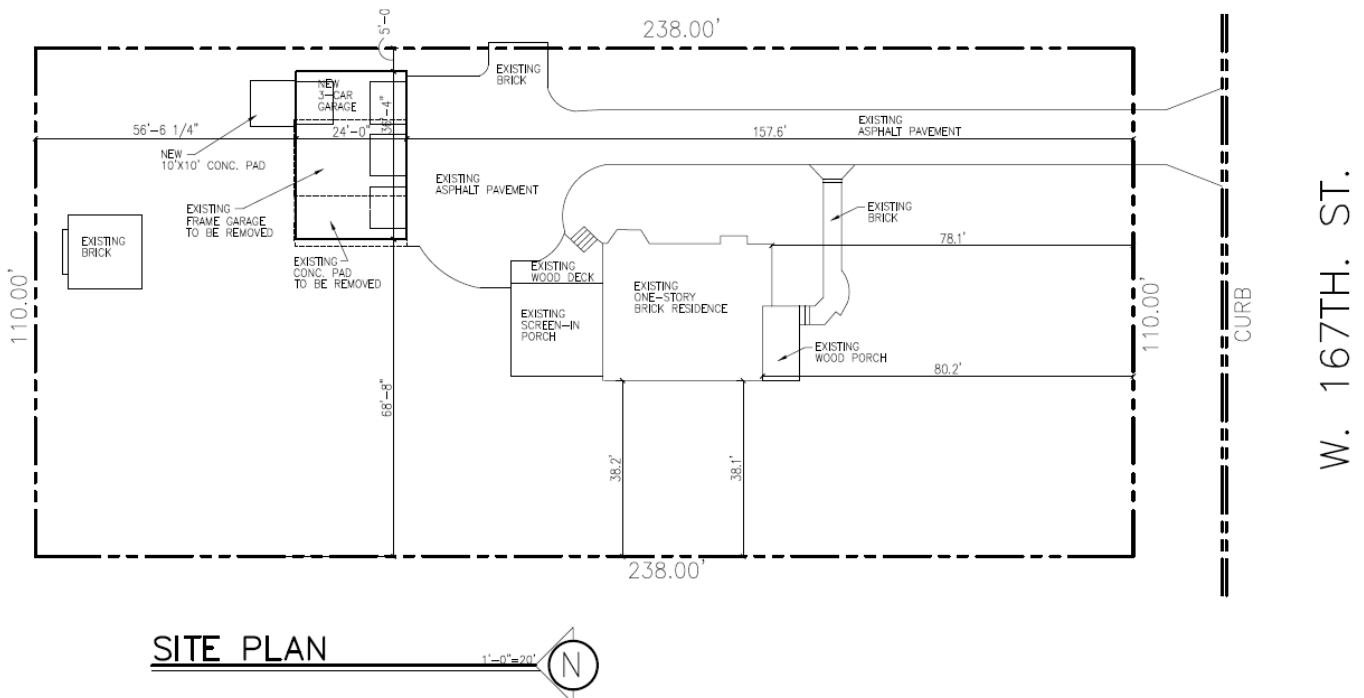
Historically, the Village has not approved Variations to bulk requirements for accessory structures that are applied evenly throughout the Village's different zoning districts. However, two recent Variation requests (indicated below) did take into account the lot size and principal structure sizes to permit a slightly larger detached garage. These previous Variations were located on lots that were larger than required by their zoning district and larger than those in their surrounding neighborhood. The findings of fact in these cases all mention the excess lot sizes, garage placement, and that the proposals did not detract from the overall neighborhood or surrounding properties.

- 6224 Gaynelle Rd (2015-O-004) – 216 sq. ft. Variation to permit a detached garage to be 936 sq. ft. in size.
- 7427 Dorothy Ln (2013-O-047) – 178 sq. ft. Variation to permit a detached garage to be 898 sq. ft. in size.

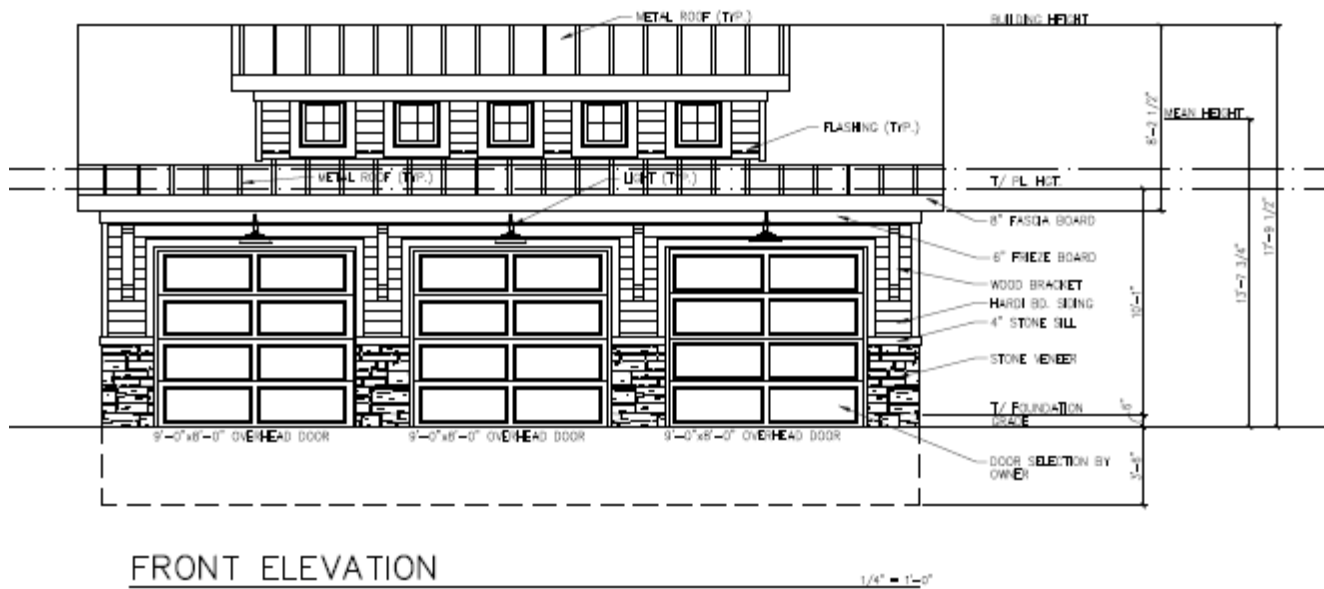
## VARIATION REQUEST

Section III.I.2.b (Residential Accessory Structures) of the Zoning Ordinance limits residential accessory structures for single-family homes to a maximum floor area of 720 square feet.

The Petitioner is proposing to demolish an existing one-car detached garage on their property that has deteriorated and requires replacement. The replacement detached garage will be a 24 ft. x 36.33 ft. (872 sq. ft.) garage. The intent of the larger garage size is to maximize the number of vehicles and overall space that can be used for storage, while also maintaining a well-designed garage that doesn't look out-of-place on a residential lot. As originally submitted, the plans indicated an overall garage height of 22.75 ft. However, the Petitioner agreed to revise the plans to comply with the 18 ft. height requirement. The garage is set back behind the existing house and five ft. from the eastern side yard property line, in compliance with the required accessory structure setbacks.







The Petitioner has noted that the subject property is large in size compared to the Village as a whole, due to being located in the largest (R-1) zoning district. Additionally, the lot further exceeds the R-1 zoning district's minimum lot width and lot size requirements by 6,180 sq. ft. The existing home is set back far from the front property line and even farther from 167<sup>th</sup> Street, due to the large right-of-way width (~40 ft. from property line to street). The detached garage will be placed behind the house and will be approximately 157 ft. from the front yard property line; thus, the garage will not be very visible from the roadway.

The custom garage design has an attractive residential appearance, unlike some prefabricated garages that are on the market. The design of the proposed garage uses high-quality and durable materials that are complementary to the principal residential home, such as a stone veneer and fiber cement (Hardie Board) siding.

Staff notes that the Zoning Code (Sec. III.1.3.) does permit a second detached garage in circumstances where a lot is larger than 15,000 sq. ft. and 90 ft. in width. This lot meets with those requirements and the Petitioner can construct two separate detached garages by-right. However, the preference is to have one detached garage that is slightly larger than the maximum size permitted. One larger garage is more economical and traditional looking than two separate garages. If the Commission wishes to recommend approval, staff has recommended a condition of approval that limits the property to a maximum of one detached garage.

## STANDARDS FOR A VARIATION

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Section X.G.4. of the Zoning Ordinance states the Zoning Board of Appeals/Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Zoning Board of Appeals/Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Zoning Board of Appeals/Plan Commission further analyze the request. Staff prepared draft responses for the Findings of Fact below.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
  - ***While the property can yield a reasonable return while meeting the code, the property is uniquely large, the lot space is being maximized, and the proposal for one larger detached garage rather than one is more economical.***
2. The plight of the owner is due to unique circumstances.
  - ***The lot is located in the R-1 zoning district which requires the largest minimum lot size in the Village. The subject property exceeds those minimum lot requirements (20,000 sq. ft.) by approximately 6,180 sq. ft. allowing adequate space for the proposed garage.***
3. The Variation, if granted, will not alter the essential character of the locality.
  - ***Due to the size of the lot and the proposed setbacks, the detached garage is not expected to detract from the residential feel of the overall neighborhood. The detached garage is proposed to be setback 157 ft. from the front yard property line and thus visibility of the structure from the right-of-way will be limited. Additionally, the garage design is residential and compliments the residential feel of the property and area.***
4. Additionally, the Zoning Board of Appeals shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
  - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
  - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
  - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
  - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
  - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
  - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

## MOTION TO CONSIDER

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If the Plan Commission wishes to take action, an appropriate wording of the motions would read:

**“...make a motion to recommend that the Village Board grant the Petitioner, Brian Potter, a 152 sq. ft. Variation from Section III.I.2.b. of the Zoning Ordinance (Residential Accessory Structures) to permit construction of a 872 sq. ft. detached garage instead of the 720 sq. ft. maximum floor area at 6420 167<sup>th</sup> Street Drive in the R-1 (Single-Family Residential) Zoning District, consistent with the List of Submitted Plans attached herein and adopt Findings of Fact as proposed by Village Staff, and as may be amended by the Plan Commission at this meeting, subject to the following condition:**

- 1. A maximum of one detached garage shall be permitted on the subject property.**

*...with the following conditions:*

*[any conditions that the ZBA would like to add]*

## LIST OF REVIEWED PLANS

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Submitted Sheet Name		Prepared By	Date On Sheet
	Plat of Survey	Landmark Eng.	1.21.2005
	Responses to Standards for a Variation	Petitioner	6.12.2019
T-1, A-1, A-2, D-1	New Detached Garage Plans	Ideal Designs	Revised 6.19.2019





PL-2019-06-00287

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

VILLAGE OF TINLEY PARK, ILLINOIS  
PLANNING AND ZONING GENERAL APPLICATION

**REQUEST INFORMATION**

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

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

**PROJECT & PROPERTY INFORMATION**

Project Name: \_\_\_\_\_  
Project Description: 3 CAR DETACHED GARAGE  
Project Address: 6420 167<sup>th</sup> St. Property Index No. (PIN): 28-19-402-039-0000  
Zoning District: \_\_\_\_\_ Lot Dimensions & Area: 110' x 238'  
Estimated Project Cost: \$45,000

**OWNER OF RECORD INFORMATION**

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

Name of Owner: BRIAN A. POTTER Company: \_\_\_\_\_  
Street Address: 6420 167<sup>th</sup> St. City, State & Zip: TINLEY PARK, IL 60477  
E-Mail Address: BAP267@AOL.COM Phone Number: \_\_\_\_\_

**APPLICANT INFORMATION**

☒ Same as Owner of Record

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

Name of Applicant: \_\_\_\_\_ Company: \_\_\_\_\_  
Relation To Project: \_\_\_\_\_  
Street Address: \_\_\_\_\_ City, State & Zip: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

VILLAGE OF TINLEY PARK, ILLINOIS  
**PLANNING AND ZONING GENERAL APPLICATION**

**Authorized Representative Consent**

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

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

**Property Owner Signature:** \_\_\_\_\_

**Property Owner Name (Print):** \_\_\_\_\_

**Acknowledgements**

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

**Property Owner Signature:** \_\_\_\_\_

**Property Owner Name (Print):** \_\_\_\_\_

BRIAN A. POTTER

**Applicant Signature:**  
(If other than Owner)

**Applicant's Name (Print):** \_\_\_\_\_

**Date:** \_\_\_\_\_

6/12/19

## STANDARDS AND CRITERIA FOR A VARIATION

Section X.G.1 of the Village of Tinley Park Zoning Ordinance requires that the Zoning Board of Appeals determine compliance with the following standards and criteria. In order for a variance to be approved, the Petitioner must respond to all the following statements and questions related to the Standards with factual evidence and information to support the requested Variation. If additional space is required, you may provide the responses on a separate document or page.

- A. Describe the difficulty that you have in conforming with the current regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?

GARAGE SIZE REQUIRES THIS

- B. Describe any difficulties or hardships that current zoning regulations and restrictions would have in decreasing your property value compared to neighboring properties.

A TWO CAR GARAGE WILL NOT MEET MY VEHICLE REQUIREMENTS, FOR SIZE OF STORAGE ALSO.

- C. Describe how the above difficulty or hardship was created.

REMOVING SINGLE GARAGE/SHED THATS FALLING APART CURRENTLY

- D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.

THE SIZE OF MY LOT AND LOOK OF THE GARAGE WILL ADD TO THE VALUE OF MY HOME AND LOOK OF THE STREET

- E. Explain how this Variance would not be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.

SIMPLY ADDING A USABLE 3 CAR AND REMOVING UNUSABLE, UGLY SHED/1 CAR GARAGE.

- F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located.

THE GARAGE MATCHES THE LOOK OF MY HOME  
EXISTING GARAGE IS A COMPLETE EYE SORE!!

- G. Explain how granting this Variance will not alter the essential character of the neighborhood or locality.

IT ADD BEAUTY TO THE PROPERTY WHILE REMOVING THE OLD BEAT UP SHED.

H. Describe how the requested Variance will not:

1. Impair an adequate supply of light and air to adjacent properties.

THE SIZE OF MY LOT WILL ALLOW IT TO  
FIT IN PERFECTLY. CURRENT SIZED (1 CAR)  
LOOKS TERRIBLE.

2. Substantially increase the congestion of the public streets.

N/A

3. Increase the danger of fire.

N/A

4. Impair natural drainage or create drainage problems on adjacent property.

N/A

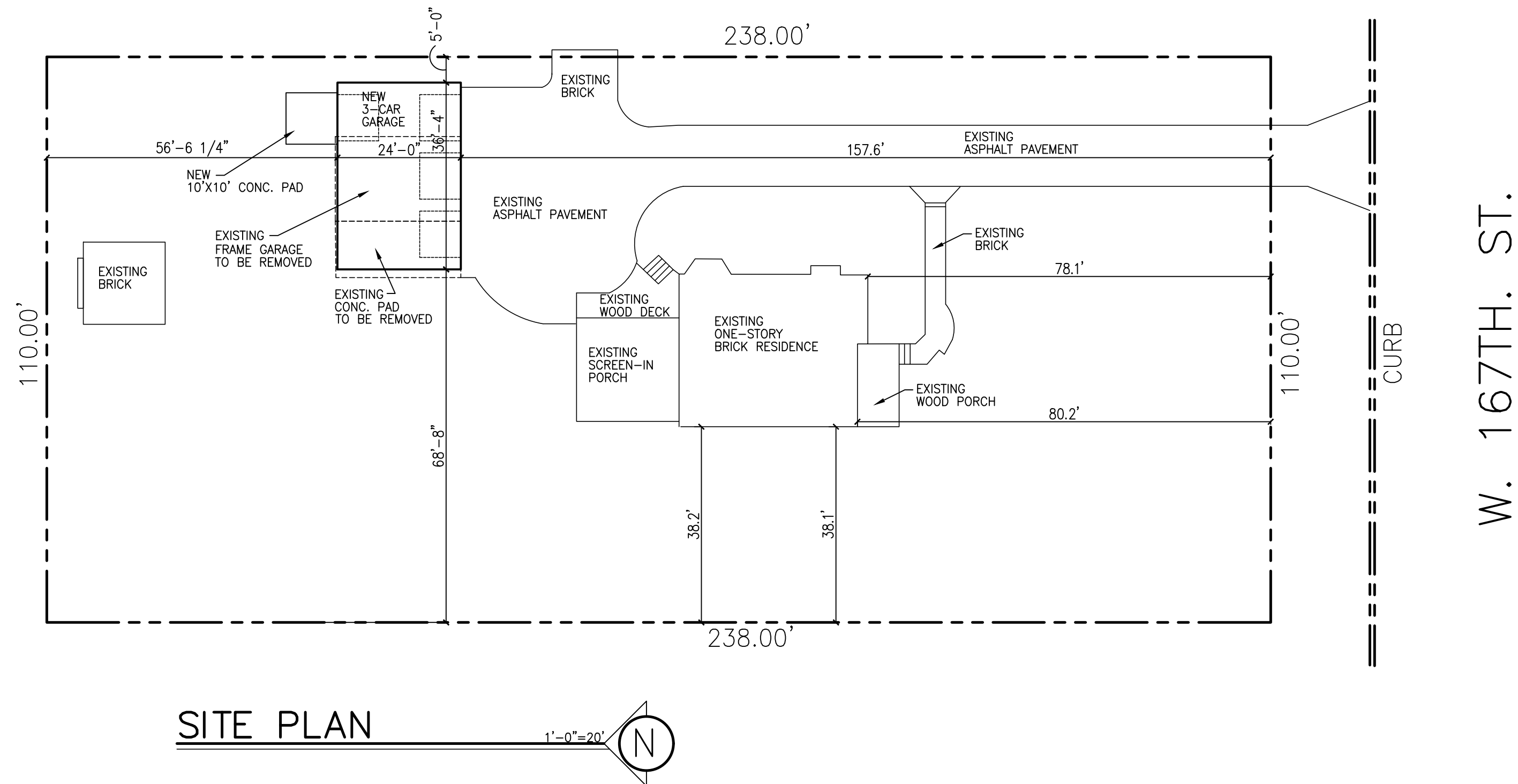
5. Endanger the public safety.

N/A

6. Substantially diminish or impair property values within the neighborhood.

IT WILL VERY MUCH ADD TO THE NEIGHBORHOOD.  
IT LOOKS BETTER THAN SEVERAL HOMES  
ON THE STREET!!

A NEW DETACH 3-CAR GARAGE FOR THE  
POTTER RESIDENCE  
6420 W. 167TH, STREET  
TINLEY PARK, ILLINOIS



**OWNER:**  
BRIAN POTTER  
6420 167TH. ST.  
TINLEY PARK, ILLINOIS  
Tel: 708.932.8044  
E-mail: bap267@aol.com

**AUTHORITY:**  
TINLEY PARK, ILLINOIS  
16250 S. OAK PARK AVENUE  
TINLEY PARK, IL 604777  
Tel: 708-444-5000  
Fax: 708-444-5199

**BUILDING DATA:**  
- GARAGE  
- BUILDING HEIGHT, GRADE TO RIDGE: 17'-9 1/2"  
- BUILDING HEIGHT, GRADE TO MEANS AT RIDGE: 13'-7 3/4"  
- GARAGE = 872 SQ. FT.

**BUILDING CODES:**  
Village of Tinley Park Building Codes  
2012 International Building Code  
2012 International Residential Code for One and Two Family Dwelling  
2012 International Mechanical Code  
2012 International Fire Gas Code Appendix A  
2012 International Fire Code Appendix B and C  
2012 International Property Maintenance Code  
2012 International Swimming Pool and Spa Code  
2015 International Energy Conservation Code  
2014 Illinois State Plumbing Code  
2011 National Electric Code (NEC)

**SCOPE OF WORK:**  
1. DEMO EXISTING GARAGE  
2. CONSTRUCT NEW 3-CAR DETACHED GARAGE

**ideal**  
DESIGNS  
ARCHITECTS / DESIGNERS  
20960 FRANKFORT SQ. RD.  
SUITE A  
FRANKFORT, ILLINOIS  
T: (708) 407-8028  
F: (779) 333-7960  
gabe@idealcustomdesigns.com  
www.idealcustomdesigns.com

NEW DETACH GARAGE FOR THE  
POTTER RESIDENCE  
6420 W. 167TH. ST.  
TINLEY PARK, ILLINOIS

02/27/20  
DATE:  
MICHAEL J. ROOT  
No. 001-006715  
STATE OF ILLINOIS  
11/30/20  
EXP. DATE:

DESIGN FIRM REG. NO.  
184.006972  
EXP. DATE  
4-30-21

REVISIONS		
REV. #	DATE:	REV. PER:
Δ	6/19/19	BLDG./DEPT.

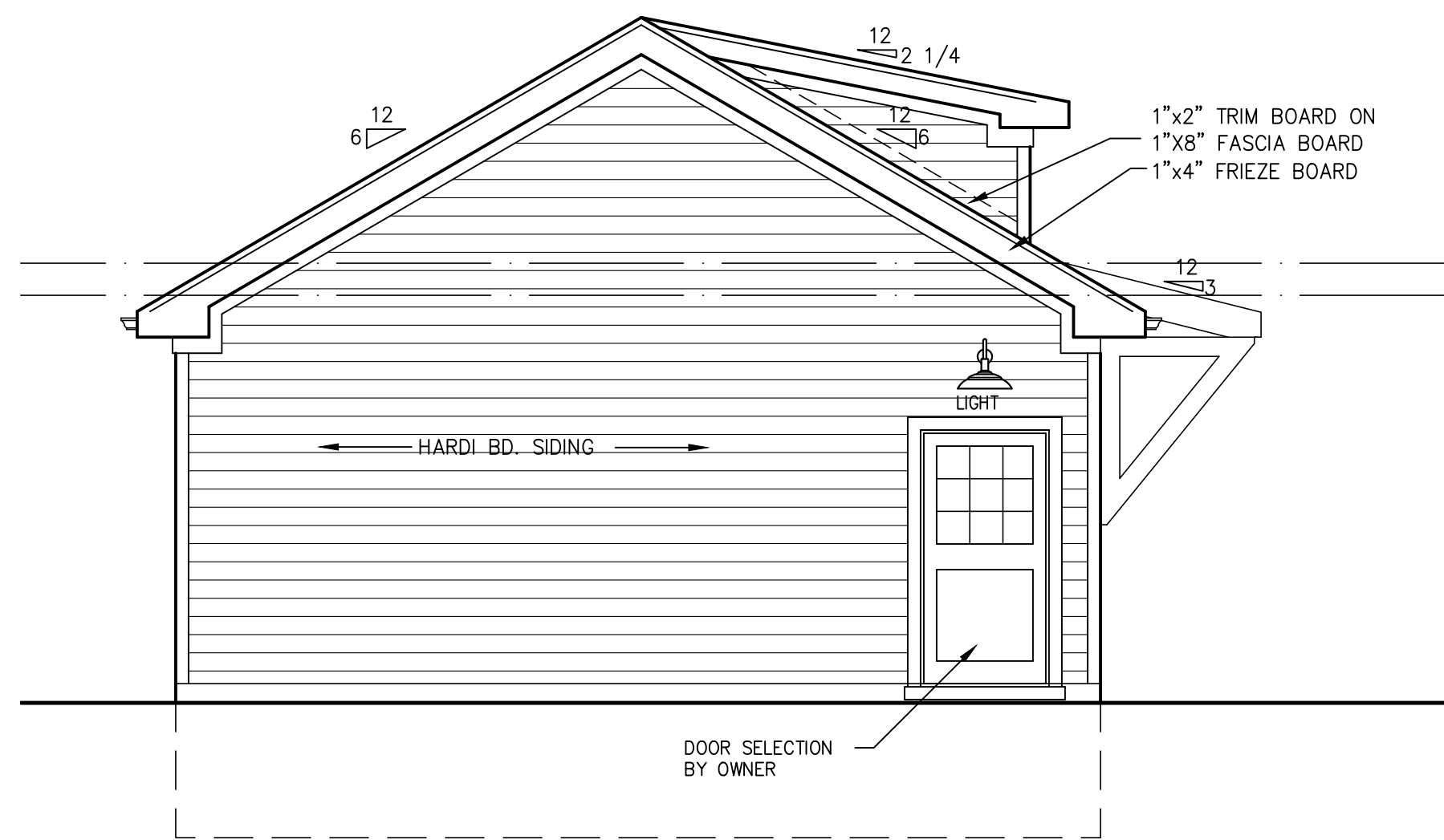
DATE:  
06-05-19  
DRAWN BY: P  
PREVIOUS NO. 18113  
PROJECT NO.  
18113

SHEET NUMBER  
T-1

SYMBOLS		
	SECTION NUMBER	WOOD FRAME WALL
	SHEET NUMBER	BRICK VENEER
	DETAIL LETTER	E.I.F.S.
	SHEET NUMBER	EARTH
	ROOF PITCH RATIO	CONCRETE
	LEVEL LINE	GRAVEL FILL
	REVISION	BATT INSULATION
	CEILING PATTERN DETAIL W/ HEIGHT	CONCRETE BLOCK
	MINIMUM 3"x3" SOLID BEARING OR AS REQUIRED	SILLCOCK

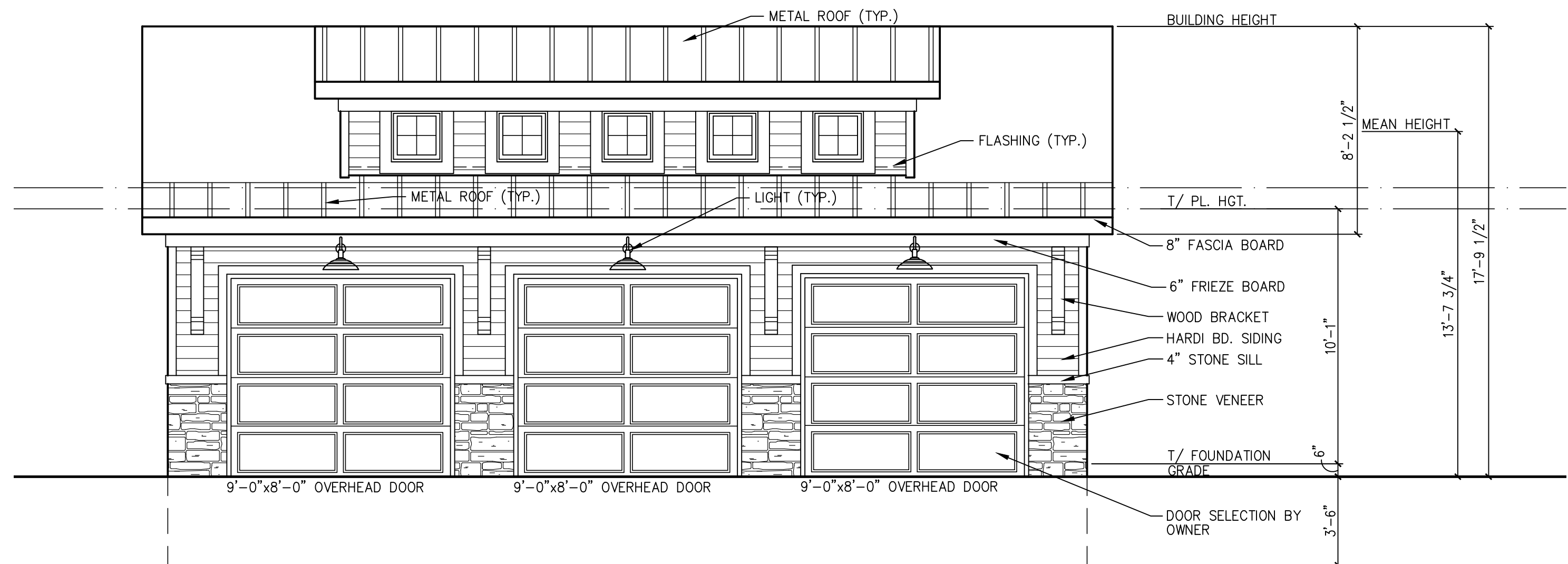
# ABBREVIATIONS

A.F.F.	ABOVE FIN. FLOOR	H.P.	HIGH POINT	OPN'G.	OPENING
ALUM	ALUMINUM	INSUL.	INSULATION	OPP.	OPPOSITE
BD	BOARD	INT.	INTERIOR	PL	PLATE
BLK.	BLOCK	JAN.	JANITOR	PLAS.	LAM. PLASTIC LAMINATE
BLK'G	BLOCKING	LAV.	LAVATORY	P.L.Y.	PLYWOOD
BM.	BEAM	L.P.	LOW POINT	Q.T.	QUARRY TILE
B/	BOTTOM OF	MAX.	MAXIMUM	R.D.	ROOF DRAIN
CAB.	CABINET	M.C.	MEDICINE CABINET	REF.	REFERENCE
C.L.	CENTER LINE	MECH.	MECHANICAL	REFRIG.	REFRIGERATOR
CER.	CERAMIC	MTL.	METAL MATERIAL	REINFORC.	REINFORCED
CLR.	CLEAR	MIN.	MINIMUM	REQ'D.	REQUIRED
COL.	COLUMN	M.O.	MASONRY OPENING	R.O.	ROUGH OPENING
CONST.	CONSTRUCTION	N.T.S.	NOT TO SCALE	SCHED.	SCHEDULE
CONT.	CONTINUOUS	ON C.	ON CENTER	SHT.	SHEET
C.M.U.	CONCRETE MASONRY UNIT	FIN.	FINISH	SMF.	SIMPLE
Ø	DIAMETER	FLR.	FLOOR	SPEC.	SPECIFICATION
DET.	DETAIL	FLASH.	FLASHING	ST. STL.	STAINLESS STEEL
DN.	DOWN	FT.	FOOT	STD.	STANDARD
D.W.	DISHWASHER	FTG.	FOOTING	T.	TOP OFF
DWG.	DRAWING	GA.	GAUGE	T.	TREAD
EXIST.	EXISTING	GALV.	GALVANIZED	TEL.	TELEPHONE
EA.	EACH	GL.	GLASS	THK.	THICK
EXP. JT.	EXPANSION JOINT	GYP. BD.	GYP. BOARD	TYP.	TYPICAL
EV.	ELEVATION	HDCP.	HANDICAPPED	VERT.	VERTICAL
EX.	EQUAL	HDMR.	HARDWARE	W/	WITH
EXT.	EXTERIOR	H.M.	HOLLOW METAL	WB.	WOOD
F.D.	FLOOR DRAIN	HORIZ.	HORIZONTAL	WP.	WATERPROOF
FDN.	FOUNDATION	HGT.	HEIGHT	W.W.F.	WIRE WELDED FABRIC



LEFT ELEVATION

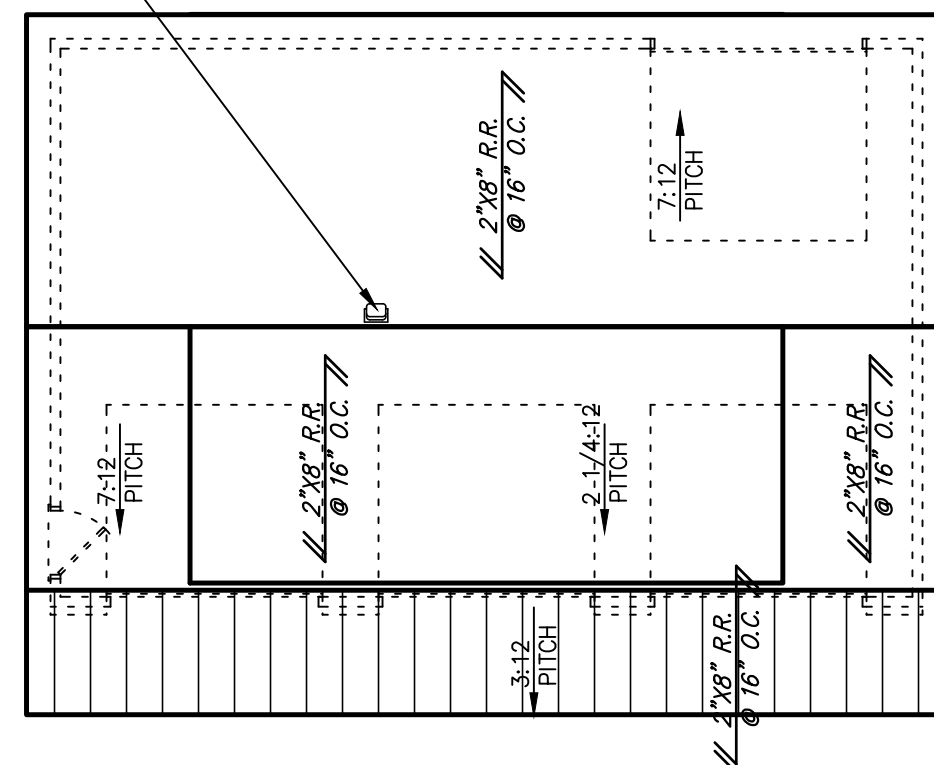
1/4" = 1'-0"



FRONT ELEVATION

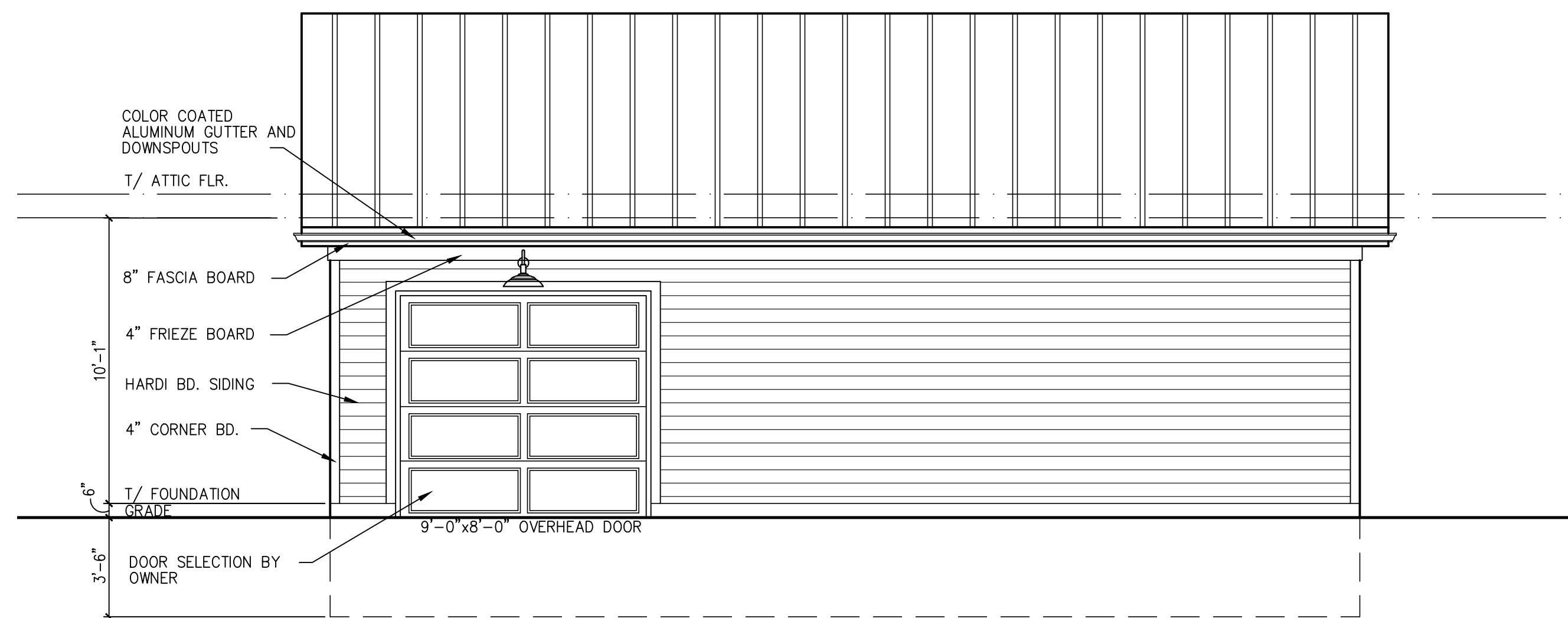
1/4" = 1'-0"

ROOF VENTS TO BE LOCATED ON BACK  
SLOPE OF ROOF. NUMBER AND LOCATION  
SHALL BE BASED ON TOTAL AREA OF  
VENTS REQUIRED EQUAL TO 1/300th OF  
ROOF AREA



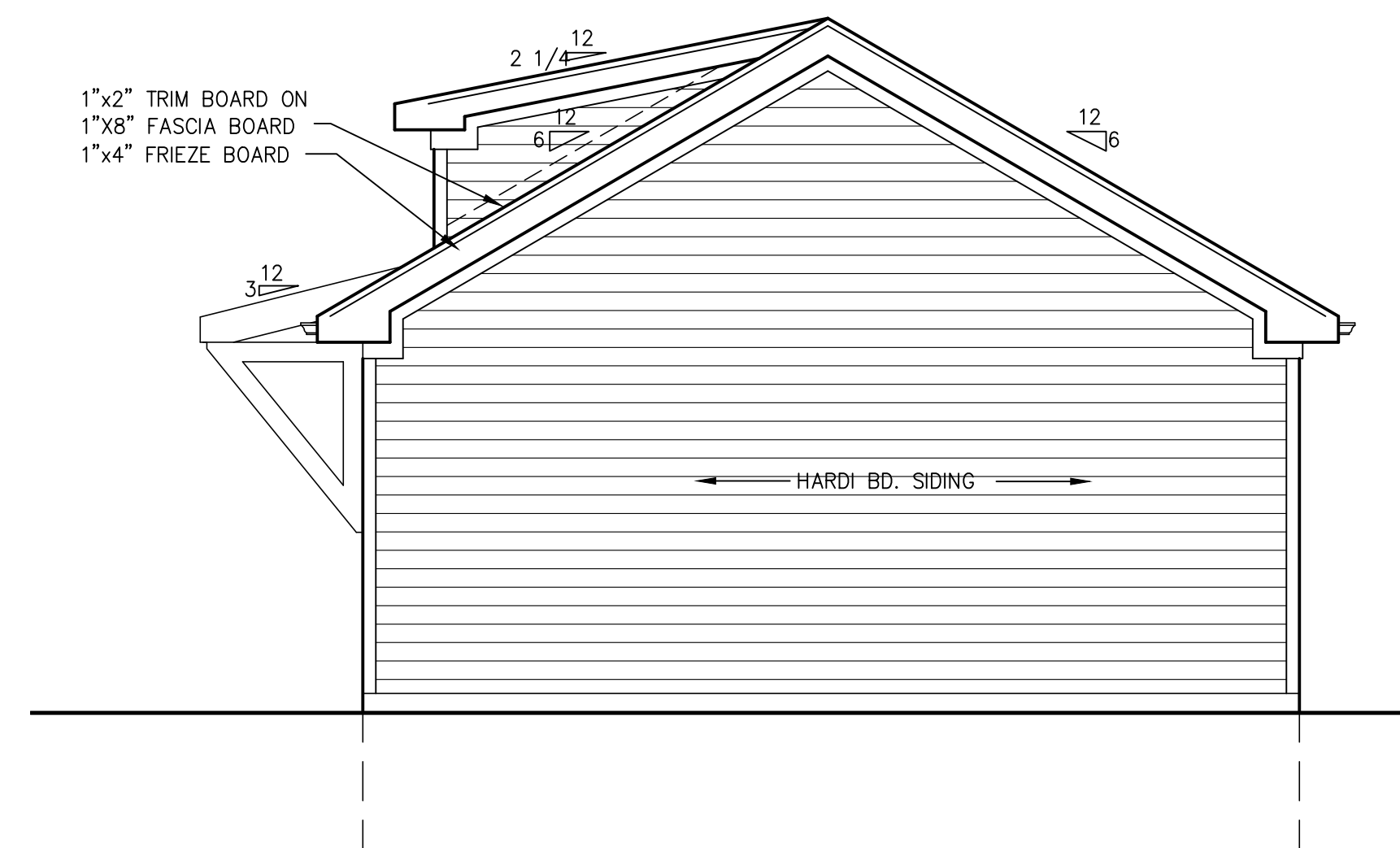
ROOF PLAN

1/8" = 1'-0"



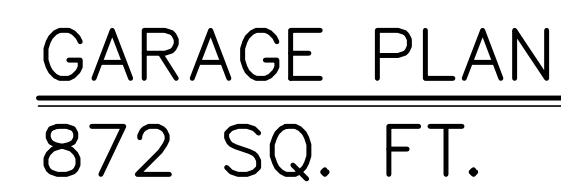
REAR ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"



**NEW DETACH GARAGE FOR THE  
POTTER RESIDENCE  
6420 W. 167TH. ST.  
TINLEY PARK, ILLINOIS**

A-2







OF

THE SOUTH 280 FEET (EXCEPT THAT PART THEREOF TAKEN FOR ROAD PURPOSES) OF THE EAST 110 FEET OF THE WEST 1000 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



*Richard Schickel*

# PLAN COMMISSION STAFF REPORT

April 16, 2020 – Public Hearing

## Petitioner

Top Hospitality LLC

## Property Location

9551 & 9555 183<sup>rd</sup> Street  
(off of White Eagle Drive)

## PIN

27-34-300-013-0000 &  
27-34-300-014-0000

## Zoning

Current: Unincorporated  
Cook County (C-4)

Proposed: B-3, General  
Business & Commercial

## Approvals Sought

Site Plan Approval  
Variations  
Plat Approval  
Rezoning (Upon  
Annexation)

## Project Planner

Daniel Ritter, AICP  
Senior Planner

## Marriott Hotels: Courtyard and Residence Inn

9551 & 9555 183<sup>rd</sup> Street



## EXECUTIVE SUMMARY

The Petitioner, Top Hospitality LLC (Petitioner/Owner), is requesting Rezoning upon Annexation, Final Plat of Subdivision approval, Variations, and Site Plan approval for their site to be developed with two Marriott brand hotels: Courtyard and Residence Inn. The subject property is located on the east side of White Eagle Drive and south of 183<sup>rd</sup> Street. The 8.7 acre subject site is proposed to be subdivided into two lots and zoned to the B-3, General Business and Commercial zoning district.

The Courtyard hotel includes an **83,722 sq. ft.** four story building with 125 guest rooms, a banquet hall, meeting rooms, exterior patio, fitness center, indoor pool, lounge with dining area and bar. The Residence Inn hotel is marketed towards extended-stay guests and includes an **87,875 sq. ft.** four story building with 118 guest rooms, fitness center, dining room, meeting room, lounge room, indoor pool, outdoor basketball court, and exterior patio. In addition, there is a proposed shared stormwater detention pond and existing wetland area on the site.

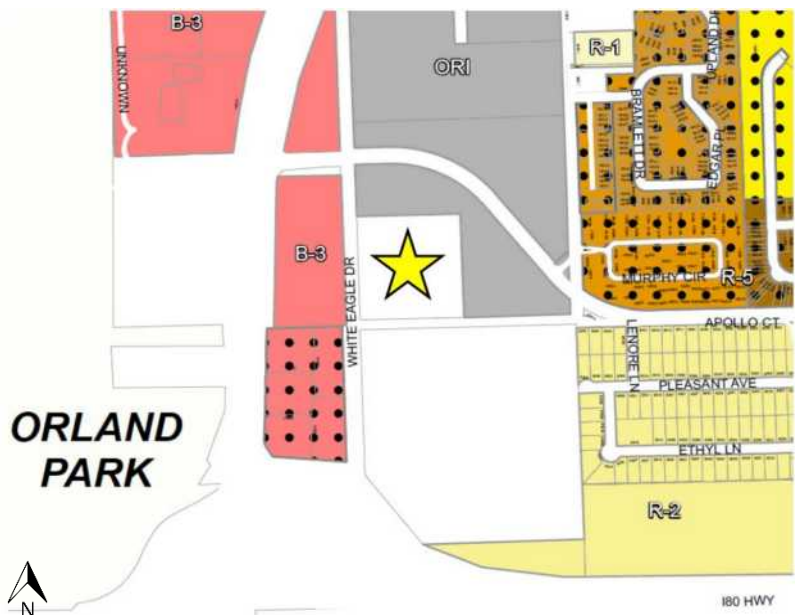
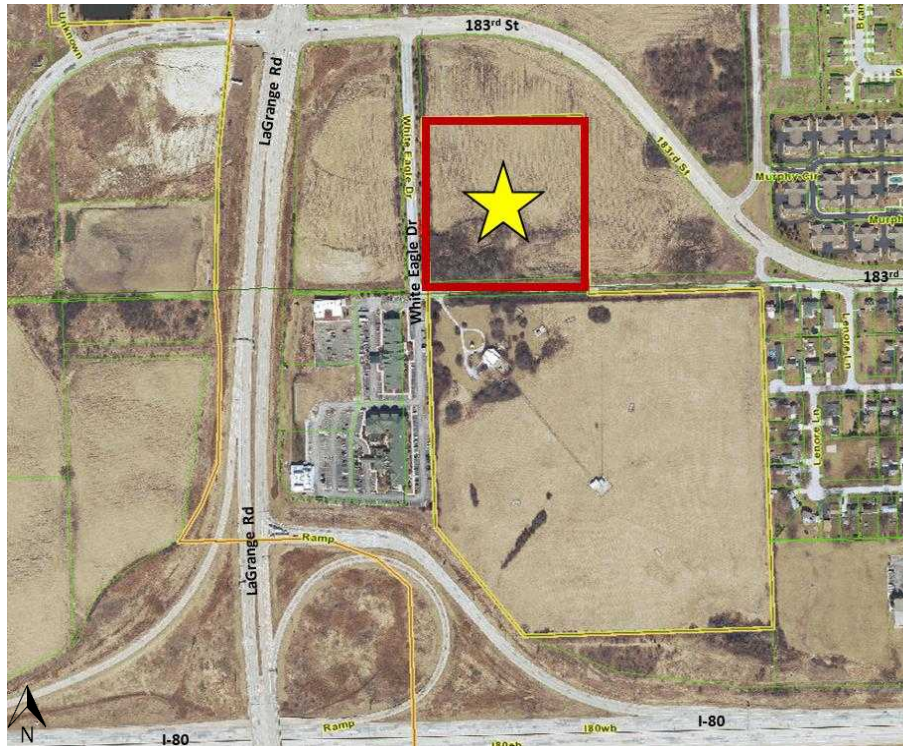
Amendments to the February 20, 2020 Plan Commission Workshop Staff Report are indicated in **Red**. All 3D renderings in the plans and staff report have not been updated. The Courtyard's elevation changes are the most significant change from the workshop and presented below.

## EXISTING SITE & ZONING

The property consists of two vacant parcels totaling 8.7 acres in size. The property is located in unincorporated Cook County and zoned C-4, General Commercial (similar to the Village's B-3 zoning district). The land is undeveloped and has historically been used for farming purposes. There is a small portion of the southwest corner of the subject property encumbered with an existing wetland that is regulated by the U.S. Army Corps of Engineers. The annexation will include the adjacent unimproved IDOT right-of-way previously planned for the 183<sup>rd</sup> Street extension and will result in the annexation of a total of 9.15 acres.

South of the subject site is the WLS radio tower site that is also located in unincorporated Cook County (C-4 Zoning District). To the north and east of the property is a parcel zoned ORI (Office and Restricted Industrial); west is a vacant parcel zoned B-3 (General Business & Commercial). The property is nearby the I-80 LaGrange Road northbound exit. Currently existing to the southwest of the property is a Planned Unit Development (PUD) that includes two hotels (Hilton Garden Inn and Country Inn & Suites), two standalone restaurants (Texas Roadhouse and Jumbo Crab), and a third vacant pad that is planned for an additional standalone restaurant.

The site is located within the Urban Design Overlay District (UDOD), which promotes walkability, decreased front yard setbacks, and overall a more urbanized look.



## PROPOSED USE

The Petitioner plans to develop two Marriott brand hotels on the subject property: Courtyard and Residence Inn. The Courtyard hotel includes an **83,722 sq. ft.** four story building with 125 guest rooms, a banquet hall, meeting rooms, exterior patio, fitness center, indoor pool, lounge with dining area and bar. The Residence Inn hotel is marketed towards extended-stay guests and includes an **87,875 sq. ft.** four story building with 118 guest rooms, fitness center, dining room, meeting room, lounge room, indoor pool, outdoor basketball court, and exterior patio. The amenities, including the dining and bars, are only open to hotel guests. Construction of the two sites will happen simultaneously and will not be phased.



## VARIATIONS

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Below is the list of Variations from the Zoning Code required based on the currently proposed plans? Each Variation is addressed separately as an open item in the applicable Staff Report sections below.

### Lot & Building

1. A Variation from Section V.B. Schedule I (Schedule of Permitted Uses) to permit a hotel use on a 3.13 acre lot, instead of the required minimum of 5 acres.
2. A Variation from Section V.B. Schedule II (Schedule of District Requirements) to permit a four story and approximately 55' 10" tall building (Residence Inn) and a four story 54' 9.5" tall building (Courtyard) instead of the permitted maximum of three stories and 35 feet.
3. A Variation from Section VIII Table 2 (Parking Lot Dimension Guidelines) to permit a 24' drive aisle instead of the permitted minimum of 26'.
4. A Variation from Section V.C.7.F. and Section V.C.7.G. to permit both hotel buildings to utilize greater than 15% of a non-masonry material (fiber cement board and stucco) on the building exteriors.
5. A 31 space Variation from Section VIII.A.10. (Number of Parking Spaces Required) to permit the Courtyard to have 129 parking spaces instead of the 160 parking spaces required.

### Urban Design Overlay District (UDOD)

6. A Variation from Section V.D.2.D.(2) to permit the Residence Inn (Lot 2) to have a front yard setback ranging from 42.5' to 200' instead of the permitted 20' maximum.
7. A Variation from Section V.D.2.B.(2).a. to permit parking to be located in the front yard on the Residence Inn (Lot 2).
8. A Variation from Section V.D.2.C.(2).f. to permit two curb cuts on the Courtyard (Lot 1) instead of the permitted maximum of one.

### Signage

9. A Variation from Section IX.M.2. to permit an off-site sign for Lot 2 to be located on Lot 1 with an approved signage easement
10. A Variation from Section IX.D.2.c. to permit a freestanding sign to be setback five feet from the property line instead of the required ten foot minimum.

## FINAL PLAT OF SUBDIVISION

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The two existing lots are proposed to be resubdivided through approval of a Final Plat of Subdivision that alters the lot configuration to accommodate the two hotels. Appropriate easements are being recorded for cross-access, cross-parking, signage, and public utilities as part of the final plat approval.

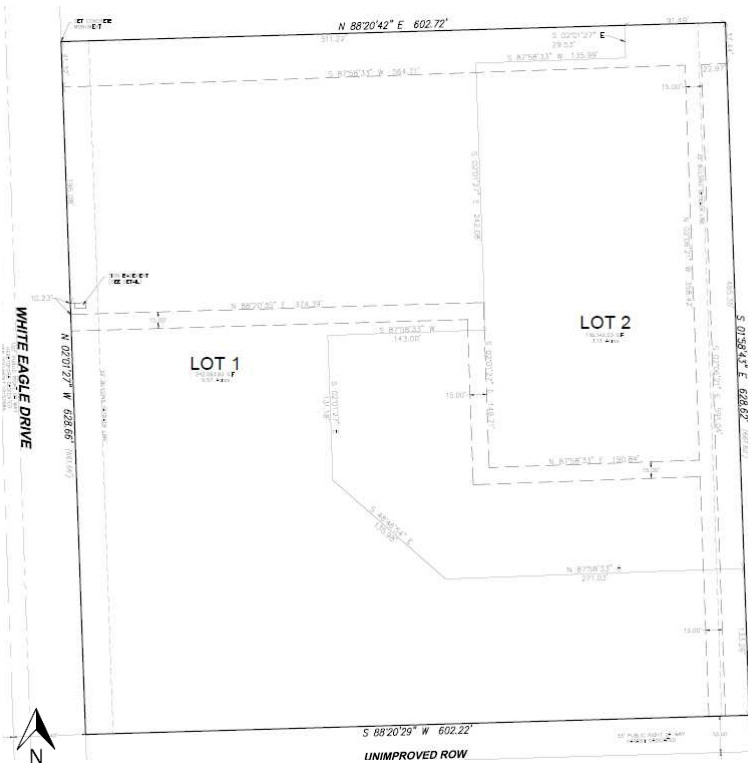
The design of the lots is unique because the Residence Inn/Lot 2 will not have direct access to the adjacent White Eagle Drive right-of-way and will have permanent access through a cross-access (ingress/egress) easement with the Courtyard/Lot 1. The Zoning Code specifically allows for properties with unique lot, land, or use circumstances to have a lot that does not abut the public right-of-way, subject to appropriate cross-access and utility easements. In this case, the lot and site design were chosen due to the existing wetland location, detention location/topography and the large building footprint required for a hotel.

Additionally, the desire to divide the detention pond location made it even more difficult to have a separate right-of-way frontage for the Residence Inn/Lot 2. The lot configuration was designed to roughly divide the parking lots and detention pond based on the supply needed for each site. The shared ownership of the pond ensures responsibility for maintenance by both owners since covenants or a property owner's association (POA) can be changed in the future. Minor revisions are still required for the location of public utility easements, cross-parking language, and cross-access language that the Petitioner has agreed to make prior to the Public Hearing.

The Final Plat of Subdivision has been updated to include cross-parking allowances, revised public utility and drainage easements, and a revised sign easement location and language.

**~~Open Item #1: The Petitioner shall revise the Final Plat of Subdivision and Easements based on staff comments.~~**

The petitioner also hopes to mitigate the existing wetland through the U.S. Army Corps of Engineers in the future to allow for a third lot for use as a restaurant, office, or other commercial use. The land is not currently developable due to the wetland encumbrance and has been included as part of Lot 1. If the wetland is mitigated in the future, the Petitioner can request to subdivide Lot 1 into two lots at that time.



## ANNEXATION & REZONING

The Petitioner is requesting annexation into the Village. The Annexation Agreement is scheduled to be reviewed by the Community Development Committee; it will be scheduled for Village Board review at the same time as all zoning and entitlements requests. While the Plan Commission does not specifically review annexations in themselves, the appropriate zoning district and overall development proposal are reviewed. The annexation will include the adjacent unimproved IDOT right-of-way for a total annexation of 9.15 acres.

There are two possibilities for zoning this property based on the surrounding zoning and proposed land use; either the B-3 (General Business and Commercial) or the ORI (Office and Restricted Industrial) zoning districts can accommodate the proposed hotel use as a permitted use. While both districts will allow for hotel land uses the assignment of the B-3 zoning district will allow it to serve as an extension of the B-3 designation for the existing hotel properties and undeveloped property along the LaGrange Road corridor. The B-3 zoning district is generally described to "accommodate a wide range of specialized commercial uses, including highway-oriented services and commercial types of establishments to serve the needs of motorists." Alternatively the ORI zoning district is intended to provide land for "medium to large office buildings, research activities, and non-objectionable industrial activities which are attractively landscaped and designed to create a "park-like" setting". The zoning of the subject parcel expands current and planned commercial land uses along this major corridor (Rt. 45) which enjoys has valuable commercial potential due to its adjacency to Interstate 80.

The Comprehensive Plan designates the parcel as *Office/Restricted Industrial* however the Comprehensive Plan was approved in 2000, prior to the realignment of 183<sup>rd</sup> Street and prior to the area's initial development. The realignment of this 4-lane commercial corridor along with the realignment of LaGrange Rd/Rt. 45 created increased opportunities

for commercial development with valuable commercial frontage. The corporate office market is currently struggling for growth, therefore the Village will need to continue to analyze the ORI zoning in this area.

**~~Open Item #2: Discuss proposed B-3 (General Business and Commercial) zoning district upon annexation.~~**

Lot Size - The B-3 zoning district allows for hotels as a permitted use on lots over five acres in size. The five acre size limit was approved in 1997 to promote the development of larger, full-service hotels. This area limitation is not a recognized limitation in the marketplace; many full-service hotels can be developed on less than 5 acres. The Courtyard parcel (Lot 1) is 5.57 acres and therefore meets the size requirement. The Residence Inn (Lot 2) comprises 3.13 acres and therefore requires a Variation of the five acre requirement. Staff believes the development of both hotels meet the intent of the zoning requirement in providing large full-service hotels by a reputable hotel brand.

**~~Open Item #3: Discuss Variation request to permit a hotel to be developed on a lot less than 5 acres in size.~~**

Structure Size - The B-3 zoning district limits structures to a maximum of three stories and 35 feet in height. The proposed hotels are both proposed at four stories; the proposed heights are 55' 10" (Residence Inn) and 54' 9.5" (Courtyard).

There are many properties that have been approved in the Village for Variations (or exceptions if part of a PUD) from the Zoning Code's height limitations such as office buildings, hotels, condominiums, and apartments. Variation requests to allow for additional height are have been reviewed in regards to the surrounding area's development pattern and neighboring uses. The property is nearby to two existing three-story hotels, a tall radio tower, and does not have any immediately adjacent single-family residential homes.

**~~Open Item #4: Discuss Variation request to permit hotels to exceed a maximum of three stories and 35 feet in height.~~**

Urban Design Overlay District (UDOD) - The site is located within the UDOD, which was designed to promote walkability, lesser front yard setbacks, and overall a more urbanized look. The majority of the UDOD requirements are difficult to apply to the proposed development primarily due to the unique lot design and lack of a true front yard on the Residence Inn site. The unique lot design with shared access and frontage along White Eagle Drive was chosen due to the large building footprint, existing site topography, and the existing wetland encumbrance. However, staff has worked with the Petitioner to ensure that the spirit of the UDOD is met where possible. As a result, the Courtyard hotel is positioned near the White Eagle Drive frontage, an interconnected public and private sidewalk system is proposed, and future cross-access to the neighboring undeveloped properties is proposed. Building setbacks are not indicated on the plans and shall be revised to show proposed setbacks for each structure.

**~~Open Item #5: Discuss three Variation requests from the Urban Design Overlay District in regards to maximum front yard setback, permitted front yard parking, and the maximum number of curb cuts.~~**

**~~Open Item #6: Revise plans to indicate all proposed structure setbacks.~~**

Plans were revised to indicate specific building setbacks. The Plan Commission did not express concern for the proposed Variations in height due, lot size, or UDOD requirements. As requested, staff confirmed the closest residential structure (Heritage Club Villas) to the hotels will be approximately 808 ft. from the Residence Inn building.



## SITE PLAN

The site plan includes the two hotel buildings, drop off canopies, parking, walkways, landscaping, outdoor patios, and dumpster encloses. In addition, there is a shared stormwater detention pond and an existing wetland area located on the site.

**Lot Design and Cross-Access** – The two hotels will be located on separate lots, but the overall project is being designed cohesively. While hotel amenities will be separate, the sites will share curb cut access and the overall parking field. Proper easements are proposed with the Plat of Resubdivision to ensure if the hotels are owned separately in the future, there are no issues with the parking or access allowances.

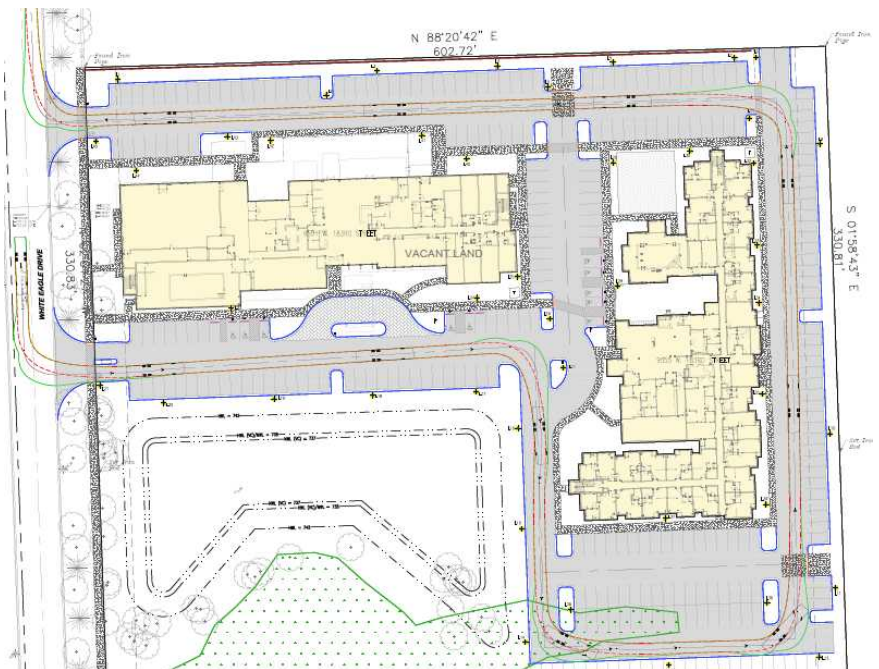
Future cross-access has also been established to the vacant lot that wraps around the subject property to the north and east. The cross-access points are proposed at the northeast and southeast corners. If cross-access is not established in the future, the drive aisle connections can be converted to parking stalls.

**Site Access and Parking Lot Circulation** – The hotel will have two driveways off of White Eagle Drive. Guests will primarily enter the site at the south entrance which leads to the front entrances of both hotels. Both hotel entrances will have a circular drop-off/check-in location. The Courtyard will have an overhead porte-cochere canopy while the Residence Inn entrance will be open. A separate building entrance on the north side of the Courtyard will allow banquet guests a separate entrance without needing to go through the hotel.

Staff has recommended that the Petitioner investigate adding a boulevard entrance with a center island separating the drive aisles. A boulevard entrance will draw attention to the driveway as the main entrance and increase the attractiveness of the site overall. This can also assist with installing a shared



*Above: Proposed Site Plan (Updated)*



*Above: Fire truck auto turn template (Updated)*

monument sign that complies with the required setbacks. Depending on the specific design of the entrance, the changes may result in a small reduction of parking spaces.

***Open Item #7: Discuss staff's suggestion of a boulevard entrance at the main (south) driveway.***

Traffic control signage and striping is not shown on the plans. Locations of ADA parking signs, stop signs, stop bars, one-way (for canopy drop-offs) shall be indicated on the plans according to MUTCD requirements.

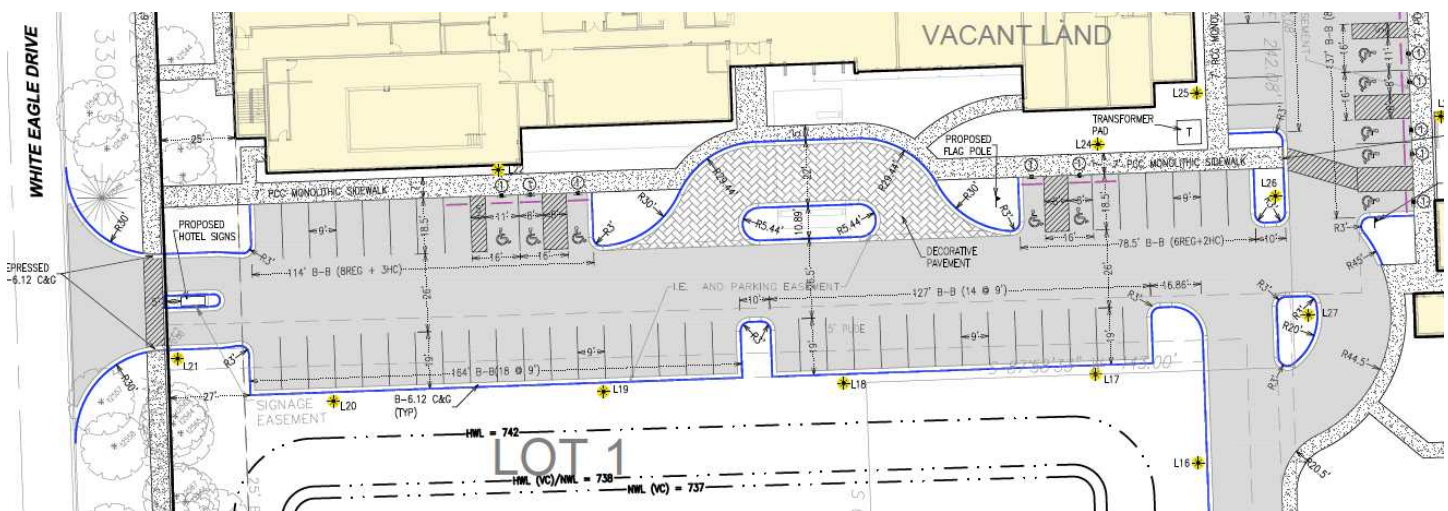
***Open Item #8: Revise plans to indicate locations of traffic control signage and striping.***

Drive Aisle Width - The current proposal shows all drive aisles as 24 feet in width instead of the minimum 26 feet requirement. The Petitioner has noted that it is difficult to pick up enough space for the 26 feet drive aisle width without eliminating landscape bufferyard, reducing parking stall lengths or needing to install a retaining wall on the detention pond. Staff is supportive of a reduction to a 24 feet drive aisle width as long as the site allows for proper circulation of a fire truck and full-size semi-truck, which is shown in the submitted auto-turn circulation plan. Staff has recommended revising the main access aisle to the two hotel entrances to be 26 feet wide due to the amount of traffic and adjacent parking stalls. The Petitioner has stated they agree to this change and will make the necessary revisions.

***Open Item #9: Revise the primary entrance aisle to the hotels to be a minimum of 26 feet in width.***

***Open Item #10: Discuss the Variation request to reduce the minimum drive aisle width to 24 feet from a minimum of 26 feet.***

Plans have been revised with a boulevard entrance and the main entrance drive aisle has been expanded to 26 ft. in width (see image below). Other drive aisle widths remain at 24 ft. A revised autoturn template has been supplied showing proper turning radii for delivery and fire trucks. Traffic control signage and striping has been added to the preliminary engineering plans as well.



Sidewalks – The Petitioner has proposed installing a public sidewalk along the White Eagle Drive and private walkways throughout the development. The public sidewalk will be six feet in width and runs along the east side of White Eagle Drive for the full length of the lot. The private walkways encircle the two buildings and provide continuity within the site and with the public walkway system. Private sidewalks are five feet in width, with an additional two feet added to sidewalks that have parking stalls fronting them. The additional sidewalk width allows for bumper overhang, without blocking the walkway. Crosswalks have been utilized wherever sidewalks cross drive aisles.

Basketball Court – An outdoor basketball court is proposed on the Residence Inn property at the northwest corner of the building. The court is proposed to allow for an on-site outdoor activity as required by the hotel brand. The half-court design is approximately 42 feet long by 50 feet wide. The court is proposed to be surrounded by an eight feet



high brick wall that matches the hotel and an eight foot high chain-link fence. The court is located between the parking lot and the hotel building.

Staff has noted some concerns with the proposed basketball court's location. A standard basketball hoop is ten feet in height and 13.5 feet to the top of the backboard. Due to the design and proposed location, it is expected that balls will bounce out of the enclosure and have the potential to cause vehicle damage or injure other guests. Staff also has concerns about the appearance of the basketball enclosure in regards to the building's architectural design. The wall will cover some windows and architectural features potentially detracting from the building's architectural design. Staff recommended that the Petitioner look at the feasibility of a different location, permitting the activity to be indoors, or utilizing a different type of activity that might have less of a negative visual impact such as a putting green, bocce ball, badminton, bags, etc. One similar example at a newer Residence Inn in Bolingbrook is shown below. This location, while similar, has additional width for spacing from the building and parking lot that allows a buffer and landscaping to be added.

The Petitioner will not be pursuing a basketball court and the area will be designed to accommodate an outdoor game area without any bouncing balls. The specific design for this area has not been specified. The area can either be left open or screened with an open wrought iron style fence. A recommended condition noting that the game area shall be revised and that it will utilize an open design fence that is not chain-link has been added to the site plan approval.

~~Open Item #11: Discuss proposed outdoor basketball court location, appearance, and possible alternatives.~~

Dumpster Enclosures - Dumpster enclosures have been placed near the back of the two hotel lots and positioned for easy access to waste trucks. The enclosures are each constructed of brick matching the buildings.

Engineering – Overall site engineering is preliminary and will require revisions based upon final comments from the Village Engineer, MWRD, and U.S. Army Corps of Engineers. The most notable changes will be based upon the final location of the Village's sanitary main, which will extend from 179<sup>th</sup> Street to the site. A small portion of the wetland area will be developed and requires approval and mitigation permitted through the U.S. Army Corps of Engineers. Site Plan approval will be conditioned subject to final engineering approvals to clarify this.

~~Open Item #12: Review the proposed site plan layout, design, pedestrian connections, and traffic circulation.~~

Site Plan and Plat approvals have been conditioned to be subject to engineering approvals from the Village Engineer, MWRD, and the U.S. Army Corps of Engineers.

## LANDSCAPE

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The proposed Landscape Plan is in general conformance with code requirements. Any deficiencies are offset by additional plantings in other areas of the site. The full landscaping analysis from the Village's consultant is shown below in Table A. The consultant expressed they have largely met the intent of the code and added landscaping where possible. The largest deficiency is in regards to interior parking lot landscaping. This requirement can be difficult to meet on smaller parking lots that don't have room for large rows of landscaping and trees. To comply with this interior landscaping code requirement, parking lot islands are required to be added in many of the proposed parking stalls; this may result in a need for the parking lot to be expanded. To meet the 3,970 sq. ft. interior landscaping deficit, 24 parking stalls will need to be converted to landscape islands. The location of the currently proposed islands combined with the bufferyard and foundational landscaping are designed to create an attractive and heavily landscaped site.

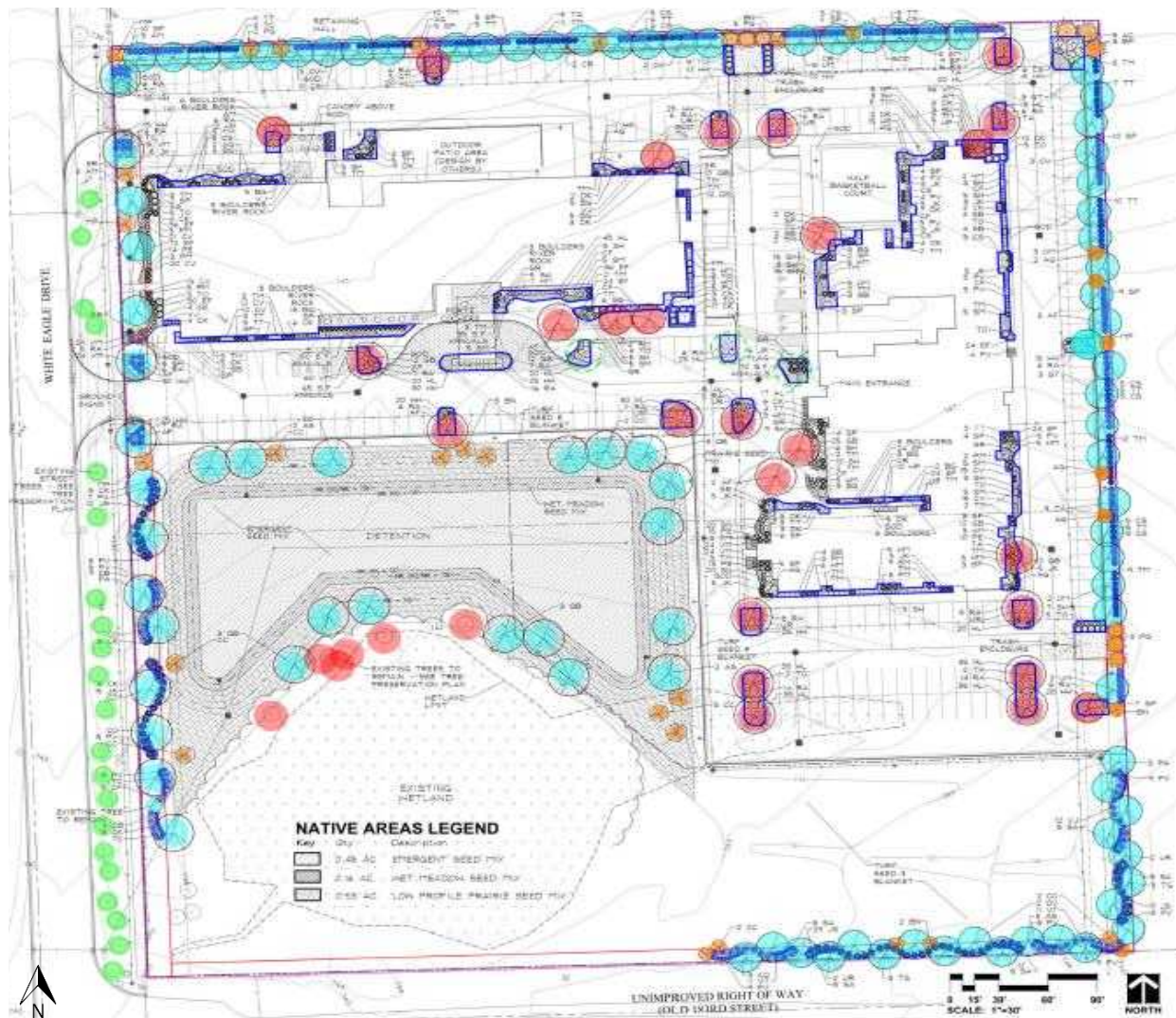
Below are staff's suggestions for landscape revisions to be made prior to the public hearing:

1. Add additional islands/bufferyard space at the two driveway entrances to comply with the 15 foot bufferyard requirement. This allows for more attractive entrances and additional space for the ground signs to be located. Meeting this requirement will result in a reduction of ~~six~~ proposed parking stalls.

2. Add canopy trees to the two internal islands located between the hotel buildings.
3. Add shrubs around the proposed basketball court wall and fence.

**~~Open Item #13: Discuss the proposed Landscape Plan, in regards to deficiencies/required waivers and staff recommendations.~~**

The Landscape Plan was revised per Plan Commission's suggestions to update the driveway bufferyard widths on the west property line. The increase to the bufferyard near the driveways resulted in a loss of 6 parking spaces from the previous proposal. Trees were unable to be added to the two internal islands due to conflicts with a light pole and flag pole. Landscaping has been proposed surrounding the exterior of the outdoor game area (previously the basketball court).



**Table A**

Please note the following abbreviations: CT = Canopy Tree, US = Understory Tree, SH = Shrub, T = Tree.

BUFFERYARD REQUIREMENTS							
Bufferyard Location	Required Width	Proposed Width	Length	Required Plantings	Proposed Plantings	Deficit	Comments
North ("C" Bufferyard)	10'	10'	575'	29 CT 12 US 115 SH	24 CT 12 US 117 SH	-5 CT - +3 SH	
East ("C" Bufferyard)	10'	10'	595'	30 CT 12 US 119 SH	29 CT 11 US 152 SH	-1 CT -1 US +33 SH	Ornamental grasses included in shrubs.
South ("C" Bufferyard)	10'	varies	575'	29 CT 12 US 115 SH	29 CT 12 US 99 SH	- - -16 SH	Included plantings around detention pond and ornamental grasses.
West ("B" Bufferyard)	15'	10'/15'	570'	16 CT 5 US 80 SH	16 CT 6 US 140 SH	- +1 US +60 SH	Ornamental grasses included in shrubs.
INTERIOR LOT LANDSCAPING REQUIREMENTS							
Location	Requirement		Proposed		Deficit		Comments
Foundation	Landscape coverage along 70% of building foundation that faces public right-of-way; 10' wide landscaped area		70%		-		
Interior	40 canopy trees		32		-8		Credit given to 6 trees to be preserved on north side of existing wetland.
PARKWAY STANDARDS							
Location	Requirement		Required Trees	Proposed Trees	Deficit	Comments	
Parkway	1 Tree per 25 Lineal Feet		21	21*	0	*Existing trees counted.	
PARKING LOT LANDSCAPING STANDARDS							
Location	Requirement		Provided		Deficit		Comments
Parking Lot	15% of parking lot area to be landscaped or 15,700 square feet		11,730 square feet		3,970 sq. ft.		104,685 s.f. of parking lot shown on landscape plan. Credit was given to foundation plantings not facing public R.O.W.
Parking Lot	Screening of adjacent properties and streets.		All lots screened.		-		
Parking Lot Islands	1 tree per 200 square feet (16 required)		2		-2 CT		Islands between 2 buildings can add trees.



## ARCHITECTURE

### Courtyard Before (Workshop):



### Courtyard After (Public Hearing):



Before (Workshop):



Materials - The masonry code for structures exceeding 80,000 sq. ft. requires 25% of each façade to be face brick or decorative stone with the balance of the façade to be constructed of alternate masonry products of which 15% can use non-masonry products (EIFs, stucco, cement board, etc.) for architectural treatments. However, utilizing the new Architectural Design review standards, staff recommended a minimum of 50% face brick be utilized on the hotels based on the design and building material choices approved on recently approved hotels (Holiday Inn and Woodspring Suites). In addition, the nearby hotels (Country Inn & Suites and Hilton Garden Inn) have also utilized a large amount of face brick. Brick is a preferred material that creates a durable and high-quality building. The remaining exterior material is flexible to allow for some design creativity but must be considered masonry.



Above: Examples of fiber cement panels proposed on the Courtyard.

The petitioner met the recommended minimum of 50% face brick, but the remaining portion of the structure has proposed non-masonry materials exceeding the maximum 15% requirement. The alternative materials utilized are fiber cement board (43% of the exterior) for the Residence Inn and stucco (41% of the exterior) for the Courtyard. Fiber cement board is an alternative to masonry previously supported due to its durability, quality, and modern appearance. The largest concern is with the use of stucco on a large portion of the Courtyard building. Stucco has



not been recently approved as a primary building material. The quality, durability, and appearance of a stucco/EIFS products lack in comparison to brick, stone, or fiber cement siding.

The Petitioner will be utilizing fiber cement board panels on the Courtyard hotel. The panels will be flush-mounted similar to the images on the right. The panels will be 18 inches in height and uniform in color. Fiber cement board requires a Variation from the masonry requirements but is considered a high-quality and durable substitute according to the Village's Building Manager.

***Open Item #14: Discuss Variation to permit non-masonry materials to be utilized on greater than 15% of the building. Discuss staff's suggestion to utilize fiber cement board or another high-quality and durable material to replace stucco on the Courtyard building.***

Architectural Design - The overall designs of the buildings were chosen to meet with each brand's approved corporate design. The Residence Inn is modern in design and has a residential look that is purposeful in regards to their branding (extended-stay oriented). The Courtyard has a modern, box-style design. All roof-top mechanical equipment is proposed to be screened from view of neighboring properties and roadways by the building parapets.

Staff's primary concern with the Courtyard building is a lack of articulation and dimension in the building above the first floor. Additionally there is a lack of different materials and color in the façade. The proposal design creates a harsh and sterile building appearance. The Petitioner has added some windows and additional brick from their first design, but the façades still lack articulation and character. Staff recommends looking at adding different material types, colors, and design elements to make for a more interesting design. An example of a recent Courtyard project in Olathe, Kansas is shown below.

The Revised architecture includes many of the suggestions discussed by staff and recommended by Plan Commission. The architectural changes include the following:

- Wrapped the glass on the south front façade stair towers and added additional glazing above main roof line.
- Stair tower wall has been bumped out slightly to add depth and articulation to the façade.
- Added a tower of brick above entry and extends above main roof line. This breaks up the long front façade and adds an architectural element at the entry way.
- Brick was brought up one floor on the west elevation facing White Eagle Drive.
- Added a modern but more decorative cornice at top of all parapet walls
- Brick color was different (lighter) on the 3D rendering and has been adjusted in the renderings.
- Building material samples will be provided for Commission review at the Public Hearing.

***Open Item #15: Discuss the overall architectural design of each hotel in regards to Architectural Design standards. Discuss staff's recommendation for changes in building material and additional articulation above the first floor of the courtyard building.***



*Above: Revised Courtyard Elevations.*

*Example: Courtyard Kansas City Olathe – Olathe, KS*



## SIGNAGE

Wall Signs - Wall signs are proposed on the north, south, and west elevations of both hotels. The wall signs will each be individually mounted aluminum backed letters.



Ground/Freestanding Signs - Two ground signs are proposed at the main entrance and located on Lot 1 (Courtyard lot). The signs will have matching designs with solid brick bases. The brick color will match the brick utilized for each building. The size and height requirements for the proposed ground signs comply with the Zoning Code requirements.

The required setback for ground signs is ten feet from a property line. However, the ground sign locations are currently proposed at somewhere between six inches and one foot from the property line (no setback indicated on the plans). The signs are also located immediately adjacent to the sidewalk and within the "clear vision triangle" which reduces vehicle visibility when stopped at the required stop sign. To alleviate these issues, as well as meet the landscaping requirements, staff has proposed expanding the width of the proposed landscape islands to allow for a more appropriate setback. Alternatively, a boulevard entrance with a center island and shared ground sign can allow for additional setback space. The entrance design creates a more attractive and eye-catching main entrance as well as avoid vehicle visibility concerns in regards to the ground signs. If the ten foot setback requirement cannot be met, the setback must maintain a minimum of five feet to avoid any visibility and safety concerns.

The ground sign was revised to be a shared monument sign and placed in the boulevard entrance median. The sign has been adjusted to be setback five ft. from the property line. A Variation is required for the reduced setback but with the new setback and location, there are no longer staff concerns with visibility. The specific design of the shared monument sign has not been supplied yet, but will be in compliance with the height, size, and material requirements of the Zoning Code. A concept of the shared sign is shown in the 3D rendering for the Courtyard hotel.

### ***~~Open Item #16: Discuss the setbacks of proposed ground signs and Variation for ground sign setbacks.~~***

Due to the shared access and lack of direct roadway frontage for the Residence Inn site, the ground sign locations for both sites will be on Lot 1 along White Eagle Drive. This will constitute an off-site sign and require a Variation (which will also be permitted for in the Annexation Agreement). Off-site signage is typically prohibited primarily to prevent billboards and off-site advertising. However, the proposed development's layout is unique in regards to its shared access and frontage. The Lot 2 (Residence Inn) sign will be located within an easement on Lot 1. The easement will ensure that Lot 2 has rights to a ground sign located along White Eagle Drive and explain requirement maintenance and liability requirements. A condition can be included in the approval that clarifies that the location of the off-site sign will substitute for the permitted on-site sign and that no additional ground sign is permitted.

### ***~~Open Item #17: Discuss the Variation for an off-site sign to allow the location of the Lot 2/Residence Inn ground sign to be placed on the Lot 1/Courtyard site near the shared main entrance.~~***



## PARKING

The Zoning Code requires one parking space per hotel room plus one parking space for each employee that may be on-site at any time. There are 125 rooms at the Courtyard and 118 rooms at the Residence Inn. The Petitioner has indicated a maximum number of ten employees at the Courtyard and six employees at the Residence Inn. The proposed site plan provides 135 parking spaces on the Courtyard lot and 124 on the Residence Inn lot meeting the required minimum and complying with the Zoning Code.

Changes proposed with the west landscaping bufferyard at the two driveway entrances may result in a reduction of up to four parking spaces. Staff has identified areas where the parking stalls may be able to be added. However, if the Courtyard site is reduced below 135 stalls, a parking variation may be required.

Hotels do not typically operate at full-capacity on a day-to-day basis and it is expected that the parking provided (including the potential loss of up to four parking stalls) will be more than sufficient to accommodate guests and employees. Cross-parking allows for flexibility in demand between the sites and avoids any future issues if the two hotels are operated separately. It was also noted that the times when most employees are on-site is typically during the day to clean rooms, which is also when there are the least amount of customers at the property.

Previously, the Courtyard's banquet room was looked at as a hotel amenity. However, because the banquet room can be used for any type of event that would include guests not staying at the hotel, the use was determined to require its own parking. The Petitioner has indicated that the majority of events they will have in the banquet room are corporate and held in the afternoon when the hotel has less parking demand. Additionally the shared parking between the hotels allows for some additional flexibility in demand between the properties. The parking supply meets Marriott's corporate requirements and they do not believe additional parking will be required from what has been provided. However, to ensure there are no future parking issues, a parking lot extension south of the Residence Inn has been design and will be "land banked". The parking Variation will be conditioned that if parking issues are determined to be occurring, the parking expansion will need to be constructed at that time by the owner of the Courtyard property.

Required Parking for Marriott Hotels		
“Motels, Hotels, and Inns”	One (1) space for each unit, and one (1) space for each employee, plus required parking spaces for bar, restaurant, or affiliated use.	
Banquet Use	One (1) space per 200 square feet (with shared parking opportunities)	
Proposed Parking for Marriott Hotels		
	Courtyard	Residence Inn
TOTAL REQUIRED	125 Rooms + 10 Employees + 25 Banquet = 160 parking spaces	118 Rooms + 6 Employees Max = 124 parking spaces
TOTAL PROVIDED	129 parking spaces (includes 5 ADA)	124 parking spaces (includes 5 ADA)

**Open Item #17: Discuss the request for a 31 parking stall Variation to permit the Courtyard to have 129 parking spaces instead of the 160 spaces required. The Variation has a recommended condition that if parking issues were to arise in the future, the land banked parking to the south of the Residence Inn shall be constructed at that time.**



## LIGHTING

A photometric plan was submitted indicating compliance with the lighting ordinance for parking lot, walkway, and building-mounted lighting. Off-site light spillage is minimal and within the allowable limits. All light fixtures will be full-cutoff and downcast to avoid any off-site glare. Parking lots, walkways, steps, entrances, and exits are all adequately lit for safety and security purposes. Parking lot lights will be mounted at a height of 25 feet.



## SUMMARY OF REMAINING OPEN ITEMS/DISCUSSION POINTS

Staff identified the following open items that may require further input or discussion at the Public Hearing:

1. Discuss Variation to permit non-masonry materials to be utilized on greater than 15% of the building. Discuss staff's suggestion to utilize fiber cement board or another high-quality and durable material to replace stucco on the Courtyard building.
2. Discuss the overall architectural design of each hotel in regards to Architectural Design standards. Discuss staff's recommendation for changes in building material and additional articulation above the first floor of the courtyard building.
3. Discuss the request for a 31 parking stall Variation to permit the Courtyard to have 129 parking spaces instead of the 160 spaces required. The Variation would be conditioned that if parking issues were to occur in the future, the land banked parking to the south of the Residence Inn shall be constructed.

## STANDARDS FOR REZONING APPROVAL

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The Zoning Code does not establish any specific criteria that must be met in order for the Village Board to approve a rezoning request. Likewise, Illinois Statutes does not provide any specific criteria. Historically, Illinois courts have used eight factors enunciated in two court cases. The following “LaSalle Standards” have been supplied for the Commission to consider. Staff has provided the following draft Findings for the Commission’s review. The Commission may adopt the Findings as provided or make modifications per testimony provided at the hearing.

- a. The existing uses and zoning of nearby property;
  - *The B-3 zoning district will allow the Subject Property to serve as an extension of the existing B-3 designation for the hotel properties and undeveloped property along the LaGrange Road corridor. The expansion of 183<sup>rd</sup> Street and realignment of LaGrange Rd/Rt. 45 created increased opportunities for commercial development with valuable commercial frontage near the I-80 LaGrange Road exit.*
- b. The extent to which property values are diminished by the particular zoning;
  - *The area along LaGrange Road are transitioning to commercial uses due to the proximity to I-80. The development will develop vacant farmland and increase the value of the subject property, and likely surrounding properties as well.*
- c. The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public;
  - *The project will contribute directly to the economic development of the community by providing lodging for visitors, providing additional jobs, and providing additional property and hotel/motel taxes where the existing vacant property is generating minimal tax revenue. The hotels will help to fill the needed hotel room demand with a well-known hotel brand.*
- d. The relative gain to the public as compared to the hardship imposed on the individual property owner;
  - *Hardships of neighboring property owners have not been identified. Lighting, dumpster locations, landscaping, cross-access, and overall site layout were designed to avoid any issues with the neighboring properties. The project will contribute directly to the economic development of the community.*
- e. The suitability of the property for the zoned purpose;
  - *The proposed use as hotels is suitable for the subject property due to the availability of high traffic volumes and available access points. The use is a permitted use subject to the approval of a hotel lot size Variation.*
- f. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;
  - *The lot has remained vacant under Cook County’s C-4 (General Commercial) zoning and has never been developed. The existing floodplain makes the lot difficult to develop.*
- g. The public need for the proposed use; and
  - *There is a demand for additional hotel rooms in the area due to the location off of I-80 (east-west) expressway and near various entertainment options.*
- h. The thoroughness with which the municipality has planned and zoned its land use.
  - *The property is identified as Office and Restricted Industrial (ORI) in the 2000 comprehensive plan. Since that time, 183<sup>rd</sup> Street has been extended and LaGrange Rd/Rt. 45 has been expanded and realigned. These changes have created increased opportunities for commercial development with valuable commercial frontage near the I-80 LaGrange Road exit. The corporate office market is currently struggling for growth, therefore the Village will need to continue to analyze the ORI zoning in this area.*

## STANDARDS FOR A VARIATION

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Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff has prepared the following draft responses to the Findings of Fact for consideration. The Commission may adopt the Findings as provided or make modifications per testimony provided at the hearing. Due to the number of Variations (10) staff have aggregated the Findings where possible. The full list of Variations can be found in Motion 2 below.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
  - *The property is difficult to develop with the building footprints, natural drainage patterns, and an existing jurisdictional wetland located on the site. The lot configuration is unique in that there is shared driveway access and single road frontage that results in many of the Variations being requested. The Variations allow for a unique site and development that benefits the Village economically and are difficult to meet all requirements.*
2. The plight of the owner is due to unique circumstances.
  - *The property location, single road frontage, drainage topography, existing wetland, and building footprints offer a challenging situation for the development of the parcel. The exterior masonry Variation allows the petitioner to utilize unique and attractive design elements that meet Marriott's corporate design standards and remains visually appealing.*
3. The Variation, if granted, will not alter the essential character of the locality.
  - *The Variations allow for the development to create a unique and high-quality site design with two hotels. The development continues the uses and development trend started with the County Inn & Suites/Hilton Garden Inn development to the west. The Variations allow for a site layout similar to other development along LaGrange Road. The reduced drive aisle width is a standard width in many other municipalities and is not expected to be noticeable to the public.*
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
  - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
  - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
  - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
  - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
  - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
  - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

## STANDARDS FOR SITE PLAN AND ARCHITECTURAL APPROVAL

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Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval and Architectural Review approval. Specific findings are not required, however the proposed site plan and building design must meet these standards.

### Architectural

- a. Building Materials: The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with “Building Articulation” (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it’s the appearance if used on large, blank walls.
- b. Cohesive Building Design: Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever an architectural style is chosen, a consistent style of architectural composition and building materials are to be applied on all building facades.
- c. Compatible Architecture: All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Where a development includes outlots they shall be designed with compatible consistent architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.
- d. Color: Color choices shall consider the context of the surrounding area and shall not be used for purposes of “attention getting” or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.
- e. Sustainable architectural design: The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).
- f. Defined Entry: Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping.
- g. Roof: For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet or more, a change of at least five feet in height must be made for every 75 feet.
- h. Building Articulation: Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as “belly-bands” (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to

break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.

- i. Screen Mechanicals: All mechanical devices shall be screened from all public views.
- j. Trash Enclosures: Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

#### Site Design

- a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.
- b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.
- c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and are not permitted to occupy areas designated for parking, driveways or walkways.
- d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible visitor/employee traffic shall be separate from truck or equipment traffic.
- e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color.



## MOTIONS TO CONSIDER

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If the Plan Commission wishes to take action on the Petitioner's requests, the appropriate wording of the motions are listed below. The protocol for the writing of a motion is to write it in the affirmative. By making a motion in the affirmative, it does not indicate a specific recommendation in support or against the plan.

### **Motion 1 (Map Amendment/Rezoning):**

*"...make a motion to recommend that the Village Board grant the Petitioner, Top Hospitality LLC, a Rezoning (Map Amendment) of the properties located at 9551 & 9555 183<sup>rd</sup> Street (off of White Eagle Drive, South of 183<sup>rd</sup> Street) upon annexation to the B-3 (General Business & Commercial) zoning district and adopt the Findings of Fact submitted by the applicant and as proposed by Village Staff in the Staff Report."*

### **Motion 2 (Variations):**

*"...make a motion to recommend that the Village Board grant the following Variations to the Petitioner, Top Hospitality LLC, at the properties located at 9551 & 9555 183<sup>rd</sup> Street (off of White Eagle Drive, South of 183<sup>rd</sup> Street) in the B-3 (General Business & Commercial) Zoning District, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the Staff Report."*

- 1. A 1.87 acre Variation from Section V.B. Schedule I (Schedule of Permitted Uses) to permit a hotel use on a 3.13 acre lot, instead of the required minimum of 5 acres (Residence Inn – Lot 2).*
- 2. A height Variation from Section V.B. Schedule II (Schedule of District Requirements) to permit a four story and approximately 55 ft. 10 in. tall building (Residence Inn) and a four story 54 ft. 9. In. tall building (Courtyard) instead of the permitted maximum of three stories and 35 ft.*
- 3. A two ft. Variation from Section VIII Table 2 (Parking Lot Dimension Guidelines) to permit a 24 ft. drive aisle instead of the permitted minimum of 26 ft.*
- 4. A Variation from Section V.C.7.F. and Section V.C.7.G. to permit both hotel buildings to utilize fiber cement board siding and panels to comply with the masonry requirements beyond face brick instead of the maximum of 15% of the building exteriors.*
- 5. A 31 space Variation from Section VIII.A.10. (Number of Parking Spaces Required) to permit the Courtyard to have 129 parking spaces instead of the 160 parking spaces required.*
- 6. A front yard setback Variation from Section V.D.2.D.(2) to permit the Residence Inn (Lot 2) to have a front yard setback ranging from 42.5' to 200' instead of the permitted 20' maximum.*
- 7. A Variation from Section V.D.2.B.(2).a. to permit parking to be located in the front yard on the Residence Inn (Lot 2).*
- 8. A Variation from Section V.D.2.C.(2).f. to permit two curb cuts on the Courtyard (Lot 1) instead of the permitted maximum of one.*
- 9. A Variation from Section IX.M.2. to permit an off-site sign for Lot 2 to be located on Lot 1 with an approved signage easement*
- 10. A Variation from Section IX.D.2.c. to permit a freestanding sign to be setback five feet from the property line instead of the required ten foot minimum.*

*Subject to the following Conditions:*

- 1. The off-site sign for Lot 2 shall constitute the only ground sign permitted for that lot.*
- 2. An area land banked for parking, as indicate in the plans, shall be constructed by the owner of the Lot 1 (Courtyard) if it is determined that the proposed parking is not sufficient to accommodate the hotel or banquet uses.*
- 3. A minimum of 50% face brick shall be utilized on both hotel exteriors, as indicated in the architectural plans.*

**Motion 3 (Site Plan):**

*“...make a motion to grant the Petitioner, Top Hospitality LLC, Site Plan Approval to construct two hotels at 9551 & 9555 183<sup>rd</sup> Street in the B-3 (General Business & Commercial) Zoning District, in accordance with the plans submitted and listed herein and subject to the following conditions:*

- 1. Directional signage and striping is required on the final plans at the hotel drop-off entrances.*
- 2. The outdoor game area shall be revised to utilize either no fencing or an open-style fence such as an aluminum wrought iron design. No chain-link fencing shall be utilized.*
- 3. Site Plan Approval is subject to approval of the Rezoning and Variations by the Village Board.*
- 4. The Final Plat approval is subject to Final Engineering Plan approval by the Village Engineer, MWRD, and the U.S. Army Corp of Engineers.*

*[any conditions that the Commission would like to add]*

**Motion 4 (Final Plat):**

*“...make a motion to recommend that the Village Board grant approval to the Petitioner, Top Hospitality LLC, Final Plat of Subdivision for the New Horizon Subdivision in accordance with the Final Plat submitted and dated February 27, 2020, subject to the following condition:*

- 1. The Final Plat approval is subject to Final Engineering Plan approval by the Village Engineer, MWRD, and the U.S. Army Corp of Engineers.”*

*[any conditions that the Commissioners would like to add]*



## LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
G-000 - A-201	Courtyard Architectural Plans (3D Rendering Not Revised)	Base4 Arch	1.22.2020 (Revised 2.27.2020)
G-000 – A-607	Residence Inn Architectural Plans (3D Rendering Not Revised)	Base4 Arch	1.22.2020 (Revised 2.27.2020)
SP1	New Horizon Preliminary Site Plan	Advantage	1.22.2020 (Revised 2.27.2020)
	Final Site Improvement Plans	Advantage	1.17.2020 (Revised 2.27.2020)
1 of 1	Plat of Annexation	JLH Surveying / Advantage	12.12.2019
1 of 1	Plat of Subdivision	JLH Surveying / Advantage	12.27.19
V1	Autoturn Exhibit	Advantage	11.18.2019 (Revised 2.27.2020)
	Final Landscape Plan	Gary R. Weber Assoc. Inc	2.27.2020
LT-200B	Site Photometric Staff Review	Base4 Arch	1.16.2020
	3D Renderings	Base 4 Arch	3.12.2020 (Revised)



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

VILLAGE OF TINLEY PARK, ILLINOIS  
**PLANNING AND ZONING GENERAL APPLICATION**

**REQUEST INFORMATION**

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

- ☒ Special Use for: Planned Unit Development
- ☒ Planned Unit Development (PUD) ☐ Concept ☐ Preliminary ☒ Final ☐ Deviation
- ☐ Variation ☐ Residential ☐ Commercial for \_\_\_\_\_
- ☒ Annexation
- ☒ Rezoning (Map Amendment) From R-1 to B-3
- ☒ Plat (Subdivision, Consolidation, Public Easement) ☒ Preliminary ☒ Final
- ☒ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: \_\_\_\_\_

**PROJECT & PROPERTY INFORMATION**

Project Name: New Horizon

Project Description: Development of two hotels: 1. Courtyard by Marriott 2. Residence Inn Marriott

Project Address: 18300 96th Avenue Property Index No. (PIN): 27-34-300-002-0000

Zoning District: B-3 Lot Dimensions & Area: see attached surveys

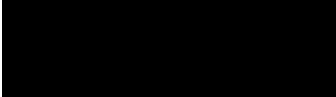
Estimated Project Cost: \$ 32,745,000

**OWNER OF RECORD INFORMATION**

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

Name of Owner: Top Hospitality LLC Company: same

Street Address: 2730 University Blvd. City, State & Zip: Houston, TX 77005

E-Mail Address: hjethani@gmail.com Phone Number: 

**APPLICANT INFORMATION**

- ☒ Same as Owner of Record

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

Name of Applicant: \_\_\_\_\_ Company: \_\_\_\_\_

Relation To Project: \_\_\_\_\_

Street Address: \_\_\_\_\_ City, State & Zip: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_



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

## VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

### Authorized Representative Consent

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

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

Property Owner Signature: \_\_\_\_\_

Property Owner Name (Print): HARESH JETHANI, MANAGER OF TOP HOSPITALITY LLC

### Acknowledgements

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

Property Owner Signature: \_\_\_\_\_

Manager of Top Hospitality, LLC.

Property Owner Name (Print): \_\_\_\_\_

Applicant Signature:  
(If other than Owner)

Applicant's Name (Print): \_\_\_\_\_

Date: \_\_\_\_\_

07/15/2019 .



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

VILLAGE OF TINLEY PARK, ILLINOIS  
**PLANNING AND ZONING GENERAL APPLICATION**

**Authorized Representative Consent**

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

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

Property Owner Signature: \_\_\_\_\_

Property Owner Name (Print): HARESH JETHANI, MANAGER OF TOP HOSPITALITY LLC.

**Acknowledgements**

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

Property Owner Signature: \_\_\_\_\_

Property Owner Name (Print): \_\_\_\_\_

Applicant Signature:  
(If other than Owner)

Applicant's Name (Print): \_\_\_\_\_

Date: \_\_\_\_\_

07/16/2019

## TOTAL PAYMENT DUE

## 2018 Second Installment Property Tax Bill - Cook County Electronic Bill

**\$97.16**

By 08/01/2019

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
27-34-300-002-0000	147	28022	2018	(2019)	ORLAND	2-39

IF PAYING LATE,  
PLEASE PAY08/02/2019-09/01/2019  
**\$98.62**09/02/2019-10/01/2019  
**\$100.08**10/02/2019-11/01/2019  
**\$101.54****LATE INTEREST IS 1.5% PER  
MONTH, BY STATE LAW**

## TAXING DISTRICT BREAKDOWN

Taxing Districts	2018 Tax	2018 Rate	2018 %	Pension	2017 Tax
<b>MISCELLANEOUS TAXES</b>					
South Cook Mosquito Abatement Harvey	0.38	0.017	0.19%		0.36
Metro Water Reclamation Dist of Chicago	8.91	0.396	4.34%	1.01	9.05
Tinley Park Park District	11.21	0.498	5.46%		10.69
<b>Miscellaneous Taxes Total</b>	<b>20.50</b>	<b>0.911</b>	<b>9.99%</b>		<b>20.10</b>
<b>SCHOOL TAXES</b>					
Moraine Valley College 524 Palos Hills	8.64	0.384	4.21%		8.21
Consolidated HS District 230 Orland Park	54.56	2.425	26.59%	1.05	51.46
Kirby School District 140 (Tinley Park)	106.56	4.736	51.93%	0.67	100.98
<b>School Taxes Total</b>	<b>169.76</b>	<b>7.545</b>	<b>82.73%</b>		<b>160.65</b>
<b>MUNICIPALITY/TOWNSHIP TAXES</b>					
Road & Bridge Orland	0.83	0.037	0.40%		0.79
General Assistance Orland	0.14	0.006	0.07%		0.14
Town of Orland	1.60	0.071	0.78%	0.13	1.49
<b>Municipality/Township Taxes Total</b>	<b>2.57</b>	<b>0.114</b>	<b>1.25%</b>		<b>2.42</b>
<b>COOK COUNTY TAXES</b>					
Cook County Forest Preserve District	1.35	0.060	0.66%	0.04	1.40
Consolidated Elections	0.00	0.000	0.00%		0.70
County of Cook	7.17	0.319	3.50%	2.45	7.33
Cook County Public Safety	2.77	0.123	1.35%		2.45
Cook County Health Facilities	1.06	0.047	0.52%		1.35
<b>Cook County Taxes Total</b>	<b>12.35</b>	<b>0.549</b>	<b>6.03%</b>		<b>13.23</b>
<b>(Do not pay these totals)</b>	<b>205.18</b>	<b>9.119</b>	<b>100.00%</b>		<b>196.40</b>

## TAX CALCULATOR

2017 Assessed Value	2,250	2018 Total Tax Before Exemptions	205.18
		Homeowner's Exemption	.00
		Senior Citizen Exemption	.00
2018 Assessed Value	2,250	Senior Freeze Exemption	.00
2018 State Equalizer	X 2.9109		
2018 Equalized Assessed Value (EAV)	6,550	2018 Total Tax After Exemptions	205.18
2018 Local Tax Rate	X 9.118%	First Installment	108.02
2018 Total Tax Before Exemptions	205.18	Second Installment +	97.16
		Total 2018 Tax (Payable in 2019)	205.18

## IMPORTANT MESSAGES

## PROPERTY LOCATION

18300 96TH AVE  
TINLEY PARK IL

## MAILING ADDRESS

TOP HOSPITALITY LLC  
502 PRATT AVE N  
SCHAUMBURG IL 60193-4555

\*\*\* Please see 2018 Second Installment Payment Coupon next page \*\*\*



## VILLAGE OF TINLEY PARK

### APPLICATION FOR SITE PLAN APPROVAL

**PROJECT NAME:** New Horizon

**LOCATION:** 18300 96th Avenue

The undersigned hereby requests that the Plan Commission and/or the Village Board of the Village of Tinley Park, Illinois consider authorizing Site Plan Approval for the project described within.

#### APPLICANT INFORMATION

Name: Haresh Jethani  
Company: Top Hospitality, LLC  
Mailing Address: 2730 University Blvd., Houston, TX 77005  
Phone (Office): [REDACTED]  
Phone (Cell):   
Fax:   
Email: hjethani@gmail.com

If the Applicant is not the property owner, describe the nature of the Applicant's interest in the property and/or the relationship to the property owner:

#### PROPERTY INFORMATION

Property Address: 18300 96th Avenue, Tinley Park, IL  
PIN(s): 27-34-300-002-0000  
Existing Land Use: Vacant  
Zoning District: B-3  
Lot Dimensions: see attached surveys  
Property Owner(s): Top Hospitality, LLC  
Mailing Address: 2730 University Blvd., Houston, TX 77005

#### APPLICATION INFORMATION

Description of proposed project (use additional attachments as necessary):

Development of two hotels: 1. Courtyard by Marriott 2. Residence Inn Marriott

Is the Applicant aware of any variations required from the terms of the Zoning Ordinance? If yes, please explain and note that a separate Variation Application is required with the submittal.

☒ No ☐ Yes: \_\_\_\_\_

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

\_\_\_\_\_  
*Signature of Applicant*

\_\_\_\_\_  
*Date*

## VILLAGE OF TINLEY PARK

### SITE PLAN APPROVAL CONTACT INFORMATION

**PROJECT NAME:** New Horizon

**LOCATION:** 18300 96th Avenue

In order to expedite your site plan submission through the planning process, the Village of Tinley Park requires the following contact information. Please provide the information requested and return to the Planning Department. Your prompt attention is greatly appreciated.

#### CURRENT PROPERTY OWNER OF RECORD

Name: Haresh Jethani  
Company: Top Hospitality, LLC  
Address: 2730 University Blvd. Houston, TX 77005  
Phone: [REDACTED]  
Fax: [REDACTED]  
Email: hjethani@gmail.com

#### PROJECT ARCHITECT

Name: [REDACTED]  
Company: Base 4  
Address: 2901 Clint Moore Rd., #114, Boca Raton, FL 33496  
Phone: [REDACTED]  
Fax: [REDACTED]  
Email: [REDACTED]

#### PROJECT ENGINEER

Name: Thakor Patel  
Company: Advantage Consulting Engineers  
Address: 80 Main St., #17, Lemont, IL 60439  
Phone: [REDACTED]  
Fax: [REDACTED]  
Email: patel@aceng.us

#### PROJECT LANDSCAPE ARCHITECT

Name: [REDACTED]  
Company: Gary R. Weber Associates Inc.  
Address: 402 W. Liberty Dr., Wheaton, IL 60182  
Phone: [REDACTED]  
Fax: [REDACTED]  
Email: [REDACTED]

#### ATTORNEY

Name: Tiffany Gorman Thompson  
Company: Mahoney, Silverman & Cross, LLC  
Address: 822 Infantry Drive, Suite 100, Joliet, IL 60435  
Phone: [REDACTED]  
Fax: [REDACTED]  
Email: tthompson@msclawfirm.com

#### END USER

Name: Haresh Jethani  
Company: Top Hospitality, LLC  
Address: 730 University Blvd. Houston, TX 77005  
Phone: [REDACTED]  
Fax: [REDACTED]  
Email: hjethani@gmail.com

## VILLAGE OF TINLEY PARK

### SITE PLAN APPROVAL RESPONSIBLE PARTIES

**PROJECT NAME:** New Horizon

**LOCATION:** 18300 96th Avenue

Please provide name, address and telephone number of the person/firm that will be responsible for payment of plan review, engineering, landscaping, attorney and building permit fees in the space provided below. If only one party will be responsible for all fees, please list that party's contact information under "General Billing."

#### GENERAL BILLING

Name: Haresh Jethani  
Company: Top Hospitality, LLC  
Address: 730 University Blvd. Houston, TX 77005  
Phone: [REDACTED]  
Fax:   
Email: hjethani@gmail.com

#### RESPONSIBLE FOR PLAN REVIEW FEES

Name: Haresh Jethani  
Company: Top Hospitality, LLC  
Address: 730 University Blvd. Houston, TX 77005  
Phone: [REDACTED]  
Fax:   
Email: hjethani@gmail.com

#### RESPONSIBLE FOR BUILDING PERMIT FEES

Name: Haresh Jethani  
Company: Top Hospitality, LLC  
Address: 730 University Blvd. Houston, TX 77005  
Phone: [REDACTED]  
Fax:   
Email: hjethani@gmail.com

#### RESPONSIBLE FOR ATTORNEY FEES

Name: Haresh Jethani  
Company: Top Hospitality, LLC  
Address: 730 University Blvd. Houston, TX 77005  
Phone: [REDACTED]  
Fax:   
Email: hjethani@gmail.com

#### RESPONSIBLE FOR ENGINEERING/ CONSTRUCTION OVERSIGHT FEES

Name: Haresh Jethani  
Company: Top Hospitality, LLC  
Address: 730 University Blvd. Houston, TX 77005  
Phone: [REDACTED]  
Fax:   
Email: hjethani@gmail.com

#### RESPONSIBLE FOR LANDSCAPE REVIEW FEES

Name: Haresh Jethani  
Company: Top Hospitality, LLC  
Address: 730 University Blvd. Houston, TX 77005  
Phone: [REDACTED]  
Fax:   
Email: hjethani@gmail.com



**Project Name:** Marriott/New Horizon Hotels (Courtyard & Residence Inn)

**Project #:** B4-157-1801/1901

Project Narrative

Red: Base4 Response

Date: 2019.12.13

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**Comments Received: 2019.11.25**

1. A Project Narrative is required to be submitted with the project. This narrative explains the overall project, company, brands, project phasing, investment, and any other information the Plan Commission or Village Board might find relevant.

***Project Narrative:***

Marriott/New Horizon Hotels, a project by TOP Hospitality is set to provide two Marriot Brand Hotels on a 9.15-parcel, located at 9551 & 9555 183<sup>RD</sup> Street, Village of Tinley Park, Illinois.

The first one, a Courtyard Hotel with a 32,876 sq ft. building and the second, a Residence Inn with 26,033 sq. ft. which will provide 125 and 118 guestrooms respectively; parking stalls will also be included to accommodate all guestroom guests and staff members, all as per local jurisdiction requirements. Both are designed to provide public spaces, meeting rooms, exterior patios, fitness center, indoor pool, lounge with dining area and bar.

The current design for both Tinley Park hotels represents TOP Hospitality and Marriott's intention to promote economic growth through a modern yet rooted to the Brand's style hotel.

Courtyard's minimalist design uses clean lines, recesses and protrusion to achieve this modern design look, while also maintaining the Brand's identity. Brick will be the main finish material, achieving 60% to comply with city requisites. Other materials include Stucco and metal panel which will tone down the brick to make everything look balanced. The construction type is currently 3-B and it is designed to have 4 floors (45'-8" to roof).

Residence Inn's design has a more complex design based on the Brand's identity standards for these types of hotels. Sloped roofs and a more private and extended front of house area will provide a more opened space for guests, color combinations will be used to tackle and achieve a more modern look on this project. Like Courtyard, brick will also be the main finish material up to a 56%, following up with Hardie Plank Siding in different shades of gray and blue, tones will transition smoothly towards the brick at first 3 floors. The construction type is also 3-B, it's designed to have 4 floors as well.

Construction material for these buildings currently includes Wood framed walls, hollow core floors and roof, stem wall footing and CMU walls for elevator and stairs.

YOUR GLOBAL HOTEL DESIGN PARTNER

**BASE4**

2901 Clint Moore Road, #114 Boca Raton, Florida 33496

Phone: 1.888.901.8008 | Email: [info@base-4.com](mailto:info@base-4.com) | Website: [www.base-4.com](http://www.base-4.com)

# TOP HOSPITALITY



**PROJECT: NEW HORIZON**  
EXPERIENCE THE NEXT LEVEL



We believe in providing experiences that have lasting effects.

We do this by building premium real estate assets that host spaces and services with customer experience at the core.

Patrons. Guests. Investors. Team Members. Community. Our Customers.

We pursue opportunities in unique urban locations with one core goal – provide our customers a higher level of experience.

EXPERIENCE THE NEXT LEVEL.

JOIN US.





## **| EXECUTIVE SUMMARY**

The Property

The Numbers

The Return

The Timeline

The Location

## **| THE BRAND**

Courtyard by Marriott

Residence Inn by Marriott

## **| THE TEAM**

Overview

Key Strengths



# COURTYARD<sup>®</sup>

BY MARRIOTT

ADDRESS	183 <sup>rd</sup> & 96 <sup>th</sup> (La Grange) Avenue, Tinley Park, IL
TARGET OPEN	Q1 2021
# OF KEYS	125
MEETING/EVENT SPACE	4,000 sqft.
FOOD & BEVERAGE	Bistro Bar & Restaurant
HOTEL AMENITIES	Business Center, Fitness Center, Pool
RETAIL	Shop
CONSTRUCTION	TBD
DEVELOPMENT	TOP HOSPITALITY
MANAGEMENT	TOP HOSPITALITY
OWNERSHIP	Fee Simple

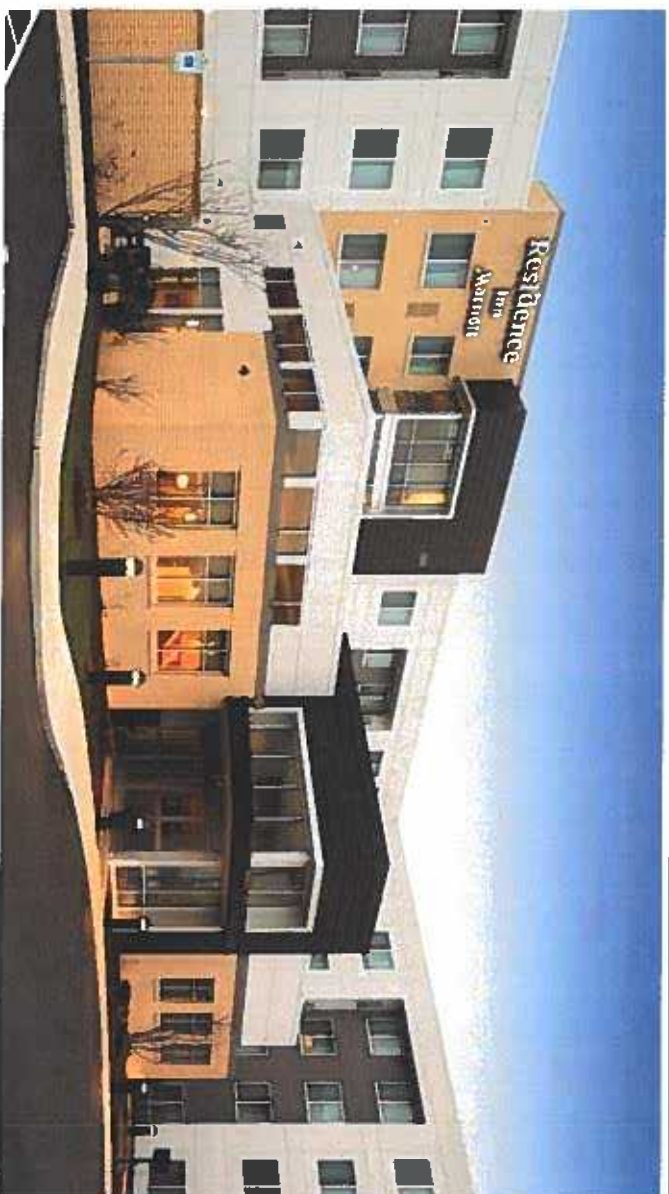


MARRIOTT  
BONVOY

# Residence INN<sup>®</sup>

BY MARRIOTT

ADDRESS	183 <sup>rd</sup> & 96 <sup>th</sup> (La Grange) Avenue, Tinley Park, IL
TARGET OPEN	Q2 2021
# OF KEYS	118
MEETING/EVENT SPACE	500 sqft.
FOOD & BEVERAGE	Lobby Bar
HOTEL AMENITIES	Business Center, Fitness Center, Pool
RETAIL	Shop
CONSTRUCTION	TBD
DEVELOPMENT	TOP Hospitality
MANAGEMENT	TOP HOSPITALITY
OWNERSHIP	Fee Simple





# COURTYARD<sup>®</sup>

BY MARRIOTT

key count

125

gross square footage

84,000

## DEVELOPMENT BUDGET

	\$ / KEY		%
LAND ACQUISITION	\$ 1,200,000	\$ 9,600	6.6 %
CONSULTANTS & FEES	\$ 1,325,000	\$ 10,600	7.3 %
GENERAL CONSTRUCTION	\$ 11,250,000	\$ 90,000	62 %
FF&E + OS&E	\$ 3,065,000	\$ 24,400	16.8 %
MARRIOTT LICENSE FEE	\$ 75,000	\$ 600	0.4 %
INTEREST + CLOSING COSTS	\$ 500,000	\$ 4,000	2.8 %
PRE-OPENING EXPENSES	\$ 250,000	\$ 2,000	1.4 %
CONTINGENCY	\$ 500,000	\$ 4,000	2.8 %
TOTAL PROJECT BUDGET	\$ 18,155,000	\$ 145,240	100%

# Residence INN<sup>®</sup>

BY MARRIOTT

key count

118

gross square footage

85,000

## DEVELOPMENT BUDGET

	\$ / KEY		%
LAND ACQUISITION	\$ 1,800,000	\$ 15,254	10 %
CONSULTANTS & FEES	\$ 1,300,000	\$ 11,017	7.2 %
GENERAL CONSTRUCTION	\$ 10,750,000	\$ 91,102	59.5 %
FF&E + OS&E	\$ 2,960,000	\$ 25,254	16.5 %
MARRIOTT LICENSE FEE	\$ 75,000	\$ 636	0.4 %
INTEREST + CLOSING COSTS	\$ 500,000	\$ 4,237	2.8 %
PRE-OPENING EXPENSES	\$ 150,000	\$ 1,271	0.8 %
CONTINGENCY	\$ 500,000	\$ 4,237	2.8 %
TOTAL PROJECT BUDGET	\$ 18,055,000	\$ 153,008	100%



# COURTYARD®

BY MARRIOTT

3-YEAR PRO FORMA	YEAR 1	YEAR 2	YEAR 3
Occupancy	72.30 %	75.60 %	78.60 %
ADR	\$129.67	\$133.73	\$137.92
RevPAR	\$93.75	\$101.10	\$108.41
Number of Rooms	125	125	125
Days in Period	365	365	365
Available Rooms	45,625	45,625	45,625
Occupied Rooms	32,987	34,493	35,862

REVENUE			
Rooms	\$ 4,277,424	\$ 4,612,749	\$ 4,946,087
F&B	\$ 744,912	\$ 880,912	\$ 1,000,100
Telecommunications	\$ 5,405	\$ 6,780	\$ 8,970
Other	\$ 12,278	\$ 14,567	\$ 15,679
<b>TOTAL</b>	<b>\$ 5,040,019</b>	<b>\$ 5,515,008</b>	<b>\$ 5,970,836</b>

DEPARTMENTAL EXPENSES			
Rooms	\$ 983,808	\$ 1,060,932	\$ 1,137,600
F&B	\$ 501,692	\$ 591,230	\$ 690,989
Telecommunications	\$ 6,756	\$ 7,540	\$ 8,190
<b>TOTAL</b>	<b>\$ 1,492,256</b>	<b>\$ 1,659,702</b>	<b>\$ 1,836,779</b>

GROSS OPERATING PROFIT	\$ 4,056,212	\$ 4,454,076	\$ 4,833,236
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UNDISTRIBUTED OPERATING EXPENSES			
Admin & General	\$ 299,420	\$ 348,000	\$ 350,890
Management Fees	\$ 151,201	\$ 165,450	\$ 179,125
Franchise Fees	\$ 554,402	\$ 606,851	\$ 656,792
Sales & Marketing	\$ 160,456	\$ 120,890	\$ 125,890
Utility Costs	\$ 256,645	\$ 276,765	\$ 296,765
Property Operation & Maintenance	\$ 171,097	\$ 184,510	\$ 197,843
<b>TOTAL</b>	<b>\$ 1,693,221</b>	<b>\$ 1,702,266</b>	<b>\$ 1,807,306</b>

HOUSE PROFIT	\$ 2,462,991	\$ 2,751,810	\$ 3,025,930
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FIXED EXPENSES			
Insurance	\$ 43,980	\$ 43,980	\$ 45,980
Property Taxes	\$ 250,790	\$ 265,790	\$ 270,000
FF&E Replacement	\$ 201,601	\$ 220,600	\$ 238,833
Loan Payment	\$ 669,300	\$ 669,300	\$ 669,300
<b>TOTAL</b>	<b>\$ 1,166,671</b>	<b>\$ 1,199,670</b>	<b>\$ 1,234,113</b>

NET OPERATING INCOME	\$ 1,297,320	\$ 1,552,139	\$ 1,801,817
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# Residence IN.

BY MARRIOTT

3-YEAR PRO FORMA	YEAR 1	YEAR 2	YEAR 3
Occupancy	73.60 %	76.60 %	78.60 %
ADR	\$129.67	\$135.73	\$141.92
RevPAR	\$95.44	\$103.97	\$111.55
Number of Rooms	118	118	118
Days in Period	365	365	365
Available Rooms	43,070	43,070	43,070
Occupied Rooms	31,700	32,992	33,854

REVENUE			
Rooms	\$ 4,110,539	\$ 4,478,004	\$ 4,804,560
F&B	\$ 0	\$ 0	\$ 0
Telecommunications	\$ 4,405	\$ 5,780	\$ 6,970
Other	\$ 12,278	\$ 14,567	\$ 15,679
<b>TOTAL</b>	<b>\$ 4,127,222</b>	<b>\$ 4,498,351</b>	<b>\$ 4,827,209</b>

DEPARTMENTAL EXPENSES			
Rooms	\$ 822,108	\$ 896,601	\$ 960,912
F&B	\$ 4,500	\$ 5,000	\$ 7,000
Telecommunications	\$ 6,756	\$ 7,540	\$ 8,190
<b>TOTAL</b>	<b>\$ 833,364</b>	<b>\$ 909,141</b>	<b>\$ 976,102</b>

GROSS OPERATING PROFIT	\$ 3,305,114	\$ 3,602,750	\$ 3,866,297
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UNDISTRIBUTED OPERATING EXPENSES			
Admin & General	\$ 205,527	\$ 223,900	\$ 240,228
Management Fees	\$ 123,817	\$ 134,951	\$ 144,816
Franchise Fees	\$ 453,994	\$ 494,819	\$ 530,993
Sales & Marketing	\$ 123,316	\$ 134,340	\$ 144,137
Utility Costs	\$ 246,632	\$ 268,680	\$ 288,274
Property Operation & Maintenance	\$ 123,316	\$ 134,340	\$ 144,137
<b>TOTAL</b>	<b>\$ 1,276,603</b>	<b>\$ 1,391,030</b>	<b>\$ 1,492,684</b>

HOUSE PROFIT	\$ 2,028,511	\$ 2,211,720	\$ 2,373,712
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FIXED EXPENSES			
Insurance	\$ 50,980	\$ 51,980	\$ 52,980
Property Taxes	\$ 250,790	\$ 265,790	\$ 270,000
FF&E Replacement	\$ 165,089	\$ 179,934	\$ 193,088
Loan Payment	\$ 663,300	\$ 663,300	\$ 663,300
<b>TOTAL</b>	<b>\$ 1,130,169</b>	<b>\$ 1,181,004</b>	<b>\$ 1,179,368</b>

NET OPERATING INCOME	\$ 898,353	\$ 1,050,716	\$ 1,194,344
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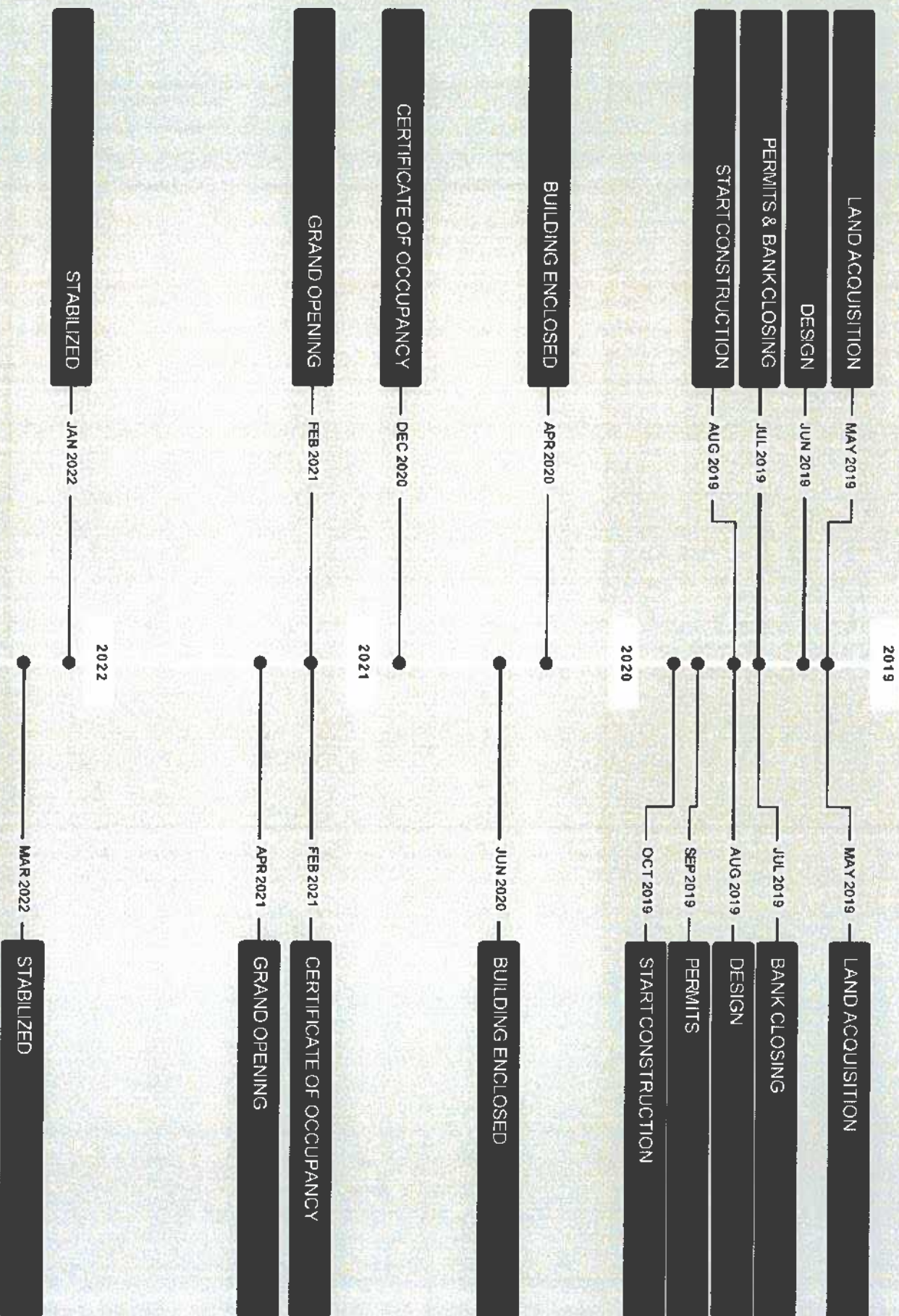


# COURTYARD<sup>®</sup>

BY MARRIOTT

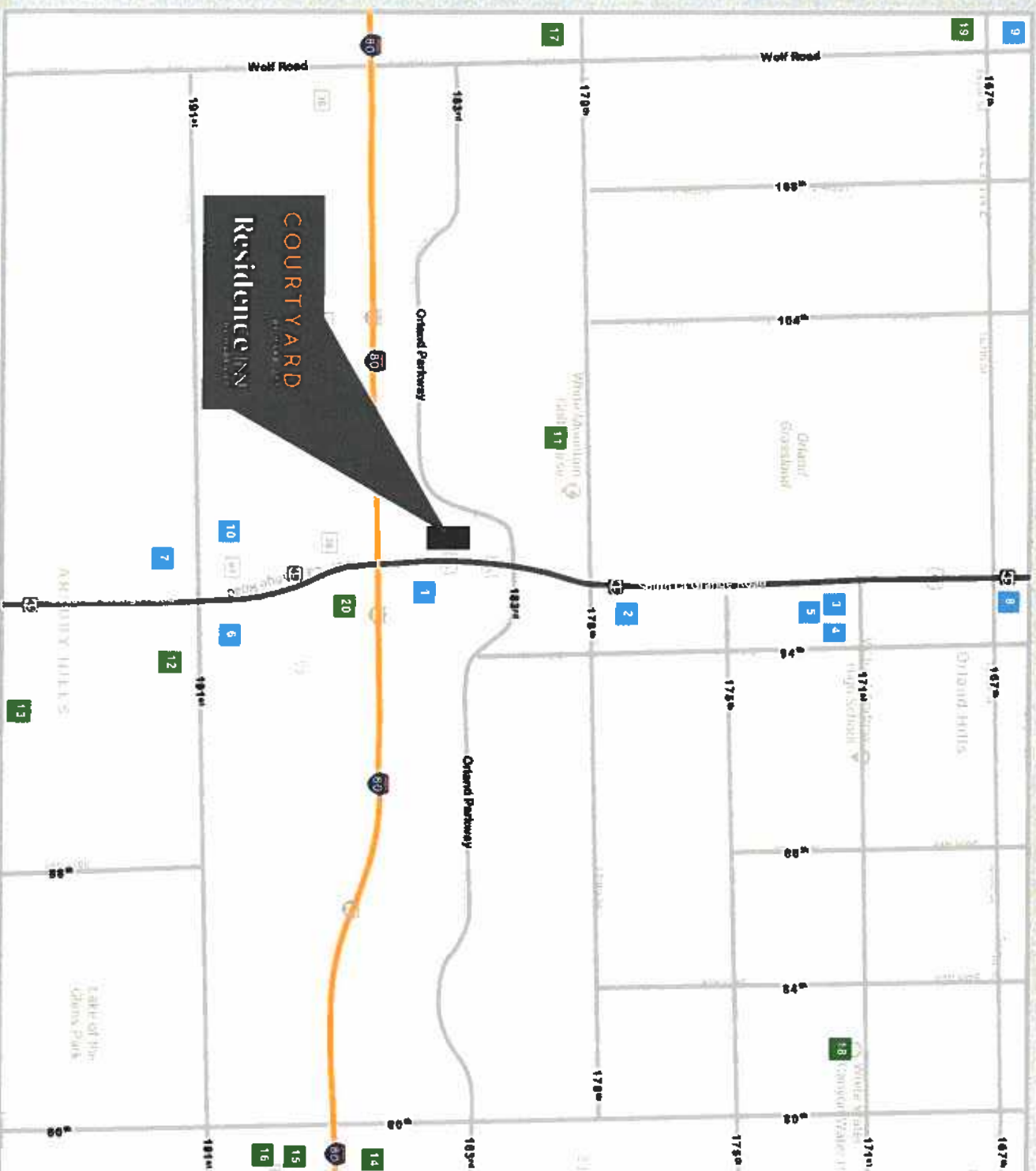
# Residence IN.

BY MARRIOTT





# TINLEY PARK, IL



## RESTAURANTS

- 1 Texas Roadhouse
- 2 Saigon Restaurant
- 3 Lou Malnati's Pizzeria
- 4 Tribes Alehouse & Grill
- 5 Frankie's Ristorante
- 6 DOC's Smokehouse & Craft Beer
- 7 Mr. Benny's Steak & Lobster
- 8 Ottimo
- 9 Q Restaurant
- 10 Legends Bar & Grill

## BANQUETS & ATTRACTIONS

- 11 White Mountain Golf Course
- 12 Tuscan Falls Banquets
- 13 Frankfort Township Event Centre
- 14 Tinley Park Convention Center
- 15 The Odyssey Venue
- 16 Hollywood Casino Amphitheatre
- 17 Psych Escape Room
- 18 White Water Canyon WaterPark
- 19 Sportsplex
- 20 Thunder Bowl

# Residence IN.



# COURTYARD

BY MARRIOTT

Marriott's largest brand by distribution, Courtyard® has a legacy of impressive performance that includes consistent delivery of high returns and solid RevPAR to owners. Courtyard owners also benefit from Marriott's robust demand generation engine that drives top-line revenue while maximizing bottom-line savings.

Courtyard has long led the industry when it comes to meeting the needs of the modern business traveler. Since breaking into the market 35 years ago as a brand built for business, Courtyard has continuously evolved, pushing the boundaries of design, style and service in the upscale category.

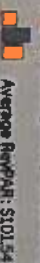
Courtyard has introduced game-changing amenities like The Bistro—a leading fast casual restaurant and collaborative lobby spaces. With a new, more flexible prototype that fits a wide range of site needs and the largest global rooms pipeline in the Marriott portfolio, Courtyard is poised to deliver owners even greater success in the future.

## FRANCHISE HOTEL PERFORMANCE\*

Average Occupancy Rate:



Average Daily Room Rate: \$138.31



Average RevPAR: \$101.34

Average RevPAR Index: 110.2



Loyal Customer Base:



Marriott Rewards® Member Paid Nights represent 55.9% of total Courtyard Nights



Lower Cost Bookings: Marriott's channels generate 60.7% of Courtyard's reservations



### EXTERIOR

- Arrival experience includes an optional porte-cochere and enhanced lighting.
- Modern exterior offers color and material options adaptable to your location.



### LOBBY

- The newly designed lobby lounge focuses on an elevated evening experience with special seating options to work or relax.
- The Bistro, provides guests the opportunity to expand their horizons through fresh, seasonal menu items for breakfast and dinner, signature crafted cocktails, and wine tasting opportunities.
- An extension of the lobby, the Bistro Terrace, features a community fire pit and upgraded outdoor seating area.
- The 24/7 Market offers "grab and go" options, creating additional revenue opportunities for the property.
- The décor package, C'nergy, provides a more flexible set of color palette options for the lobby and creates cohesiveness with the guest room décor.



### GUEST ROOMS

- The smartly designed room features a luggage drop, tech drop to charge and store your electronics, a hospitality cabinet, movable workspace and outlets where most needed. Guests also enjoy the LoungeAround™ sofa which offers a modern way of working and relaxing.
- Other guest room amenities include a 42" inch flat-panel television, in-room refrigerator and an optional microwave.
- The spacious, upgraded bathroom features an integrated walk-in shower.
- The décor package, C'nergy, features tone-on-tone décor with subtle color accents to differentiate the relaxation areas from the rejuvenation areas.



### OTHER AMENITIES

- Expansive, redesigned fitness experience: 1,000 square feet of appropriate space for cardio, stretching and strength activities.
- Optional indoor or outdoor pool.
- Scalable meeting space options to meet the demands of your market.





## SOCIALIZE



## DINE + DRINK



## RELAX



BUSINESS CENTER



FITNESS & POOL



WIFI CONNECT



# Residence Inn

BY MARRIOTT

Residence Inn by Marriott invented and continues to define the Extended Stay lodging category in North America. With over 760 locations worldwide and twice the footprint of its next largest competitor, Residence Inn's high awareness brings huge occupancy premiums and legendary RevPAR Index compared to the category.

Approximately one third of all business travel room nights are part of an 'extended stay.' With its unique culture and service model that recognizes the different needs of long-stay guests, Residence Inn® is optimally positioned to serve this large market segment. The latest prototype evolves the guest suite by expanding the bathroom and re-orienting the living, working, cooking and dining spaces. A fresh new décor package provides contemporary appeal, while a new bar option creates additional revenue opportunities.

Building on its solid performance record and powered by Marriott's peerless sales, marketing and operations engine, Residence Inn is primed to extend its leadership throughout Central America, Europe and the Middle East.

## franchise hotel performance\*

Average Occupancy Rate: 79.5% (vs. 75% for the industry)

Average Extended Stay Occupancy: 70.1% (vs. 65% for the industry)

Average Daily Room Rate: \$144.00

Average RevPAR: \$114.25

Average Extended Stay RevPAR: \$56.41

Average RevPAR Index: 102.3

Loyal Customer Base:

Marriott Rewards® Member Paid Nights represent 60.5% of total Residence Inn Nights

Lower Cost Bookings:

Marriott's channels generate 69.8% of Residence Inn's reservations



## guest suite

- Spacious suites offer zones for working, relaxing, eating and sleeping.
- Every suite features a fully equipped kitchen with full-sized refrigerator, stove, microwave, dishwasher and coffee maker for preparing meals.
- A redesigned desk, located by the window offers natural light and room to spread out.
- A separate dressing area offers an innovative luggage landing zone.
- A large, one-compartment bathroom with a six-foot walk-in shower creates a spacious upscale feel.
- Neuhaus, the new décor package, features 4 different options to furnish and finish combinations.

## public areas

- Flexible seating options offer the choice to connect or just hang out.
- Complimentary hot breakfast with healthy and indulgent options.
- The outdoor living room with a fire pit and high-end grill offer shared social spaces.
- A bar option is encouraged, if supported by the market, with programming to help maximize profitability.
- The décor package, Neuhaus, features contemporary updates.
- The 24/7 Market offers "grab and go" items and creates additional revenue opportunities for the property.

## other amenities

- The Residence Inn Mix™ evening events offer guests an engaging environment to relax with a complimentary offering of premium beer and wine while connecting with others over small bites and local area flavors
- An enhanced fitness center equipped with televisions and a pool allow guests to keep fit while away from home. Residence Inn Runs, a partnership with Under Armour's Map My Fitness app, maps local routes to allow guests to run like a local during their stay.
- Scalable meeting space options to meet the demands of your market.
- On-site laundry offers an added convenience to extended stay guests.







STUDIO

## LIVE

- Spacious studio, one and two bedroom suites
- Fully equipped in-suite kitchens with full-sized refrigerator, stove, microwave and coffeemaker
- Free grocery delivery

- Convenient 24-hour market
- Dry cleaning and on-site laundry
- Complimentary Paul Mitchell® products

## 1 BEDROOM

- Average 644 sq ft
- Open floor plan
- Spacious living area with full kitchen
- In-suite laundry
- In-suite pet space with large window
- Fully equipped kitchen with refrigerator, stove, microwave and coffeemaker
- Hardwood floors and tile in entry, living, dining, kitchen and bathroom
- In-suite storage
- 2 bedrooms



## WORK

- Free Wi-Fi in all suites and lobbies
- Private meeting spaces for events and family gatherings

- Business center services including free Wi-Fi and access to computers, printers, and fax

## 2 BEDROOM

- Average 844 sq ft
- Open floor plan
- Spacious living area with full kitchen
- In-suite laundry
- In-suite pet space with large window
- Fully equipped kitchen with refrigerator, stove, microwave and coffeemaker
- Hardwood floors and tile in entry, living, dining, kitchen and bathroom
- In-suite storage
- 2 bedrooms



## RELAX

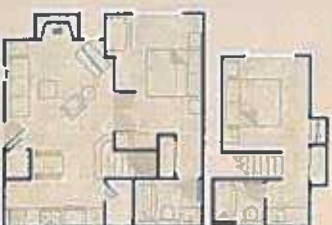
- Discover the Residence Inn Mix >
- Free daily hot breakfast which rotates a wide selection of healthy choices
- Lower rates for longer stays
- Refreshing pools

- Fitness center equipped with TVs
- Modern lobby to relax outside your suite
- Outdoor spaces with barbeque and fire pits
- Pet accepted\*

\*Additional fees apply, see your hotel for details

## PENTHOUSE

- Average 1,444 sq ft
- Open floor plan
- Spacious living area with full kitchen
- In-suite laundry
- In-suite pet space with large window
- Fully equipped kitchen with refrigerator, stove, microwave and coffeemaker
- Hardwood floors and tile in entry, living, dining, kitchen and bathroom
- In-suite storage
- 2 bedrooms









# Key Strengths



**Enormous  
project management &  
hospitality experience**



**Disciplined, organized &  
calculated risk taker with  
responsibility to the investor**



**Contacts & relationships  
across the hotel sector  
& building divisions**



**Negotiating experience with  
contractors, franchisor,  
partners & vendors**



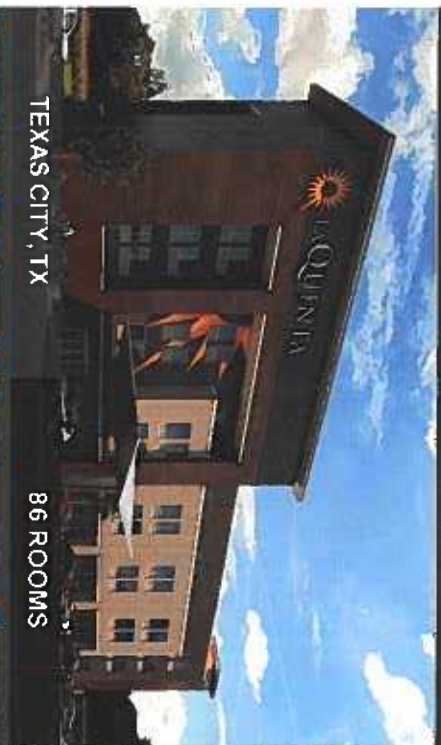
**Extensive knowledge of  
product, equipment & current  
market trends**



**Extensive development  
experience in hospitality  
sector within multiple brands**



# Under Development & Construction

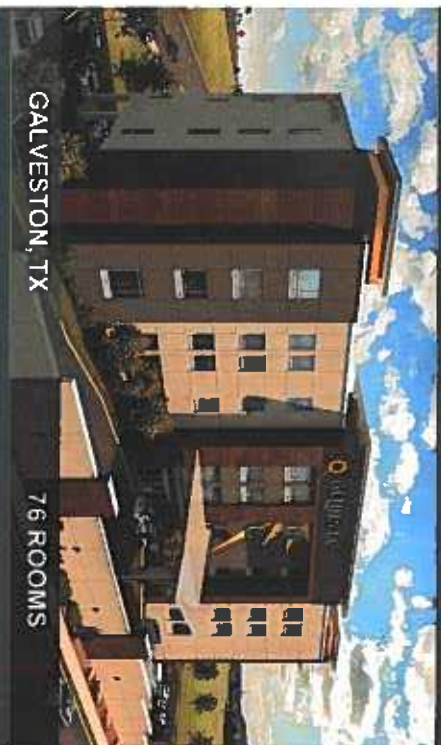


TEXAS CITY, TX

86 ROOMS

## LaQuinta Del Sol

OPENING 2019



GALVESTON, TX

76 ROOMS

## LaQuinta Inn & Suites

OPENING 2020



WAUKEGAN, IL

102 ROOMS

## Home2 Suites by Hilton

OPENING 2021

**Budget**  
**Courtyard Marriott - Tinley Park**

**Budget**  
**Residence Inn - Marriott - Tinley Park**

Item	Amount	Item	Amount
Land	\$1,200,000	Land	\$1,800,000
Architect and Interior Design	\$250,000	Architect and Interior Design	\$250,000
Development Fee	\$500,000	Development Fee	\$500,000
Marriott Lisence Fee	\$75,000	Marriott Lisence Fee	\$75,000
Construction Permits	\$200,000	Construction Permits	\$175,000
IEPA Permit	\$125,000	IEPA Permit	\$125,000
Civil Engineer	\$60,000	Civil Engineer	\$60,000
Testing and Survey	\$20,000	Testing and Survey	\$20,000
Hard Construction Cost	\$9,100,000	Hard Construction Cost	\$9,000,000
FF&E	\$1,900,000	FF&E	\$2,400,000
Exterior Signage	\$125,000	Exterior Signage	\$125,000
Interior Signage	\$45,000	Interior Signage	\$45,000
Door Locks	\$75,000	Door Locks	\$60,000
Landsacping	\$50,000	Landsacping	\$50,000
OS&E	\$200,000	OS&E	\$200,000
Laundry Equipment	\$75,000	Laundry Equipment	\$75,000
Kitchen/Bar Equipment	\$175,000	Kitchen/Bar Equipment	\$50,000
PMS	\$75,000	PMS	\$75,000
POS	\$35,000	POS	\$35,000
Banquet	\$100,000	Banquet	\$0
IT - Wifi/phones/security	\$250,000	IT - Wifi/phones/security	\$250,000
Tvs	\$120,000	Tvs	\$120,000
TV provider	\$50,000	TV provider	\$50,000
Pre Opening	\$250,000	Pre Opening	\$150,000
Interest	\$500,000	Interest	\$500,000
Contingency	\$500,000	Contingency	\$500,000
<b>Total</b>	<b>\$16,055,000</b>	<b>Total</b>	<b>\$16,690,000</b>

<b>Total Project Cost</b>	<b>\$32,745,000</b>
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# ADVANTAGE

## CONSULTING ENGINEERS

February 27, 2020

Daniel Ritter, AICP  
Village of Tinley Park  
16250 South Oak Park Avenue  
Tinley Park, Illinois 60477

### New Horizon Hotels Tinley Park, Illinois (ACE # 18-036)

Dear Dan:

We received your comment via email dated February 21, 2020 for the above mention development. Our responses to your comments area listed below:

1. Courtyard Materials - A minimum of 50% face brick should continue to be utilized. However, look at alternative materials to utilize on the exterior of Courtyard. Fiber cement siding is an odd look but utilizing fiber cement panels or concrete panels work as well and give the building a more modern look. Alternatively, utilizing a different type of brick or stone can work. Some stucco can be acceptable, however the use of it should be somewhat limited.

**Minimum 50% face brick has been maintained. The Courtyard will not use Fiber Cement Siding, the proposed Nichiha Illumination Panel is a rainscreen system using fiber cement panels. This system does not have the lap siding look but rather a metal panel type look.**

2. Courtyard Design - The overall look and design of the Courtyard building was not preferred. It does appear to have a boxy and harsh look. This has been a comment staff has supplied in each of the last two review letters. Look to make changes in building material and additional articulation above the first floor of the building. Better use of different materials, colors, windows, façade breaks and vertical elements (see Olathe, KS example). I have also attached an example of the recently approved Holiday Inn as an example of a building that had similar issues.

**Further development of the exterior design has been done by wrapping the full height glazing on the site entry stair tower around the front elevation as well as a brick tower over the main entry. Brick on the end elevation facing the main site entry has also been increased to improve proportions. Cornices have also been provided at all parapets. See response to comment #1 above regarding materials.**

3. Basketball Court - The Plan Commission had concerns about the location and design of the outdoor basketball court. If the basketball court is going to work, it would need to be moved to another location. Alternatively, we suggest looking at other options that don't include bouncing balls that are likely to leave the enclosed space. Another activity could utilize a more attractive fencing type rather than a brick wall and chain-link fencing.



Marriott has approved the use of life-size games in the area formerly shown as a basketball court. This area is under development but will likely provide a mix of concrete paving and grass to support the games that will be chosen. No games will be chosen that include opportunity for balls or similar items to occasionally enter the parking area. A 4' tall brick wall has been provided to enclose the space and mask views of the gaming area from the entry drive and parking area.

4. Banquet Parking - The parking-related with the banquet area was not previously addressed and was assumed as an amenity of the hotel. As discussed at the meeting though, this does function as an additional use. Our parking requirements would require 25 parking stalls for the banquet use (1 stall per 200 sq. ft.) We can be flexible with the parking, but this was a Plan Commission concern. If you think parking will work as proposed, we would recommend requesting the Parking Variation be conditioned on "land banking" parking on the area that is south of the Residence Inn (area not in the wetland). You can show a couple of land banked rows of parking (usually shown as lighter or dotted lines). This would only have to be built if it was determined that there was not enough parking for the hotels and banquet use after construction.

Often hotel meeting rooms are used during the day when hotel guest parking is at it's lowest. Also typical occupancy is not 100% so if it were say 80% and parking is 1:1 then there would enough parking spaces be available on a standard day. Also meeting guests could also be hotel guests and there likely are very few instances when the entire hotel will be full and a meeting will be held that would cause a parking issue. If the parking issue occurs frequently, the anticipated land banking parking spaces will be added.

### Site Plan, Parking, Signs, etc.

5. Revise plans to indicate all proposed structure setbacks from the lot lines.

All proposed setbacks from lot lines are added.

6. Revise plans to indicate locations of traffic control signage and striping.

Traffic control signs and striping added on site plan

7. Revised ground/monument sign drawings.

Monument signs have been reduced in size to meet requirements

8. Indicate the ground sign setback on the plans.

The ground sign setback of 5 feet added to site plan.

9. Revise the site plan parking counts.

The parking count listed on site plan is updated.

10. Landscaping

- a. Add canopy trees to the two internal islands located between the hotel buildings.
- b. Add shrubs and landscaping around the proposed outdoor activity area.

Canopy trees in these islands conflict with a flag location and a light pole location. We have added labels for clarity. By "outdoor activity area" we are assuming you are referencing the basketball court area of the Residence Inn. We have added a row of arborvitae to west side and a row of upright ornamental grasses to the narrow strip along the north.

## Plat of Subdivision

11. Relocate the sign easement to the newly purposed location in the island.

**Sign easement is relocated to new location in island**

12. Add sign easement language.

**Sign easement language is added.**

13. The Public Utility and Drainage (P.U. & D.) easement location should be labeled as such on the plat.

**The PUDE labels are added.**

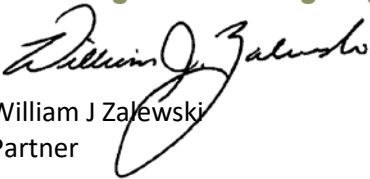
14. The cross-parking easement language was not included on the plat (may be easiest just to include with the cross-access easement language).

**The cross-parking easement language added within ingress-egress easement provisions.**

If you should have any questions regarding our responses please do not hesitate to contact our office at 847-260-4758.

Very Truly Yours,

**Advantage Consulting Engineers**



William J Zalewski  
Partner





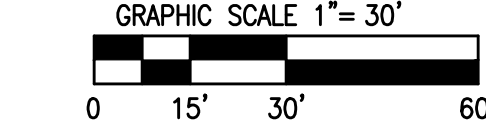
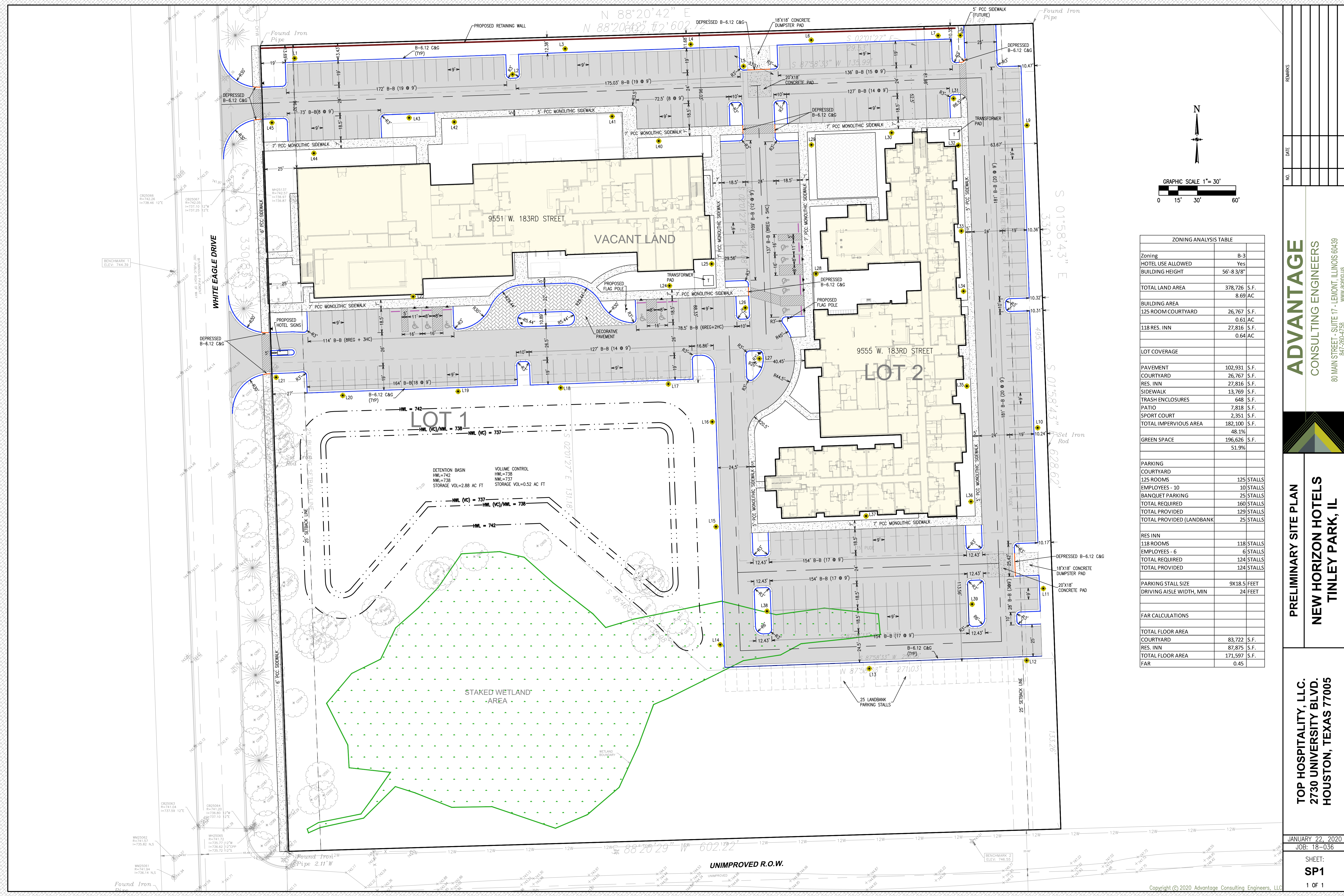
COURTYARD  
BY MARRIOTT

Residence INN  
BY MARRIOTT  
COURTYARD  
BY MARRIOTT



Base<sup>4</sup>  
Hotels





ZONING ANALYSIS TABLE	
Zoning	B-3
HOTEL USE ALLOWED	Yes
BUILDING HEIGHT	56'-8 3/8"
TOTAL LAND AREA	378,726 S.F. 8.69 AC
BUILDING AREA	
125 ROOM COURTYARD	26,767 S.F. 0.61 AC
118 RES. INN	27,816 S.F. 0.64 AC
LOT COVERAGE	
PAVEMENT	102,931 S.F.
COURTYARD	26,767 S.F.
RES. INN	27,816 S.F.
SIDEWALK	13,769 S.F.
TRASH ENCLOSURES	648 S.F.
PATIO	7,818 S.F.
SPORT COURT	2,351 S.F.
TOTAL IMPERVIOUS AREA	182,100 S.F. 48.1%
GREEN SPACE	196,626 S.F. 51.9%
PARKING	
COURTYARD	
125 ROOMS	125 STALLS
EMPLOYEES - 10	10 STALLS
BANQUET PARKING	25 STALLS
TOTAL REQUIRED	160 STALLS
TOTAL PROVIDED	129 STALLS
TOTAL PROVIDED (LANOBANK)	25 STALLS
RES INN	
118 ROOMS	118 STALLS
EMPLOYEES - 6	6 STALLS
TOTAL REQUIRED	124 STALLS
TOTAL PROVIDED	124 STALLS
PARKING STALL SIZE	9X18.5 FEET
DRIVING AISLE WIDTH, MIN	24 FEET
FAR CALCULATIONS	
TOTAL FLOOR AREA	
COURTYARD	83,722 S.F.
RES. INN	87,875 S.F.
TOTAL FLOOR AREA	171,597 S.F.
FAR	0.45

**ADVANTAGE**  
CONSULTING ENGINEERS  
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439  
631-260-7758 WWW.ACEP.US

**PRELIMINARY SITE PLAN**  
**NEW HORIZON HOTELS**  
**TINLEY PARK, IL**

**TOP HOSPITALITY, LLC.**  
**2730 UNIVERSITY BLVD.**  
**HOUSTON, TEXAS 77005**

JANUARY 22, 2020  
JOB: 18-036  
SHEET:  
**SP1**  
1 OF 1





Contractors shall send all bidding questions and RFIs to the general contractor. The GC shall then forward inquiries to the appointed Base4 Construction Administration Project Manager, who will be introduced at the beginning of bidding and construction phase. Please reference the project number and project title in your email subject line to ensure that your request is forwarded to the proper team.

**OWNER:**  
Kris Patel/ Krishna Gandhi (HOS Management)  
kris.patel@hosmanagement.com/  
krishan@hosmanagement.com  
1000 Towne Center Blvd. Suite 503, Pooler,  
GA 31322  
T: 912.604.7824 / F: 912.344.4705

**ARCHITECT CONTACT:**  
BASE4  
Rick Muniz  
+1 954.812.6650  
rickm@base-4.com

**STRUCTURAL CONTACT:**  
BASE4  
Adam J Ginsburg, PE, SSECB  
(561) 206-4469  
adamg@base-4.com

**MEP CONTACT:**  
BASE4  
Garry Vermaas, PhD, PE  
(615) 613-3035  
garryv@base-4.com

**CIVIL ENGINEER CONTACT:**  
Kevin M Berry, PE, LEED AP  
(843) 881-0525  
(843) 224-2250  
berryk@earthsourceeng.com

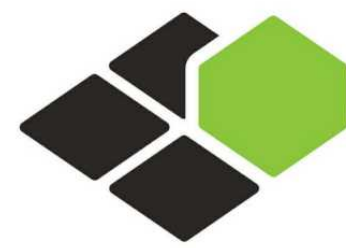
**INTERIOR DESIGN CONTACT:**  
BASE4  
Luci and Lindsey  
lucil@base-4.com  
lindseyb@base-4.com  
1.888.901.8008  
Savannah, Georgia, USA

**REPAIR CONTACT:**  
Wilkes Evans (Piedmont Construction Group)  
478.405.8907 - O | 478.951.2881 - C |  
478.314.3434 - D  
107 Gateway Dr., Ste. B | Macon, GA 31210  
wevans@piedmontconstructiongroup.com

# COURTYARD

BY MARRIOTT

MARRIOTT PROJECT NO: 10837  
COURTYARD MARRIOTT, TINLEY PARK, IL  
BASE4 PROJECT NO : B4-157-1801  
DECOR PACKAGE : Gen 6.0 CYenergy design schemes  
MARRIOTT / NEW HORIZON HOTELS (COURTYARD AND  
RESIDENCE INN) - 9551 & 9555 183<sup>rd</sup> STREET



**BASE4**

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP  
Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6.  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
AO	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR PC STAFF  
REVIEW**

CURRENT ISSUE DATE  
2020.01.22

DRAWN BY  
RC

CHECKED BY  
RB/DDP

PROJECT NO.  
B4-157-1801

SHEET NAME

TITLE SHEET

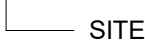
DRAWINGS NO.

**G-000**



COURTYARD MARRIOTT
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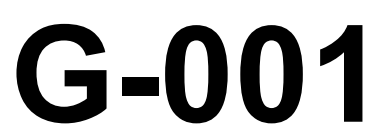
<p><b>LOCATION</b></p> <p>MARRIOTT / NEW HORIZON HOTELS (COURTYARD AND RESIDENCE INN) - 9551 &amp; 9555 183<sup>rd</sup> STREET</p>
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BUILDING STORIES	4 STORIES
BUILDING HEIGHT LIMITATIONS	75'-0"
SITE ACERAGE	2,69 ACRES

SHEET INDEX ARCH	
SHEET NUMBER	SHEET NAME
General	
G-000	TITLE SHEET
G-001	SHEET INDEX
General: 2	
Architectural	
A-001	DUMPSTER/SITE DETAILS
A-002	MONUMENT SIGN DETAIL
A-010	PORTE COCHERE DETAILS
A-012A	OUTDOOR PATIO FLOOR PLANS
A-012B	OUTDOOR PATIO ELEVATIONS AND FIRE PIT DETAILS
A-012C	EXTERIOR COURTYARD LOGGIA/ TRELLIS
A-013A	BUILDING CANOPIES
A-013B	BUILDING CANOPY ELEVATIONS
A-013C	CANOPY PLAN AND ELEVATIONS
A-101	1ST FLOOR PLAN
A-102	2ND FLOOR PLAN
A-103	3RD FLOOR PLAN
A-104	4TH FLOOR PLAN
A-105	ROOF LEVEL PLAN
A-200	EXTERIOR ELEVATIONS-1
A-201	EXTERIOR ELEVATIONS-2
Architectural: 16	
Grand total: 18	

SHEET NUMBER	SHEET NAME
General	
G-000	TITLE SHEET
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A-013A	EXTERIOR COURTYARD LOGGIA/ TRELLIS BUILDING CANOPIES
A-013B	BUILDING ELEVATIONS
A-013C	CANOPY PLAN AND ELEVATIONS
A-101	1ST FLOOR PLAN
A-102	2ND FLOOR PLAN
A-103	3RD FLOOR PLAN
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Architectural: 16	
Grand total: 18	





<div><h1>BASE<sup>4</sup></h1></div>								
<div><div>BASE4</div><div>2901 CLINT MOORE ROAD, #114 BOCA RATON, FLORIDA 33496 +1-888-901-8008BASE4 <a href="http://www.base-4.com">www.base-4.com</a></div></div>								
<div><div>RICARDO J. MUNIZ-GUILLET, AIA 5453 NW 106TH DR CORAL SPRINGS, FL 33076</div></div>								
<div>Seal:<div></div></div>								
<div><div>Owner:</div><div><h2>TOP Hospitality</h2><div>143 Wheeling Road Wheeling IL 60090 312 404 6735</div></div></div>								
<div><div><h2>COURTYARD</h2><div>BY HYATT</div></div><div>TINLEY PARK, IL</div><div><div>PROTOTYPE VERSION: GEN 6, REVISION DATE: 2015.08.24</div></div></div>								
<table><tr><th>ID</th><th>ISSUED</th><th>DESCRIPTION</th></tr><tr><td>A0</td><td>2019.12.13</td><td>ISSUED FOR PERMIT</td></tr></table>			ID	ISSUED	DESCRIPTION	A0	2019.12.13	ISSUED FOR PERMIT
ID	ISSUED	DESCRIPTION						
A0	2019.12.13	ISSUED FOR PERMIT						
<div>CURRENT ISSUE</div> <div><h2>ISSUED FOR PC STAFF REVIEW</h2></div> <div><div>CURRENT ISSUE DATE</div><div>2020.01.22</div></div> <div><div>DRAWN BY</div><div>RC</div></div> <div><div>CHECKED BY</div><div>RB/DDP</div></div> <div><div>PROJECT NO.</div><div>B4-157-1801</div></div> <div><div>SHEET NAME</div><div>DUMPSTER/SITE DETAILS</div></div> <div><div>DRAWINGS NO.</div><div>A-001</div></div>								





RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

A circular professional seal for a Licensed Architect in the State of Illinois. The outer ring contains the text "LICENSED ARCHITECT" at the top and "STATE OF ILLINOIS" at the bottom, separated by small tick marks. The center of the seal contains the name "RICARDO JAVIER MENZIES GUILLET" and the license number "001023672". A blue ink signature is written across the seal, overlapping the text.

**TOP**  
**Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR PC STAFF  
REVIEW**

CURRENT ISSUE DATE  
2020.01.22

DRAWN BY RC

CHECKED BY RB/DDP

PROJECT NO. B4-157-1801

SHEET NAME

MONUMENT SIGN  
DETAIL

DRAWINGS NO.

# A-002

## GENERAL NOTES-SITE PLAN

GENERAL NOTES

1. ALL SITE PLAN INFORMATION IS BASED ON TOPOGRAPHIC SURVEY PREPARED BY CIVIL ENGINEER SEE COVER SHEET FOR CONTACT INFORMATION
2. REFER TO CIVIL ENGINEERING DRAWINGS FOR EXISTING INFORMATION REGARDING UTILITIES, DRAINAGE DESIGN, CURBS, CURBS, PAVING, AND PARKING LOT DIMENSIONS.
3. SHALL SUBMIT/ADJUST PRIOR TO THE COMMENCEMENT OF SITE WORK, THE FINISH FLOOR ELEVATION WITH THE CIVIL ENGINEER AND THE ELECTRICAL ENGINEER. SHOULD FIELD CONDITIONS DIFFER FROM PLANS TO THE EXTENT UNNECESSARY COSTS ARE INCURRED, THE DELAYED COSTS SHALL BE THE OWNER AND ARCHITECT SHALL BE CONSULTED, THE ARCHITECT, IN CONJUNCTION WITH THE ENGINEER, TO DETERMINE THE APPROPRIATE ACTION.
5. PRIOR TO CONSTRUCTION GENERAL CONTRACTOR SHALL SUBMIT ALL PROPOSED CHANGES AS EXISTING ON THESE DRAWINGS AND NOTION THIS OFFICE OF ANY DISCREPANCIES
6. CONTRACTOR MUST SUBMIT PROPOSALS TO PROTECT OWNER'S PROPERTY FROM CONSTRUCTION OPERATIONS. BOUNDARY OF CONTRACTOR'S WORKING AREA AND AREAS WILL BE DEFINED TO MUTUAL AGREEMENT BY CONFERENCE
7. LIMITS SHALL BE DEFINED TO BE AREA WITHIN PROPERTY LINE OR AS INDICATED WITH LIMIT LINES OF CONSTRUCTION.
8. CONTRACTOR SHALL FOLLOW THE MINIMUM REQUIREMENTS FOR PAVEMENT DESIGN RECOMMENDATION WALL AND PER CIVIL DRAWINGS AND SOIL REPORT
9. GENERAL CONTRACTOR TO PROVIDE PAINTED STRIPING, WORDING, DIRECTIONAL ARROWS AND SIGNAGE IN ACCORDANCE WITH THE SPECIFICATIONS, NATIONAL AND LOCAL CODES. ALL CONCRETE WALKS ARE 5'-0" WIDE AND 4" THICK. CONCRETE CURE PROOF. 28' TYP. TYP. EXPANSION JOINT @ EVERY 25'-0" AND ALL ACCESSIBLE ROUTES SHALL COMPLY WITH ADA
10. ALL EXTERIOR SIGNAGE SHALL BE AS DIRECTED BY THE ARCHITECT. SHALL BE WITHIN THESE CONSTRUCTION DOCUMENTS) AND IN COMPLIANCE WITH ADA GUIDELINES AND LOCAL AND NATIONAL CODES. SHALL BE IN COMPLIANCE WITH THE ELECTRICAL CONDUIT & POWER SIGNAGE & FOUNDATION ARE OF F.O.I.
11. REFER TO EXTERIOR LIGHTING LOCATIONS W/ CIVIL ENGINEERING DWGS & WITH UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION
12. GENERAL CONTRACTOR TO ENSURE GAS METER PROTECTION WITH STEEL BOLLARDS AS SHOWN ON LOCAL UTILITY JURISDICTION & CODE REQUIREMENTS
13. ALL ROOF DRAINS TO THE INTO STORM DRAINAGE SYSTEM
14. REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE CONSTRUCTION DETAILS, INCLUDING CURB AND GUTTER DETAILS
15. LANDSCAPE DESIGN IS NOT INCLUDED WITHIN THE SCOPE OF WORK REPRESENTED IN THESE DRAWINGS
16. EACH ACCESSIBLE PARKING SHALL BE POSTED WITH AN INTERNATIONAL SYMBOL OF ACCESSIBILITY AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY" OR ANY OTHER INFORMATION THAT MAY BE REQUIRED LOCALLY.

### Monument Specifications:

**Construction:** Aluminum angle frame with .125" aluminum shoe-box style faces

**Face Construction:** Routed aluminum with backer panel

*Retainer:* Bleed face

**Illumination:** GE White LED's

*Exterior Finish:* Paint Pantone® 426 C gray, satin finish, and Pantone® 877 C Silver, satin finish

*Interior Finish:* Paint reflective white

### Monument Face Specifications:

**Face Construction:** Routed aluminum with backer panel

*Face Decoration:* Paint Pantone® 426 C gray, satin finish

*Backer Panel:* .118" white solar grade polycarbonate

\* "Courtyard" and "Marriott" to appear white during the day and illuminate white at nighttime.

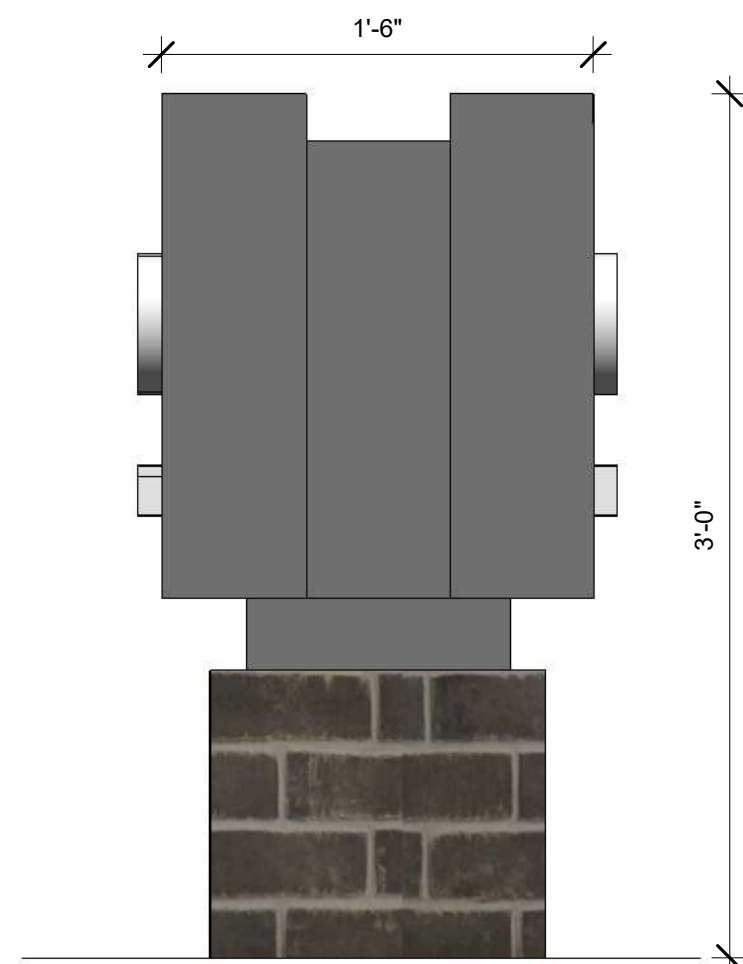
### Pole Cover Specifications:

\* Preferred method to have monument base match building hardscape (stone, brick, etc., provided by general contractor)

**Construction:** Aluminum angle frame with .080" aluminum skins

*Exterior Finish:* Paint Matthews 41342SP Brushed

Aluminum, satin finish



2 MONUMENT SIGN DETAIL  
A-002 1 1/2" = 1'-0"

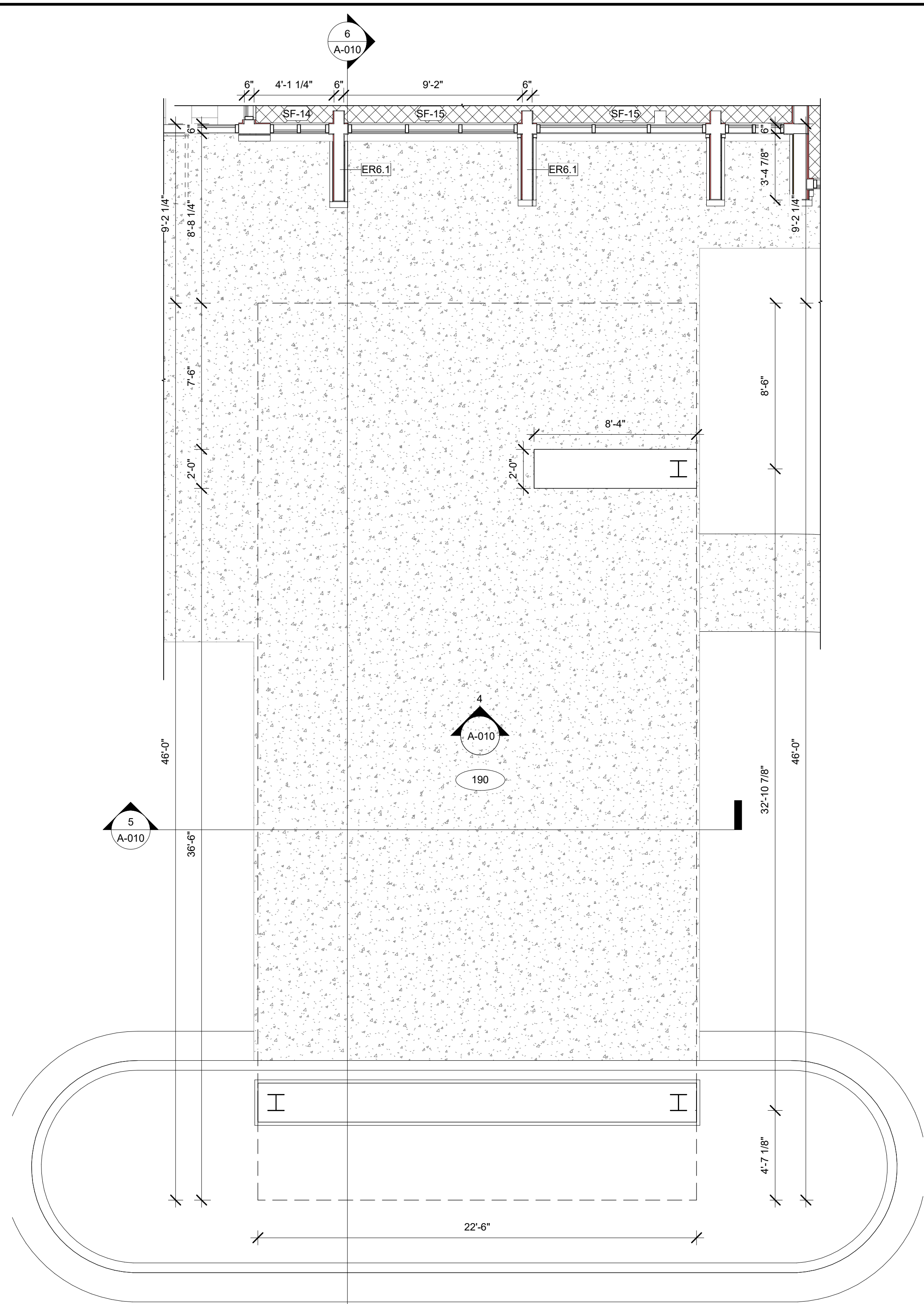
1 MONUMENT SIGN DETAIL  
A-002 1 1/2" = 1'-0"

1

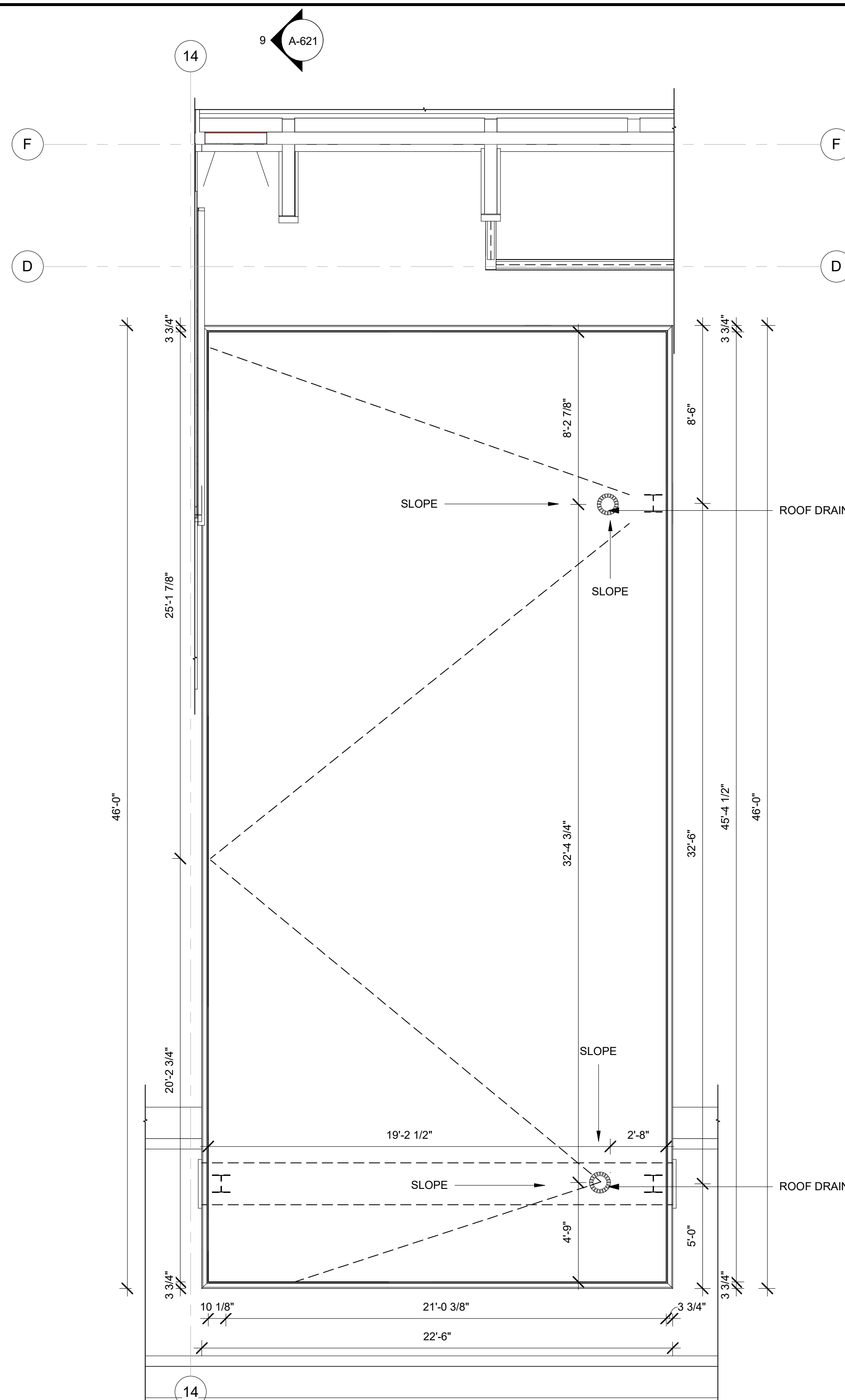
## MONUMENT SIGN DETAILS

LEGEND - EXTERIOR FINISHES				
MARK	MATERIAL-BRAND	COLOR	MATERIAL-IMAGE	%
NH1	NICHHA	SW-7666 FLEUR DE SEL		39%
SC-2	STUCCO	SW 6719 GECKO		1%
BR-1	GLUEN-GREY BRICK	VINTAGEWOOD IN BARK COLOR		61%
MT-1	METAL	COLOR : EGGSHELL PATTERN		00%
WD-1	WOODEN	WOODEN PLANK		00%

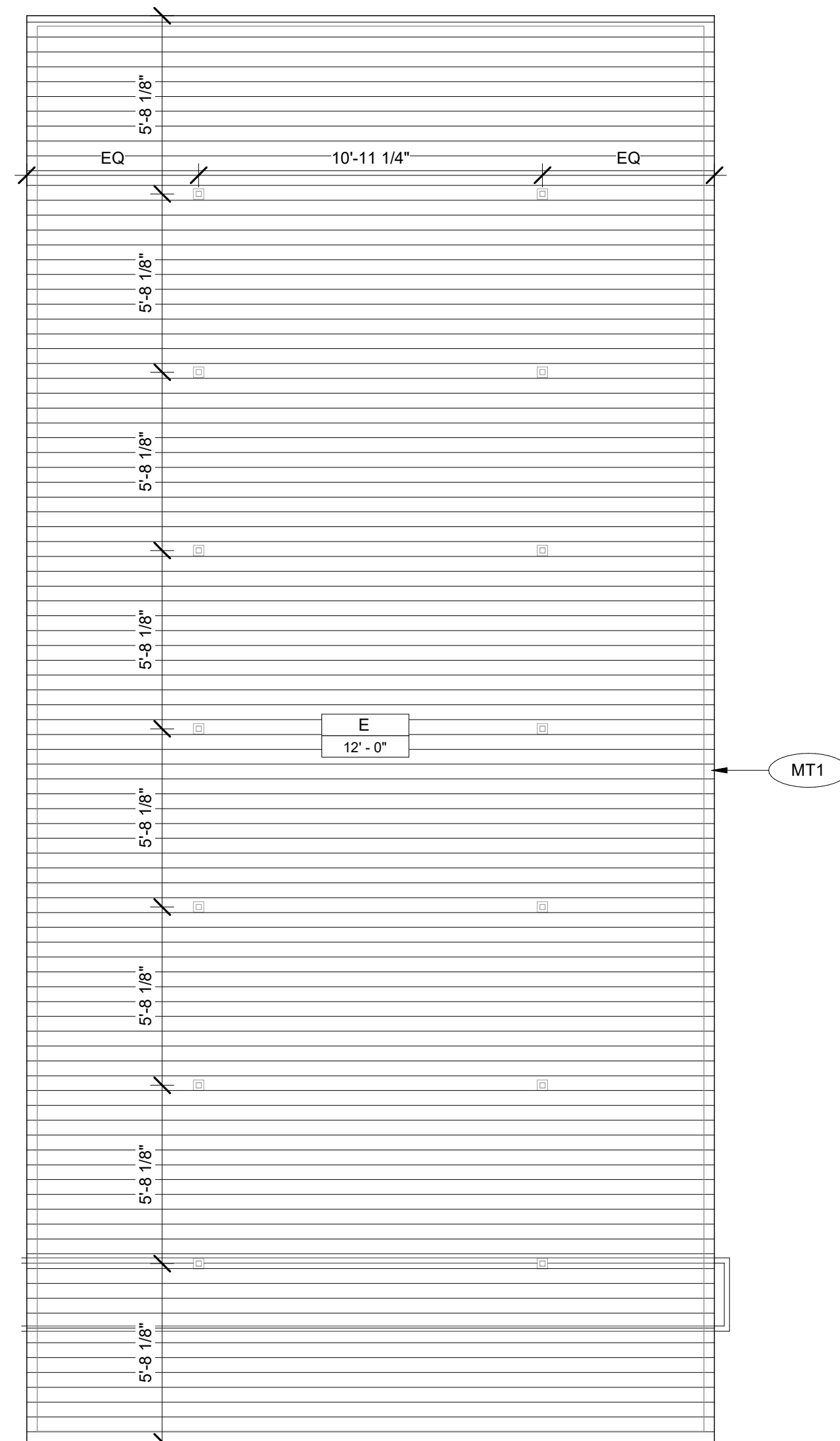




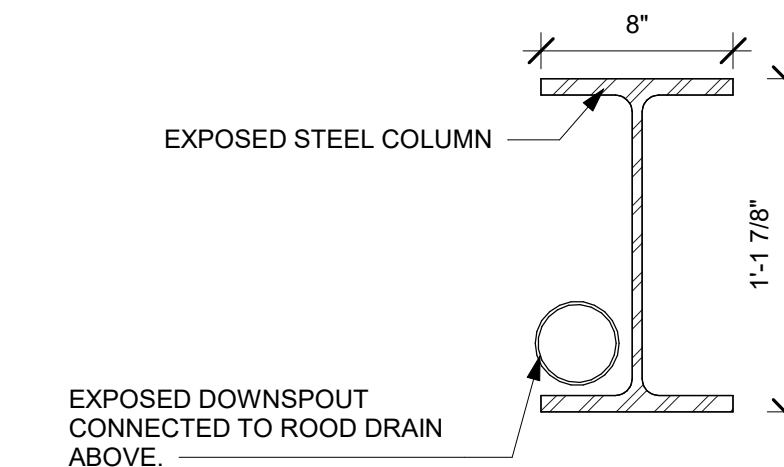
1 ENLARGED PORTE COCHERE - FLOOR PLAN  
1/4" = 1'-0"



2 ENLARGED PORTE COCHERE - ROOF PLAN  
1/4" = 1'-0"



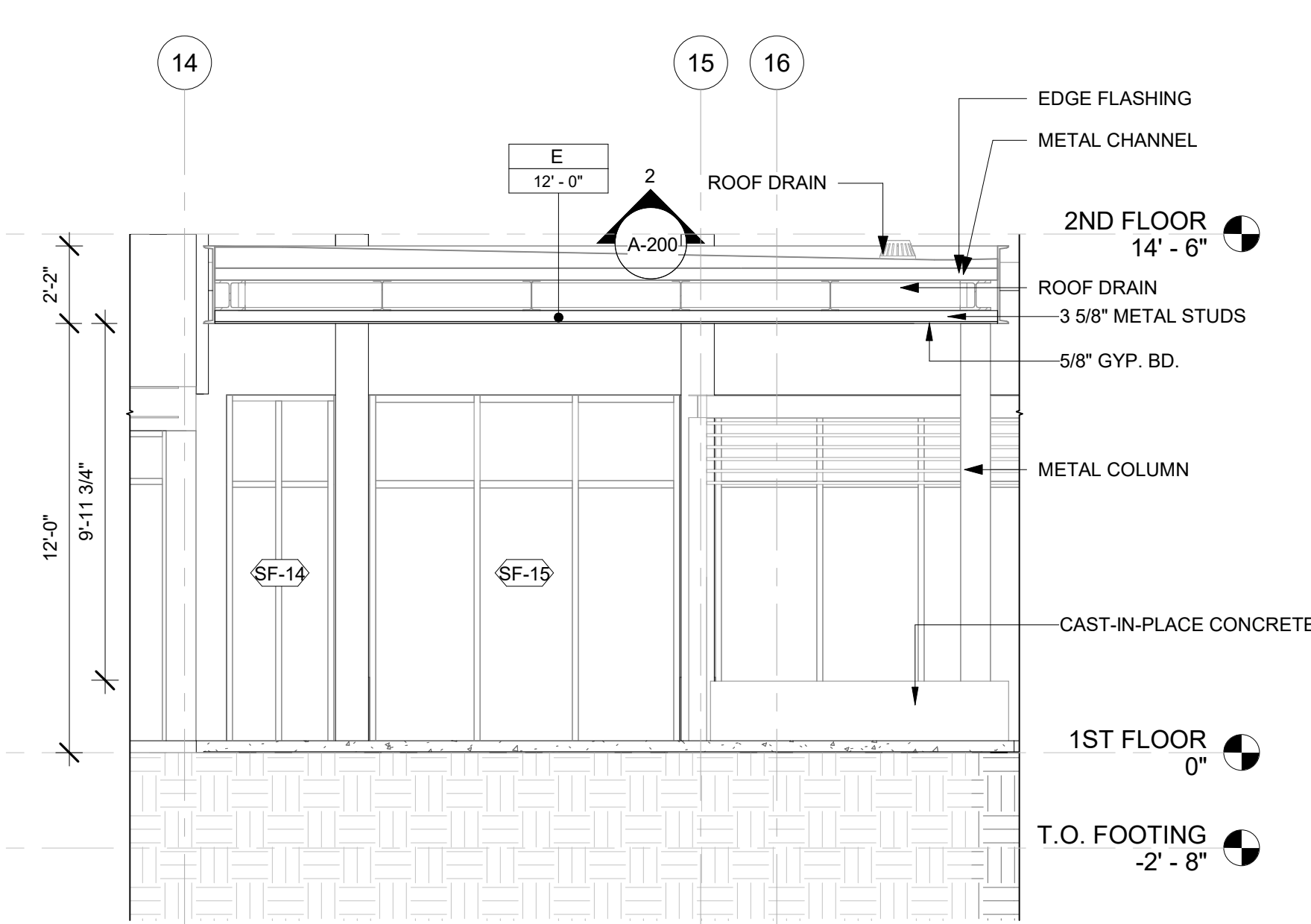
3 ENLARGED PORTE COCHERE - RCP PLAN  
1/4" = 1'-0"



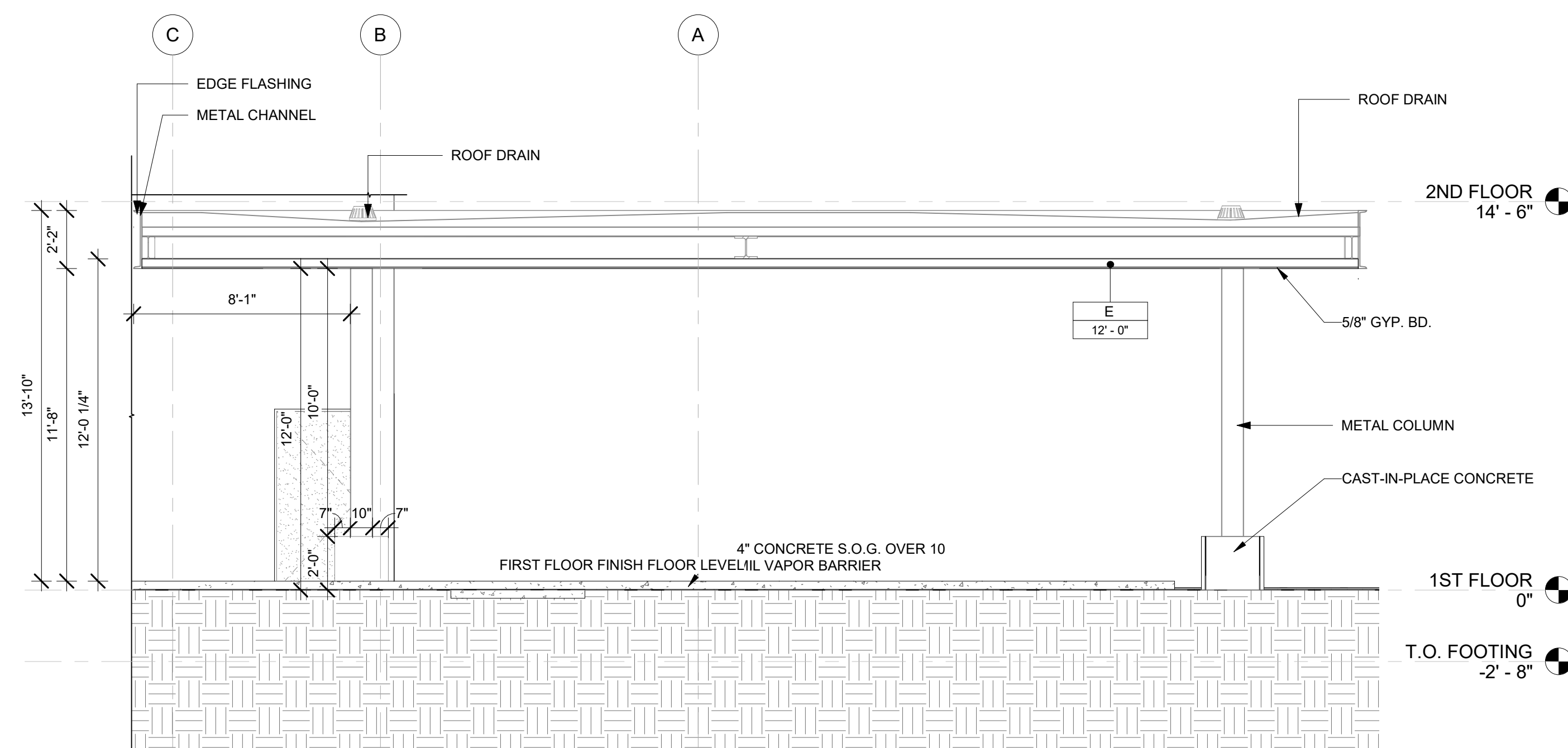
7 PORTE COCHERE COLUMN DETAIL  
1 1/2" = 1'-0"



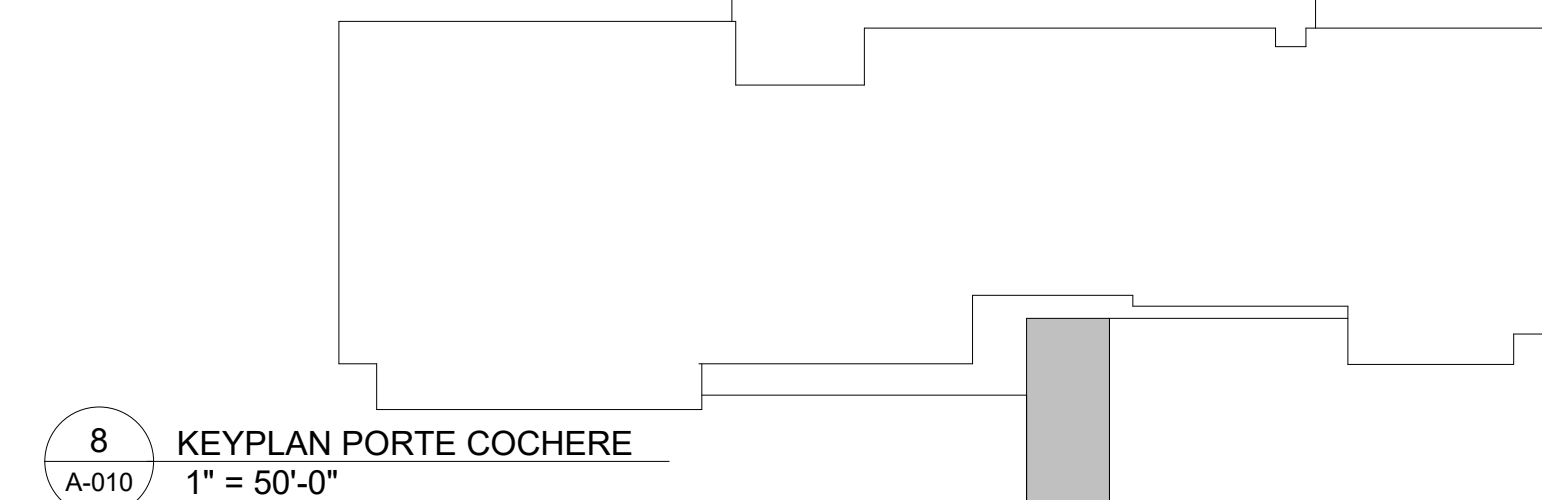
4 PORTE COCHERE FRONT ELEVATION  
1/4" = 1'-0"



5 PORTE COCHERE SECTION 1  
1/4" = 1'-0"



6 PORTE COCHERE SECTION 2  
1/4" = 1'-0"



8 KEYPLAN PORTE COCHERE  
1" = 50'-0"

## CEILING FINISH LEGEND

A	CEILING FINISH
9'-6"	CEILING HEIGHT
A	PRIME & PAINTED GYPSUM BOARD
B	PRIME & PAINTED GYPSUM BOARD- MOISTURE RESISTANT
C	2x2 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.
D	2x4 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.
E	6" WOODEN PLANKS @ CEILING SUSPENDED FROM STRUCT.
F	EPOXY PAINT
G	2x5 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.
I	METAL CEILING W/FAUX WOOD FINISH; REFER TO SPEC M-3
J	2x2 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.

## GENERAL FLOOR PLAN NOTES

- BASE4 NOTES**
- ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
  - INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
  - PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
  - GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
  - REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES
  - REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.
  - REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENRAL LEGENDS.
- PROJECT NOTES**
- REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
  - REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
  - REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
  - REFER TO HEET G-003 FOR GUESTROOM MIX/MATRIX AND COMMON LEGENDS.

## GENERAL RCP NOTES

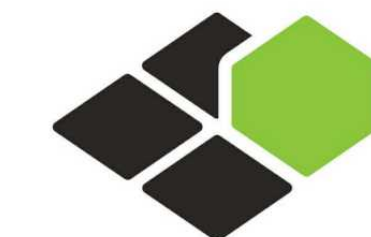
- BASE4 NOTES**
- REFER TO PLUMBING, MECHANICAL, ELECTRICAL FOR LOCATIONS OF RELATED ITEMS.
  - COORDINATE WITH HVAC AND ELECTRICAL PLANS FOR LOCATIONS/QUANTITIES/TYPES OF DIFFUSERS AND LIGHTS.
  - REFER TO ROOM FINISH SCHEDULES FOR CEILING MATERIALS AND HEIGHTS.
  - CEILING CONTROL JOINTS TO BE 50'-0" MAX. EITHER DIRECTION OR TO LIMIT AREAS TO 2500 SF.
  - REFER TO CEILING DETAILS FOR FURTHER INFORMATION.
  - ALL ACT TILE CENTERED IN ROOM.
  - USE 9/16TH GRID ON SUSPENDED GRID SYSTEM.
- PROJECT NOTES**
- REFER TO DESIGN STANDARDS FOR REQUIREMENTS REALATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
  - BEGIN LAYOUT OF CEILING TILES AT CENTER OF ROOMS AS SHOWN. CENTER OF CEILING TILE TO ALIGN WITH CENTER OF CORRIDORS, TYP.
  - CENTER LIGHT FIXTURES IN CENTER OF CEILING TILE.

## GENERAL NOTE - ENLARGED

- BASE4 NOTES**
- CO-ORDINATE POWER, DATA, AND CABLE REQUIREMENTS WITH FINAL EQUIPMENT SELECTIONS.
  - EXERCISE MILLWORK ALSO AVAILABLE AS FF & E ITEMS.
  - ALL EXTERIOR CORNERS IN CORRIDORS SHALL HAVE FULL HEIGHT CORNER GUARDS.

## GENERAL NOTE FOR LEGENDS

- BASE4 NOTES**
- REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.
  - REFER "Courtyard Gen 6 Cynergy Interior Finish Index-ID" FOR FINISHES.
  - REFER "22-224000b-C-Plumbing Fixture Matrix\_Gen 6\_Cynergy" FOR RESTROOM ACCESSORIES.



**BASE4**

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+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR PC STAFF REVIEW**

CURRENT ISSUE DATE  
2020.01.22

DRAWN BY  
RC

CHECKED BY  
RB/DDP

PROJECT NO.  
B4-157-1801

SHEET NAME

**PORTE COCHERE DETAILS**

DRAWINGS NO.

**A-010**









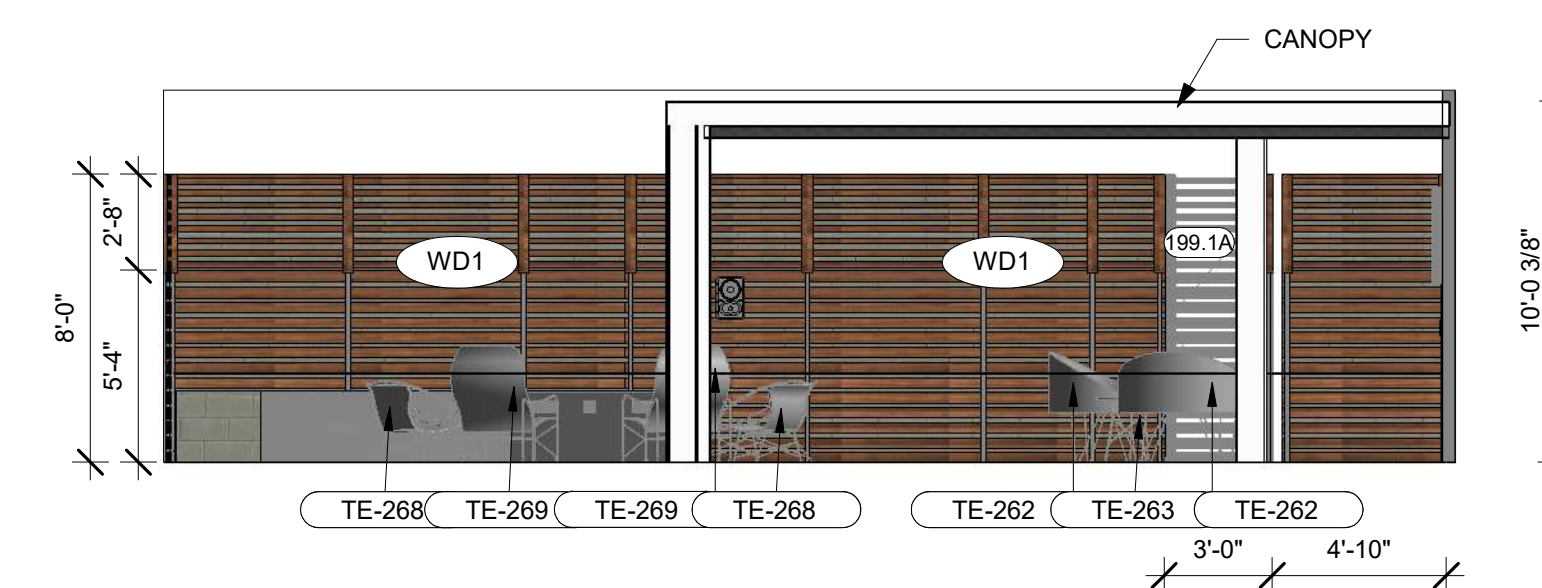
RICARDO J. MUNIZ-GUILLET, AIA  
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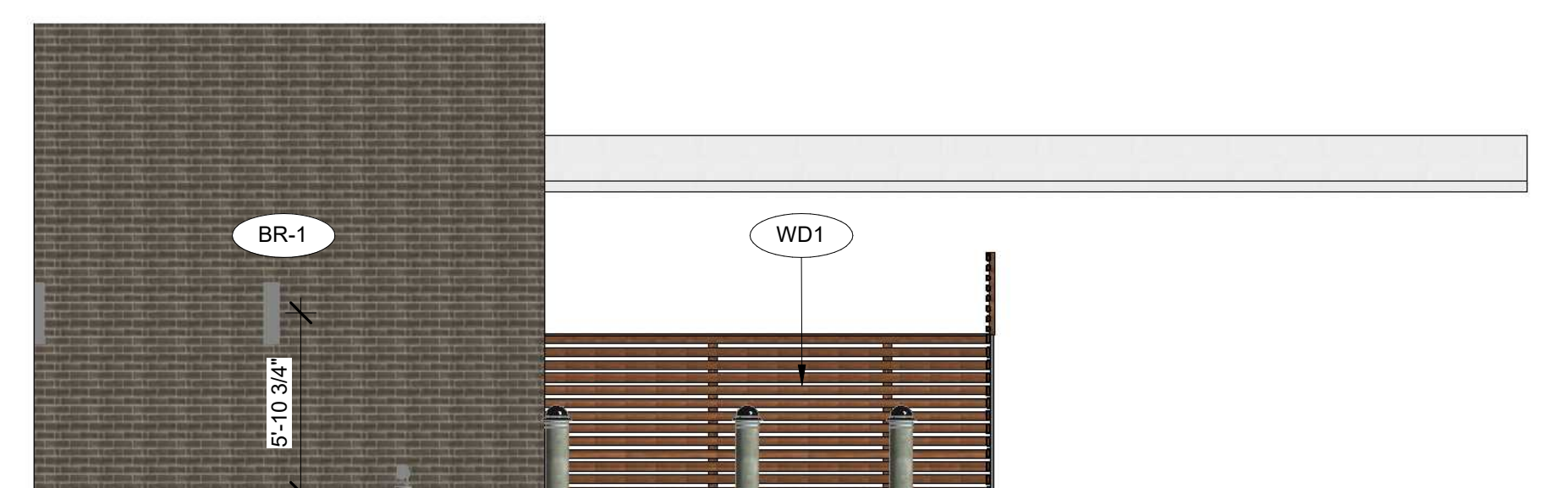
TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6

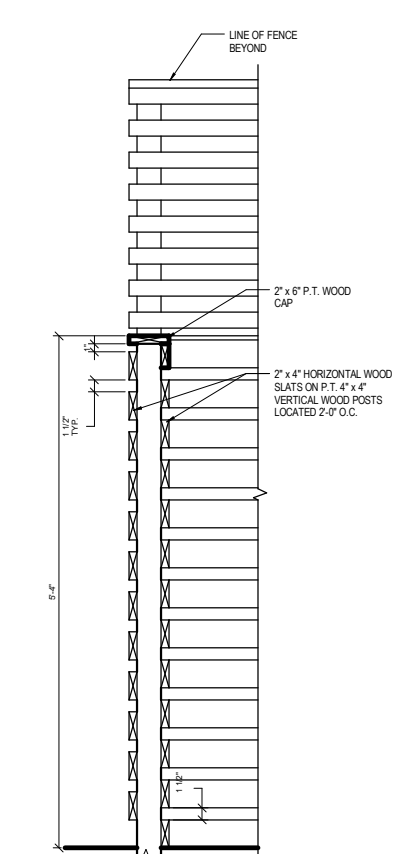
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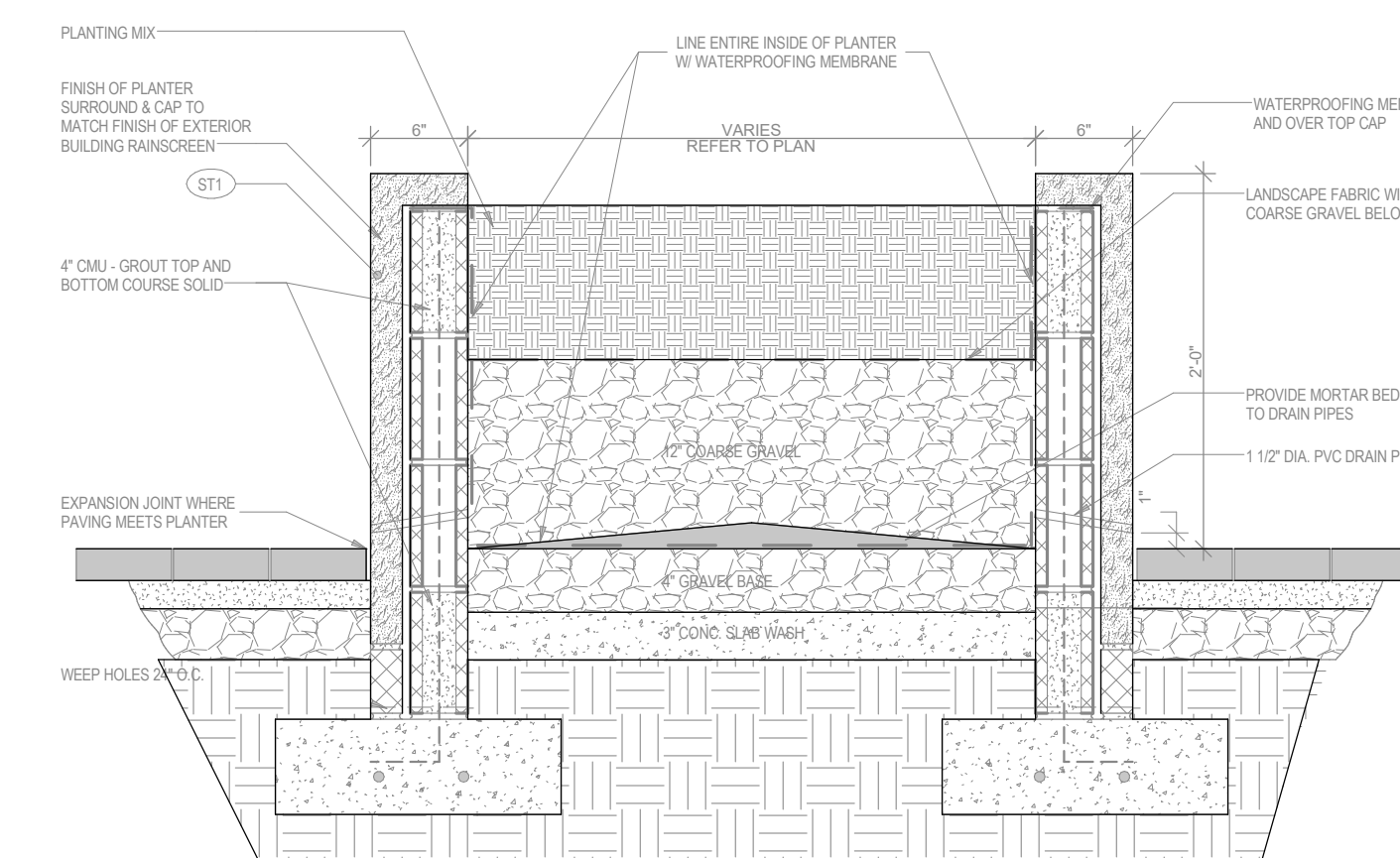
2 EAST ELEVATION  
A-012B 3/16" = 1'-0"



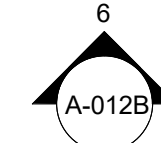
4 WEST ELEVATION  
A-012B 3/16" = 1'-0"



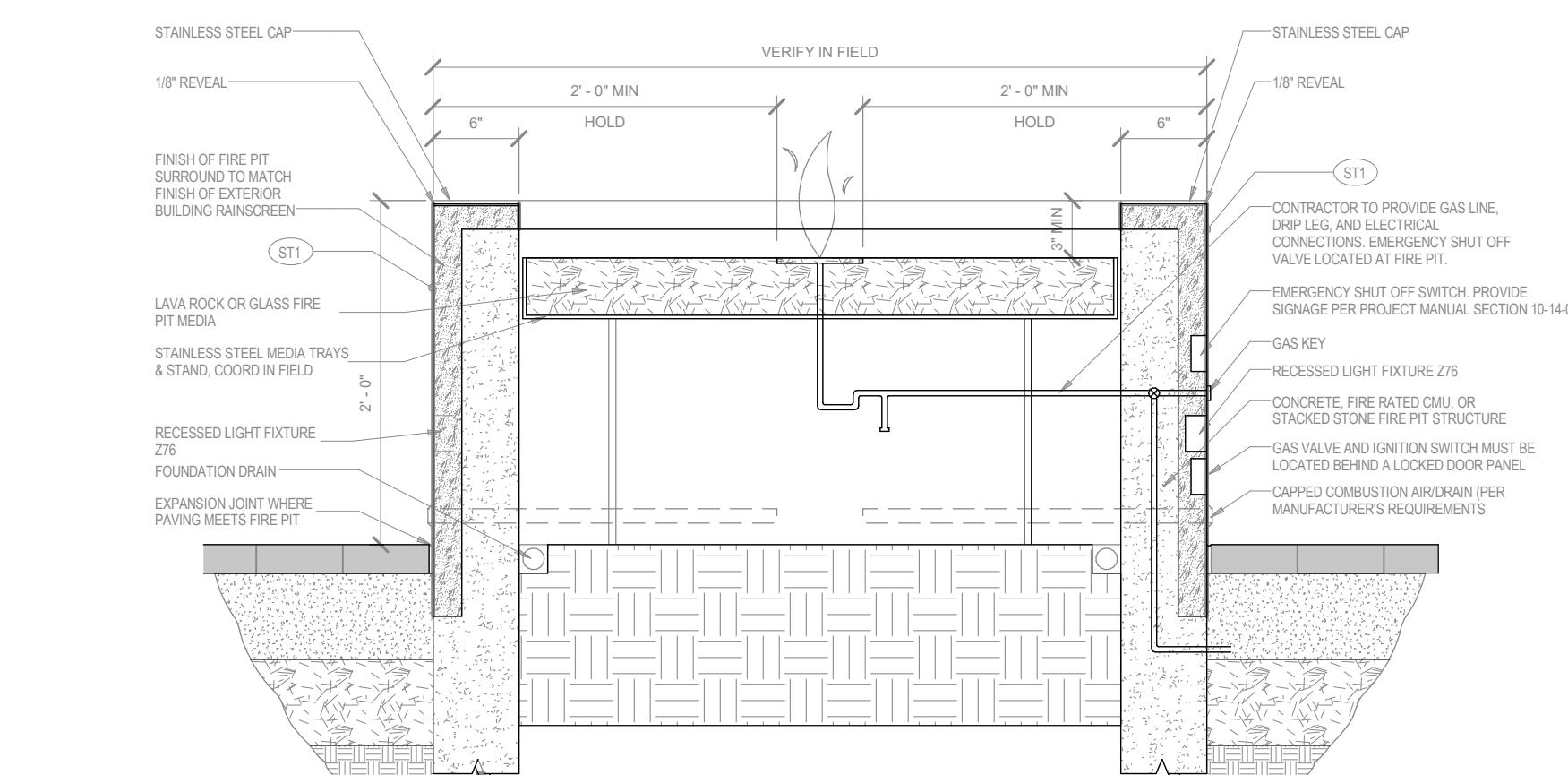
8 FENCE DETAIL 2  
A-012B  
1/2" = 1'-0"



9 PLANTER DETAIL  
A-012A/A-012B 1" = 1'-0"



5 FIRE PIT PLAN  
A-012B 1/2" = 1'-0"



10 FIRE PIT DETAIL  
A-012B A-012B  
1" = 1'-0"

ISSUED FOR PC STAFF  
REVIEW

RC
CHECKED BY

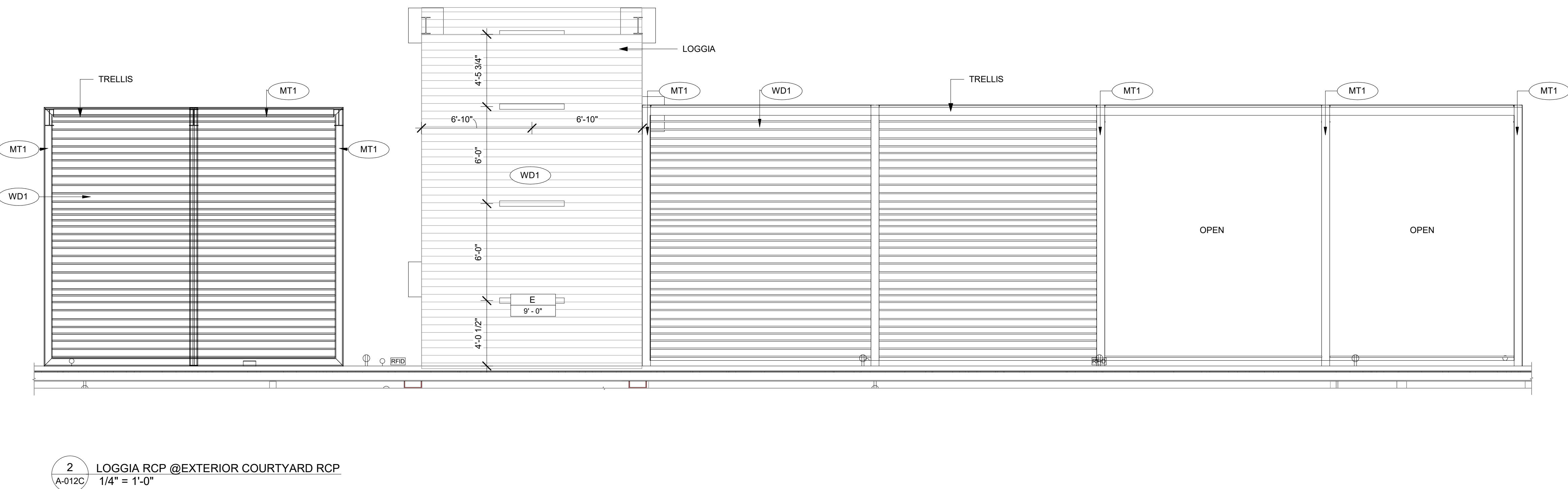
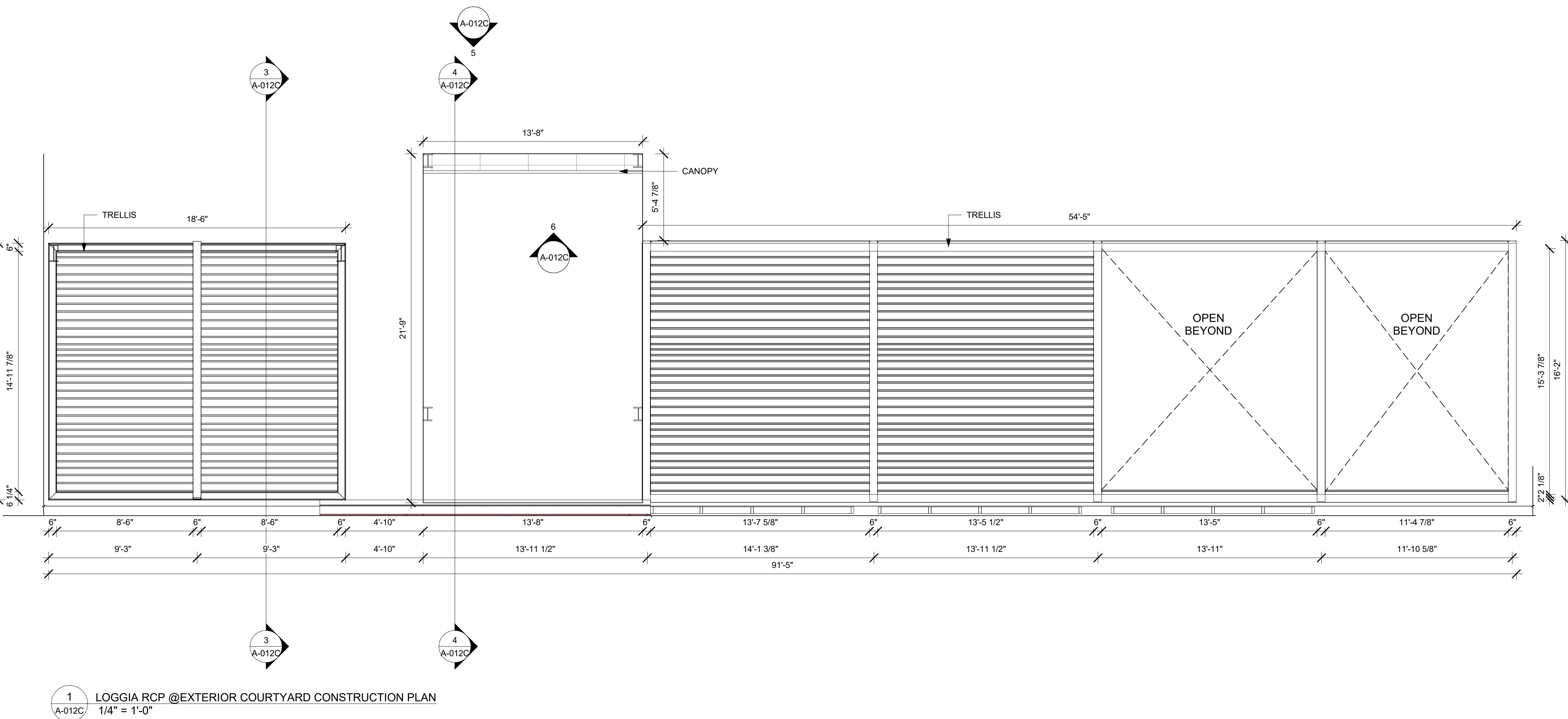
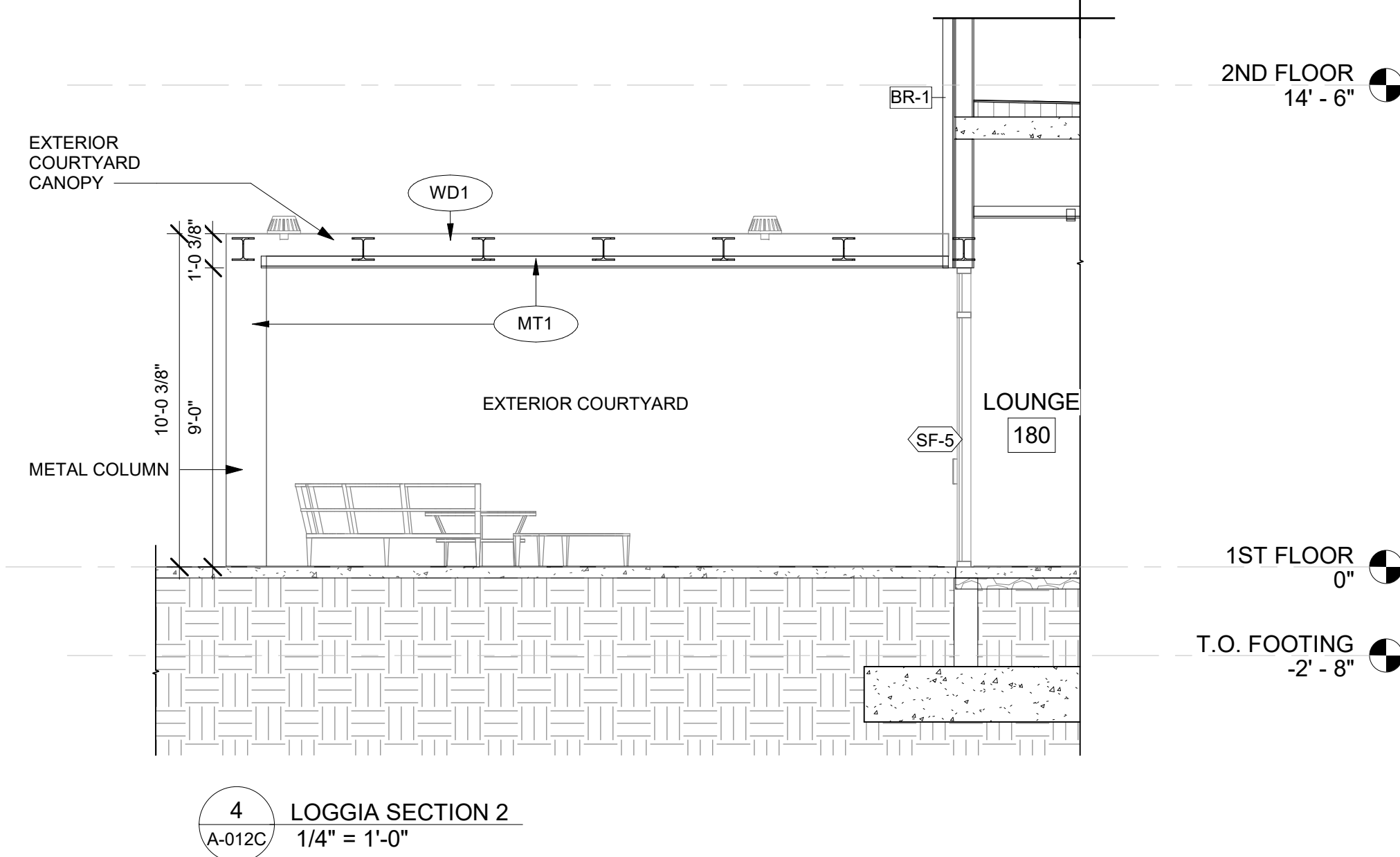
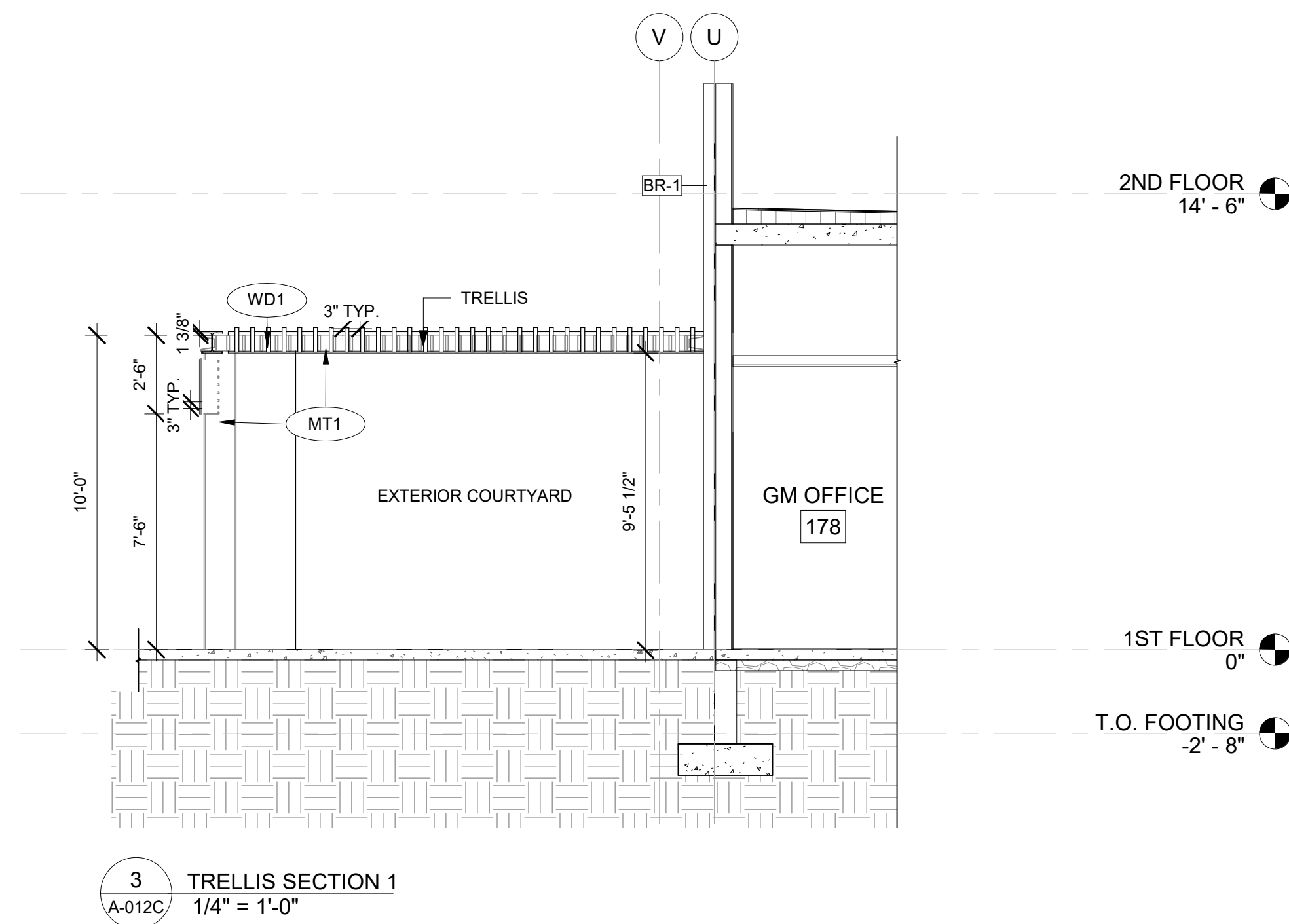
PROJECT NO.	B4-157-1801
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SHEET NAME
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## OUTDOOR PATIO ELEVATIONS AND FIRE PIT DETAILS

**A-012B**





## GENERAL RCP NOTES

### BASE4 NOTES

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- COORDINATE WITH HVAC AND ELECTRICAL PLANS FOR LOCATIONS/QUANTITIES/TYPES OF DIFFUSERS AND LIGHTS.
- REFER TO ROOM FINISH SCHEDULES FOR CEILING MATERIALS AND HEIGHTS.
- CEILING CONTROL JOINTS TO BE 50'-0" MAX. EITHER DIRECTION OR TO LIMIT AREAS TO 2500 SF.
- REFER TO CEILING DETAILS FOR FURTHER INFORMATION.
- ALL ACT TILE CENTERED IN ROOM.
- USE 9/16TH GRID ON SUSPENDED GRID SYSTEM.

### PROJECT NOTES

- REFER TO DESIGN STANDARDS FOR REQUIREMENTS REALATED TO THIS SHEET ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
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## GENERAL FLOOR PLAN NOTES

### BASE4 NOTES

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- GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
- REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES.
- REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.
- REFER G-002S-003 FOR GUESTROOM MIX/MATRIX AND GENRAL LEGENDS.

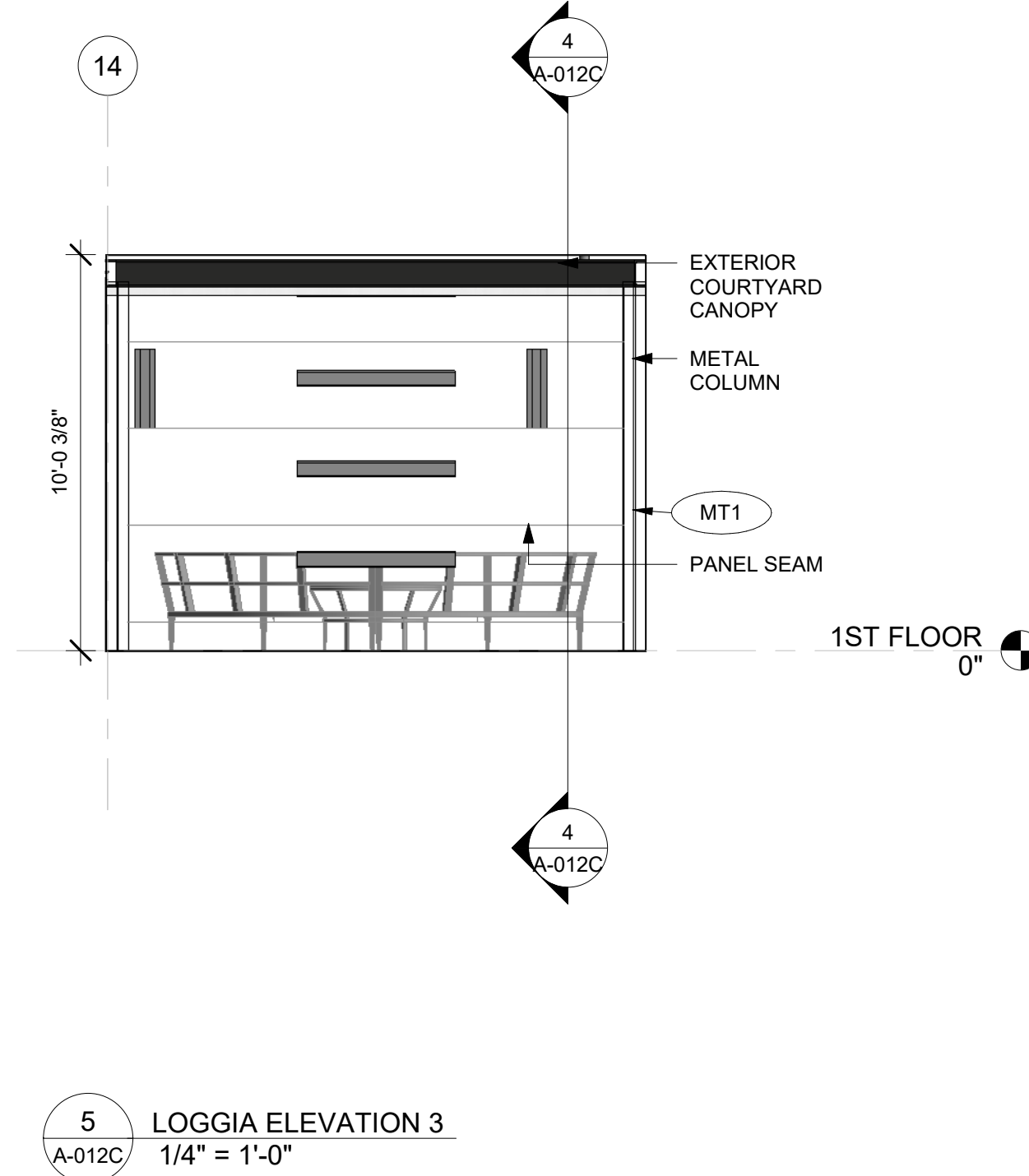
### PROJECT NOTES

- REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
- REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
- REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
- REFER TO HEET G-003 FOR GUESTROOM MIX/ MATRIX AND COMMON LEGENDS.

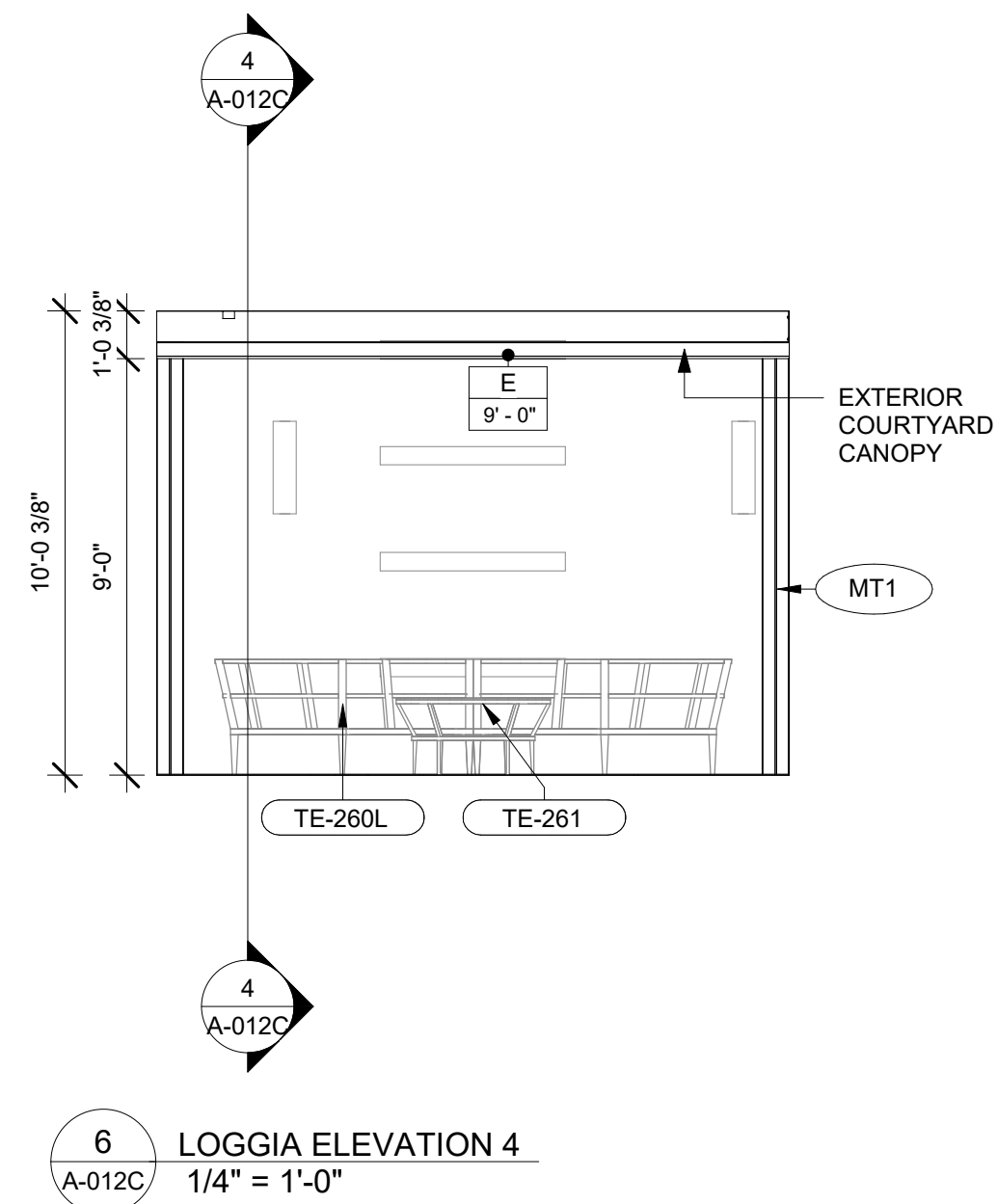
## GENERAL NOTE FOR LEGENDS

### BASE4 NOTES

- REFER TO SHEET G-002 AND A-400A AND A-400B FOR ALL PROJECT NOTES, LEGENDS AND SYMBOLS.
- REFER "Courtyard Gen 6 C\_Vnergy Interior Finish Index-ID" FOR FINISHES.
- REFER "22-224000b-C-Plumbing Fixture Matrix\_Gen 6\_C\_Vnergy" FOR RESTROOM ACCESSORIES.



5 LOGGIA ELEVATION 3  
1/4" = 1'-0"



6 LOGGIA ELEVATION 4  
1/4" = 1'-0"



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TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6  
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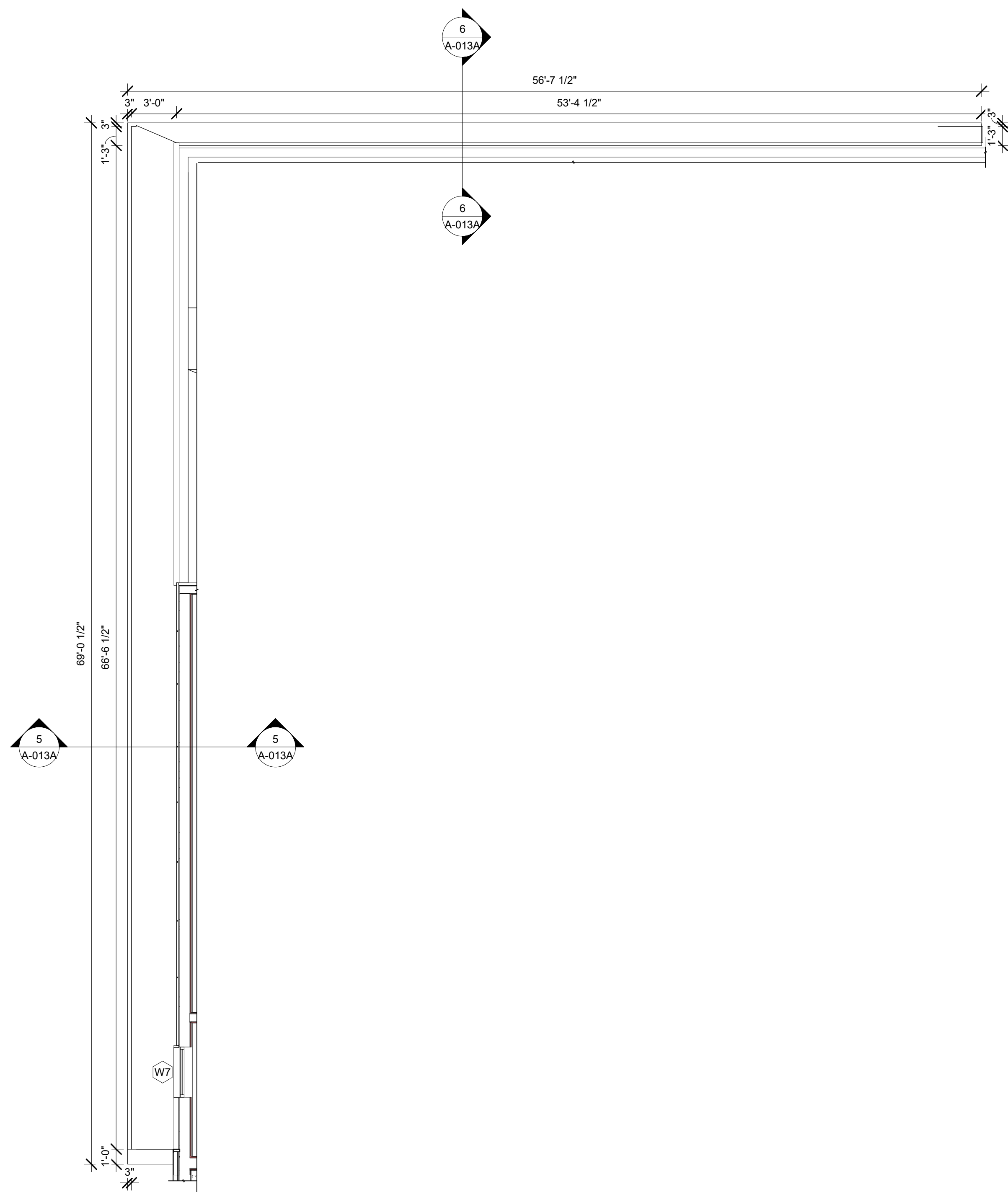
B4-157-1801

SHEET NAME

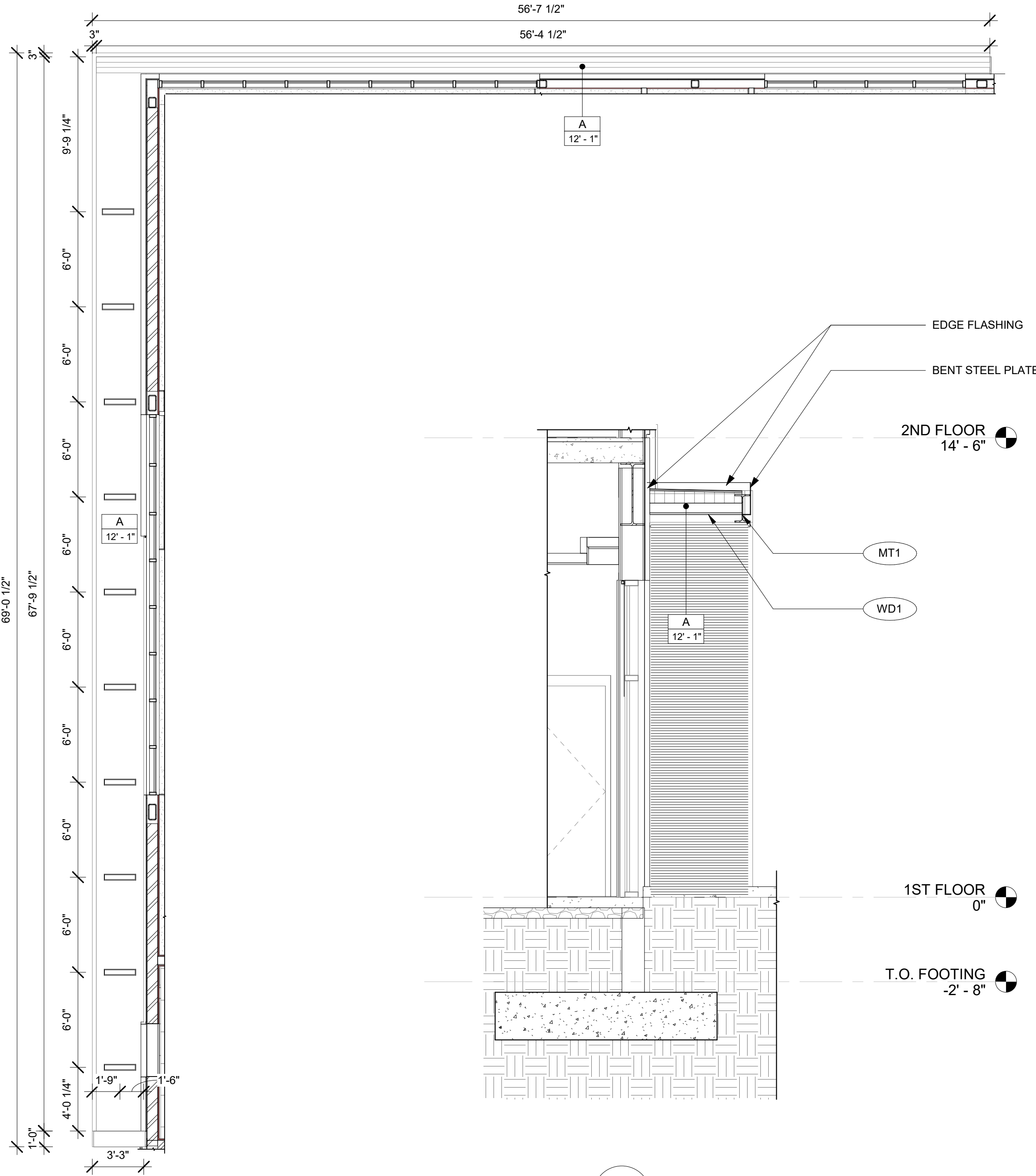
**EXTERIOR COURTYARD LOGGIA/ TRELLIS**

DRAWINGS NO.

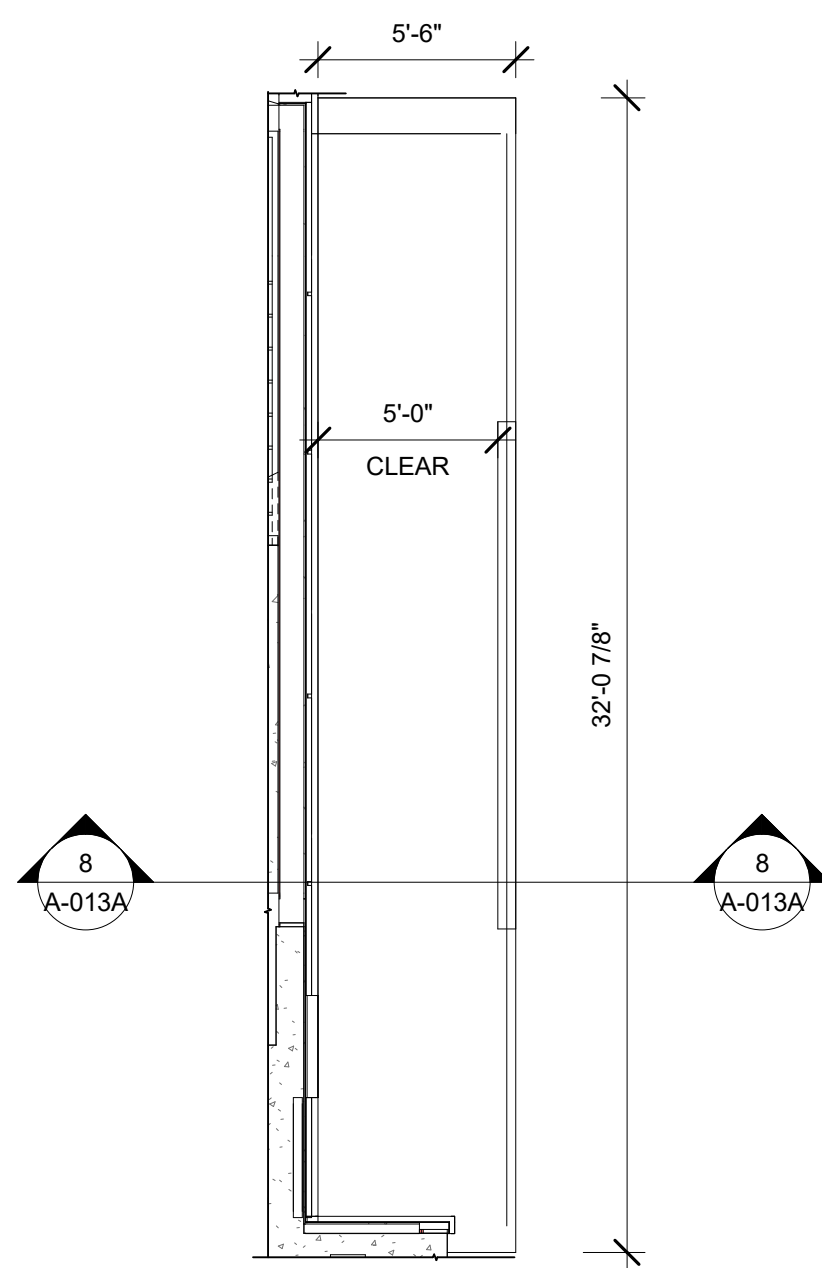
**A-012C**



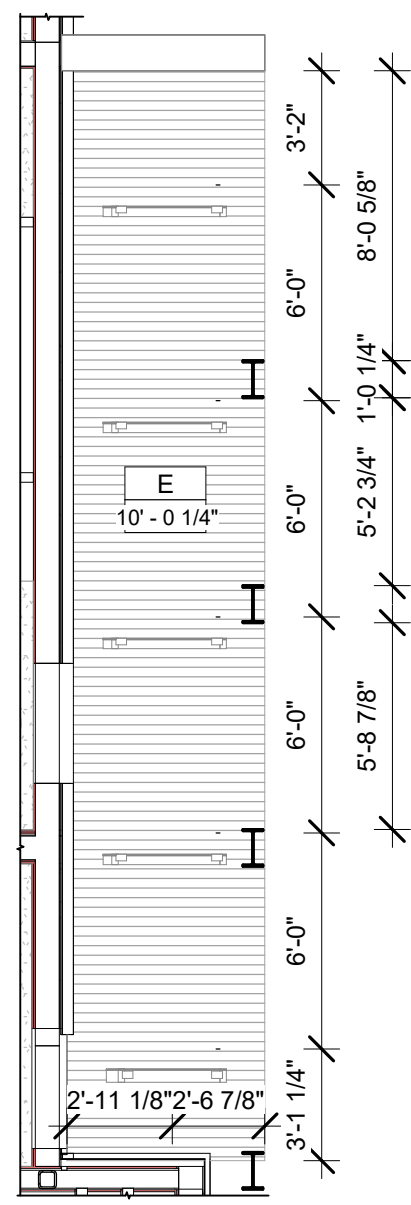
1 CANOPY CONSTRUCTION PLAN  
A-102/A-013A  
3/16" = 1'-0"



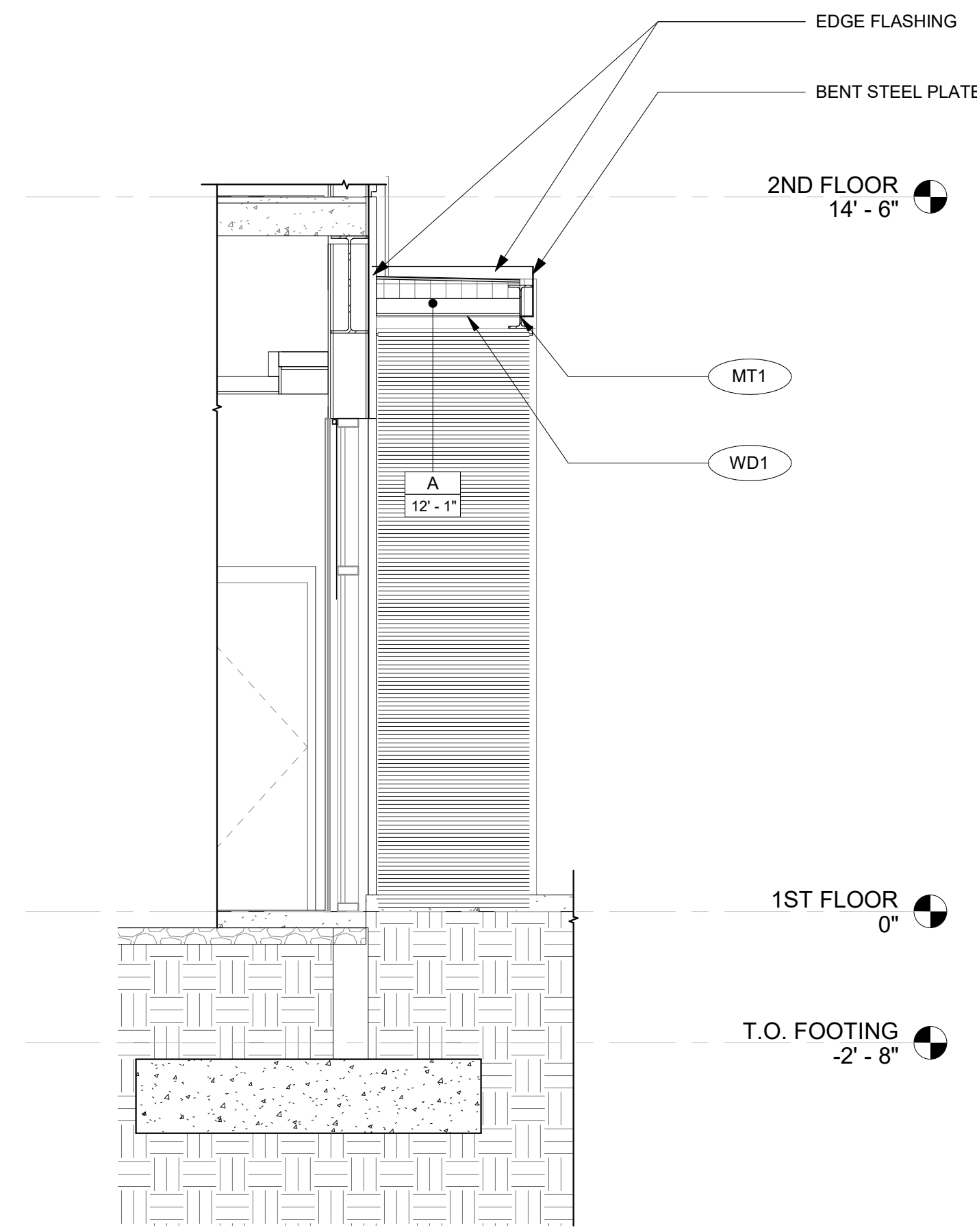
3 CANOPY RCP  
A-110/A-013A  
3/16" = 1'-0"



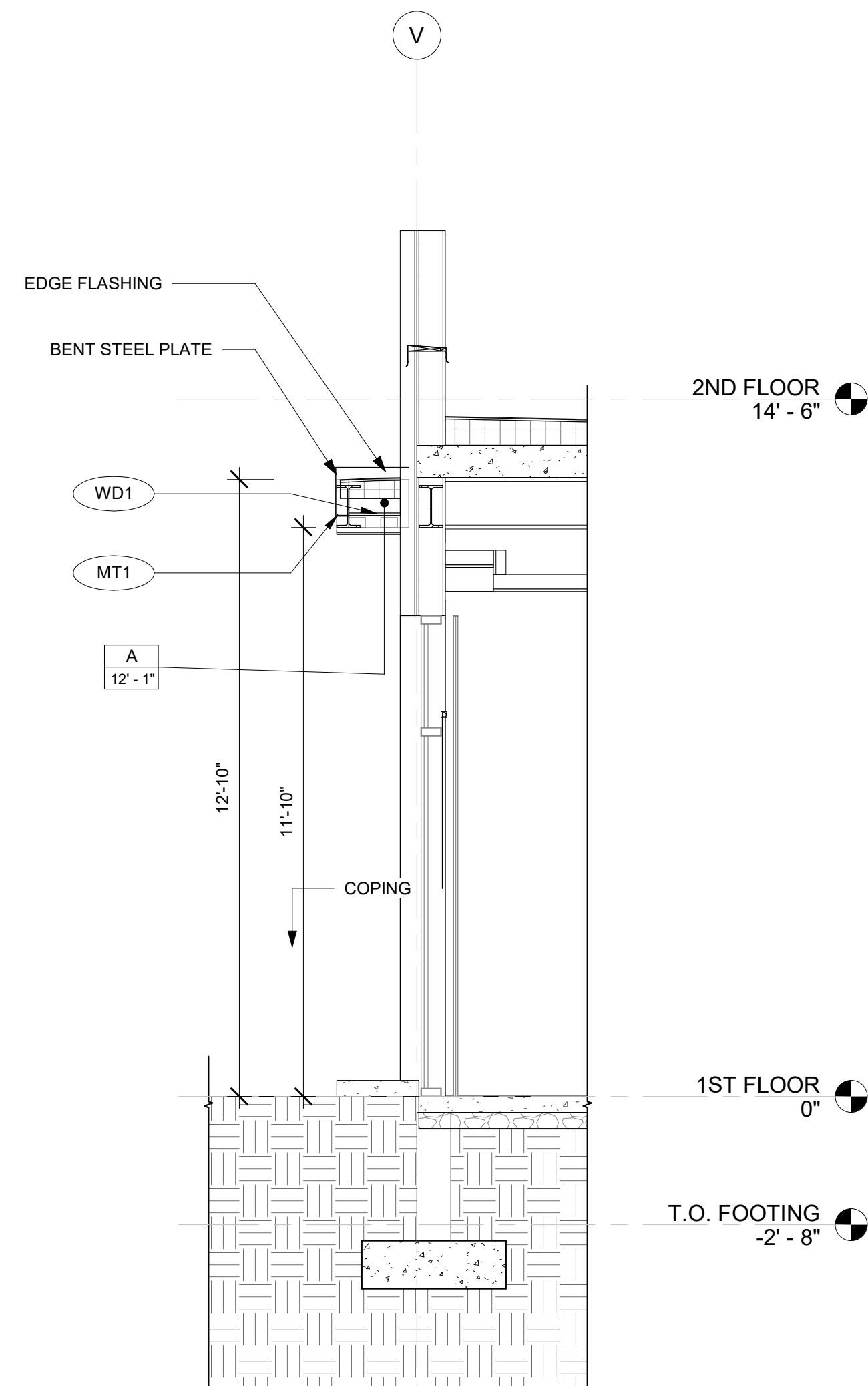
2 CANOPY CONSTRUCTION PLAN  
A-102/A-013A  
3/16" = 1'-0"



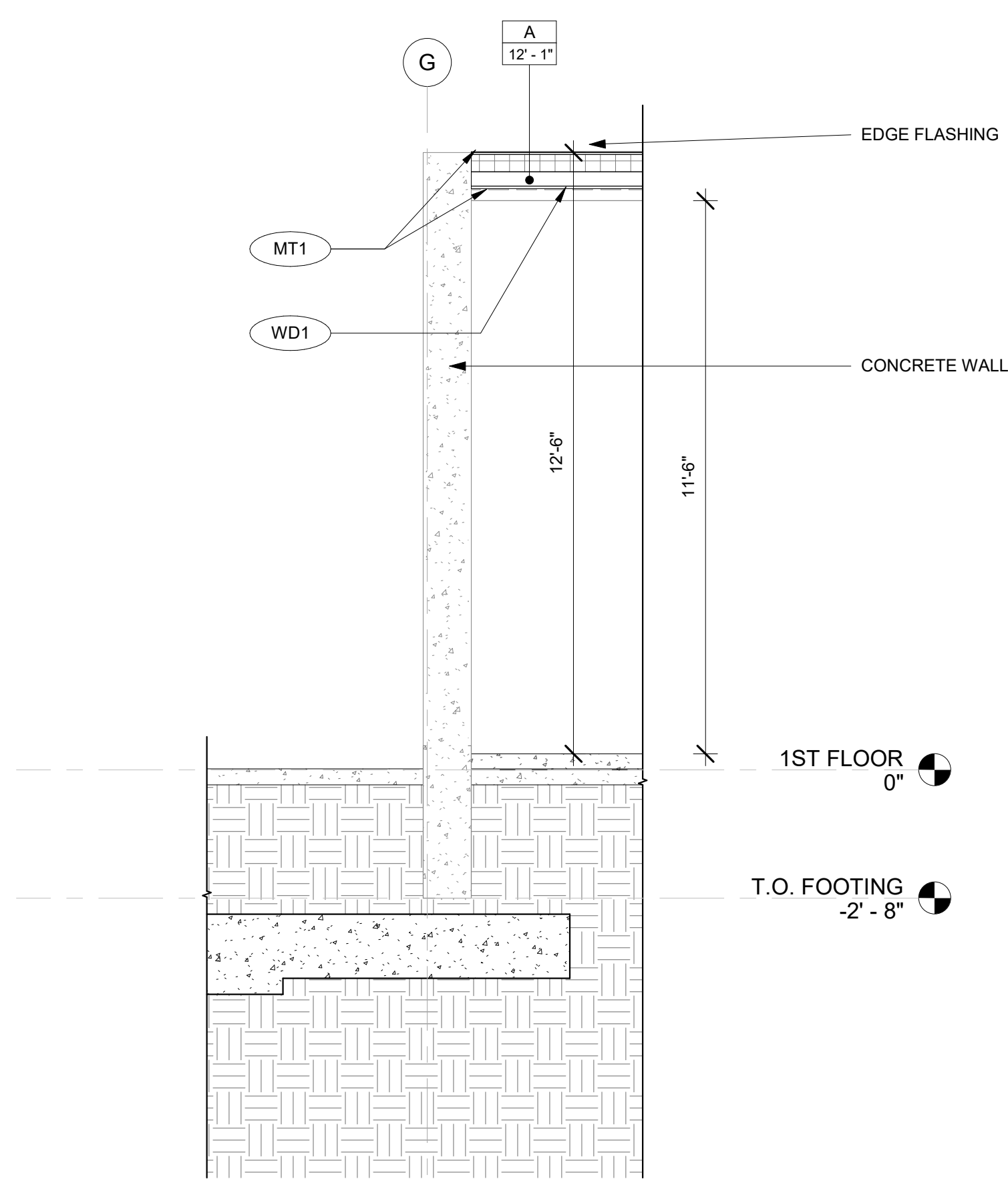
4 CANOPY RCP  
A-110/A-013A  
3/16" = 1'-0"



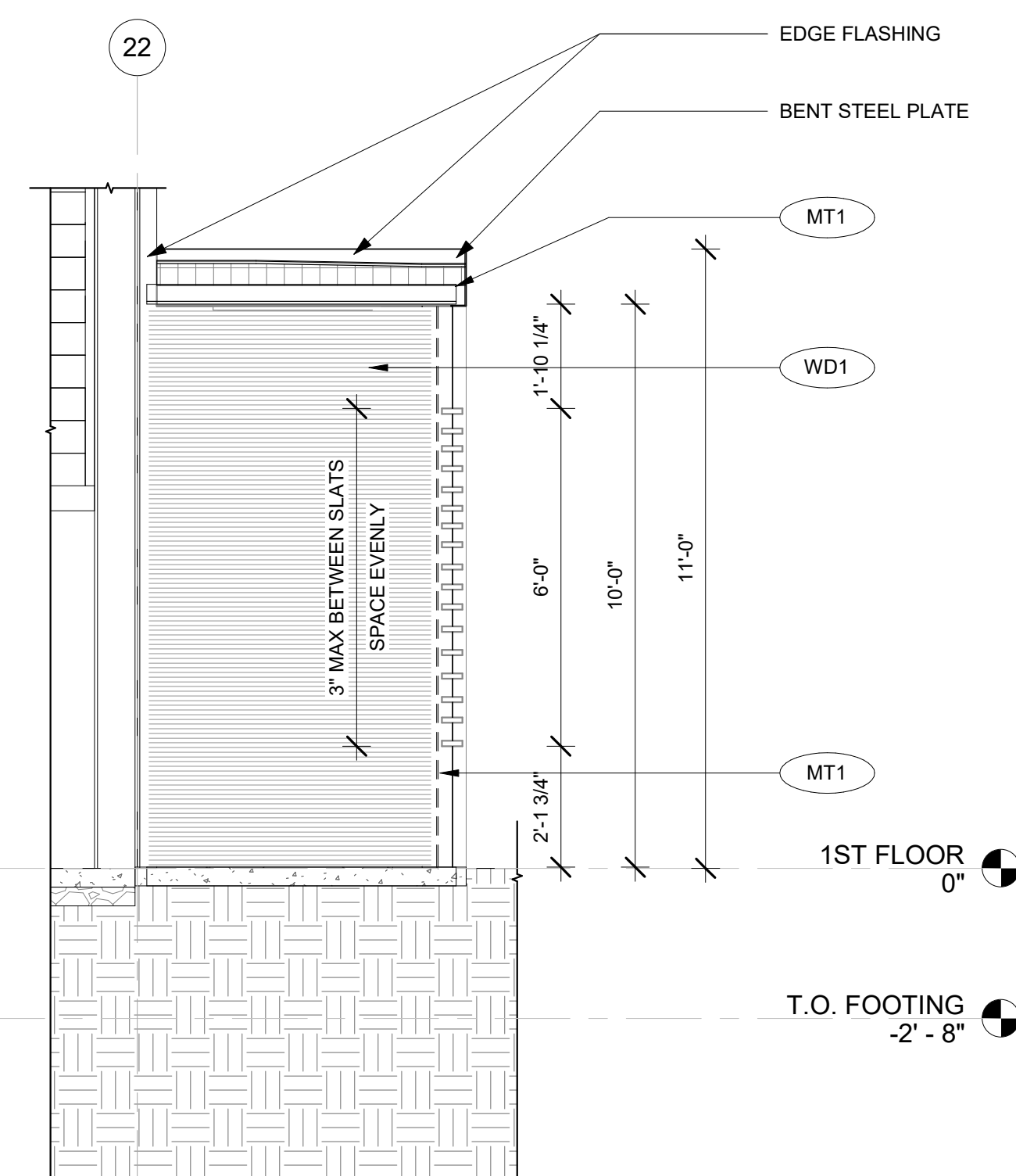
5 CANOPY DETAIL-1  
A-013A/A-013A  
3/8" = 1'-0"



6 CANOPY DETAIL-2  
A-013A/A-013A  
3/8" = 1'-0"



7 CANOPY DETAIL-3  
A-013A/A-013A  
3/8" = 1'-0"



8 CANOPY DETAIL-4  
A-013A/A-013A  
3/8" = 1'-0"



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CORAL SPRINGS, FL 33076

Seal:



Owner:

**TOP Hospitality**  
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312 404 6735

**COURTYARD**  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

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B4-157-1801

SHEET NAME

**BUILDING CANOPIES**

DRAWINGS NO.

**A-013A**





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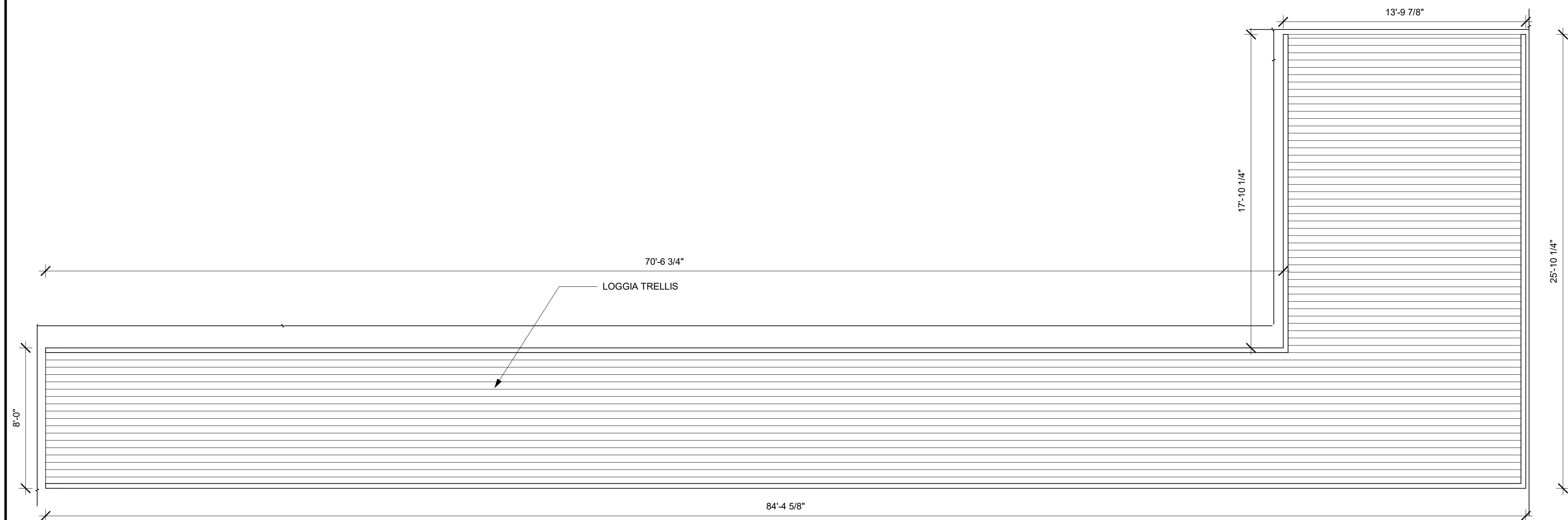
PROJECT NO.  
B4-157-1801

SHEET NAME

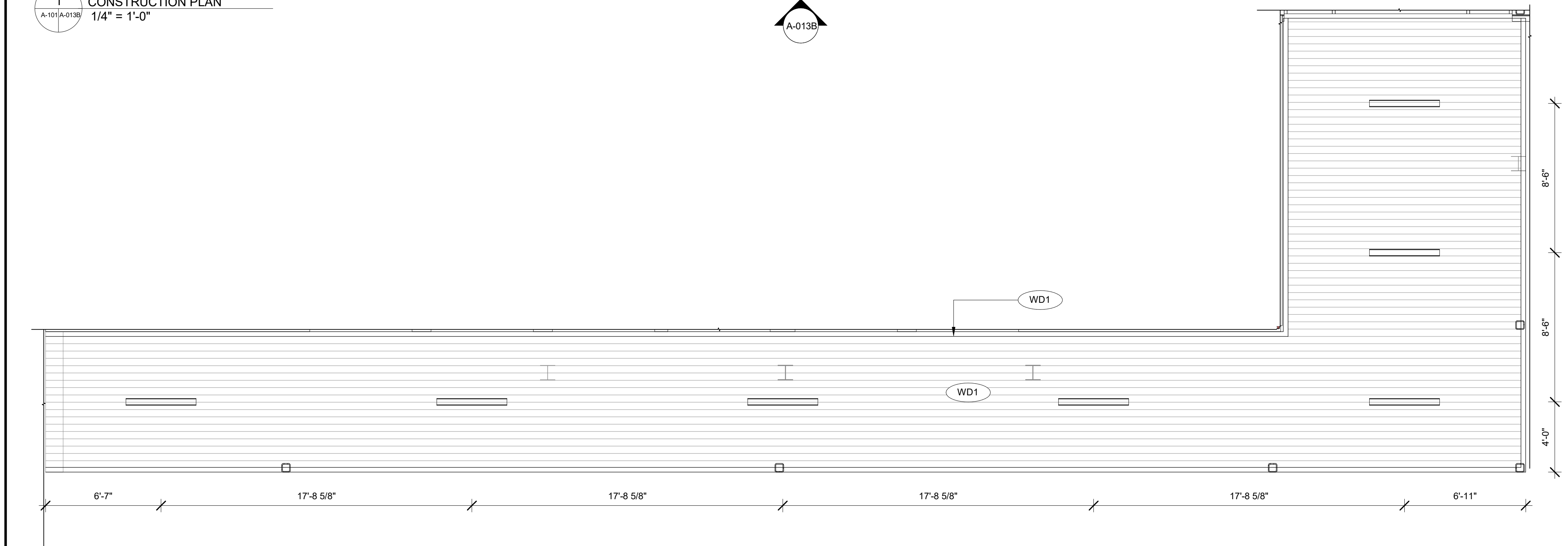
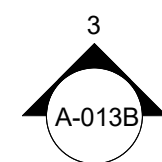
**BUILDING CANOPY  
ELEVATIONS**

DRAWINGS NO.

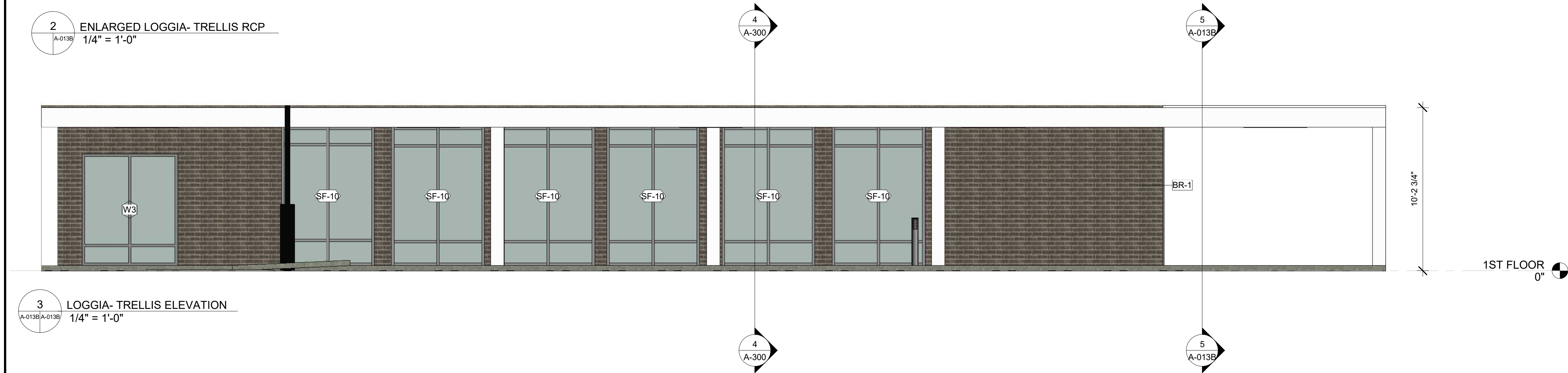
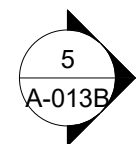
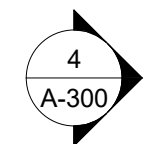
**A-013B**



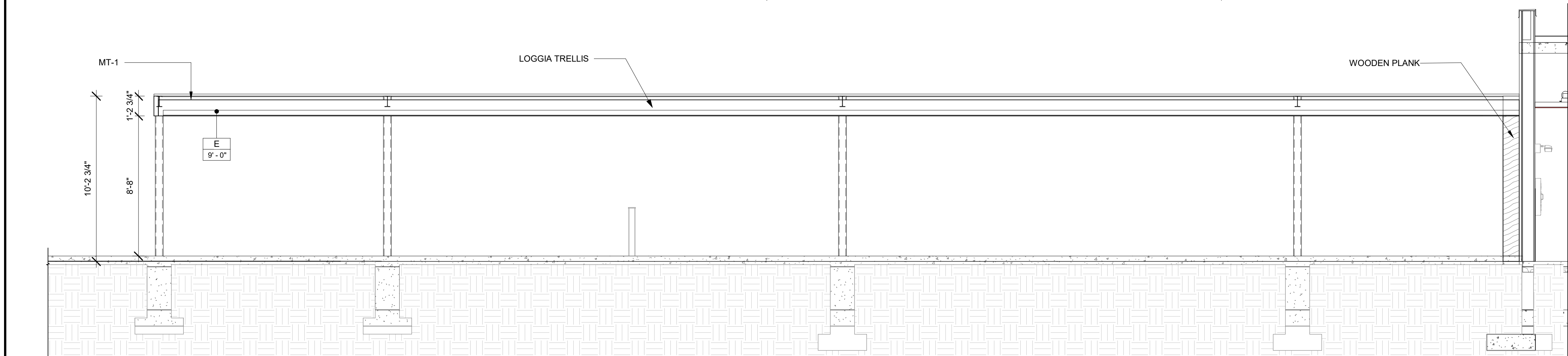
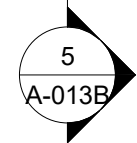
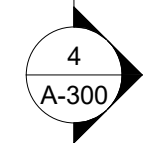
1 ENLARGED LOGGIA- TRELLIS  
CONSTRUCTION PLAN  
1/4" = 1'-0"



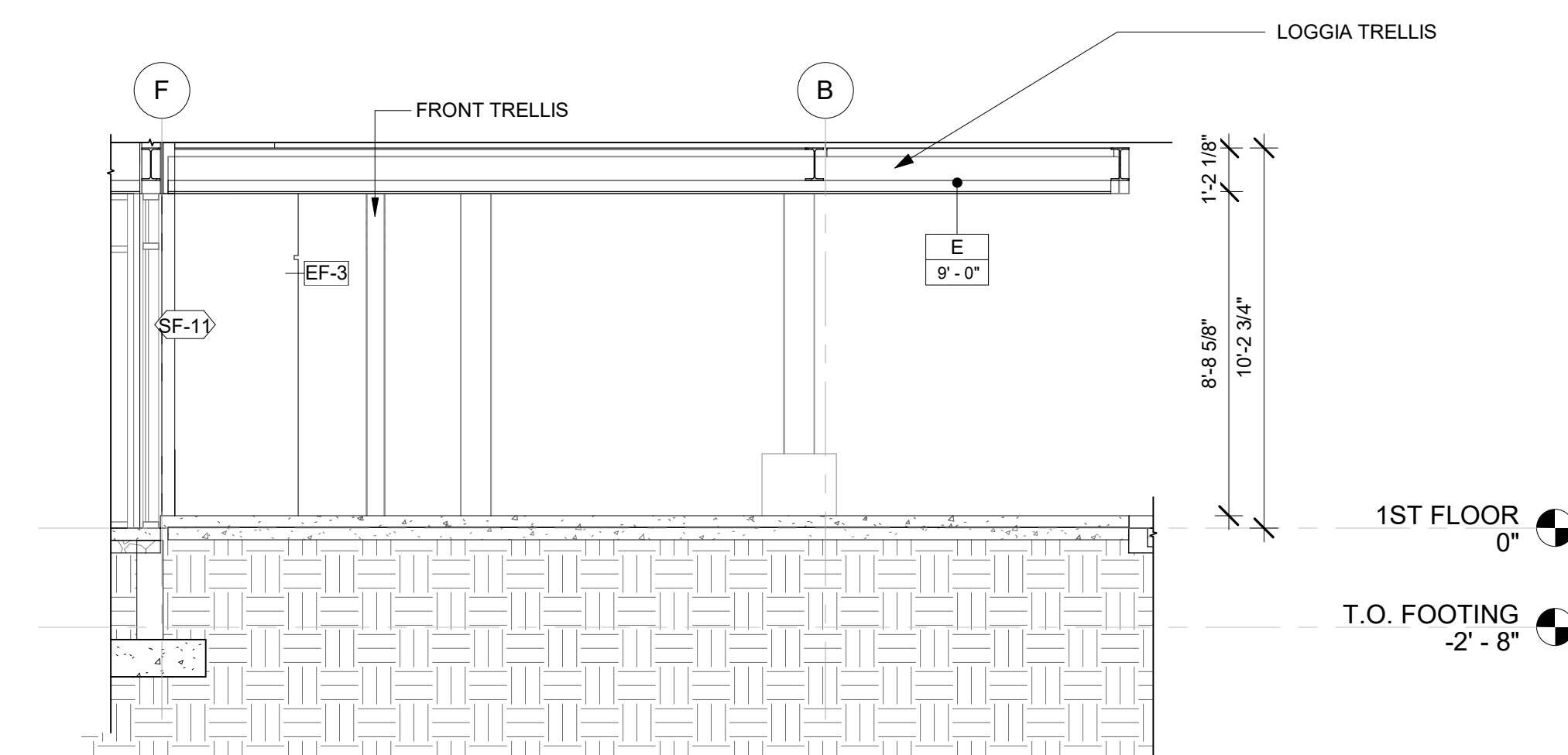
2 ENLARGED LOGGIA- TRELLIS RCP  
1/4" = 1'-0"



3 LOGGIA- TRELLIS ELEVATION  
1/4" = 1'-0"

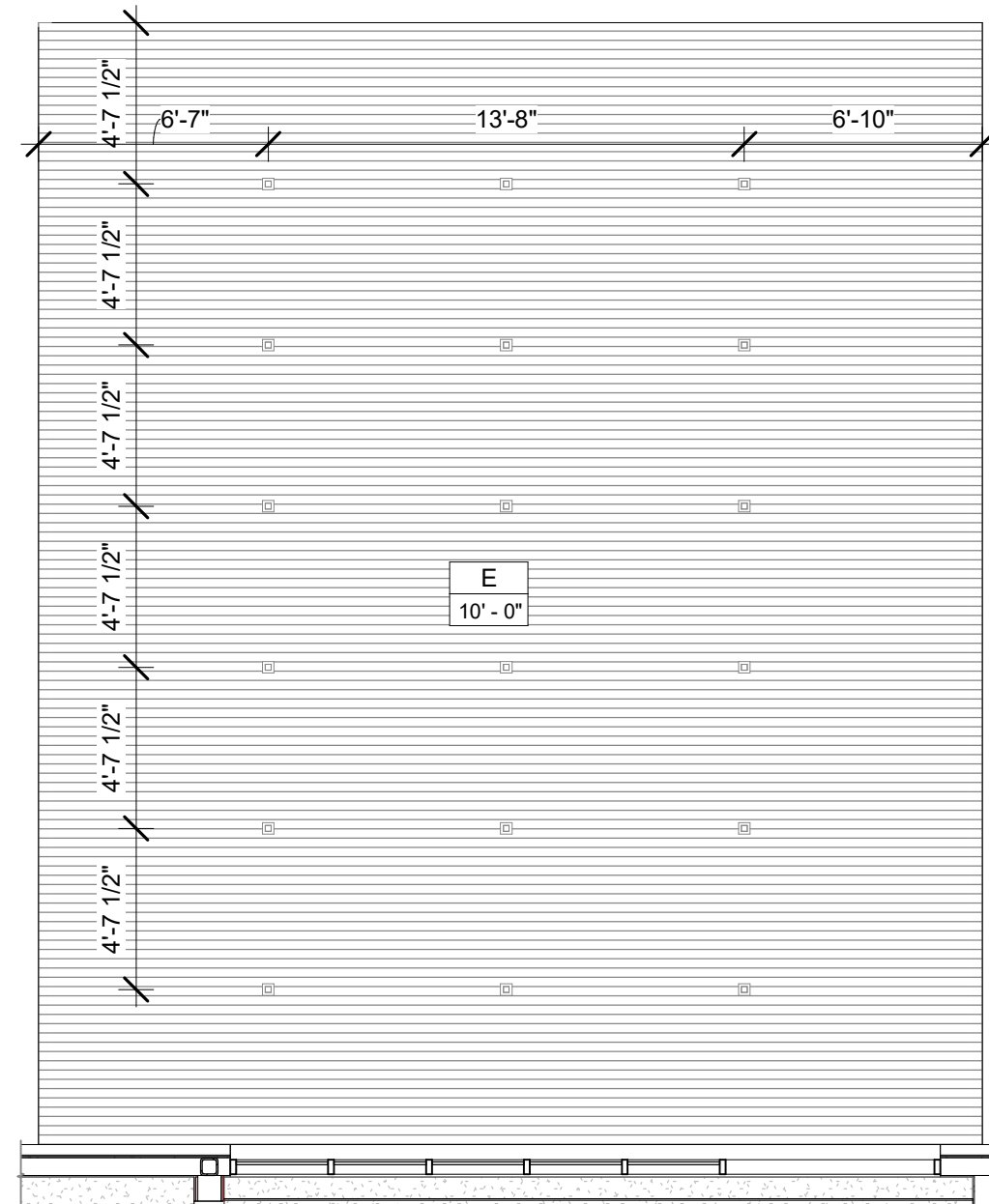


4 LOGGIA- TRELLIS SECTION - 1  
1/4" = 1'-0"



5 LOGGIA- TRELLIS SECTION - 2  
1/4" = 1'-0"





3 ENLARGED BANQUET CANOPY RCP PLAN  
A-110(A-013C) 3/16" = 1'-0"



6 ENLARGED BANQUET ELEVATION  
A-013C/A-013C 1/4" = 1'-0"

## GENERAL FLOOR PLAN NOTES

### BASE4 NOTES

1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
2. INTERIOR DOORS TO BE MIN. OF 4' FROM ADJACENT WALLS AS SHOWN ON PLANS
3. PROVIDE SMOKE/HEAT EXHAUSTION IN EXTERIOR CMU WALLS.
4. GYPSUM WALLBOARD JOINTS, JOINTS TO BE SET AT MAX C.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
5. REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE RESTROOM, COMMUNICATION ROOM, TALKS
6. REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.
7. REFER TO G-003-G-003 AT GUESTROOM MIX/MATRIX AND GENERAL LEGENDS

### PROJECT NOTES

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3. REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
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# GENERAL NOTE FOR LEGENDS

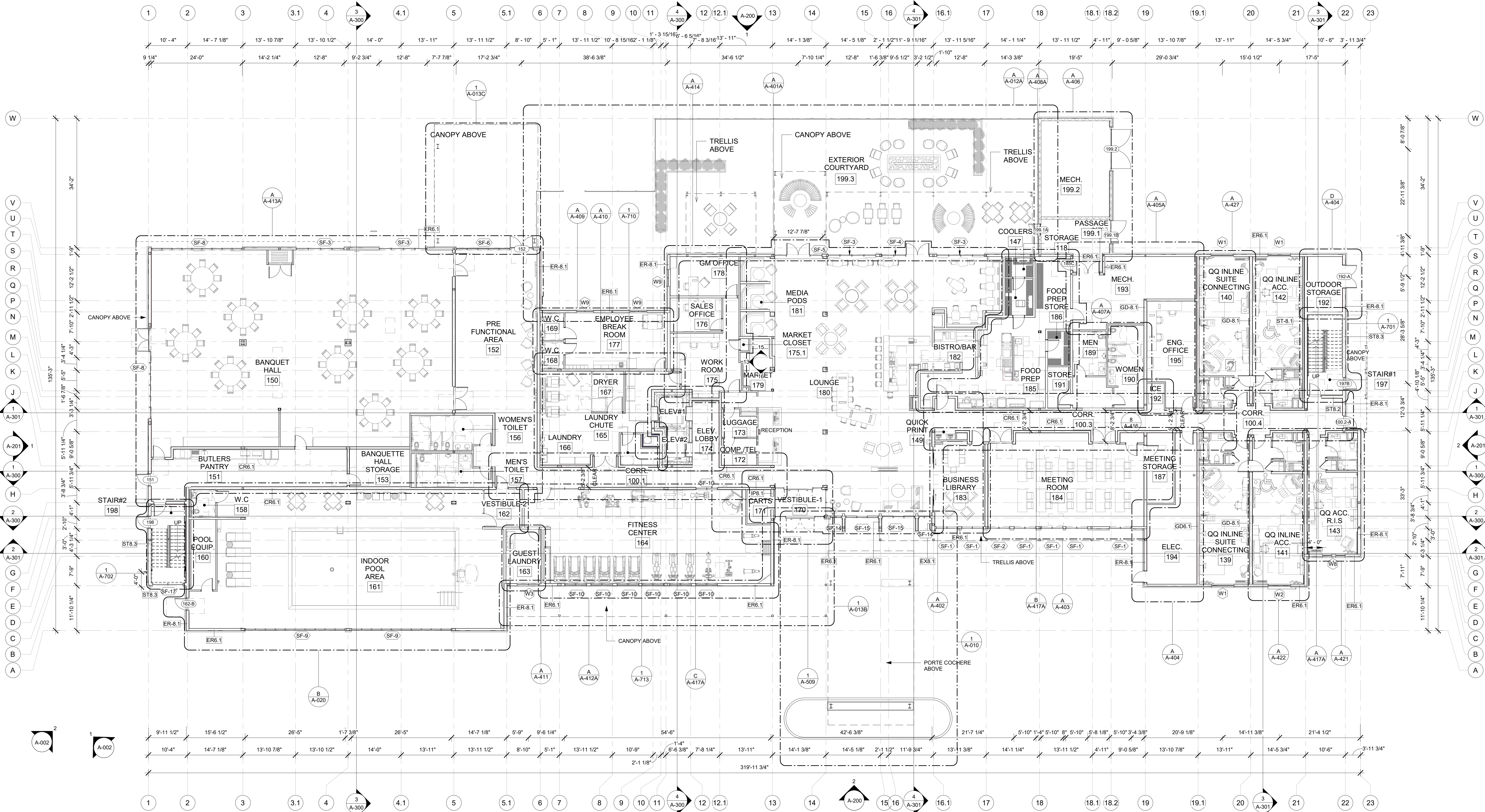
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  3. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
  4. GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
  5. REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES
  6. REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.
  7. REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENERAL LEGENDS.
- PROJECT NOTES**
1. REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
  2. REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
  3. REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
  4. REFER TO HEET G-003 FOR GUESTROOM MIX/MATRIX AND COMMON LEGENDS.



**BASE4**

2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
+1-888-901-8008BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:  


Owner:  
**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

**COURTYARD**  
BY MARRIOTT  
TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6,  
REVISION DATE: 2018.08.24

ID	ISSUED	DESCRIPTION
A0	2019.12.13	ISSUED FOR PERMIT

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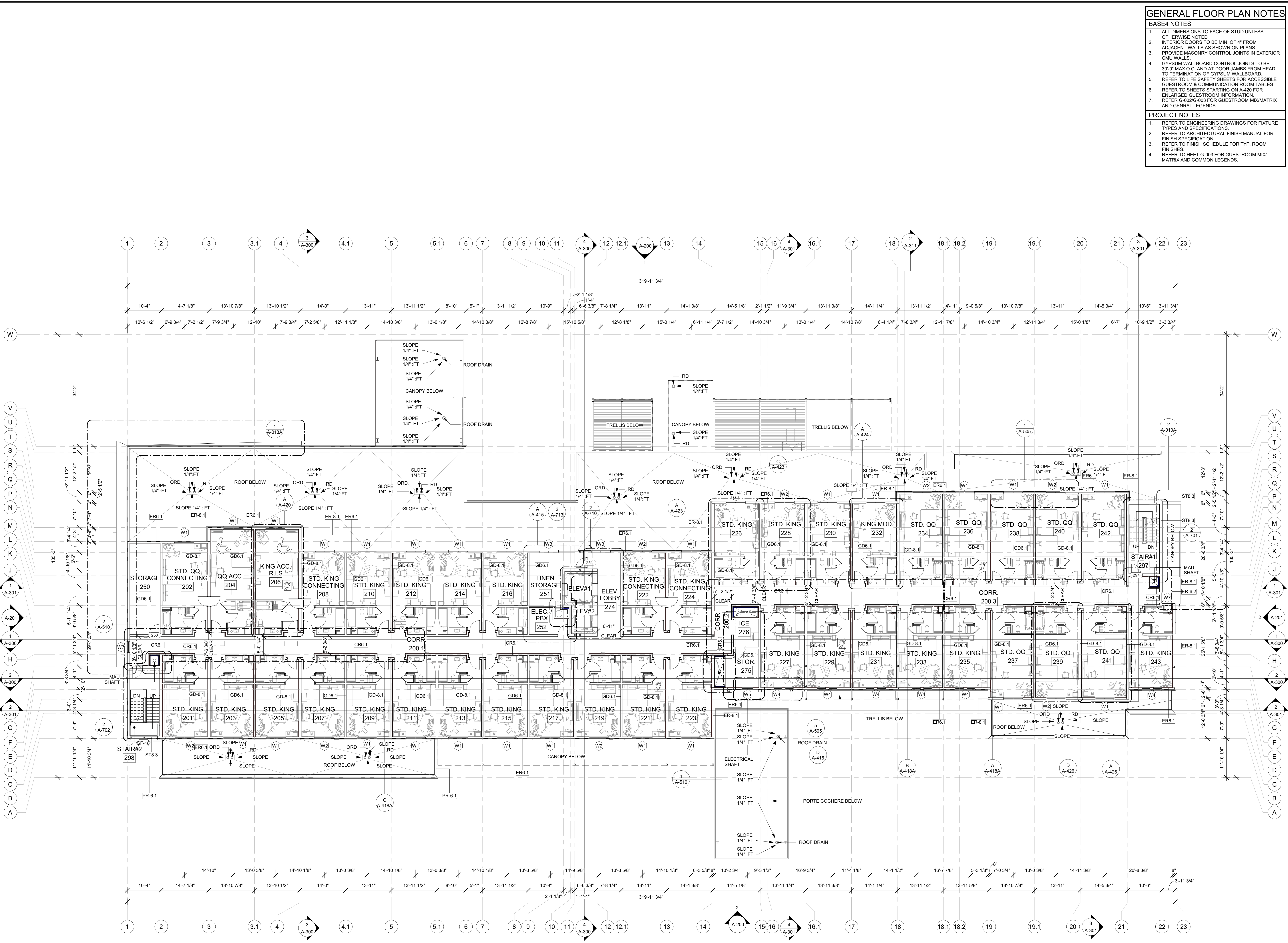
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PROJECT NO.  
B4-157-1801

SHEET NAME  
**1ST FLOOR PLAN**

DRAWINGS NO.  
**A-101**






- GENERAL FLOOR PLAN NOTES**
- BASE4 NOTES**
1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
  2. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS
  3. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS
  4. GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD
  5. REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES
  6. REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION
  7. REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENERAL LEGENDS
- PROJECT NOTES**
1. REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS
  2. REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION
  3. REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES
  4. REFER TO HEET G-003 FOR GUESTROOM MIX/MATRIX AND COMMON LEGENDS



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**COURTYARD**  
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TINLEY PARK, IL

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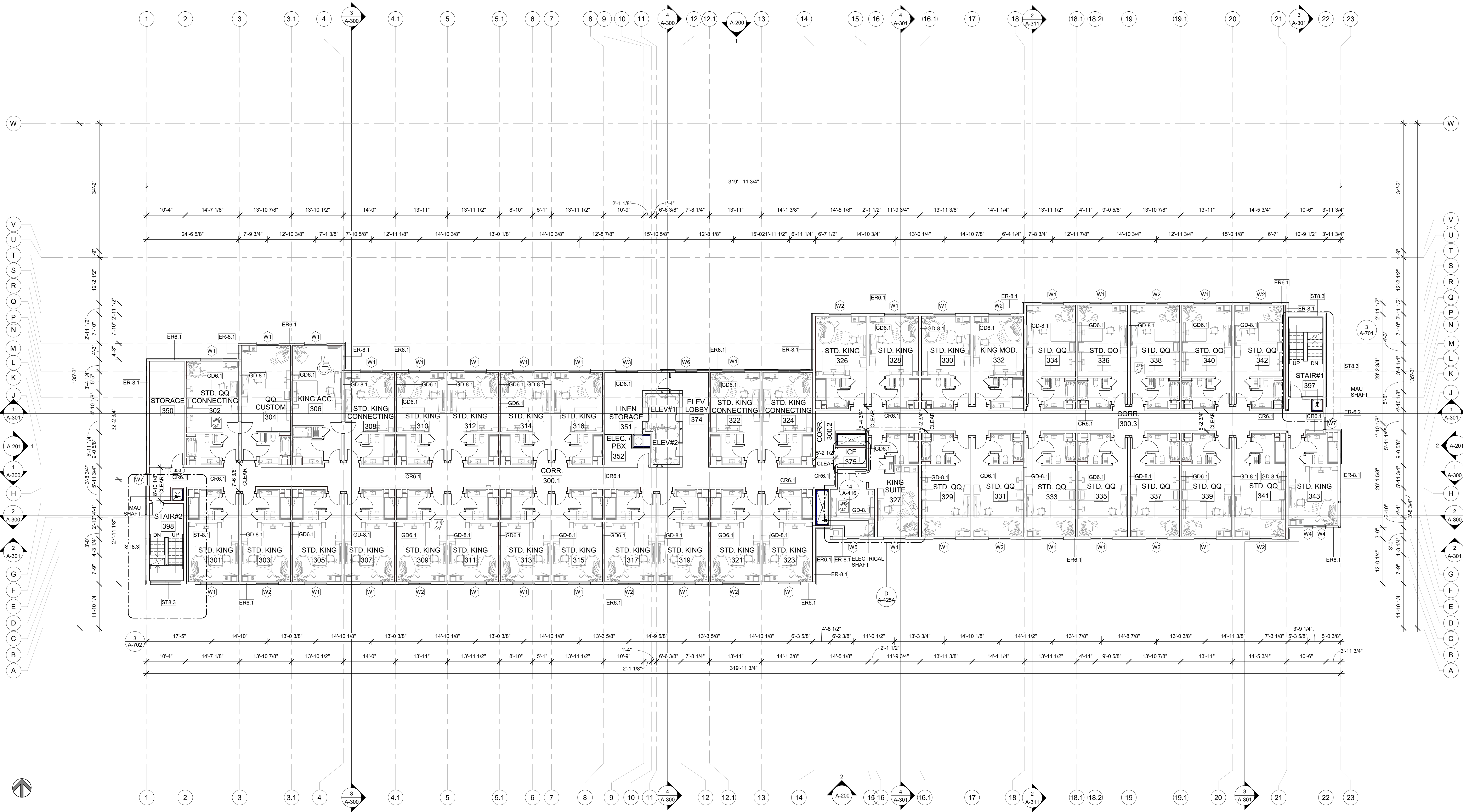
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PROJECT NO.  
B4-157-1801

SHEET NAME  
**2ND FLOOR PLAN**

DRAWINGS NO.  
**A-102**





- GENERAL FLOOR PLAN NOTES
- BASE4 NOTES
1.

ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
2.

INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
3.

PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
4.

GYPSON WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSON WALLBOARD.
5.

REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES
6.

REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.
7.

REFER G-002/0-003 FOR GUESTROOM MIX/MATRIX AND GENRAL LEGENDS
- PROJECT NOTES
1.

REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.
2.

REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.
3.

REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.
4.

REFER TO HEET G-003 FOR GUESTROOM MIX/ MATRIX AND COMMON LEGENDS.

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Seal:

Owner:  
**TOP Hospitality**  
143 Wheeling Road  
Wheeling IL 60090  
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**COURTYARD**  
BY MARRIOTT  
TINLEY PARK, IL  
PROTOTYPE VERSION: GEN 6:  
REVISION DATE: 2018.08.24

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PROJECT NO.

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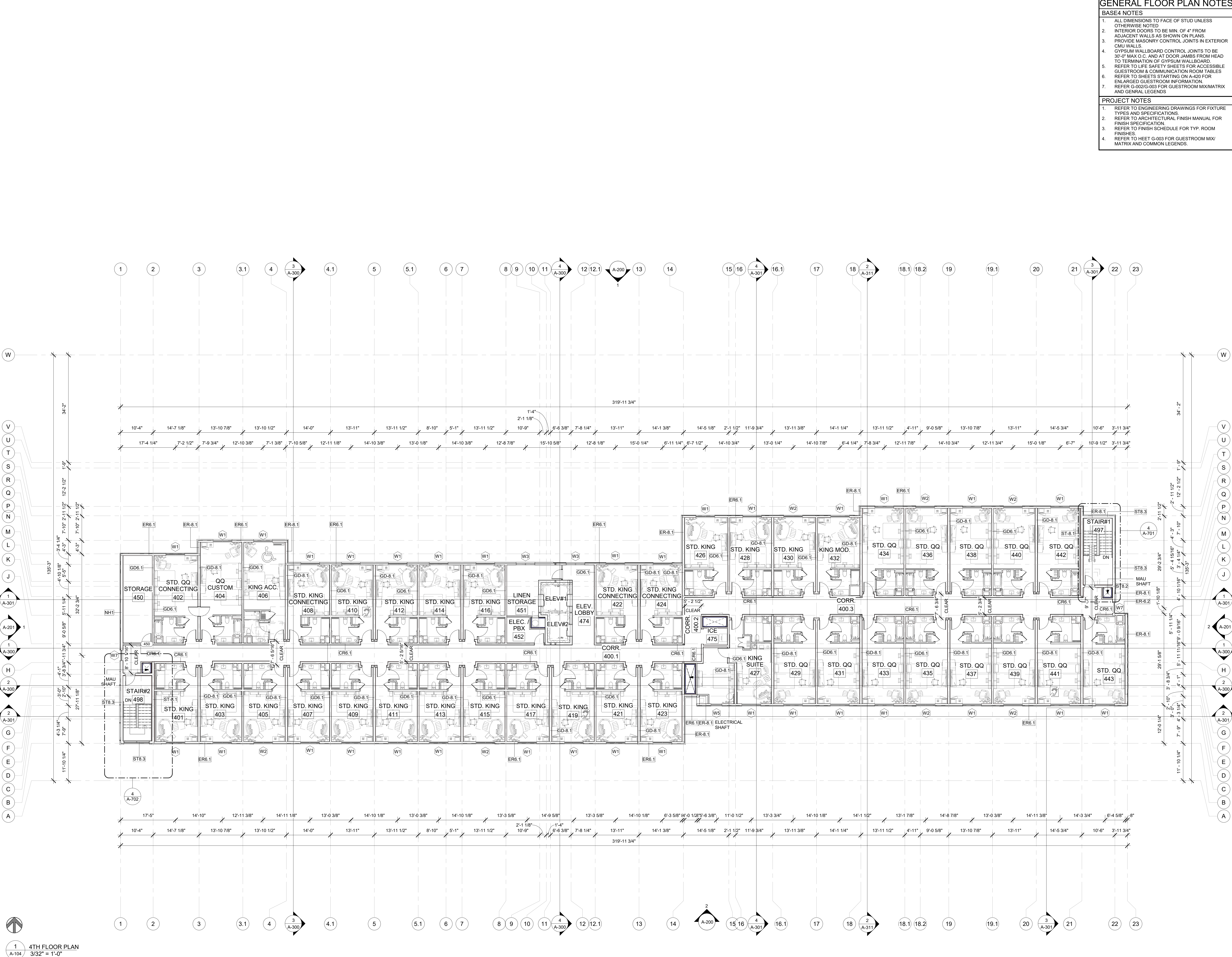
3RD FLOOR PLAN

DRAWINGS NO.

A-103

1 3RD FLOOR PLAN  
3/32" = 1'-0"





- GENERAL FLOOR PLAN NOTES
- BASE4 NOTES

1.

ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED

2.

INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.

3.

PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.

4.

GYPSON WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSON WALLBOARD.

5.

REFER TO LIFE SAFETY SHEETS FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES

6.

REFER TO SHEETS STARTING ON A-420 FOR ENLARGED GUESTROOM INFORMATION.

7.

REFER G-002/G-003 FOR GUESTROOM MIX/MATRIX AND GENRAL LEGENDS
- PROJECT NOTES

1.

REFER TO ENGINEERING DRAWINGS FOR FIXTURE TYPES AND SPECIFICATIONS.

2.

REFER TO ARCHITECTURAL FINISH MANUAL FOR FINISH SPECIFICATION.

3.

REFER TO FINISH SCHEDULE FOR TYP. ROOM FINISHES.

4.

REFER TO HEET G-003 FOR GUESTROOM MIX/ MATRIX AND COMMON LEGENDS.

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OWNER:

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312 404 6735

COURTYARD

BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6  
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PROJECT NO.

B4-157-1801

SHEET NAME

4TH FLOOR PLAN

DRAWINGS NO.

A-104







## CHANNEL LETTER SPECIFICATIONS

### Channel Letter Specifications:

Construction: .050" aluminum channel letter with .063" aluminum backs

Face Material: 3/16" 7328 white acrylic

Trim Cap: 1" paint to match Pantone® 426 C gray, satin finish

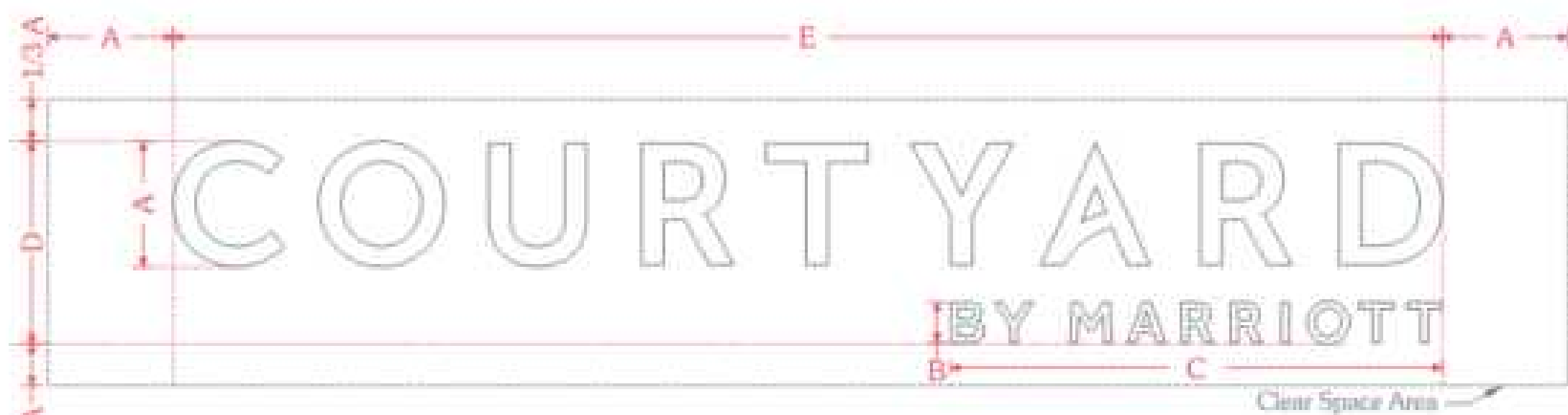
Illumination: GE White LED's as required

Exterior Finish: Paint to match Pantone® 426 C gray, satin finish

Interior Finish: Paint reflective white

### Channel Letter Face Specifications:

Face Material: 3/16" 7328 white acrylic



Model #	A	B	C	D	E
C-24-CL	24"	8 11/16"	8'-10 9/16"	3'-3 11/16"	20'-2 9/16"
C-30-CL	30"	9 9/16"	9'-9 5/16"	4'-0 5/16"	25'-3 1/4"
C-36-CL	36"	11 7/16"	11'-8 3/4"	4'-9 15/16"	30'-3 7/8"
C-48-CL	48"	15 1/4"	15'-7 11/16"	6'-5 1/4"	40'-5 3/16"

\* Letter height determined by the height of the letter "C".

## LEGEND - EXTERIOR FINISHES

MARK	MATERIAL-BRAND	COLOR	MATERIAL-IMAGE	%
NH1	NICHIHA	SW-7666 FLEUR DE SEL		39%
SC-2	STUCCO	SW 6719 GECKO		1%
BR-1	GLEN-GREY BRICK	VINTAGEWOOD IN BARK COLOR		61%
MT-1	METAL	COLOR; EGGSHELL PATTERN		00%
WD-1	WOODEN	WOODEN PLANK		00%

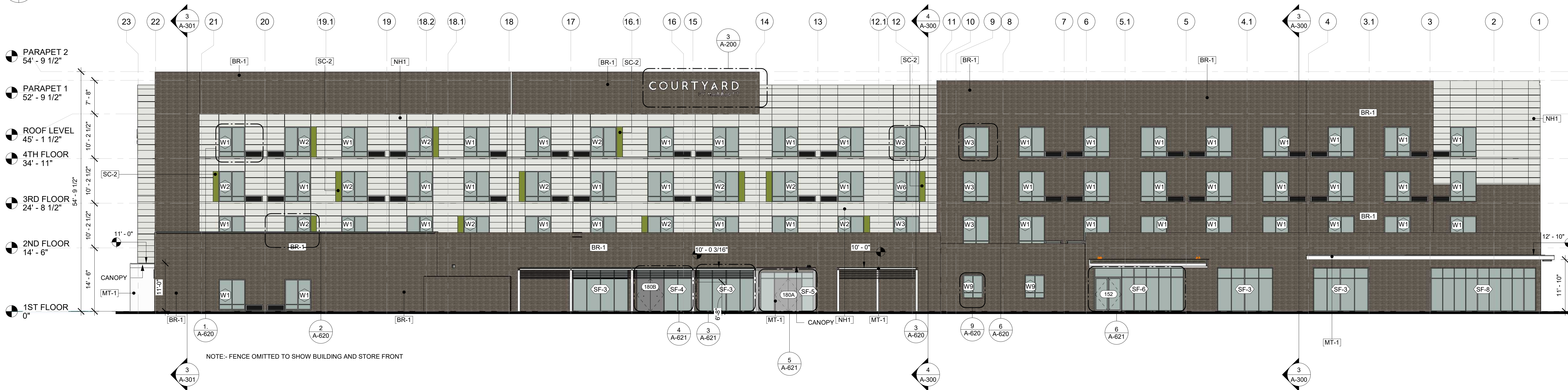
## GENERAL SIGNAGE NOTES

- ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS.
- MINIMUM 3/4" PLYWOOD BACKBOARD REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN.
- ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY.
- PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL.
- PROVIDE WEATHER PROOF ACCESS DOORS AT ROOF LEVEL OR ANYWHERE EXTERIOR OR WET THOSE APPROVED DURING THE SITE PLAN REVIEW PROCESS. IF THE CONDITIONS MAY APPLY.
- GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR REMOTE TRANSFORMERS COORDINATED AND/OR INSTALLED PRIOR TO CLOSING UP THE WALL. PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.

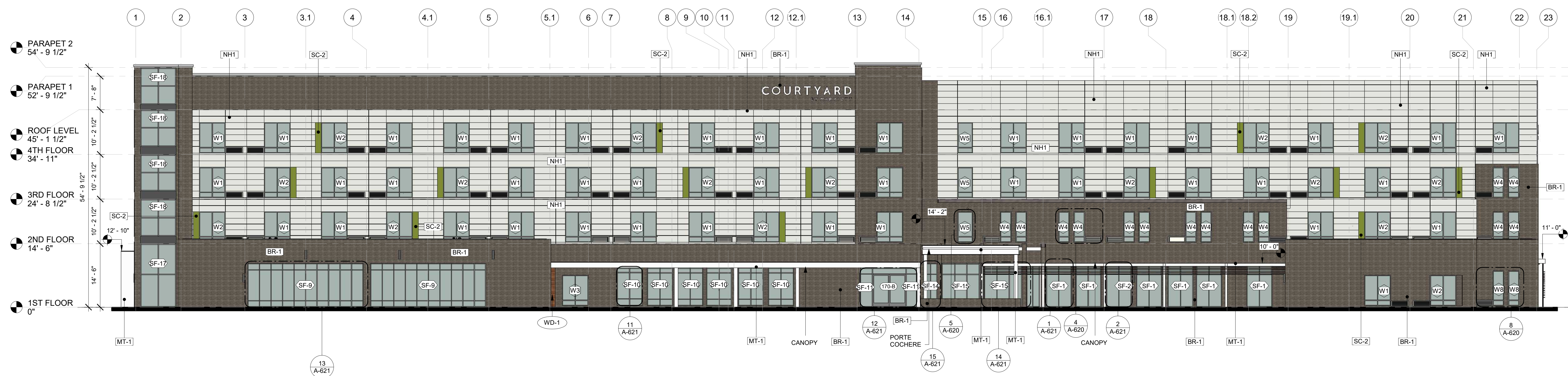
## GENERAL ELEVATION NOTES

- REVIEW ALL SIGHTLINES AROUND PROPERTY BEFORE LOCATING ROOFTOP EQUIPMENT. VERIFY ALL EQUIPMENT IS ADEQUATELY SCREENED.
- GC TO PROVIDE A MOCK WALL SHOWING A FULL WINDOW INSTALL WITH FLASHING GC CAN USE A PROPORTIONALLY SCALED DOWN WINDOW IN LUE OF FULL SIZE WINDOW.
- ALL EXTERIOR VENTS, GRILLES, MECHANICAL LOUVERS AND EXTERIOR HOLLOW METAL DOORS TO BE FINISHED TO MATCH ADJACENT EXTERIOR MATERIAL. ALL BUILDING PERMITS TO BE CONSISTENT WITH THE APPROVED SITE PLAN. THE PLANNING DEPARTMENT DOES NOT REVIEW BUILDING PERMIT PLAN SETS, SO IT IS THE DEVELOPERS RESPONSIBILITY TO ENSURE THAT ELEVATIONS SUBMITTED IN THE BUILDING PERMIT SET MATCH THOSE APPROVED DURING THE SITE PLAN REVIEW PROCESS. IF THE ELEVATIONS DO NOT MATCH THOSE IN THE SITE PLAN, IT WILL DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY AT THE END OF CONSTRUCTION, AND MAY NECESSITATE MODIFICATIONS TO THE CONSTRUCTED BUILDING.
- ALL VENT PIPES, ETC. EXTENDING ABOVE THE ROOF SURFACE MUST BE PAINTED A COLOR THAT BLENDS WITH THE ROOF COLOR.
- ARCHITECTURAL FINISH FLOOR ELEVATIONS REFER TO TOP OF FINISH FLOOR ASSEMBLY. SEE STRUCTURAL DWGS FOR TOP OF STRUCTURE AND BEARING HEIGHT ELEVATIONS.

3 SIGNAGE  
A-200/A-200  
1 1/2" = 1'-0"



1 NORTH SIDE ELEVATION  
A-200  
3/32" = 1'-0"



2 SOUTH SIDE ELEVATION  
A-200  
3/32" = 1'-0"



BASE4

BASE4  
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+1-888-901-8008 BASE4 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP  
Hospitality  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6  
REVISION DATE: 2018.08.24

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PROJECT NO.  
B4-157-1801

SHEET NAME

EXTERIOR  
ELEVATIONS-1

DRAWINGS NO.

A-200



## CHANNEL LETTER SPECIFICATIONS

### Channel Letter Specifications:

Construction: .050" aluminum channel letter with .063" aluminum backs

Face Material: 3/16" 7328 white acrylic

Trim Cap: 1" paint to match Pantone® 426 C gray, satin finish

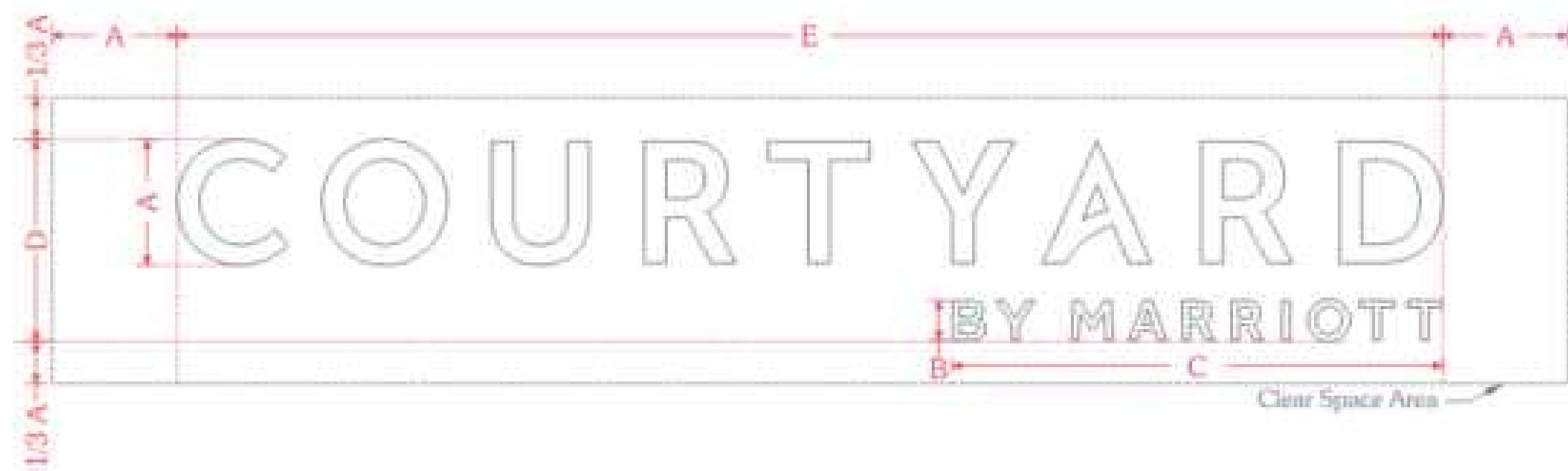
Illumination: GE White LED's as required

Exterior Finish: Paint to match Pantone® 426 C gray, satin finish

Interior Finish: Paint reflective white

### Channel Letter Face Specifications:

Face Material: 3/16" 7328 white acrylic



Model #	A	B	C	D	E
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C-48-CL	48"	15 1/4"	15'-7 11/16"	6'-5 1/4"	40'-5 3/16"

\* Letter height determined by the height of the letter "C".

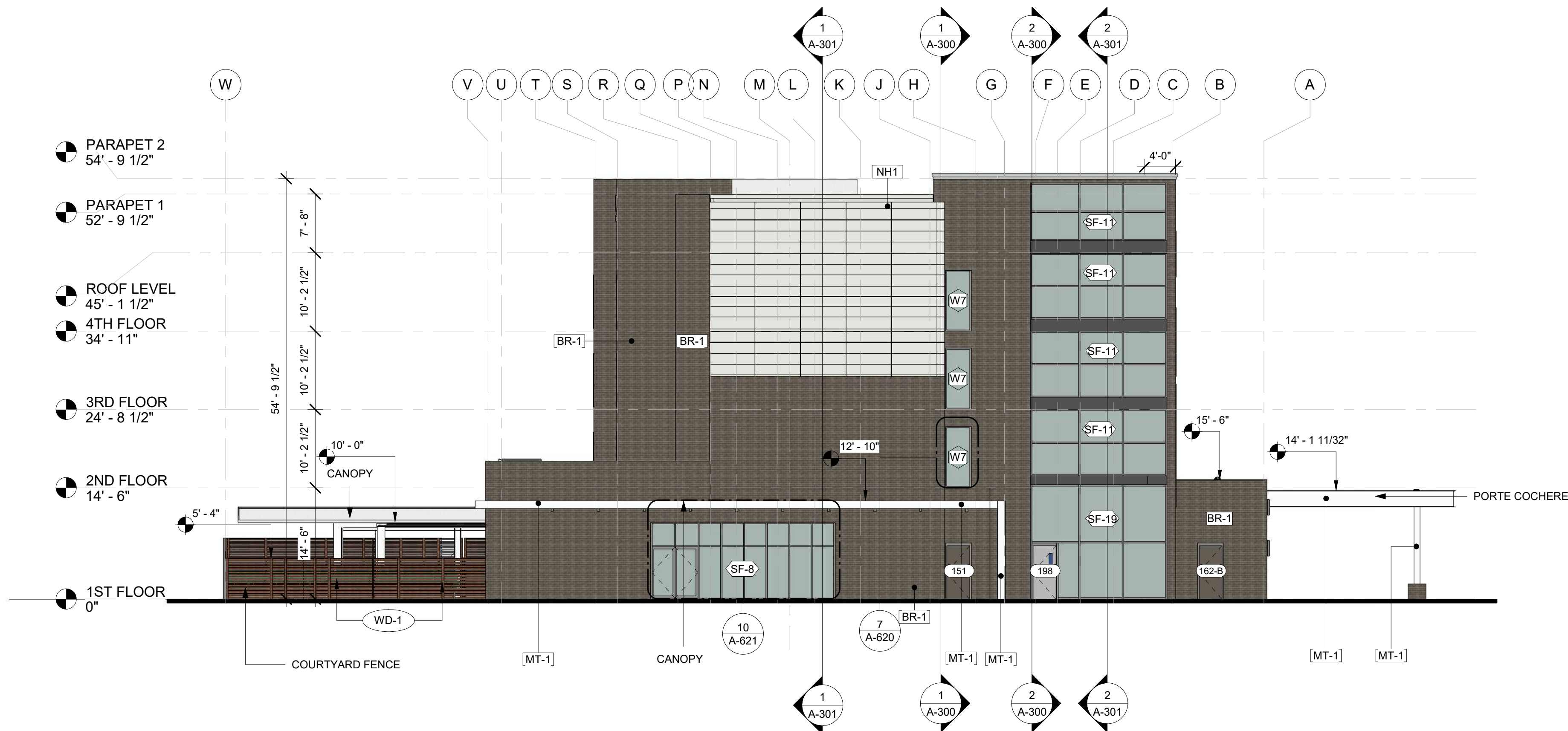
LEGEND - EXTERIOR FINISHES				
MARK	MATERIAL-BRAND	COLOR	MATERIAL-IMAGE	%
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SC-2	STUCCO	SW 6719 GECKO		1%
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MT-1	METAL	COLOR ; EGGSHELL PATTERN		00%
WD-1	WOODEN	WOODEN PLANK		00%

## GENERAL ELEVATION NOTES

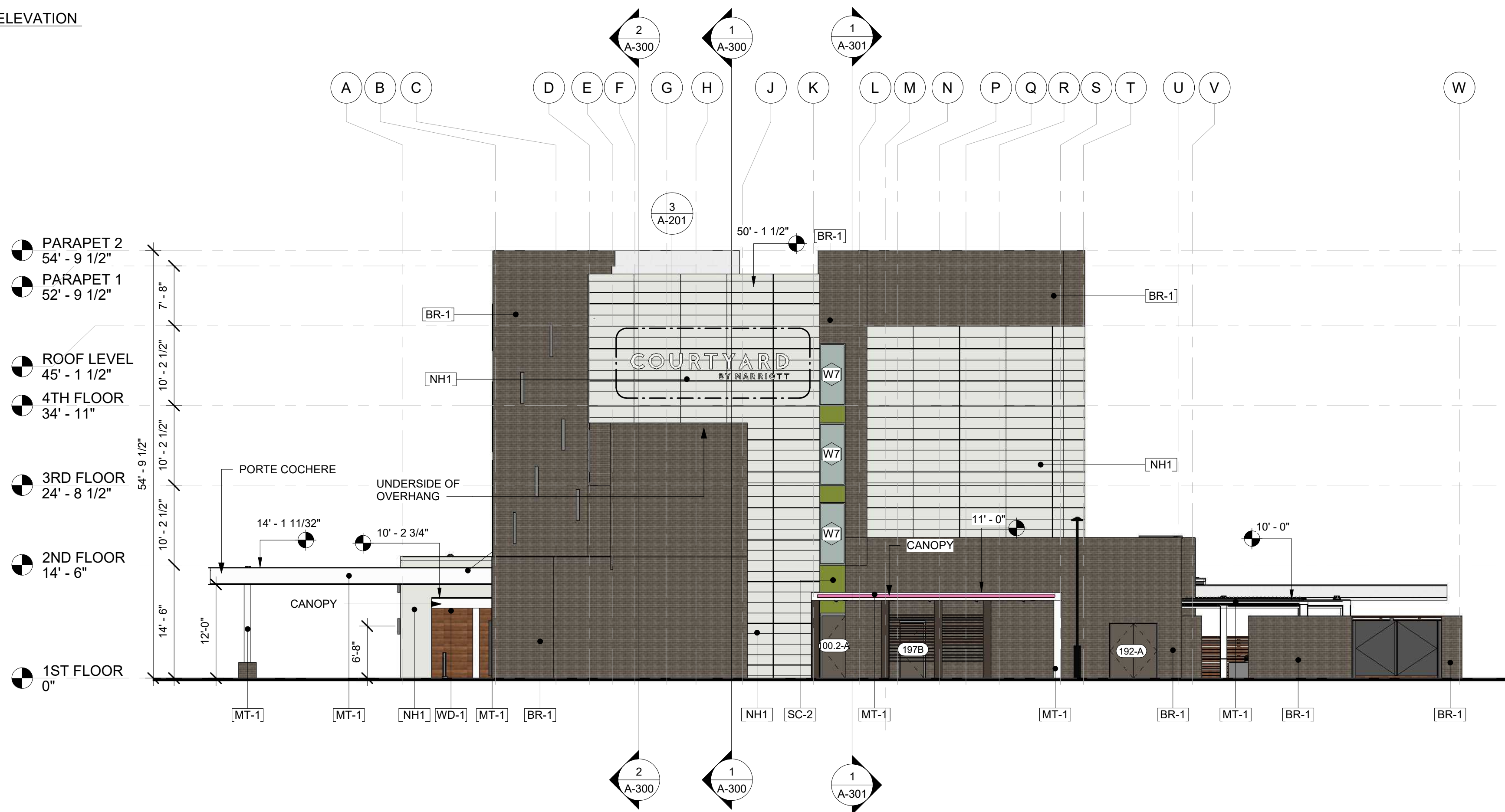
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## GENERAL SIGNAGE NOTES

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- ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY.
- PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL. PROVIDE WEATHER PROOF ACCESS DOORS AT ROOF LEVEL OR ANYWHERE EXTERIOR OR WET CONDITIONS MAY APPLY.
- GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR REMOTE TRANSFORMERS COORDINATED AND/OR INSTALLED PRIOR TO CLOSING UP THE WALL. PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.



1 WEST SIDE ELEVATION  
3/32" = 1'-0"



2 EAST SIDE ELEVATION  
3/32" = 1'-0"



BASE4

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+1-888-901-8008BASE4 www.base-4.com

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5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



Owner:

TOP  
Hospitality  
143 Wheeling Road  
Wheeling IL 60090  
312 404 6735

COURTYARD  
BY MARRIOTT

TINLEY PARK, IL

PROTOTYPE VERSION: GEN 6  
REVISION DATE: 2018.08.24

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PROJECT NO.

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SHEET NAME

EXTERIOR  
ELEVATIONS-2

DRAWINGS NO.

A-201





# Residence INN

BY MARRIOTT

PROTOTYPE VERSION: DESIGN GUIDELINE DRAWINGS - GEN 9  
REVISION DATE: 29.04.2019

MARRIOTT PROJECT NO: 12605 RIBM Tinley Park

## TINLEY PARK, ILLINOIS

PROJECT NO: B4-157-1901

MARRIOTT /NEW HORIZON HOTELS (COURTYARD  
AND RESIDENCE INN) - 9551 & 9555 183RD  
STREET



BASE<sup>4</sup>

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2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
888.901.8008 www.base-4.com

RICARDO J MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:

Owner:

TOP  
Hospitality

143 Wheeling Road  
Wheeling, Illinois 60090  
312 404 6735

Residence INN  
BY MARRIOTT

9555 83RD STREET,  
TINLEY PARK, Illinois

PROTOTYPE VERSION: DESIGN  
GUIDELINE DRAWINGS - GEN 9  
REVISION DATE: 2010.04.29

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PROJECT NO.  
B4-157-1901

SHEET NAME

TITLE SHEET


DRAWINGS NO.

**G-000**



SHEET INDEX GENERAL	
SHEET NUMBER	SHEET NAME
G-000	TITLE SHEET
G-001	SHEET INDEX

SHEET INDEX ARCH	
A-001	DUMPSTER/SITE DETAILS
A-100	1ST FLOOR PLAN
A-101	2ND FLOOR PLAN
A-102	3RD FLOOR PLAN
A-103	4TH FLOOR PLAN
A-104	ROOF LEVEL PLAN
A-600	EXTERIOR ELEVATION & BUILDING SECTION-1
A-601	EXTERIOR ELEVATION & BUILDING SECTION-2
A-602	EXTERIOR ELEVATION & BUILDING SECTION-3
A-603	EXTERIOR ELEVATION & BUILDING SECTION-4
A-604	EXTERIOR ELEVATION
A-605	MONUMENT SIGN (RESIDENCE INN)
A-606	EXTERIOR SIGNAGE (RESIDENCE INN)
A-607	EXTERIOR SIGNAGE (RESIDENCE INN)



BASE4

2901 CLINT MOORE ROAD, #114  
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888.901.8008 [www.base-4.com](http://www.base-4.com)

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143 Wheeling Road  
Wheeling, Illinois 60090  
312 404 6735

Residence INN

BY MARRIOTT

9555 83RD STREET,  
TINLEY PARK, Illinois

PROTOTYPE VERSION: DESIGN  
GUIDELINE DRAWINGS - GEN 9,  
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SHEET INDEX

DRAWINGS NO.

G-001



BASE4

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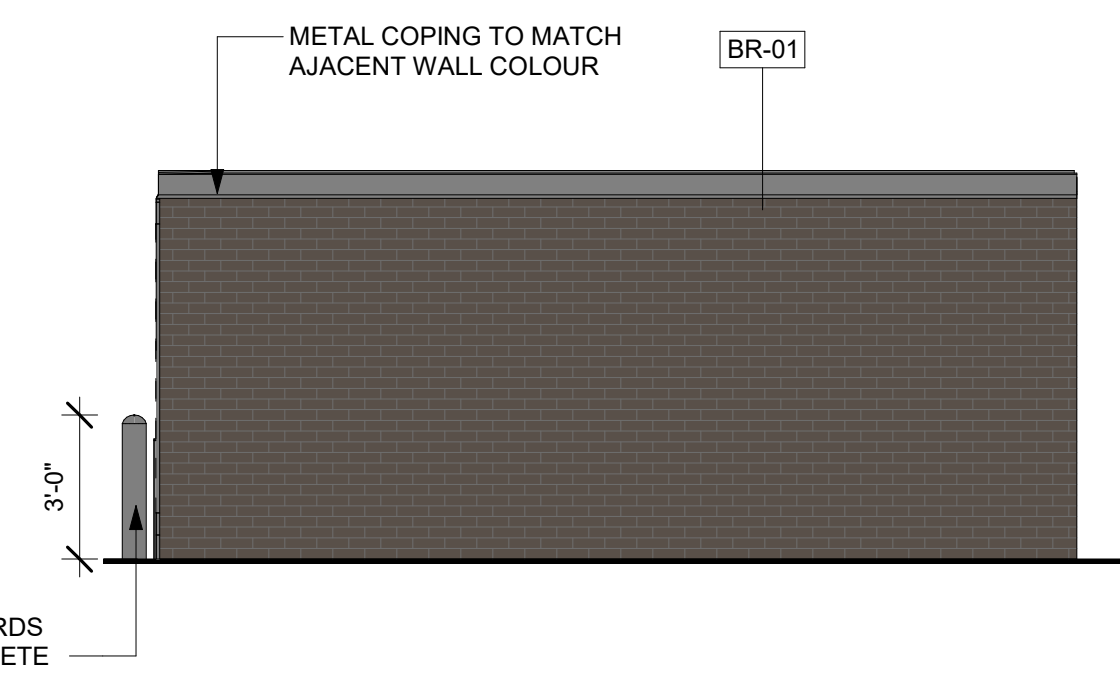
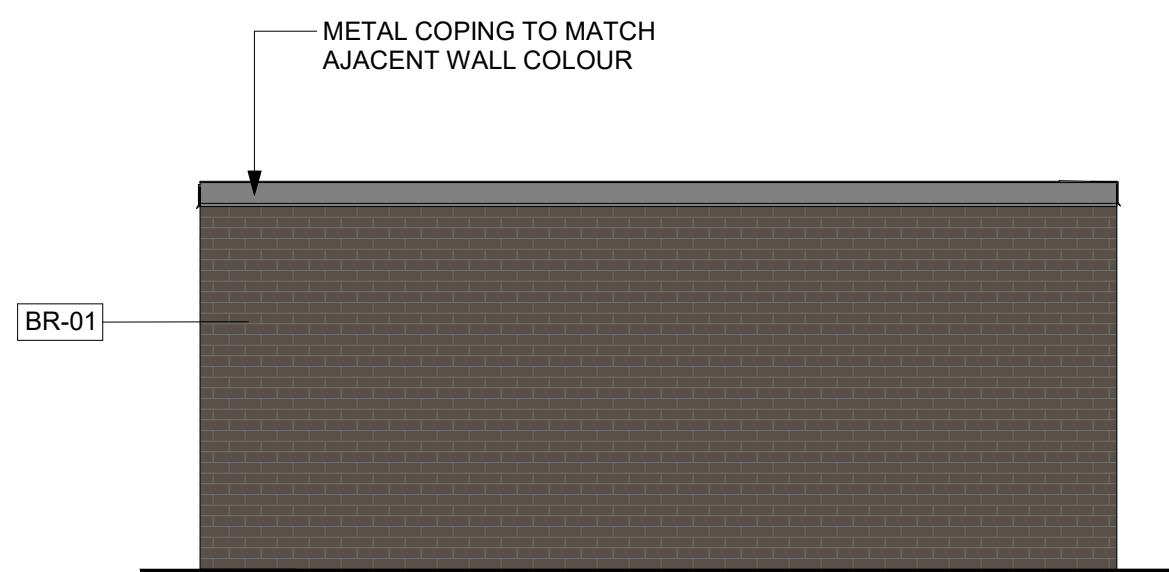
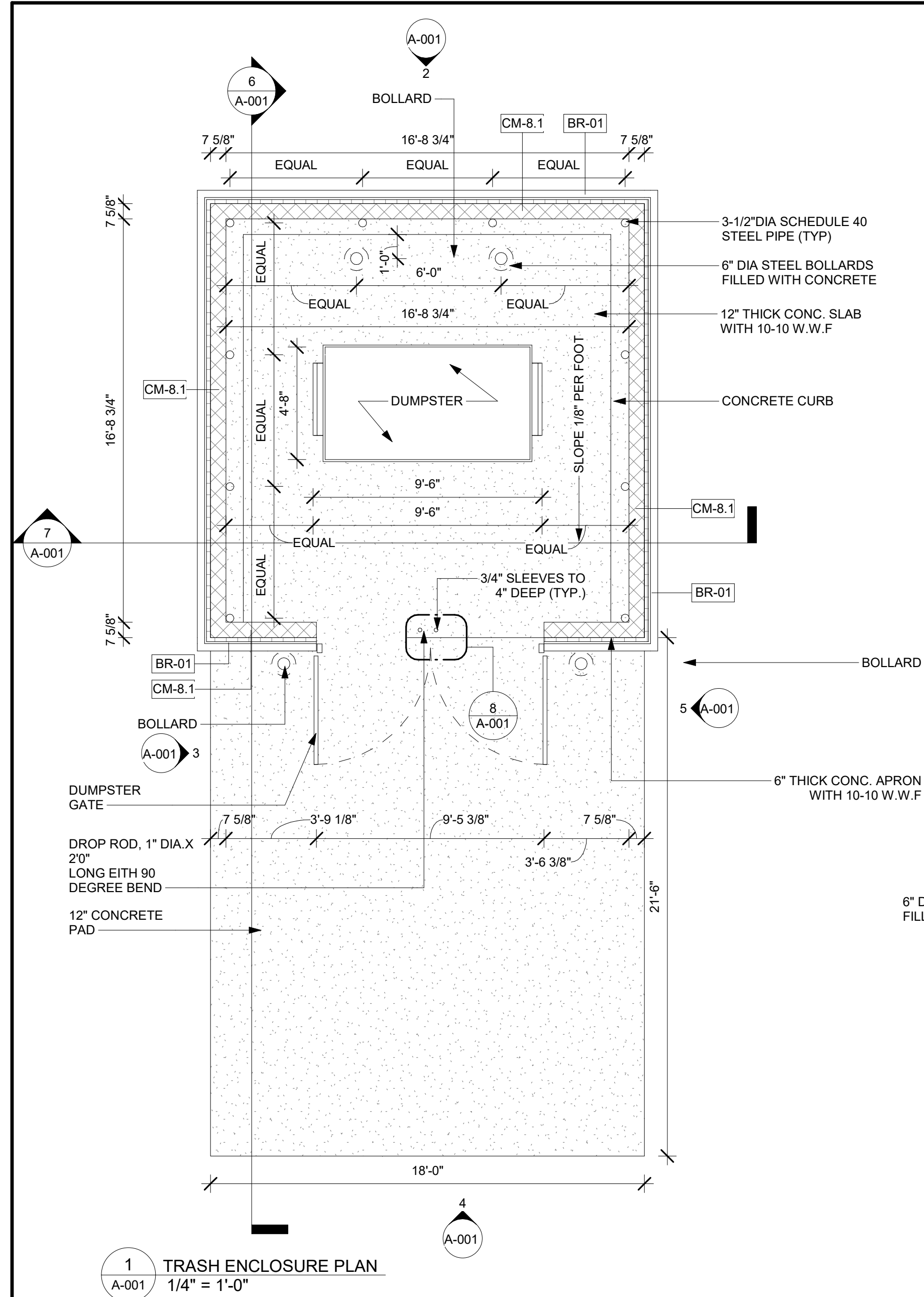
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B4-157-1901

SHEET NAME

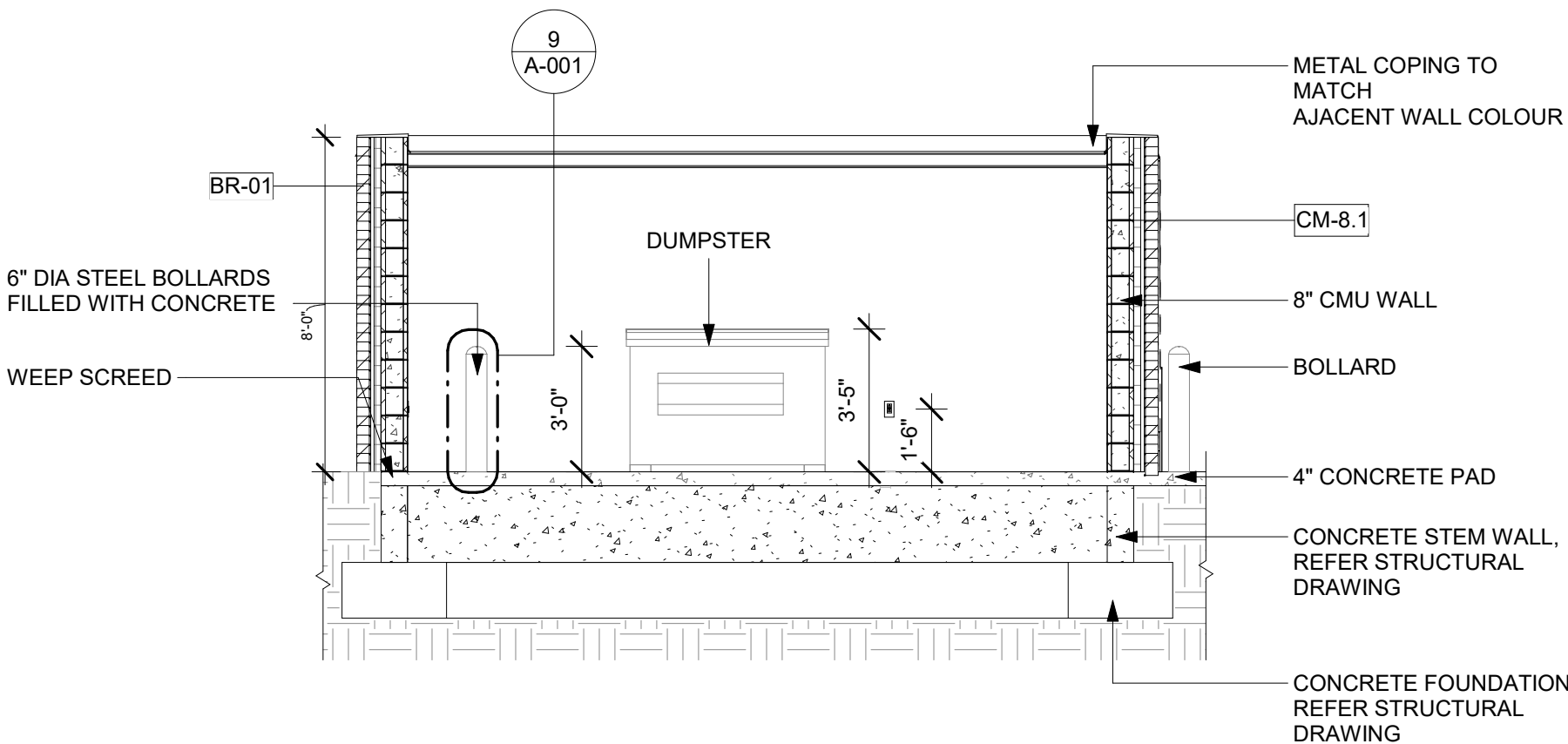
DUMPSTER/SITE  
DETAILS

DRAWINGS NO.

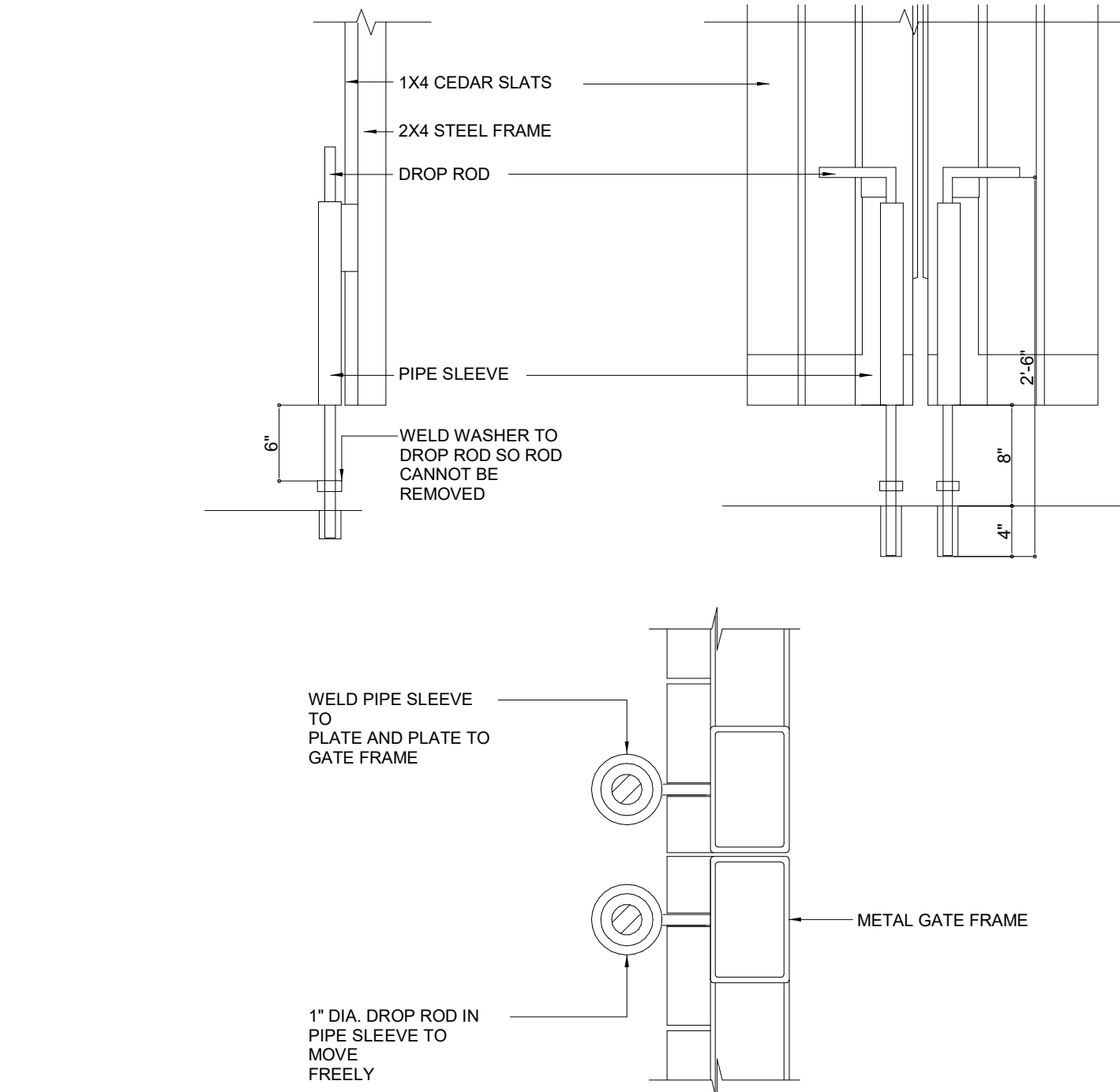
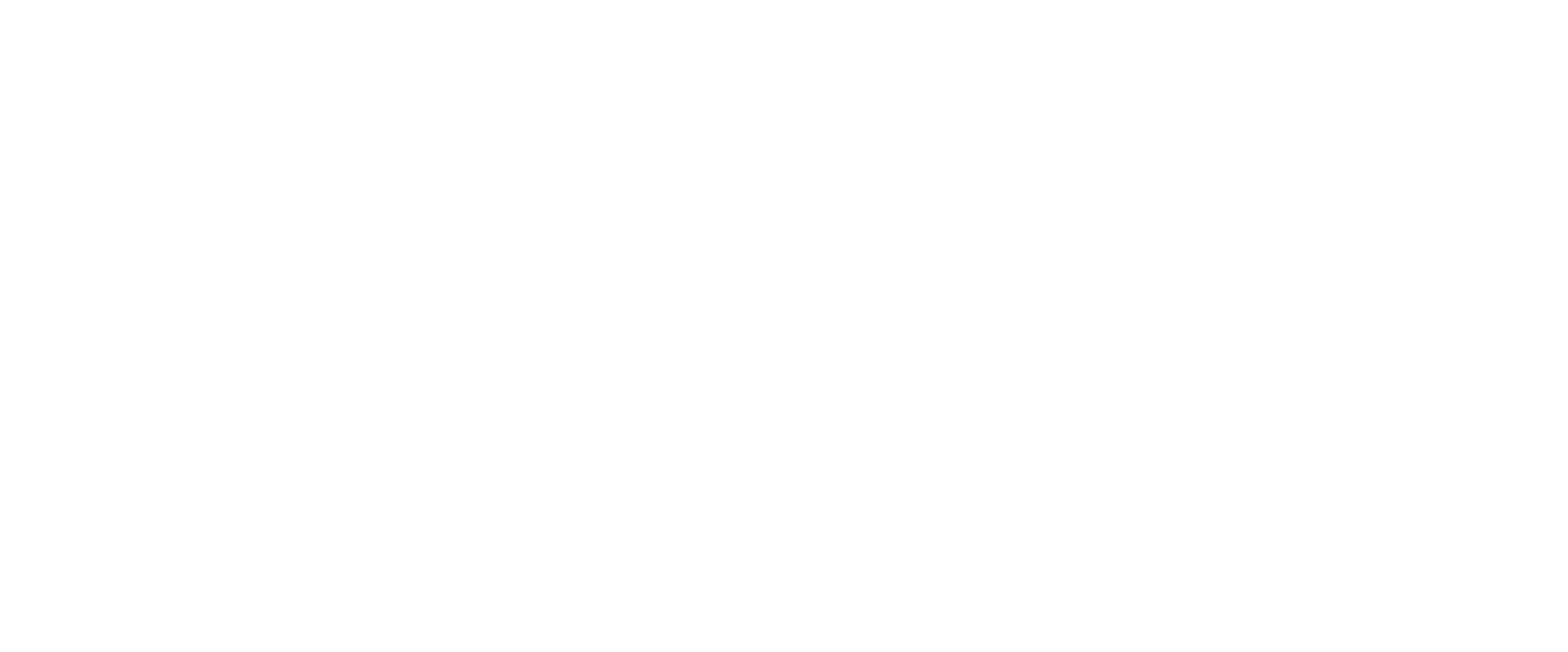
**A-001**



3 DUMPSTER ELEVATION 2  
1/4" = 1'-0"



9 DUMPSTER SECTION 2  
1/4" = 1'-0"



9 BOLLARD DETAIL 1" = 1'-0"



#### EXTERIOR FINISH LEGEND

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
BR-01	GLEN-GERY BRICK	BRADDOCK		57%
SD-01	HARDIE PLANK SIDING	PEARL GREY		18%
SD-02	HARDIE PLANK SIDING	BOOTHBAY BLUE		9%
SD-03	JAMES HARDIE-PLANK SIDING	SW-7666 FLEUR DE SEL		1%
SD-05	HARDIE PLANK SIDING	SW 7643 PUSSY WILLOW		14%
SH-06	SHINGLES	WEATHERED WOOD		1%





BASE4

2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
888.901.8008 www.base-4.com

RICARDO J MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:

Owner:

TOP  
Hospitality

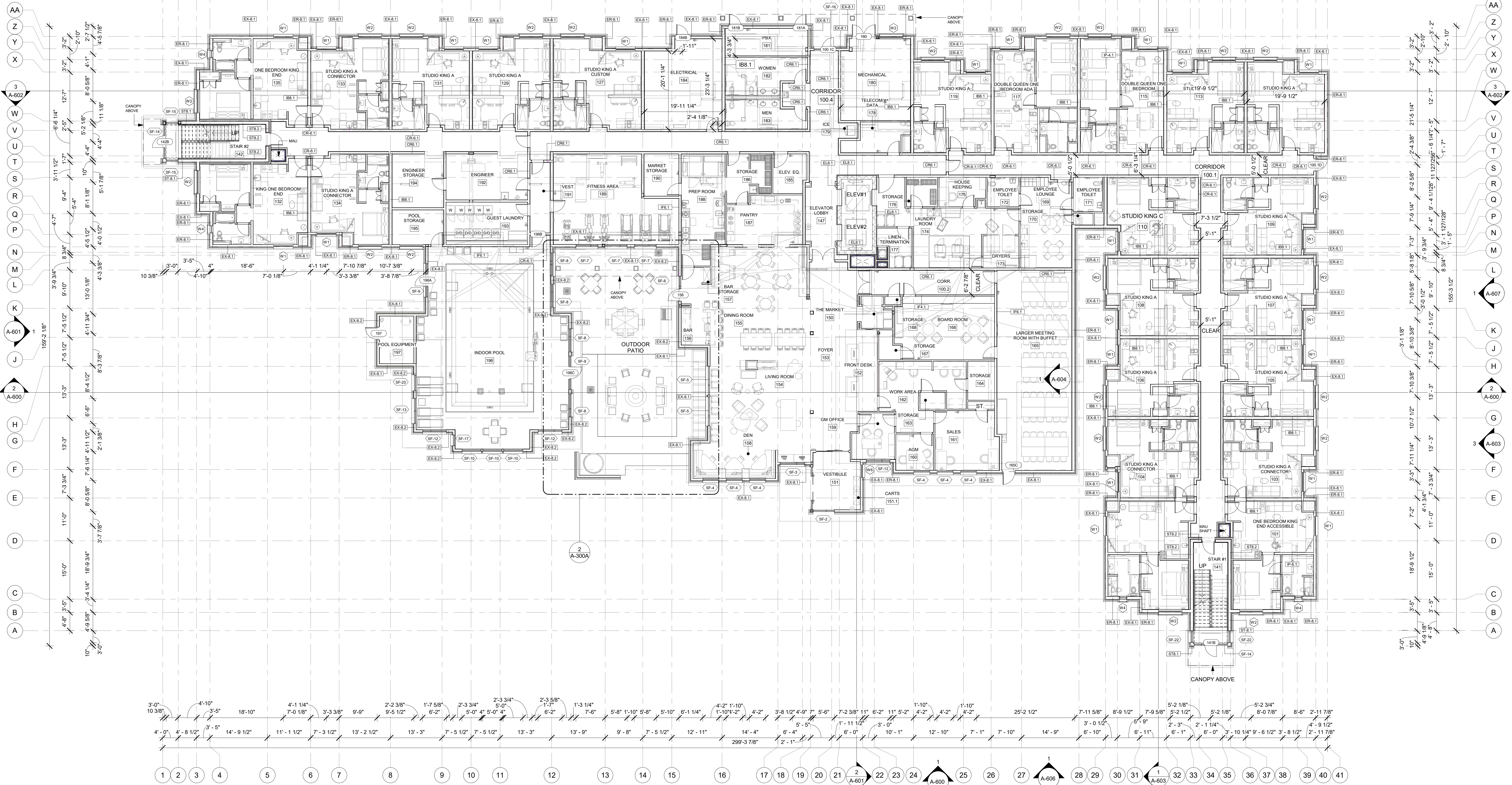
143 Wheeling Road  
Wheeling, Illinois 60090  
312 404 6735

Residence INN  
BY MARRIOTT

9555 83RD STREET,  
TINLEY PARK, Illinois

PROTOTYPE VERSION: DESIGN  
GUIDELINE DRAWINGS - GEN 9,  
REVISION DATE: 2010.04.29

ISSUE  
NO. DELTA ISSUE DATE DESCRIPTION



- GENERAL FLOOR PLAN NOTES
- BASE4 NOTES
1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
  2. EXTERIOR GRIDLINE ALIGNMENT IS ON FACE OF EXTERIOR SHEATHING, CMU, & CONCRETE.
  3. INTERIOR GRIDLINE ALIGNMENT IS ON CENTERLINE OF METAL OR WOOD STUDS, CMU, & CONCRETE.
  4. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
  5. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
  6. GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
  7. REFER TO G-002 FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES.
  8. REFER TO SHEETS STARTING ON A-400 FOR ENLARGED GUESTROOM INFORMATION.
  9. REFER TO SHEET G-005 FOR ACCESSIBLE CLEARANCE LEGEND.

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PROJECT NO.		
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1ST FLOOR PLAN

DRAWINGS NO.

A-100





ICARDO J MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

owner:

143 Wheeling Road  
Wheeling, Illinois 60090  
312 404 6735

555 83RD STREET,  
WINLEY PARK, Illinois

PROTOTYPE VERSION: DESIGN  
GUIDELINE DRAWINGS - GEN 9,  
REVISION DATE: 2010.04.29

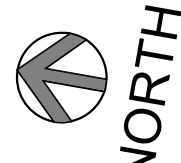
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REVIEW**

SHEET NAME

DRAWINGS NO.

# A-101

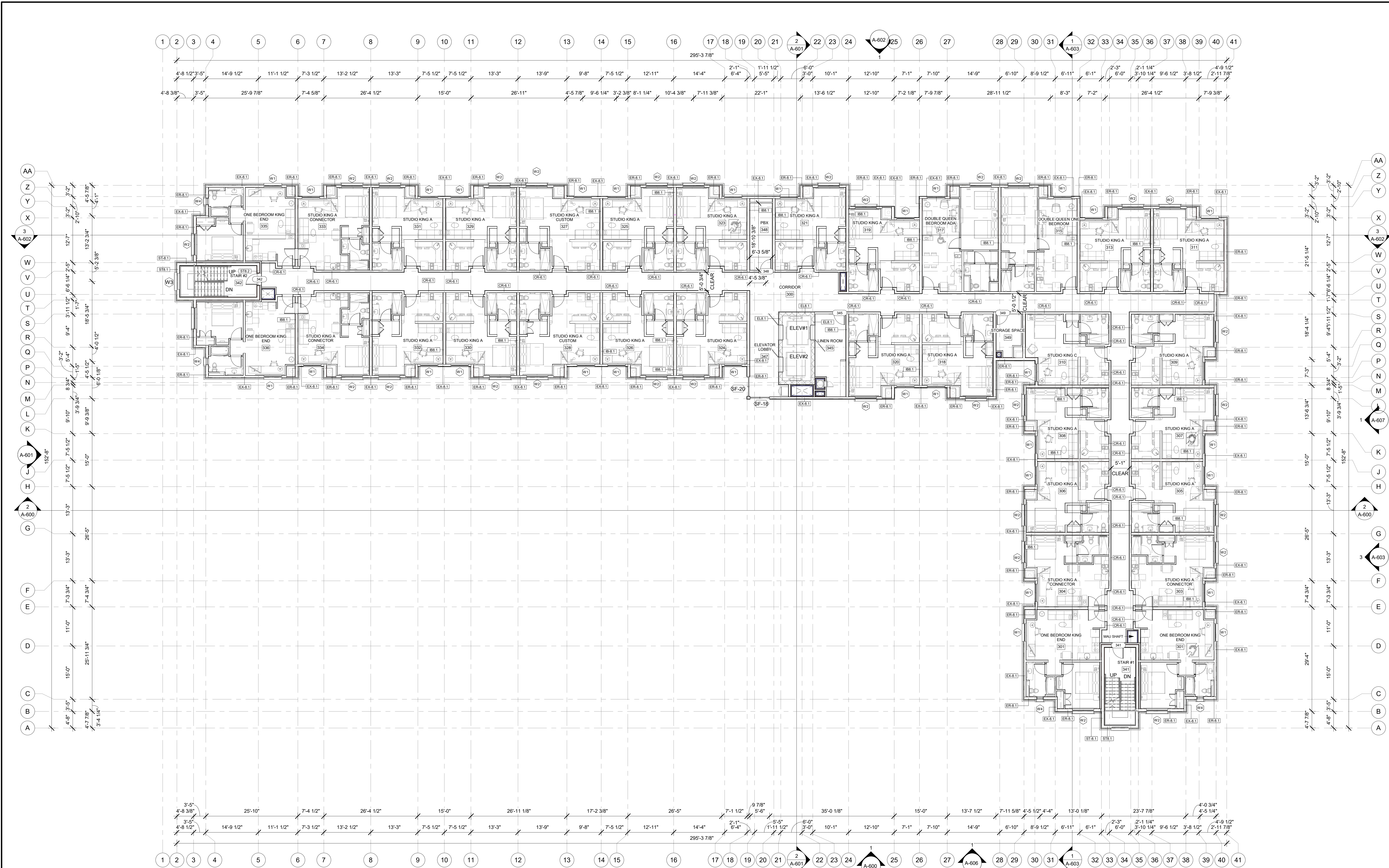


1	2ND FLOOR PLAN
A-101	3/32" = 1'-0"

## BASE4 NOTES

1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
2. EXTERIOR GRIDLINE ALIGNMENT IS ON FACE OF EXTERIOR SHEET PILING, CMU & CONCRETE
3. INTERIOR GRIDLINE ALIGNMENT IS ON CENTERLINE OF METAL OR WOOD STUDS, CMU, & CONCRETE.
4. INTERIOR DOOR JAMBS ARE TO BE SET INTO ADJACENT WALLS AS SHOWN ON PLANS.
5. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
6. GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
7. REFER TO G-002 FOR ACCESSIBLE GUESTROOM & BATH COMMUNICATION.
8. REFER TO SHEETS STARTING ON A-400 FOR ENLARGED GUESTROOM INFORMATION.
9. REFER TO SHEETS STARTING ON G-003 FOR ACCESSIBLE CLEARANCE LEGEND.





**1 3RD FLOOR PLAN**  
A-102  
3/32" = 1'-0"

- GENERAL FLOOR PLAN NOTES**
- BASE4 NOTES**
1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
  2. EXTERIOR GRIDLINE ALIGNMENT IS ON FACE OF EXTERIOR SHEATHING, CMU, & CONCRETE.
  3. INTERIOR GRIDLINE ALIGNMENT IS ON CENTERLINE OF METAL OR WOOD STUDS, CMU, & CONCRETE.
  4. INTERIOR DOORS TO BE MIN. OF 4" FROM ADJACENT WALLS AS SHOWN ON PLANS.
  5. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
  6. GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
  7. REFER TO G-002 FOR ACCESSIBLE GUESTROOM & COMMUNICATION ROOM TABLES.
  8. REFER TO SHEETS STARTING ON A-400 FOR ENLARGED GUESTROOM INFORMATION.
  9. REFER TO SHEET G-005 FOR ACCESSIBLE CLEARANCE LEGEND.



**BASE4**

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CORAL SPRINGS, FL 33076

Seal:

Owner:

**TOP Hospitality**

143 Wheeling Road  
Wheeling, Illinois 60090  
312 404 6735

**Residence INN**  
BY MARRIOTT

9555 83RD STREET,  
TINLEY PARK, Illinois

PROTOTYPE VERSION: DESIGN  
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PROJECT NO.  
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SHEET NAME

3RD FLOOR PLAN

DRAWINGS NO.

**A-102**





ICARDO J MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

owner:

TOP  
Hospitality

143 Wheeling Road  
Wheeling, Illinois 60090  
312 404 6735

Residence INN  
BY MARRIOTT

PROTOTYPE VERSION: DESIGN  
GUIDELINE DRAWINGS - GEN 9,  
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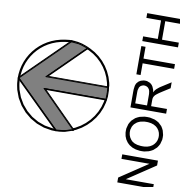
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**ISSUED FOR PC STAFF  
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SHEET NAME

## 4TH FLOOR PLAN

# A-103



1 4TH FLOOR PLAN  
A-103 3/32" = 1'-0"

## GENERAL FLOOR PLAN NOTES

## BASE4 NOTES

1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED
2. EXTERIOR GRIDLINE ALIGNMENT IS ON FACE OF EXTERIOR SHEET PILING, CMU & CONCRETE
3. INTERIOR GRIDLINE ALIGNMENT IS ON CENTERLINE OF METAL OR WOOD STUDS, CMU, & CONCRETE.
4. INTERIOR DOOR JAMBS TO BE SET INTO ADJACENT WALLS AS SHOWN ON PLANS.
5. PROVIDE MASONRY CONTROL JOINTS IN EXTERIOR CMU WALLS.
6. GYPSUM WALLBOARD CONTROL JOINTS TO BE 30'-0" MAX O.C. AND AT DOOR JAMBS FROM HEAD TO TERMINATION OF GYPSUM WALLBOARD.
7. REFER TO G-002 FOR ACCESSIBLE GUESTROOM & BATH COMMUNICATION.
8. REFER TO SHEETS STARTING ON A-400 FOR ENLARGED GUESTROOM INFORMATION.
9. REFER TO SHEETS STARTING ON G-005 FOR ACCESSIBLE CLEARANCE LEGEND.





BASE4

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RICARDO J MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:

Owner:

TOP  
Hospitality

143 Wheeling Road  
Wheeling, Illinois 60090  
312 404 6735

Residence INN  
BY MARRIOTT

9555 83RD STREET,  
TINLEY PARK, Illinois

PROTOTYPE VERSION: DESIGN  
GUIDELINE DRAWINGS - GEN 9,  
REVISION DATE: 2010.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION
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2020.01.16

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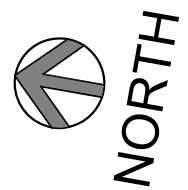
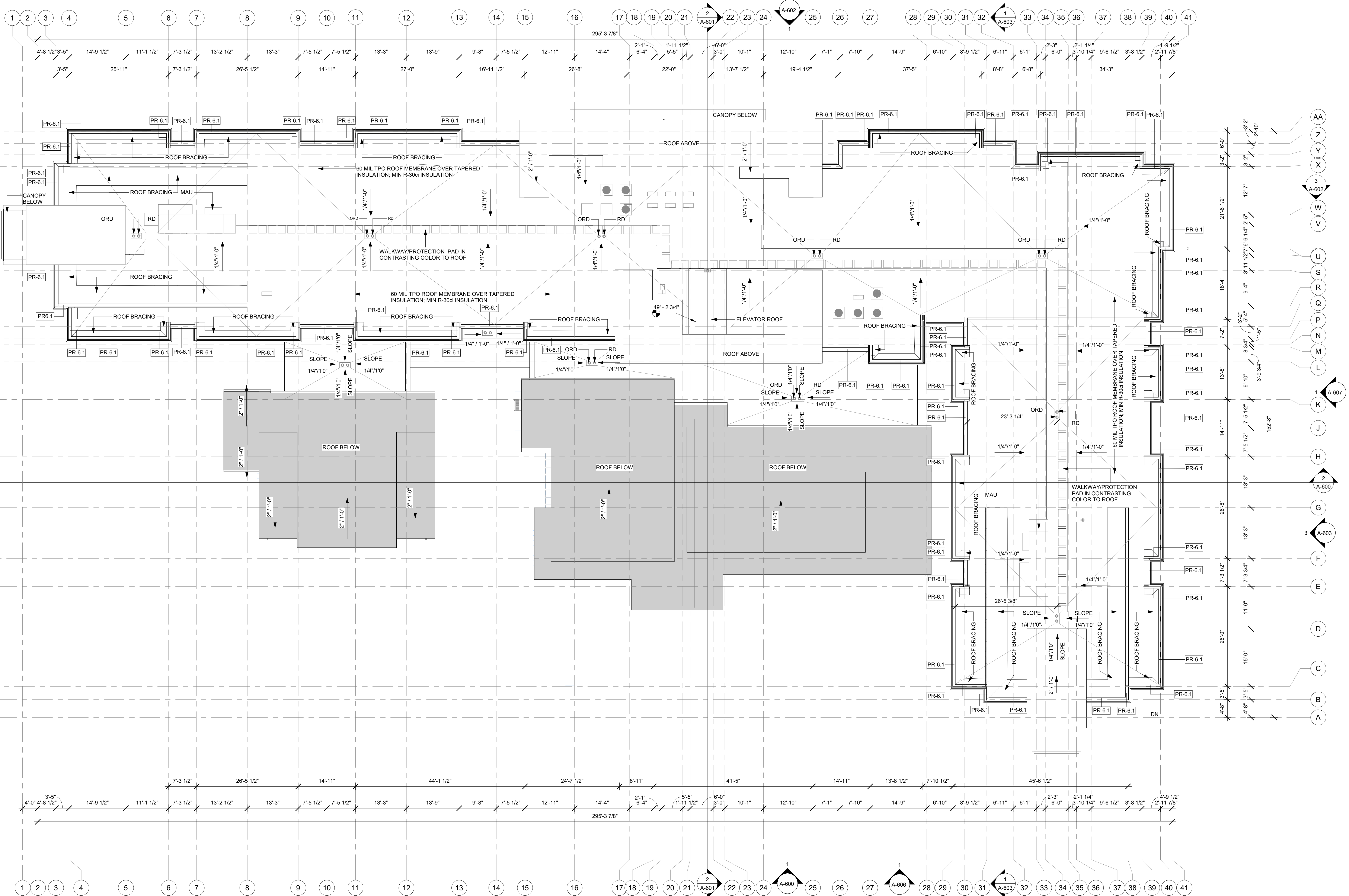
PROJECT NO.  
B4-157-1901

SHEET NAME

ROOF LEVEL PLAN

DRAWINGS NO.

A-104



1  
A-104  
ROOF PLAN  
3/32" = 1'-0"

#### GENERAL ROOF NOTES

1. ALL DIMENSION ARE FROM THE FACE OF STUD UNLESS NOTED OTHERWISE
2. CONTRACTOR TO COORDINATE WITH CHUTE VENDOR, STRUCTURAL ENGINEER, PLANK MFR. AND TRUSS MFR.
3. THE DIMENSION AND LOCATION OF CHUTE DUCT ROOF PENETRATION AND TRUSS SPACING WHERE CHUTE DUCT PENETRATES THE TOWER ROOF.
4. SEE DETAILS FOR ROOF PENETRATION DETAILS.
5. SEE STRUCTURAL FOR ALL TOP OF DECK ELEVATIONS, JOIST SIZES, ETC.
6. COORDINATE ALL ROOF TOP UBT LOCATIONS WITH MECHANICAL.
7. SEE MECHANICAL/PLUMBING FOR ADDITIONAL INFORMATION.
8. PAINT ALL ROOF PENETRATIONS, ROOF TOP.
9. EQUIPMENT LADDERS ETC UNLESS EQUIPMENT IS PREFINISHED (COLOR TO BE SELECTED BY THE GENERAL CONTRACTOR).
10. PROVIDE TAPERED INSULATION CRICKETS AT ALL ROOF SLOPE OBSTRUCTIONS.
11. PAINT ALL EXPOSED SHROUDS. INSTALL PADS AFTER HVAC EQUIPMENT HAS BEEN INSTALLED.
12. ALL WOOD BLOCKING WITH MECHANICAL ENGINEER.
13. COORDINATE ALL ROOF OPENINGS AND PENETRATIONS WITH PLUMBING, MECHANICAL AND ELECTRICAL.
14. ANY ROOF FLASHING, METAL FACIA & FORMED CAP FLASHING TO BE FIRESTONE PRODUCTS ONLY.
15. ALL VENT PIPES, ETC. ENDING ABOVE THE ROOF SURFACE MUST BE PAINTED A COLOR THAT BLENDS WITH THE ROOF COLOR.





BASE4

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RICARDO J MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



DATE : 2020.02.04

Owner:

TOP  
Hospitality

143 WHEELING ROAD  
WHEELING, ILLINOIS 60090  
312.404.6735

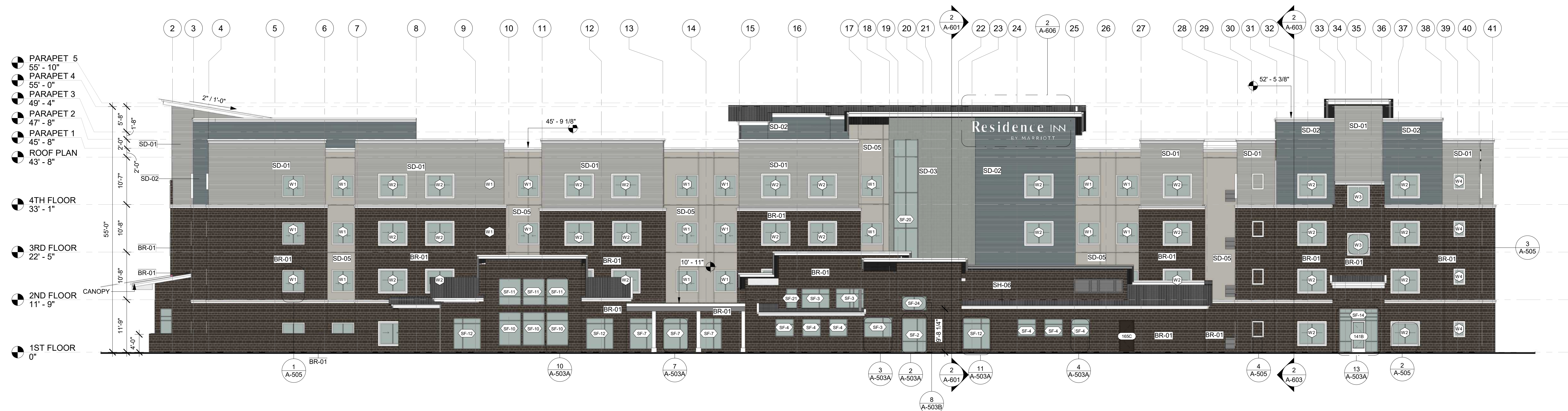
Residence INN  
BY MARRIOTT

9555 83RD STREET,  
TINLEY PARK, ILLINOIS

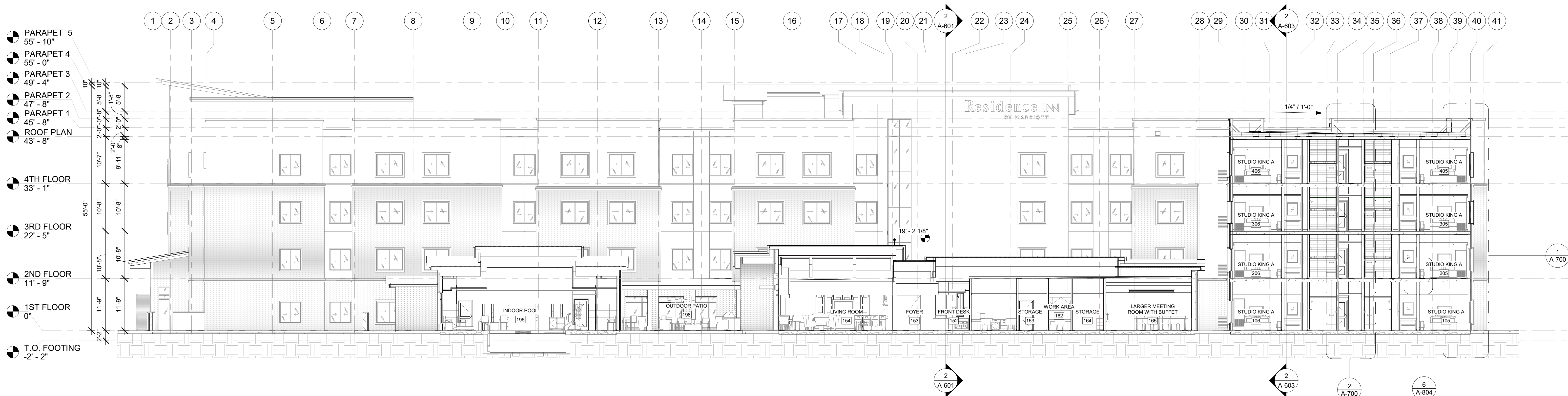
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1	A1	2020.02.04	ISSUED FOR PERMIT
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1 WEST ELEVATION  
A-600 3/32" = 1'-0"



2 BUILDING SECTION #5  
A-600 3/32" = 1'-0"

#### GENERAL ELEVATION NOTES

- REVIEW ALL SIGHTLINES AROUND PROPERTY BEFORE LOCATING ROOFTOP EQUIPMENT. VERIFY ALL EQUIPMENT IS ADEQUATELY SCREENED.
- GC TO PROVIDE A MOCK WALL SHOWING A FULL WINDOW INSTALL WITH FLASHING GC CAN USE A PROPORTIONALLY SCALED DOWN WINDOW IN LUE OF FULL SIZE WINDOW.
- ALL EXTERIOR VENTS, GRILLES, MECHANICAL, LOUVERS AND EXTERIOR HOLLOW METAL DOORS TO BE FINISHED TO MATCH ADJACENT EXTERIOR MATERIAL.
- ALL BUILDING PERMITS TO BE CONSISTENT WITH THE APPROVED SITE PLAN. THE PLANNING DEPARTMENT DOES NOT REVIEW BUILDING PERMIT PLAN SETS. SO IT IS THE DEVELOPER'S RESPONSIBILITY TO ENSURE THAT ELEVATIONS SUBMITTED IN THE BUILDING PERMIT SET MATCH THOSE APPROVED DURING THE SITE PLAN REVIEW PROCESS. IF THE ELEVATIONS DO NOT MATCH THOSE IN THE SITE PLAN, IT WILL DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY AT THE END OF CONSTRUCTION, AND MAY NECESSITATE MODIFICATIONS TO THE CONSTRUCTED BUILDING.
- ALL VENT PIPES, ETC. EXTENDING ABOVE THE ROOF SURFACE MUST BE PAINTED A COLOR THAT BLENDS WITH THE ROOF COLOR.
- ARCHITECTURAL FINISH FLOOR ELEVATIONS REFER TO TOP OF FINISH FLOOR ASSEMBLY. SEE STRUCTURAL DWGS FOR TOP OF STRUCTURE AND BEARING HEIGHT ELEVATIONS

#### GENERAL SIGNAGE NOTES

- ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS.
- MINIMUM 3/4" PLYWOOD BACKERBOARD REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN.
- ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY.
- PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE. INSIDE PARAPET WALL PROVIDE WEATHER PROOF ACCESS DOORS AT ROOF LEVEL OR ANYWHERE EXTERIOR OR WET CONDITIONS MAY APPLY.
- GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR REMOTE TRANSFORMERS COORDINATED AND/OR INSTALLED PRIOR TO CLOSING UP THE WALL. PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.

#### ENERGY CODE INFORMATION

REFERENCED ENERGY CODE: APPLICABLE CODE	
CHAPTER 3: GENERAL REQUIREMENTS	
(C) 301.1 CLIMATE ZONE: COOK COUNTY, ILLINOIS	
CHAPTER 4: COMMERCIAL ENERGY EFFICIENCY	
TABLE C402.1.3: OPAQUE THERMAL ENVELOPE INSULATION REQUIREMENTS	
ROOFS	
INSUL. ENTIRELY ABOVE DECK	R-30 ci
METAL BUILDING	R-19 + R-11 LS
ATTIC AND OTHER	R-38
WALLS ABOVE GRADE	
MASS	R-11.4 ci
METAL BUILDING	R-13 + R-13ci
METAL FRAMED	R-13 + R-7.5ci
WALLS BELOW GRADE	
BELOW GRADE WALLS	R-7.5 ci
FLOORS	R-10 ci
MASS	R-30
JOIST/FRAMING	
SLAB-ON-GRADE FLOORS	
UNHEATED SLABS	R-10 for 24" below
HEATED SLABS	R-15 for 36" below
OPAQUE DOORS	
NONSWINGING	R-4.75
TABLE C402.4: BUILDING ENVELOPE FENESTRATION REQUIREMENTS	
FIXED FENESTRATION	U-0.38
OPERABLE FENESTRATION	U-0.45
ENTRANCE DOORS	U-0.77
SHGC	U-0.64 N / U-0.64 SEW
PROJECTION FACTOR	
SKYLIGHTS	U-0.50
U-FACTOR	U-0.40
SHGC	

#### EXTERIOR FINISH LEGEND

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
BR-01	GLEN-GERY BRICK	BLACK BEAUTY		57%
SD-01	HARDIE PLANK SIDING	PEARL GREY		18%
SD-02	HARDIE PLANK SIDING	BOOTHBAY BLUE		9%
SD-03	JAMES HARDIE-PLANK SIDING	SW-7666 FLEUR DE SEL		1%
SD-05	HARDIE PLANK SIDING	SW 7643 PUSSY WILLOW		14%

#### EXTERIOR FINISH LEGEND

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
SH-06	SHINGLES	WEATHERED WOOD		1%

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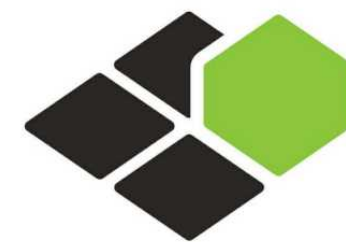
SHEET NAME

EXTERIOR  
ELEVATION &  
BUILDING  
SECTION-1

DRAWINGS NO.

A-600





BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
888.901.8008 www.base-4.com

RICARDO J MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



DATE : 2020.02.04

Owner:

TOP  
Hospitality

143 WHEELING ROAD  
WHEELING, ILLINOIS 60090  
312.404.6735

Residence INN  
BY MARRIOTT

9555 83RD STREET,  
TINLEY PARK, ILLINOIS

PROTOTYPE VERSION: DESIGN  
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REVISION DATE: 2019.04.29

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1	A1	2020.02.04	ISSUED FOR PERMIT

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2020.02.04

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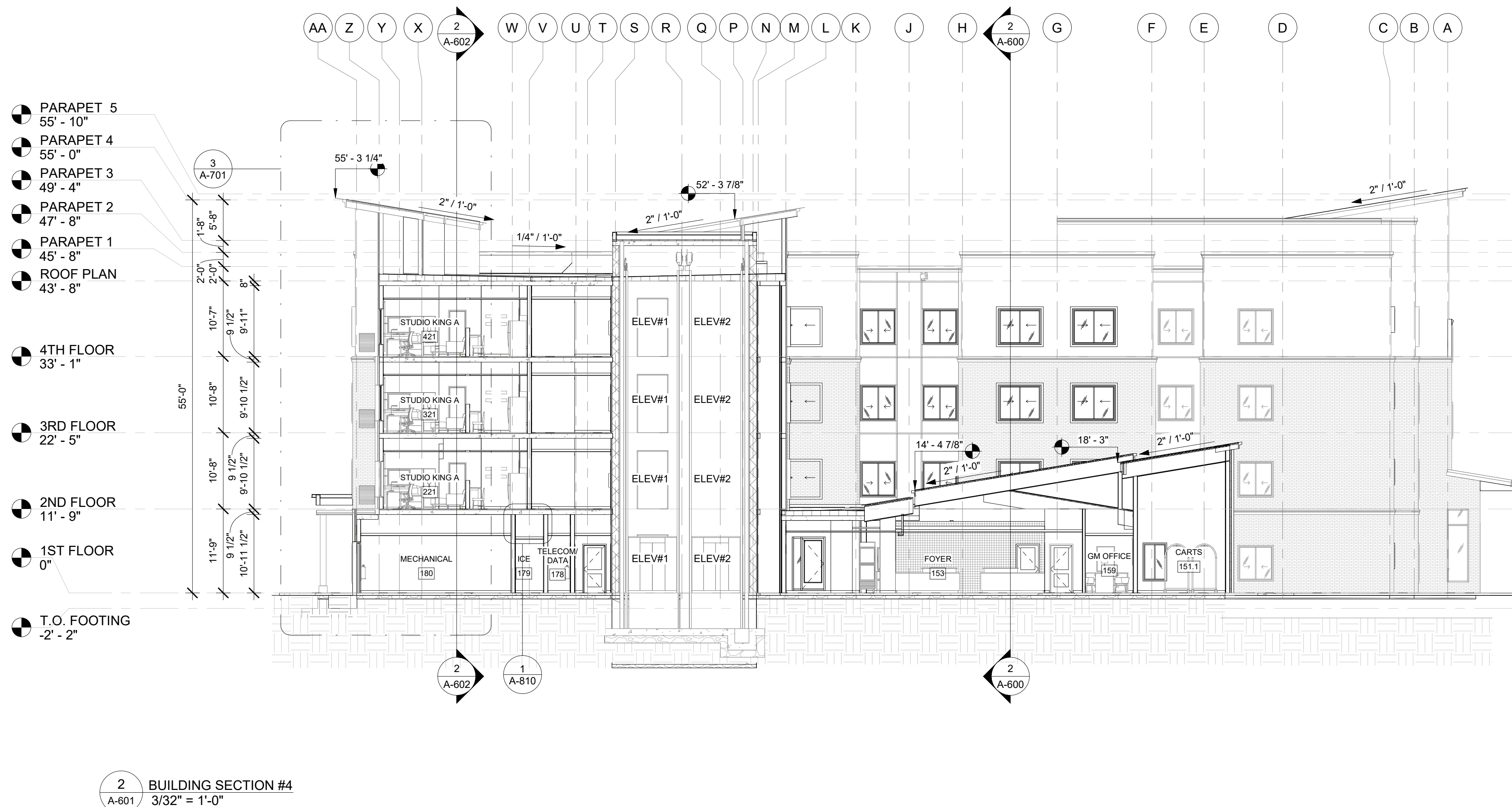
PROJECT NO.  
B4-157-1901

SHEET NAME

EXTERIOR  
ELEVATION &  
BUILDING  
SECTION-2

DRAWINGS NO.

A-601



#### GENERAL ELEVATION NOTES

- REVIEW ALL SIGHTLINES AROUND PROPERTY BEFORE LOCATING ROOFTOP EQUIPMENT. VERIFY ALL EQUIPMENT IS ADEQUATELY SCREENED.
- GC TO PROVIDE A MOCK WALL SHOWING A FULL WINDOW INSTALL WITH FLASHING GC CAN USE A PROPORTIONALLY SCALED DOWN WINDOW IN LUE OF FULL SIZE WINDOW.
- ALL EXTERIOR VENTS, GRILLES, MECHANICAL LOUVERS AND EXTERIOR HOLLOW METAL DOORS TO BE FINISHED TO MATCH ADJACENT EXTERIOR MATERIAL.
- ALL BUILDING PERMITS TO BE CONSISTENT WITH THE APPROVED SITE PLAN. THE PLANNING DEPARTMENT DOES NOT REVIEW BUILDING PERMIT PLAN SETS. SO IT IS THE DEVELOPER'S RESPONSIBILITY TO ENSURE THAT ELEVATIONS SUBMITTED IN THE BUILDING PERMIT SET MATCH THOSE APPROVED DURING THE SITE PLAN REVIEW PROCESS. IF THE ELEVATIONS DO NOT MATCH THOSE IN THE SITE PLAN, IT WILL DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY AT THE END OF CONSTRUCTION, AND MAY NECESSITATE MODIFICATIONS TO THE CONSTRUCTED BUILDING.
- ALL VENT PIPES, ETC. EXTENDING ABOVE THE ROOF SURFACE MUST BE PAINTED A COLOR THAT BLENDS WITH THE ROOF COLOR.
- ARCHITECTURAL FINISH FLOOR ELEVATIONS REFER TO TOP OF STRUCTURE AND BEARING HEIGHT ELEVATIONS

#### GENERAL SIGNAGE NOTES

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- ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY.
- PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE. INSIDE PARAPET WALL PROVIDE WEATHER PROOF ACCESS DOORS AT ROOF LEVEL OR ANYWHERE EXTERIOR OR WET CONDITIONS MAY APPLY.
- GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR REMOTE TRANSFORMERS COORDINATED AND/OR INSTALLED PRIOR TO CLOSING UP THE WALL. PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.

#### ENERGY CODE INFORMATION

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METAL BUILDING	R-19 + R-11 LS
ATTIC AND OTHER	R-38
WALLS ABOVE GRADE	
MASS	R-11.4 ci
METAL BUILDING	R-13 + R-13ci
METAL FRAMED	R-13 + R-7.5ci
WALLS BELOW GRADE	
BELOW GRADE WALLS	R-7.5 ci
FLOORS	R-10 ci
MASS	R-30
JOIST/FRAMING	

#### EXTERIOR FINISH LEGEND

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
BR-01	GLEN-GERY BRICK	BLACK BEAUTY		57%
SD-01	HARDIE PLANK SIDING	PEARL GREY		18%
SD-02	HARDIE PLANK SIDING	BOOTHBAY BLUE		9%
SD-03	JAMES HARDIE-PLANK SIDING	SW-7666 FLEUR DE SEL		1%
SD-05	HARDIE PLANK SIDING	SW 7645 PUSSY WILLOW		14%

#### EXTERIOR FINISH LEGEND

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
SH-06	SHINGLES	WEATHERED WOOD		1%





BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
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RICARDO J MUNIZ-GUILLET, AIA  
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CORAL SPRINGS, FL 33076



DATE : 2020.02.04

Owner:

TOP  
Hospitality

143 WHEELING ROAD  
WHEELING, ILLINOIS 60090  
312.404.6735

Residence INN  
BY MARRIOTT

9555 83RD STREET,  
TINLEY PARK, ILLINOIS

PROTOTYPE VERSION: DESIGN  
GUIDELINE DRAWINGS - GEN 9,  
REVISION DATE: 2019.04.29

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1	A1	2020.02.04	ISSUED FOR PERMIT

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2020.02.04

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PROJECT NO.  
B4-157-1901

SHEET NAME

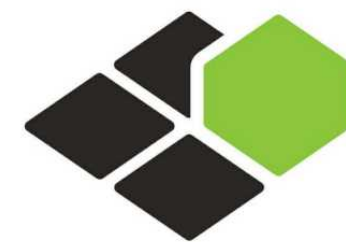
EXTERIOR  
ELEVATION &  
BUILDING  
SECTION-3

DRAWINGS NO.

A-602







BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
888.901.8008 www.base-4.com

RICARDO J MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



DATE : 2020.02.04

Owner:

TOP  
Hospitality

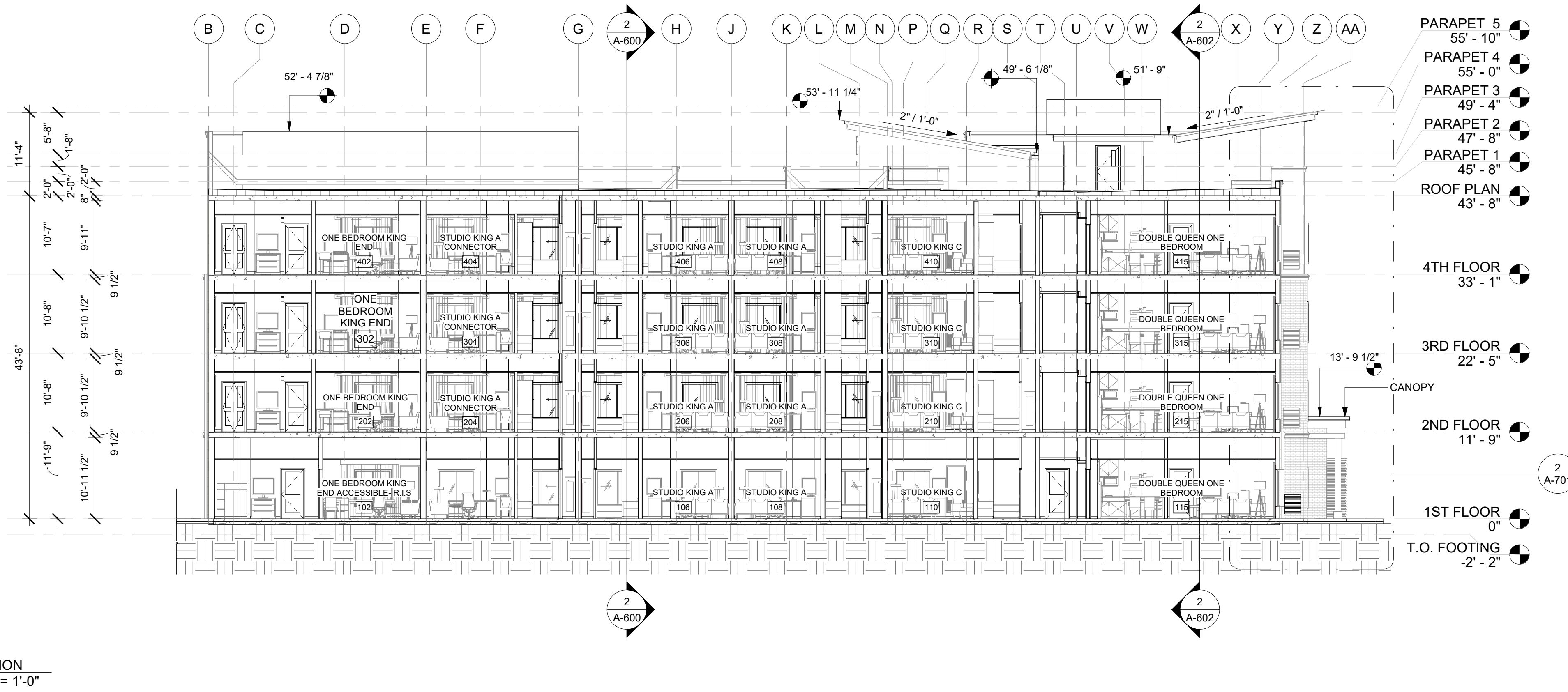
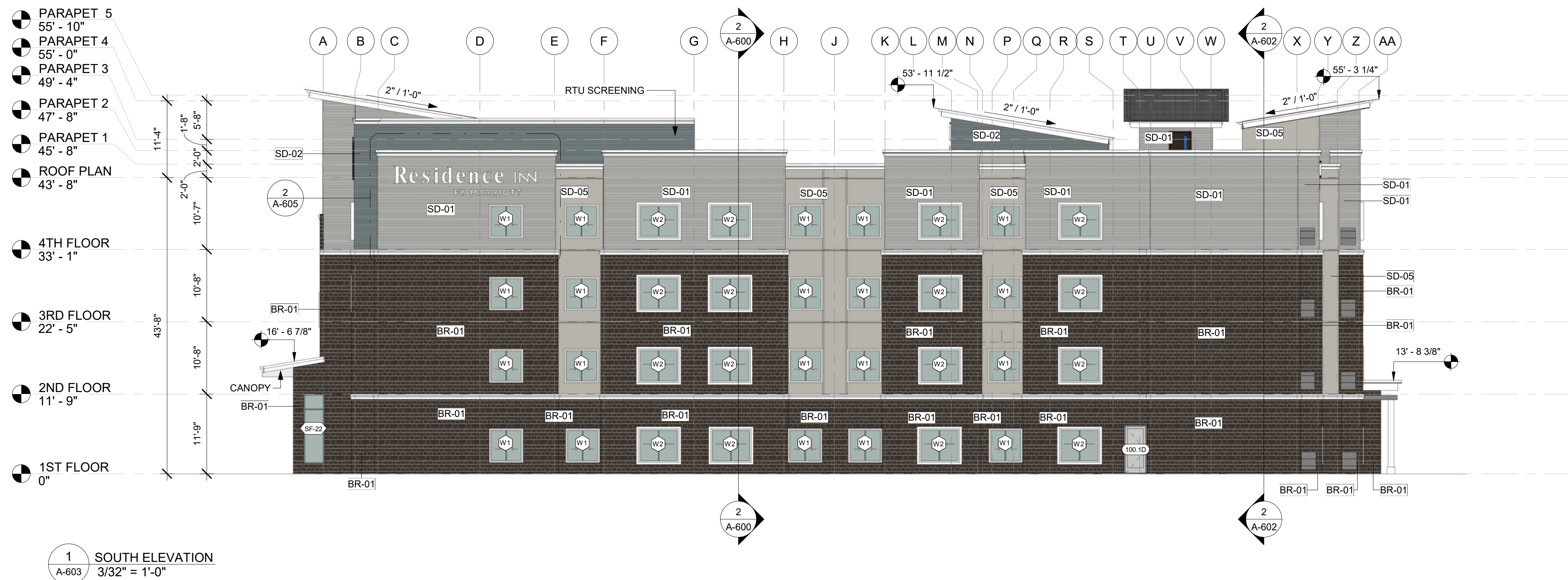
143 WHEELING ROAD  
WHEELING, ILLINOIS 60090  
312.404.6735

Residence INN  
BY MARRIOTT

9555 83RD STREET,  
TINLEY PARK, ILLINOIS

PROTOTYPE VERSION: DESIGN  
GUIDELINE DRAWINGS - GEN 9,  
REVISION DATE: 2019.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION
1	A1	2020.02.04	ISSUED FOR PERMIT



#### GENERAL ELEVATION NOTES

- REVIEW ALL SIGHTLINES AROUND PROPERTY BEFORE LOCATING ROOFTOP EQUIPMENT. VERIFY ALL EQUIPMENT IS ADEQUATELY SCREENED.
- GC TO PROVIDE A MOCK WALL SHOWING A FULL WINDOW INSTALL WITH FLASHING GC CAN USE A PROPORTIONALLY SCALED DOWN WINDOW IN LUE OF FULL SIZE WINDOW.
- ALL EXTERIOR VENTS, GRILLES, MECHANICAL LOUVERS AND EXTERIOR HOLLOW METAL DOORS TO BE FINISHED TO MATCH ADJACENT EXTERIOR MATERIAL.
- ALL BUILDING PERMITS TO BE CONSISTENT WITH THE APPROVED SITE PLAN. THE PLANNING DEPARTMENT DOES NOT REVIEW BUILDING PERMIT PLAN SETS, SO IT IS THE DEVELOPER'S RESPONSIBILITY TO ENSURE THAT ELEVATIONS SUBMITTED IN THE BUILDING PERMIT SET MATCH THOSE APPROVED DURING THE SITE PLAN REVIEW PROCESS. IF THE ELEVATIONS DO NOT MATCH THOSE IN THE SITE PLAN, IT WILL DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY AT THE END OF CONSTRUCTION, AND MAY NECESSITATE MODIFICATIONS TO THE CONSTRUCTED BUILDING.
- ALL VENT PIPES, ETC. EXTENDING ABOVE THE ROOF SURFACE MUST BE PAINTED A COLOR THAT BLENDS WITH THE ROOF COLOR.
- ARCHITECTURAL FINISH FLOOR ELEVATIONS REFER TO TOP OF STRUCTURE AND BEARING HEIGHT ELEVATIONS

#### GENERAL SIGNAGE NOTES

- ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS.
- MINIMUM 3/4" PLYWOOD BACKERBOARD REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN.
- ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY.
- PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE. INSIDE PARAPET WALL PROVIDE WEATHER PROOF ACCESS DOORS AT ROOF LEVEL OR ANYWHERE EXTERIOR/ OR WET CONDITIONS MAY APPLY.
- GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR REMOTE TRANSFORMERS COORDINATED AND/OR INSTALLED PRIOR TO CLOSING UP THE WALL. PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.

#### ENERGY CODE INFORMATION

REFERENCED ENERGY CODE: APPLICABLE CODE <b>CHAPTER 3: GENERAL REQUIREMENTS</b> (C) 301.1 CLIMATE ZONE: COOK COUNTY, ILLINOIS	<b>SLAB-ON-GRADE FLOORS</b> UNHEATED SLABS HEATED SLABS OPAQUE DOORS NONSWINGING R-10 for 24" below R-15 for 36" below R-4.75
<b>CHAPTER 4: COMMERCIAL ENERGY EFFICIENCY</b> TABLE C402.1.3: OPAQUE THERMAL ENVELOPE INSULATION REQUIREMENTS	<b>ROOFS</b> INSUL. ENTIRELY ABOVE DECK METAL BUILDING ATTIC AND OTHER <b>WALLS ABOVE GRADE</b> MASS METAL BUILDING METAL FRAMED
<b>WALLS BELOW GRADE</b> BELOW GRADE WALLS MASS JOIST/FRAMING	<b>TABLE C402.4: BUILDING ENVELOPE FENESTRATION REQUIREMENTS</b> <b>VERTICAL FENESTRATION</b> FIXED FENESTRATION OPERABLE FENESTRATION ENTRANCE DOORS SHGC PROJECTION FACTOR <b>SKYLIGHTS</b> U-FACTOR SHGC

#### EXTERIOR FINISH LEGEND

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
BR-01	GLEN-GERY BRICK	BLACK BEAUTY		57%
SD-01	HARDIE PLANK SIDING	PEARL GREY		18%
SD-02	HARDIE PLANK SIDING	BOOTHBAY BLUE		9%
SD-03	JAMES HARDIE-PLANK SIDING	SW-7666 FLEUR DE SEL		1%
SD-05	HARDIE PLANK SIDING	SW 7643 PUSSY WILLOW		14%

#### EXTERIOR FINISH LEGEND

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
SH-06	SHINGLES	WEATHERED WOOD		1%

CURRENT ISSUE

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CURRENT ISSUE DATE  
2020.02.04

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SD

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RB/CM

PROJECT NO.  
B4-157-1901

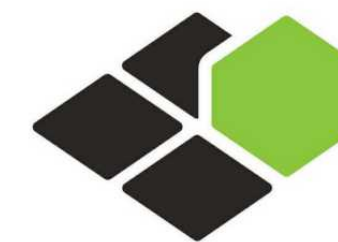
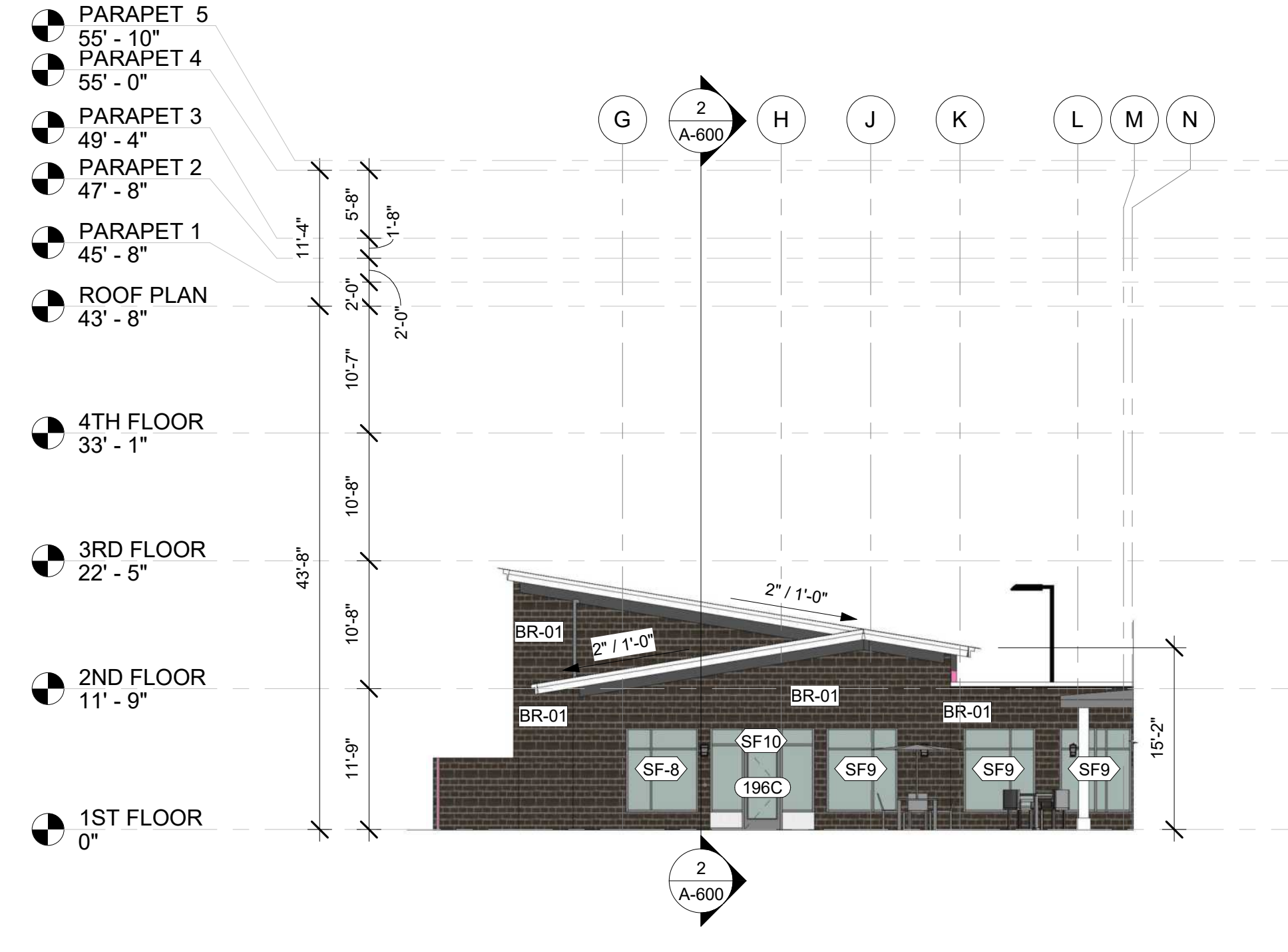
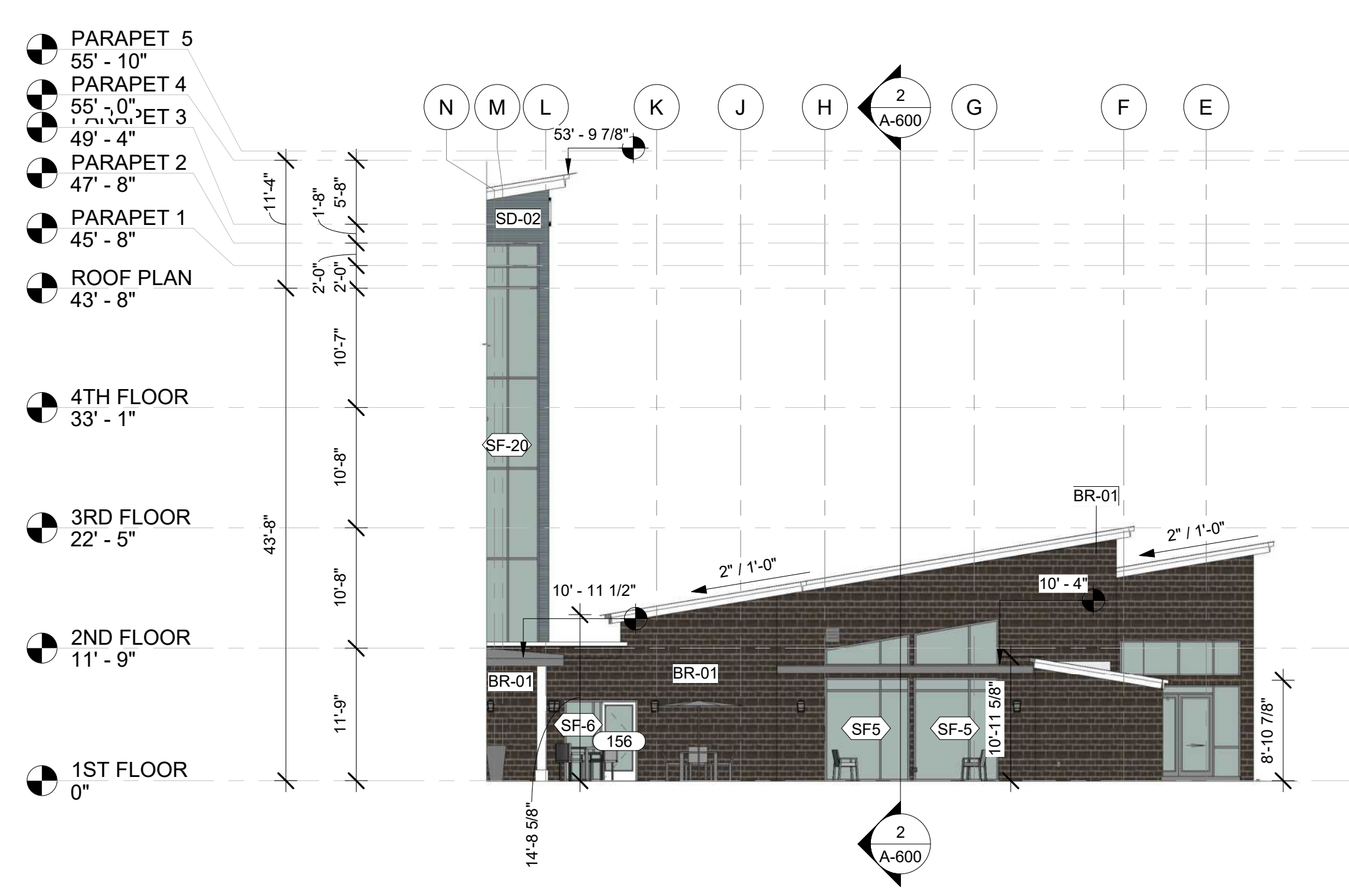
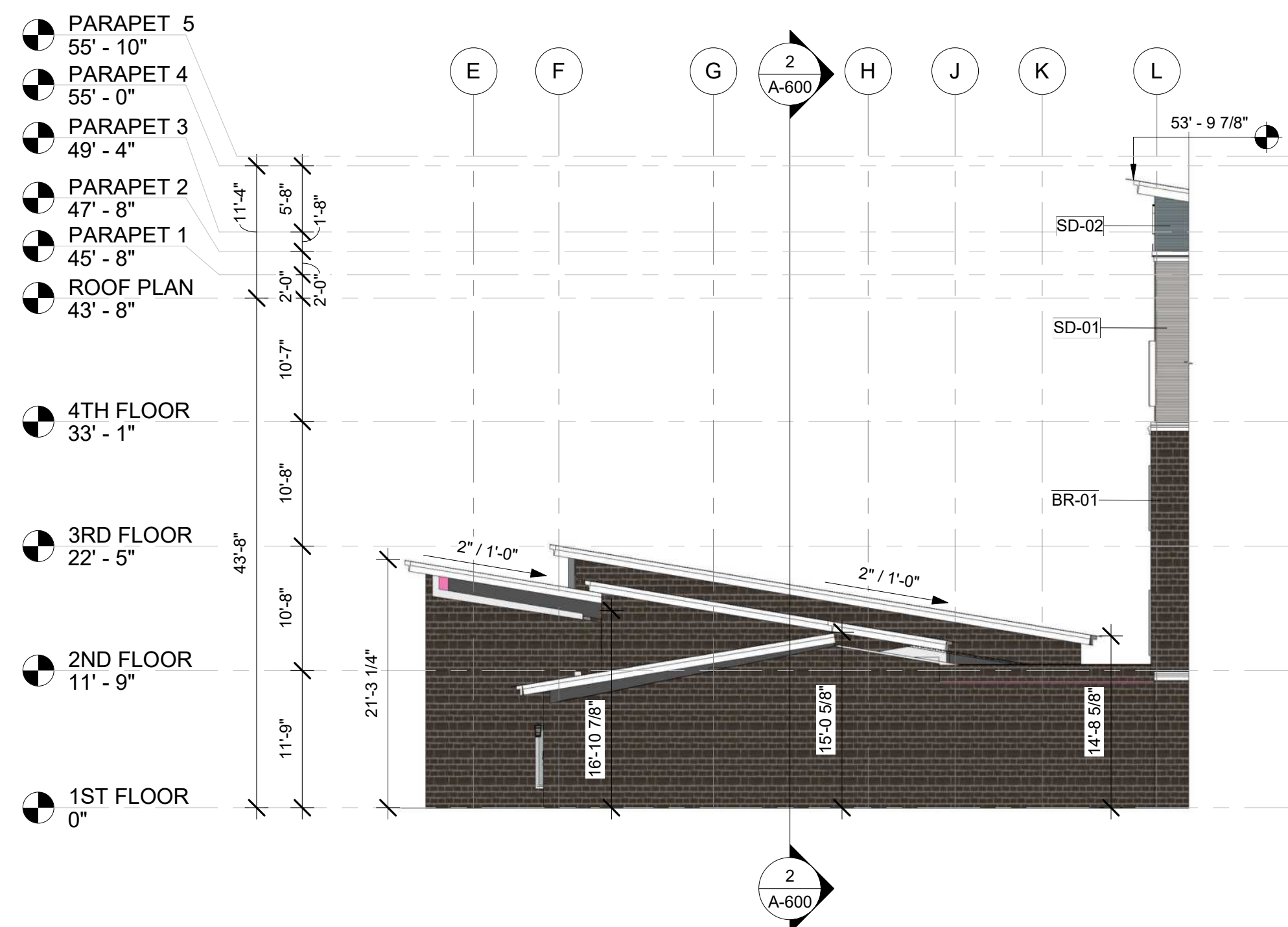
SHEET NAME

EXTERIOR  
ELEVATION &  
BUILDING  
SECTION-4

DRAWINGS NO.

A-603





# BASE<sup>4</sup>

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
888.901.8008 [www.base-4.com](http://www.base-4.com)

RICARDO J MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:

Owner

TOP  
Hospitality

143 Wheeling Road  
Wheeling, Illinois 60090  
312 404 6735

Residence INN  
BY MARRIOTT

9555 83RD STREET,  
TINLEY PARK, Illinois

PROTOTYPE VERSION: DESIGN  
GUIDELINE DRAWINGS - GEN 9  
REVISION DATE: 2010.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION
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CURRENT ISSUE

**ISSUED FOR PC STAFF  
REVIEW**

CURRENT ISSUE DATE  
2020.01.17

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CHECKED BY RB/CM

PROJECT NO. B4-157-1901

SHEET NAME

EXTERIOR  
ELEVATION

DRAWINGS NO.

# A-604

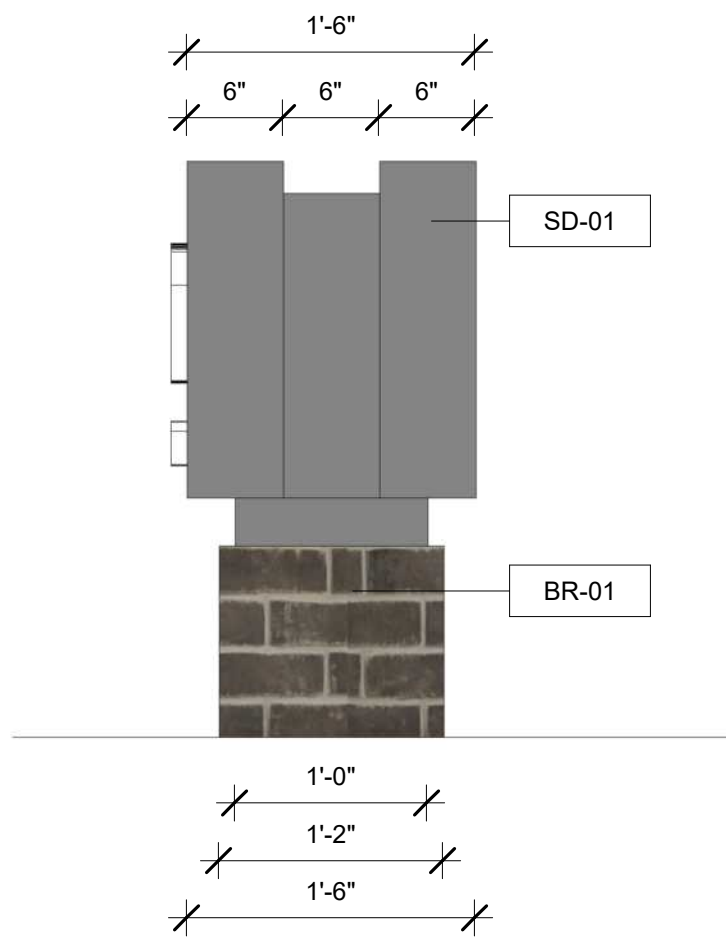
## GENERAL NOTES-SITE PLAN

- |    |  |     |  |     |  |
|----|--|-----|--|-----|--|
| 1. | ALL SITE PLAN INFORMATION IS BASED ON TOPOGRAPHIC SURVEY PREPARED BY CIVIL ENGINEER. SEE SHEET G-202 FOR CONTACT INFORMATION   | 7.  | LIMITS OF CONSTRUCTION TO BE AREA WITHIN PROPERTY LINE OR AS INDICATED WITH LIMIT LINES OF CONSTRUCTION.   | 13. | COORDINATE EXTERIOR UTILITY LOCATIONS W/ CIVIL ENGINEERING DWGS & WITH UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION   |
| 2. | REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO DRAINAGE DESIGN, CURB CUTS, PAVING, AND PARKING LOT DIMENSIONS.   | 8.  | C.O.T. TO FOLLOW THE MINIMUM REQUIREMENTS FOR PAVEMENT DESIGN RECOMMENDATION WALL UNO PER CIVIL DRAWINGS AND SOIL REPORT.  | 14. | GENERAL CONTRACTOR TO ENSURE GAS REQUIRED PROTECTION WITH STEEL BOLLARDS AS MEASURED BY LOCAL UTILITY JURISDICTION & CODE REQUIREMENTS   |
| 3. | CONTRACTOR SHALL COORDINATE, PRIOR TO THE COMMENCEMENT OF SITE WORK, THE FINISH FLOOR ELEVATION WITH THE CIVIL ENGINEER AND THE MECHANICAL ENGINEER.   | 9.  | GENERAL CONTRACTOR TO PROVIDE PAINTED STRIPING, WORDING, DIRECTIONAL ARROWS AND SYMBOLS IN ACCORDANCE WITH SPECIFICATIONS, NATIONAL AND LOCAL CODES.   |     | ALL ROOF DRAINS TO Tie INTO STORM DRAINAGE SYSTEM (SEE CIVIL)  |
| 4. | SHOULD FIELD CONDITIONS DIFFER FROM PLANS TO THE EXTENT UNNECESSARY CUTS ARE INCURRED OR DELAYS ANTICIPATED, THE CONTRACTOR AND ARCHITECT SHALL BE CONSULTED. THE ARCHITECT, IN CONJUNCTION WITH THE OWNER, WILL DETERMINE THE RESOLUTION. | 10. | ALL CONCRETE W/ FINISH "10" WIDE AND TO HAVE NON-SLIP BROOM FINISH WITH 1/2" EXPANSION JOINT @ EVERY 25'-0" O.C.   |     | REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE CONSTRUCTION DETAILS, INCLUDING CURB & GUTTER DETAILS AND RAIL  |
| 5. | PRIOR TO CONSTRUCTION GENERAL CONTRACTOR SHALL REVIEW ALL ITEMS SHOWN IN THESE DRAWINGS AND NOTIFY THIS OFFICE OF ANY DISCREPANCIES  | 11. | ALL ACCESSIBLE ROUTES SHALL COMPLY WITH ADA GUIDELINES.  | 15. | LANDSCAPE DESIGN IS NOT INCLUDED WITHIN THE SCOPE OF WORK REPRESENTED IN THESE DRAWINGS. EACH ACCESSIBLE PARKING SHALL BE MARKED W/ PERMANENT SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY" AND ANY OTHER INFORMATION THAT MAY BE REQUIRED LOCALLY. |
| 6. | CONTRACTOR MUST TAKE PRECAUTIONS TO PROTECT OWNER'S PROPERTY FROM CONSTRUCTION OPERATIONS. BOUNDARY OF CONTRACTOR'S WORK AND STORAGE AREAS WILL BE DEFINED TO MUTUAL AGREEMENT BY CONFERENCE.  | 12. | ALL EXTERIOR SIGNAGE SHALL BE AS DIRECTED BY OWNER (EXCEPT AS DETAILED WITHIN THESE CONSTRUCTION DRAWINGS) IN CONFORMANCE WITH ADA GUIDELINES AND LOCAL CODES. GENERAL CONTRACTOR TO PROVIDE ELECTRICAL CONDUIT & POWER, SIGNAGE & FOUNDATION ARE O.F.O.I. |     |  |

### EXTERIOR FINISH LEGEND

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
BR-01	GLEN-GERY BRICK	BRADDOCK		57%
SD-01	HARDIE PLANK SIDING	PEARL GREY		18%
SD-02	HARDIE PLANK SIDING	BOOTHBAY BLUE		9%
SD-03	JAMES HARDIE-PLANK SIDING	SW-7666 FLEUR DE SEL		1%
SD-05	HARDIE PLANK SIDING	SW 7643 PUSSY WILLOW		14%
SH-06	SHINGLES	WEATHERED WOOD		1%





2 MONUMENT ELEVATION  
1" = 1'-0"

3 MONUMENT ELEVATION-2  
1" = 1'-0"

**Monument Specifications:**

*Construction:* Aluminum angle frame with .125" aluminum shoe-box style faces

*Face Construction:* Routed aluminum with backer panel

*Retainer:* Bleed face

*Illumination:* GE White LED's

*Exterior Finish:* Paint Pantone® 425 C Gray, satin finish and Pantone® 877 C Silver, satin finish

*Interior Finish:* Paint reflective white

**Monument Face Specifications:**

*Face Construction:* Routed aluminum with backer panel

*Face Decoration:* Pantone® 425 C Gray, satin finish

*Backer Panel:* .118" white solar grade polycarbonate

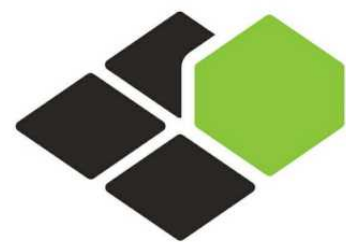
\* "Residence Inn" and "Marriott" to appear white during the day and illuminate white at night (background does not illuminate)

**Pole Cover Specifications:**

\* Preferred method to have monument base match building hardscape (stone, brick, etc., provided by general contractor)

*Construction:* Aluminum angle frame with .080" aluminum skins

*Exterior Finish:* Paint Matthews 41342SP Brushed Aluminum, satin finish



**BASE4**

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
888.901.8008 www.base-4.com

RICARDO J MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

Seal:



DATE : 2020.02.04

Owner:

**TOP  
Hospitality**

143 WHEELING ROAD  
WHEELING, ILLINOIS 60090  
312.404.6735

**Residence INN**  
BY MARRIOTT

9555 83RD STREET,  
TINLEY PARK, ILLINOIS

PROTOTYPE VERSION: DESIGN  
GUIDELINE DRAWINGS - GEN 9,  
REVISION DATE: 2019.04.29

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1	Δ1	2020.02.04	ISSUED FOR PERMIT

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2020.02.04

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SD

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RB/CM

PROJECT NO.  
B4-157-1901

SHEET NAME

**MONUMENT SIGN  
(RESIDENCE INN)**

DRAWINGS NO.

**A-605**

**GENERAL NOTES-SITE PLAN**

- ALL SITE PLAN INFORMATION IS BASED ON TOPOGRAPHIC SURVEY PREPARED BY CIVIL ENGINEER. SEE SHEET G-002 FOR CONTACT INFORMATION.
- REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO DRAINAGE DESIGN, CURB CUTS, PAVING, AND PARKING LOT DIMENSIONS.
- CONTRACTOR SHALL COORDINATE, PRIOR TO THE COMMENCEMENT OF SITE WORK, THE FINISH FLOOR ELEVATION WITH THE CIVIL ENGINEER AND THE STRUCTURAL ENGINEER.
- SHOULD FIELD CONDITIONS DIFFER FROM PLANS TO THE EXTENT UNNECESSARY COSTS ARE INCURRED OR DELAYS ARE ANTICIPATED, THE OWNER AND ARCHITECT SHALL BE CONSULTED. THE ARCHITECT, IN CONJUNCTION WITH THE OWNER, WILL DETERMINE THE RESOLUTION. PRIOR TO CONSTRUCTION GENERAL CONTRACTOR SHALL VERIFY ALL ITEMS SHOWN AS EXISTING ON THESE DRAWINGS AND NOTIFY THIS OFFICE OF ANY DISCREPANCIES.
- CONTRACTOR MUST TAKE PRECAUTIONS TO PROTECT OWNER'S PROPERTY FROM CONSTRUCTION OPERATIONS. BOUNDARY OF CONTRACTOR'S WORK AND STORAGE AREAS WILL BE DEFINED TO MUTUAL AGREEMENT BY CONFERENCE.
- LIMITS OF CONSTRUCTION TO BE AREA WITHIN PROPERTY LINE OR AS INDICATED WITH LIMIT LINES OF CONSTRUCTION.
- G.C. TO FOLLOW THE MINIMUM REQUIREMENTS FOR PAVEMENT DESIGN RECOMMENDATION WALL UNO PER CIVIL DRAWINGS AND SOIL REPORT.
- GENERAL CONTRACTOR TO PROVIDE PAINTED STRIPING, WORDING, DIRECTIONAL ARROWS AND SYMBOLS IN ACCORDANCE WITH SPECIFICATIONS, NATIONAL AND LOCAL CODES.
- ALL CONCRETE WALKS ARE 5'-0" WIDE AND TO HAVE NON-SLIP BROOM FINISH WITH 1/2" EXPANSION JOINT @ EVERY 25'-0" O.C.
- ALL ACCESSIBLE ROUTES SHALL COMPLY WITH ADA GUIDELINES.
- ALL EXTERIOR SIGNAGE SHALL BE AS DIRECTED BY OWNER (EXCEPT AS DETAILED WITHIN THESE CONSTRUCTION DOCUMENTS) AND IN COMPLIANCE WITH ADA GUIDELINES AND LOCAL CODES. GENERAL CONTRACTOR TO PROVIDE ELECTRICAL CONDUIT & POWER. SIGNAGE & FOUNDATION ARE O.F.D.I.
- COORDINATE EXTERIOR UTILITY LOCATIONS W/ CIVIL ENGINEERING DWGS & WITH UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- GENERAL CONTRACTOR TO ENSURE GAS METER PROTECTION WITH STEEL BOLLARDS AS REQUIRED BY LOCAL UTILITY JURISDICTION & CODE REQUIREMENTS.
- ALL ROOF DRAINS TO TIE INTO STORM DRAINAGE SYSTEM (SEE CIVIL).
- REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE CONSTRUCTION DETAILS, INCLUDING CURB AND GUTTER DETAILS AND RADI.
- LANDSCAPE DESIGN IS NOT INCLUDED WITHIN THE SCOPE OF WORK REPRESENTED IN THESE DRAWINGS.
- EACH ACCESSIBLE PARKING SHALL BE POSTED W/ PERMANENT SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY" AND ANY OTHER INFORMATION THAT MAY BE REQUIRED LOCALLY.

**EXTERIOR FINISH LEGEND**

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
BR-01	GLEN-GERY BRICK	BLACK BEAUTY		57%
SD-01	HARDIE PLANK SIDING	PEARL GREY		18%
SD-02	HARDIE PLANK SIDING	BOOTHBAY BLUE		9%
SD-03	JAMES HARDIE-PLANK SIDING	SW-7666 FLEUR DE SEL		1%
SD-05	HARDIE PLANK SIDING	SW 7643 PUSSY WILLOW		14%

**EXTERIOR FINISH LEGEND**

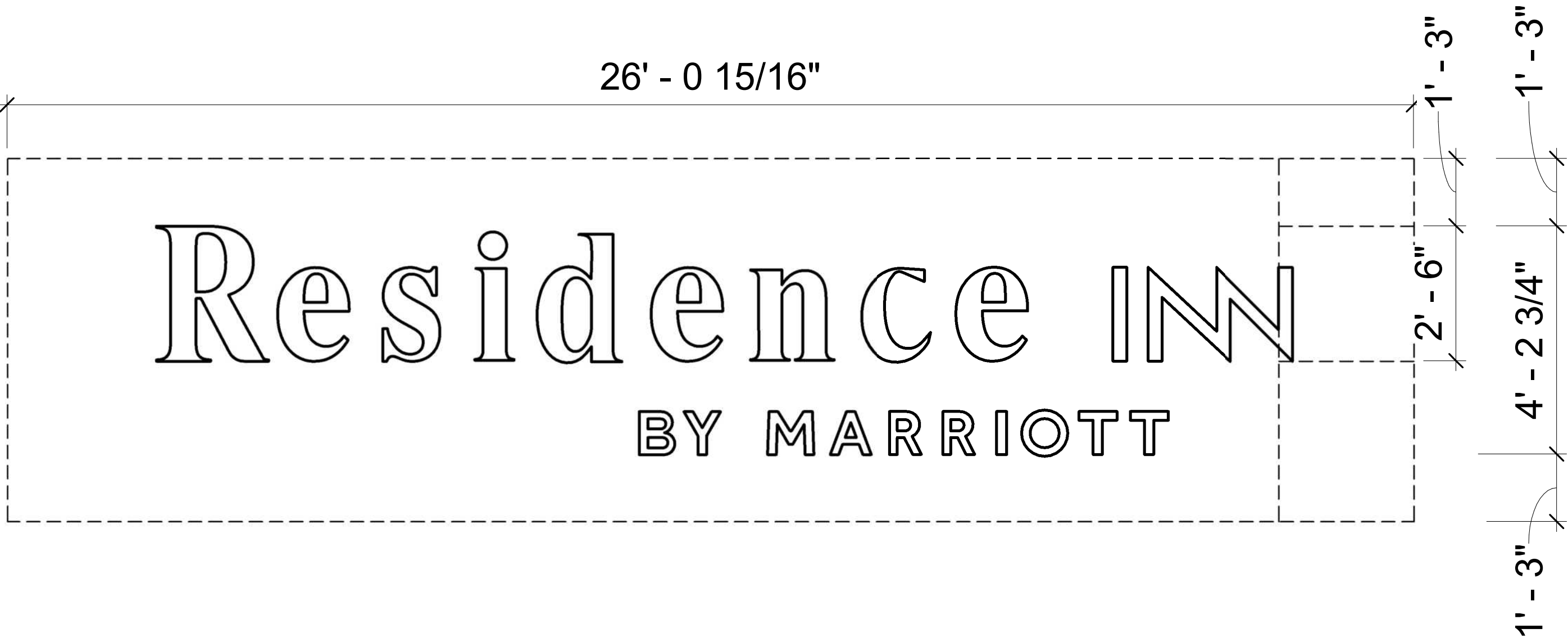
MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
SH-06	SHINGLES	WEATHERED WOOD		1%



CHANNEL LETTER SPECIFICATIONS

**Channel Letter Specifications:**  
Construction: .050" aluminum channel letter with .063" aluminum backs  
Face Material: 3/16" 7328 white acrylic  
Trim Cap: 1" painted to match Pantone® 425 C Gray  
Illumination: GE White LED's as required  
Exterior Finish: Paint to match Pantone® 425 C Gray  
Interior Finish: Paint reflective white

**Channel Letter Face Specifications:**  
Face Material: 3/16" 7328 white acrylic



	A	B	C	D	E
RI Channel 24	24"	7 11/16"	7'-10 1/4"	3'-4 5/8"	16'-10 5/16"
RI Channel 30	30"	9 9/16"	9'-9 3/4"	4'-2 3/4"	21'-0 15/16"
RI Channel 36	36"	11 1/2"	11'-9 5/16"	5'-0 15/16"	25'-3 1/2"
RI Channel 48	48"	15 5/16"	15'-8 7/16"	6'-9 3/16"	33'-8 11/16"

\* Letter height determined by the height of the letter "R".



1 ELEVATION 1  
A-606 3/32" = 1'-0"

EXTERIOR FINISH LEGEND

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
BR-01	GLEN-GERY BRICK	BRADDOCK		57%
SD-01	HARDIE PLANK SIDING	PEARL GREY		18%
SD-02	HARDIE PLANK SIDING	BOOTHBAY BLUE		9%
SD-03	JAMES HARDIE-PLANK SIDING	SW-7666 FLEUR DE SEL		1%
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SH-06	SHINGLES	WEATHERED WOOD		1%



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Seal:

Owner:

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Hospitality

143 Wheeling Road  
Wheeling, Illinois 60090  
312 404 6735

Residence INN  
BY MARRIOTT

9555 83RD STREET,  
TINLEY PARK, Illinois

PROTOTYPE VERSION: DESIGN  
GUIDELINE DRAWINGS - GEN 9,  
REVISION DATE: 2010.04.29

ISSUE NO. DELTA ISSUE DATE DESCRIPTION

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2020.01.17

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PROJECT NO.  
B4-157-1901

SHEET NAME

EXTERIOR  
SIGNAGE  
(RESIDENCE INN)

DRAWINGS NO.

A-606



CHANNEL LETTER SPECIFICATIONS

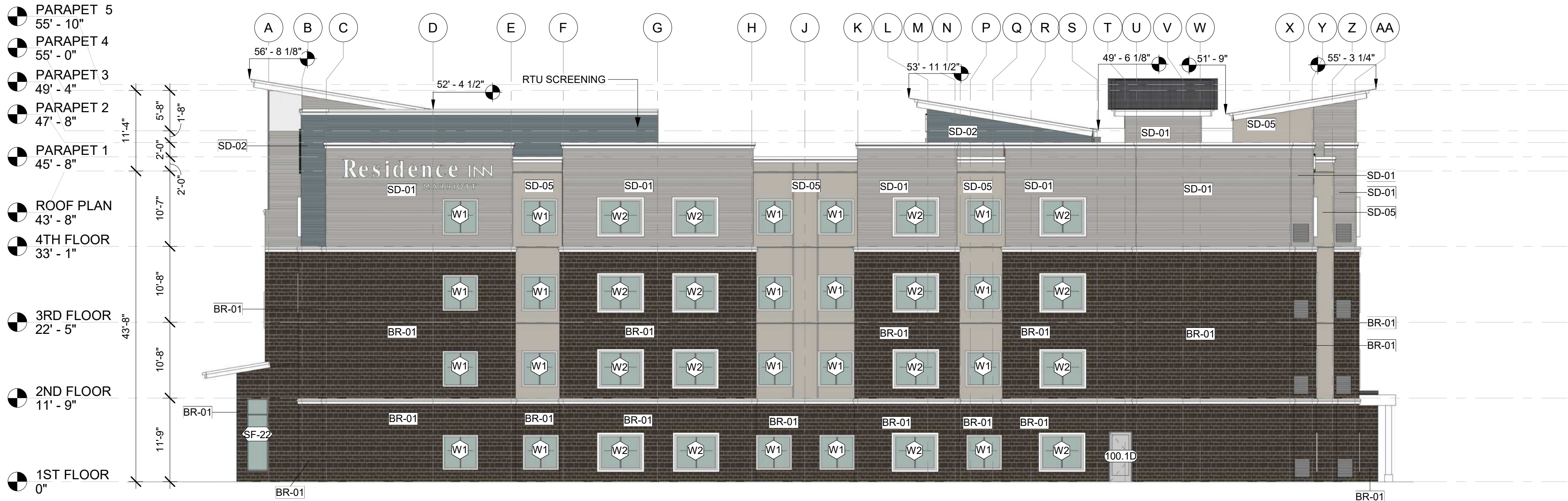
**Channel Letter Specifications:**  
*Construction:* .050" aluminum channel letter with .063" aluminum backs  
*Face Material:* 3/16" 7328 white acrylic  
*Trim Cap:* 1" painted to match Pantone® 425 C Gray  
*Illumination:* GE White LED's as required  
*Exterior Finish:* Paint to match Pantone® 425 C Gray  
*Interior Finish:* Paint reflective white

**Channel Letter Face Specifications:**  
*Face Material:* 3/16" 7328 white acrylic



	A	B	C	D	E
RI Channel 24	24"	7 11/16"	7'-10 1/4"	3'-4 5/8"	16'-10 5/16"
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RI Channel 36	36"	11 1/2"	11'-9 5/16"	5'-0 15/16"	25'-3 1/2"
RI Channel 48	48"	15 5/16"	15'-8 7/16"	6'-9 3/16"	33'-8 11/16"

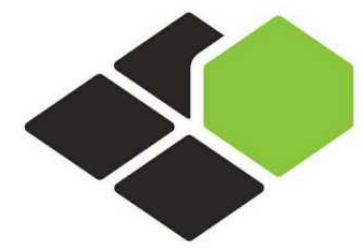
\* Letter height determined by the height of the letter "R".



1 ELEVATION 4  
A-607 3/32" = 1'-0"

EXTERIOR FINISH LEGEND

MARK	MATERIAL-BRAND	MATERIAL & FINISH	IMAGE	%
BR-01	GLEN-GERY BRICK	BRADDOCK		57%
SD-01	HARDIE PLANK SIDING	PEARL GREY		18%
SD-02	HARDIE PLANK SIDING	BOOTHBAY BLUE		9%
SD-03	JAMES HARDIE-PLANK SIDING	SW-7666 FLEUR DE SEL		1%
SD-05	HARDIE PLANK SIDING	SW 7643 PUSSY WILLOW		14%
SH-06	SHINGLES	WEATHERED WOOD		1%



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312 404 6735

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TINLEY PARK, Illinois

PROTOTYPE VERSION: DESIGN  
GUIDELINE DRAWINGS - GEN 9,  
REVISION DATE: 2010.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION
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2020.01.17

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SD

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RB/CM

PROJECT NO.  
B4-157-1901

SHEET NAME

EXTERIOR  
SIGNAGE  
(RESIDENCE INN)

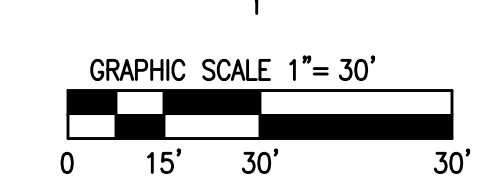
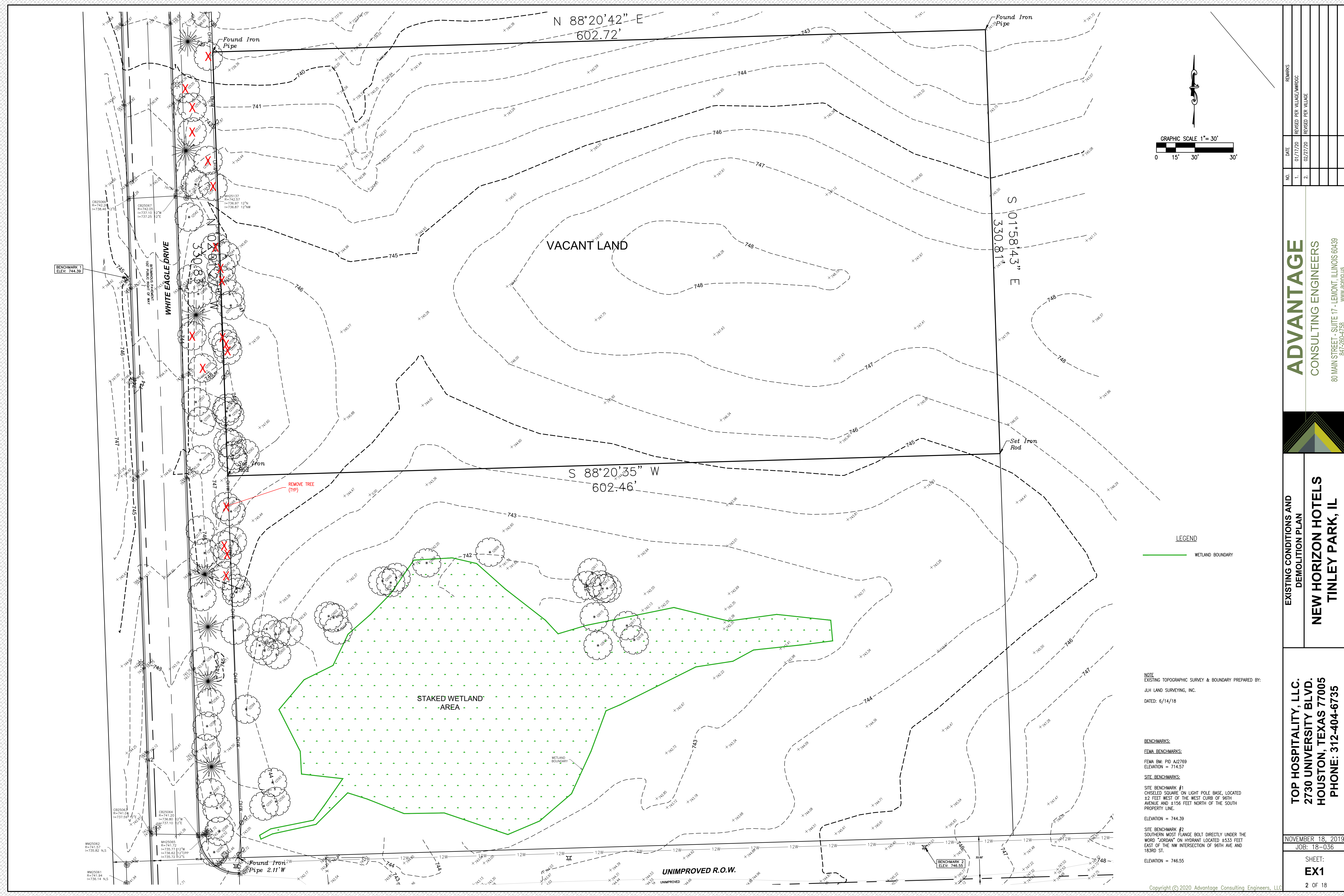
DRAWINGS NO.

A-607









LEGEND  
WETLAND BOUNDARY

NOTE  
EXISTING TOPOGRAPHIC SURVEY & BOUNDARY PREPARED BY:  
JLH LAND SURVEYING, INC.  
DATED: 6/14/18

BENCHMARKS:  
FEMA BENCHMARKS:  
FEMA BM: PID A12769  
ELEVATION = 714.57  
SITE BENCHMARKS:  
SITE BENCHMARK #1  
CHISELED SQUARE ON LIGHT POLE BASE, LOCATED  
±2 FEET WEST OF THE WEST CURB OF 96TH  
AVENUE AND ±156 FEET NORTH OF THE SOUTH  
PROPERTY LINE.  
ELEVATION = 744.39  
SITE BENCHMARK #2  
SOUTHERN MOST FLANGE BOLT DIRECTLY UNDER THE  
WORD "JORDAN" ON HYDRANT LOCATED ±533 FEET  
EAST OF THE NW INTERSECTION OF 96TH AVE AND  
183RD ST.  
ELEVATION = 746.55

REMARKS		DATE		NO.	
REVISED PER VILLAGE/WMRDC		01/17/20	1.		
REVISED PER VILLAGE		02/27/20	2.		

ADVANTAGE  
CONSULTING ENGINEERS

80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439  
847-260-1758  
WWW.ADVANTAGE-ILL.COM

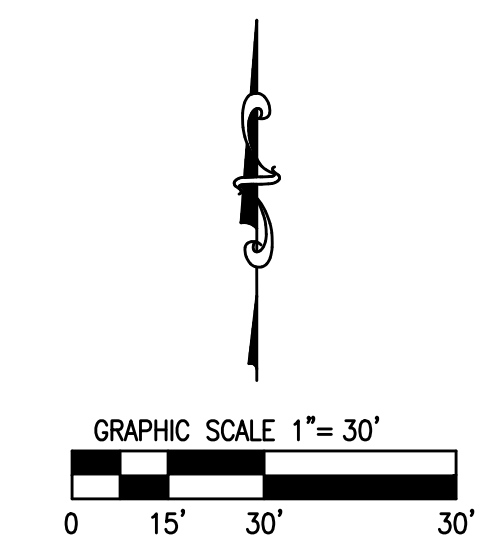
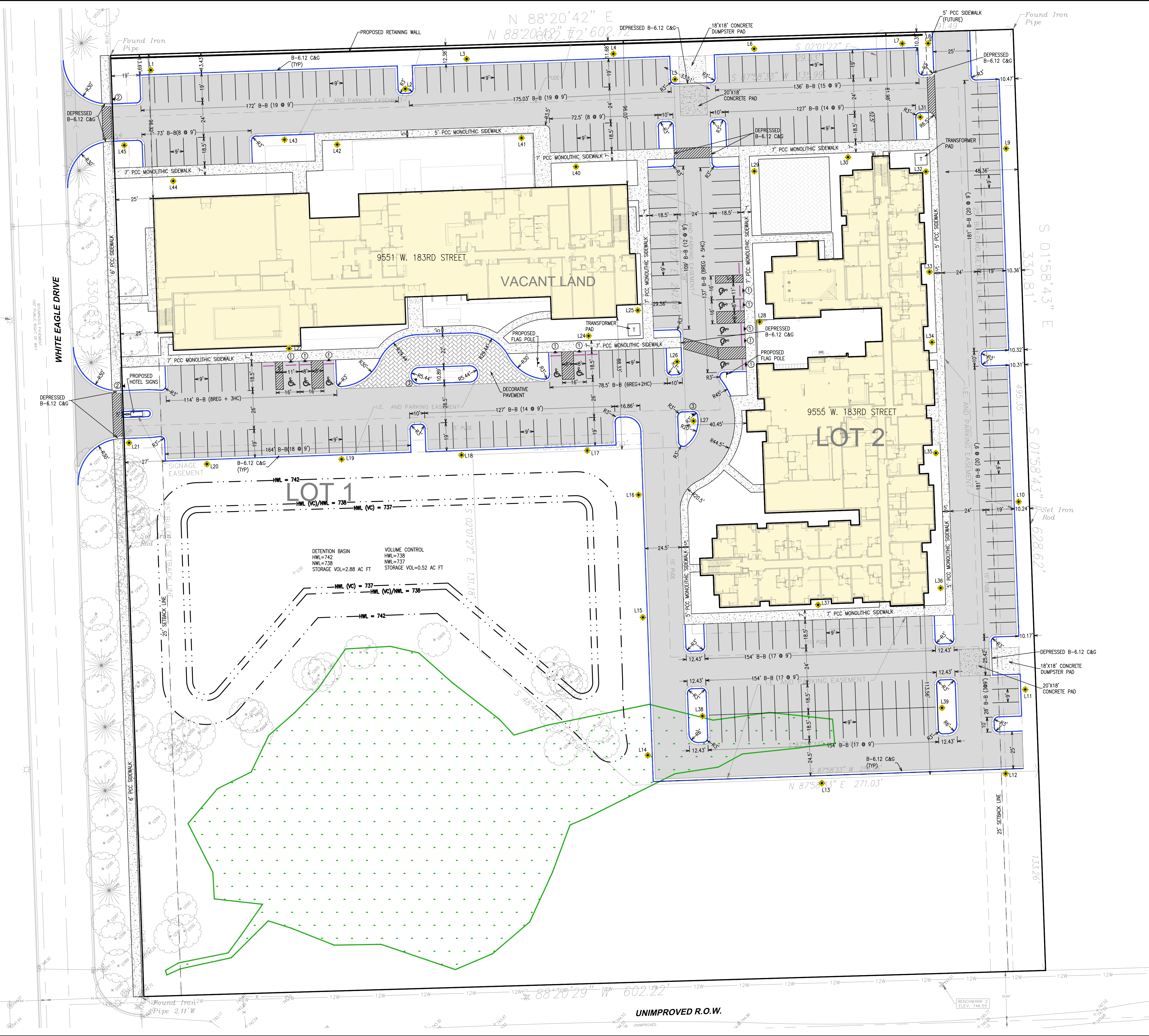
EXISTING CONDITIONS AND  
DEMOLITION PLAN

NEW HORIZON HOTELS  
TINLEY PARK, IL

TOP HOSPITALITY, LLC.  
2730 UNIVERSITY BLVD.  
HOUSTON, TEXAS 77005  
PHONE: 312-404-6735

NOVEMBER 18, 2019  
JOB: 18-036  
SHEET:  
EX1  
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- CURB LEGEND(COLOR CODED):
- B-6.12 CURB AND GUTTER
  - DEPRESSED CURB OR CURB OPENING
  - WHEEL STOP

- NOTES:
- ALL SIDEWALKS INTERSECTING WITH CURB SHALL BE CONSTRUCTED WITH HANDICAPPED RAMP.
  - ALL CURB RADI AT INTERSECTIONS TO BE 3' UNLESS NOTED OTHERWISE.
  - ALL STREET DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
  - ALL LOT DIMENSIONS, SETBACK LINES, EASEMENTS ETC. ARE APPROXIMATE, SEE PLAT OF SUBDIVISION FOR EXACT DIMENSIONS.
  - THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.

- SIGN LEGEND:
- HANDICAP PARKING SIGN W/ \$350 FINE SIGN
  - STOP SIGN
  - DO NOT ENTER SIGN

REMARKS	
DATE	01/17/20
NO.	1.
DATE	02/27/20
NO.	2.

ADVANTAGE

CONSULTING ENGINEERS

80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439

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GEOMETRIC PLAN

NEW HORIZON HOTELS

TINLEY PARK, IL

TOP HOSPITALITY, LLC.

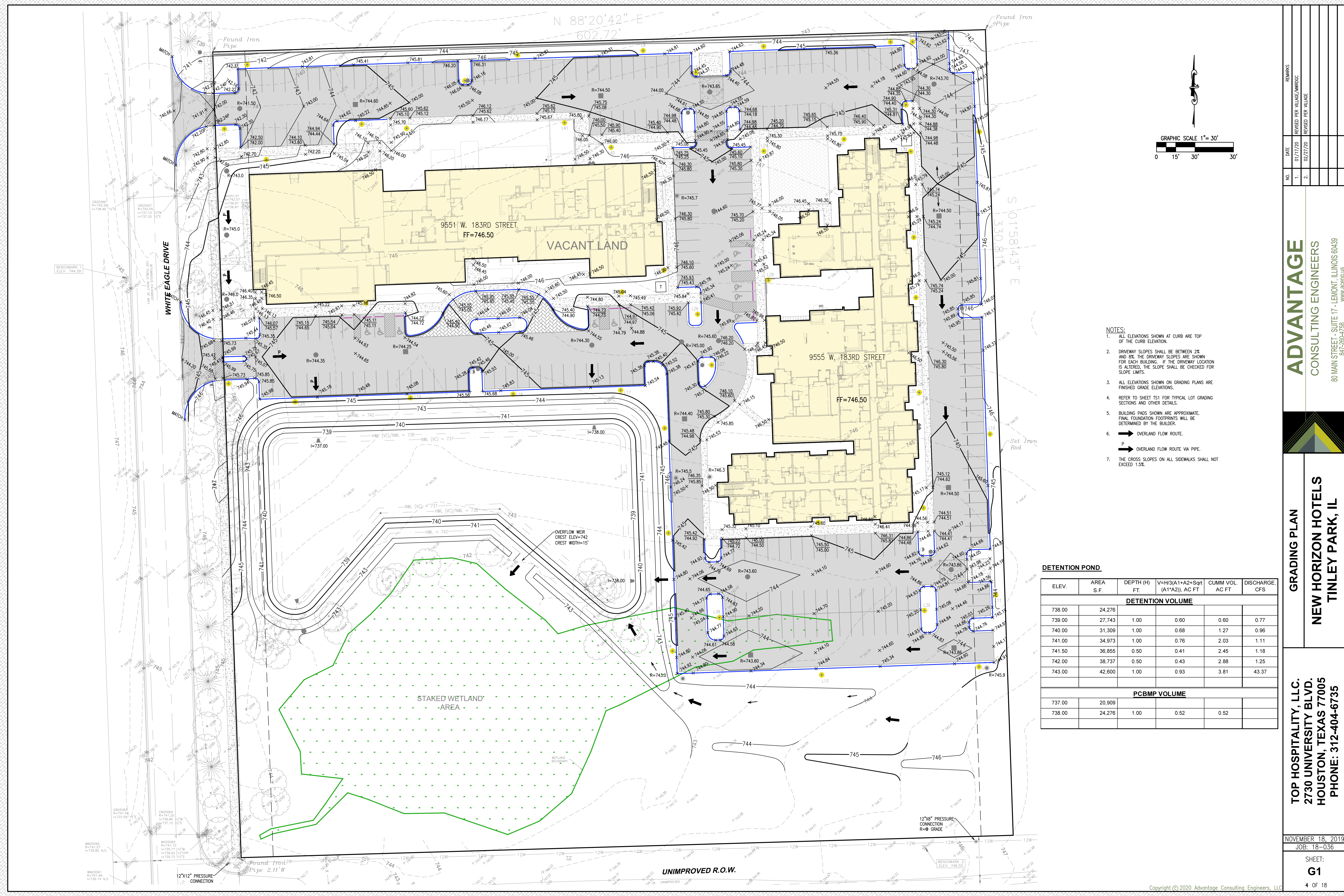
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HOUSTON, TEXAS 77005

PHONE: 312-404-6735

NOVEMBER 18, 2019
JOB: 18-036
SHEET: L1
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- NOTES:
1. ALL ELEVATIONS SHOWN AT CURB ARE TOP OF THE CURB ELEVATION.
  2. DRIVEWAY SLOPES SHALL BE BETWEEN 2% AND 8%. THE DRIVEWAY SLOPES ARE SHOWN FOR EACH BUILDING. IF THE DRIVEWAY LOCATION IS ALTERED, THE SLOPE SHALL BE CHECKED FOR SLOPE LIMITS.
  3. ALL ELEVATIONS SHOWN ON GRADING PLANS ARE FINISHED GRADE ELEVATIONS.
  4. REFER TO SHEET T51 FOR TYPICAL LOT GRADING SECTIONS AND OTHER DETAILS.
  5. BUILDING PADS SHOWN ARE APPROXIMATE. FINAL FOUNDATION FOOTPRINTS WILL BE DETERMINED BY THE BUILDER.
  6. OVERLAND FLOW ROUTE.
  7. OVERLAND FLOW ROUTE VIA PIPE.
  8. THE CROSS SLOPES ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.

DETENTION POND

ELEV.	AREA S.F.	DEPTH (H) FT.	$V = H/3(A_1 + A_2 + \sqrt{A_1 A_2})$ AC FT	CUMM VOL. AC FT	DISCHARGE CFS
DETENTION VOLUME					
738.00	24,276				
739.00	27,743	1.00	0.60	0.60	0.77
740.00	31,309	1.00	0.68	1.27	0.96
741.00	34,973	1.00	0.76	2.03	1.11
741.50	36,855	0.50	0.41	2.45	1.18
742.00	38,737	0.50	0.43	2.88	1.25
743.00	42,600	1.00	0.93	3.81	43.37
PCBMP VOLUME					
737.00	20,909				
738.00	24,276	1.00	0.52	0.52	

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**GRADING PLAN**  
**NEW HORIZON HOTELS**  
**TINLEY PARK, IL**

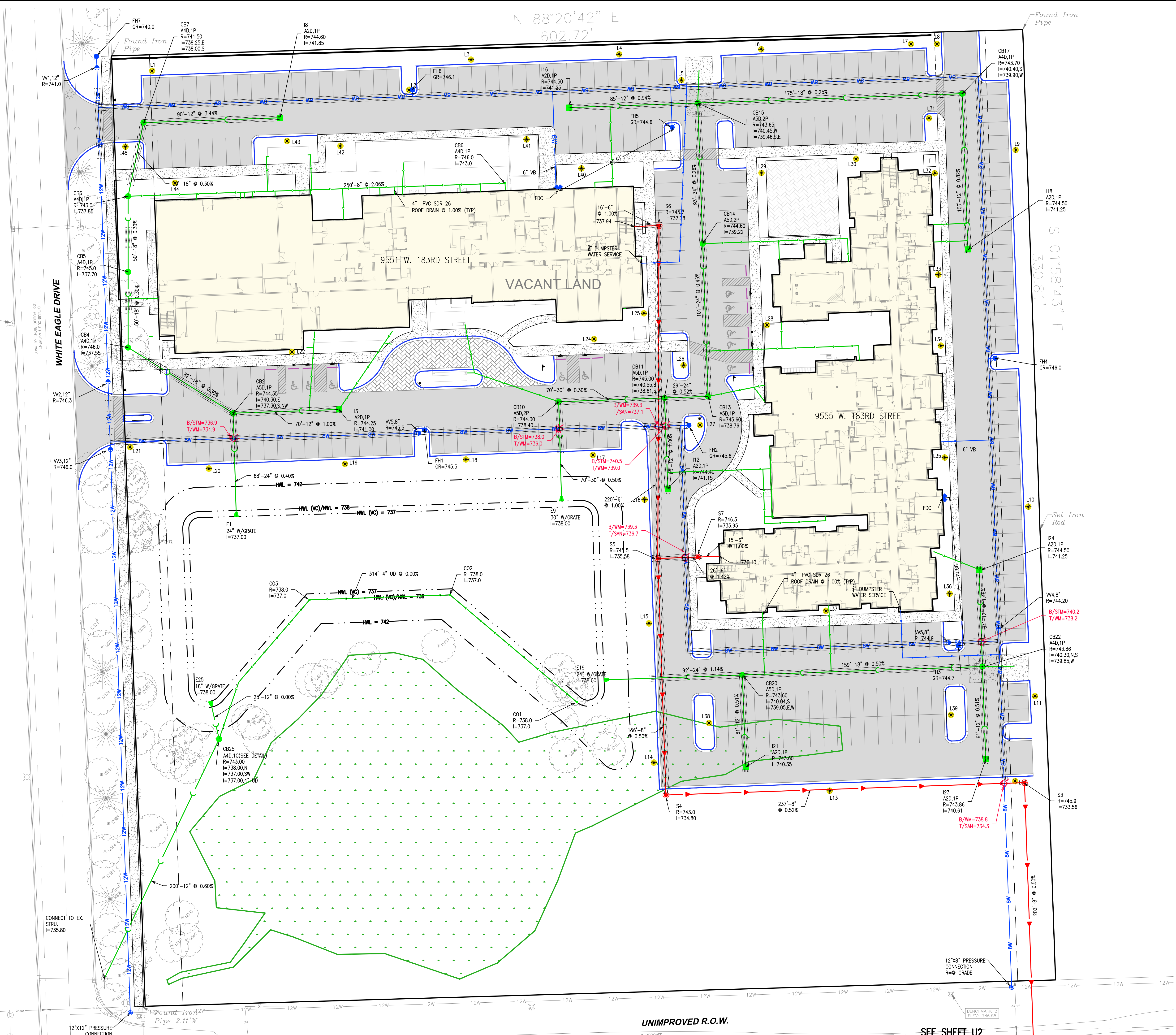
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**2730 UNIVERSITY BLVD.**  
**HOUSTON, TEXAS 77005**  
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NOVEMBER 18, 2019  
JOB: 18-036

SHEET:  
**G1**

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- NOTES FOR OVERALL UTILITY PLAN, ALL UTILITY SHEETS, AND PLAN AND PROFILE SHEETS:
- ALL 12" AND 15" STORM SEWERS SHALL BE RCP CL V, ALL OTHER STORM SEWERS TO BE RCP CL IV UNLESS NOTED OTHERWISE.
  - ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE.
  - ALL WATER MAIN SHALL BE D.I.P. CLASS 52 UNLESS NOTED OTHERWISE.
  - THE UNDERDRAIN SHALL BE PERFORATED PVC SDR 26 OR ADS N-12.
  - THE FRAME & GRATE/LID FOR STORM STRUCTURES SHALL BE AS FOLLOWS:  
1P: NEENAH R-1712, TYPE D GRATE  
1C: NEENAH R-1712, TYPE B CLOSED LID
  - UTILITY STRUCTURE SYMBOL LEGEND:  
M36: MANHOLE, STRUCTURE # 36  
I: INLET  
CB: CATCH BASIN  
M: MANHOLE  
E: FLARED END SECTION  
S: SANITARY MANHOLE  
FH: FIRE HYDRANT  
VV: VALVE VAULT  
PC: PRESSURE CONNECTION  
UD: PERFORATED UNDERDRAIN  
A40.1P: TYPE A, 4" DIA, TYPE OF FRAME AND GRATE/LID.
  - CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES FOR CONNECTION OF PROPOSED UTILITIES.
  - CONTRACTOR SHALL COORDINATE ANY ROAD CLOSURES FOR OPEN CUT UTILITY WORK WITH THE APPROPRIATE AUTHORITIES.
  - LONG SERVICES INCLUDE TRENCH BACKFILL CA-6 CRUSHED AGGREGATE.
  - 1-6" PVC SCH 40 CONDUIT FOR GAS
  - 3-4" PVC SCH 40 CONDUITS FOR COMED, AMERITECH, CABLE
  - ALL CONDUITS SHALL BE 30" BELOW FINISHED GRADE.
  - PIPE CROSSING

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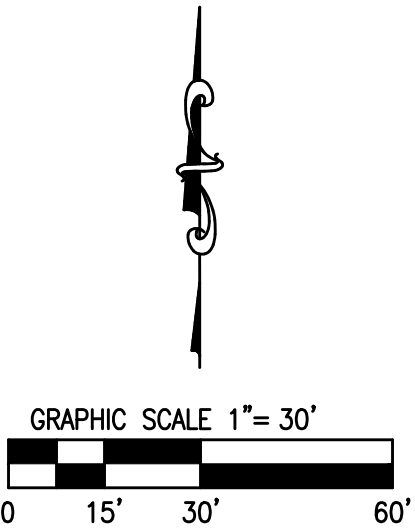
UTILITY PLAN  
NEW HORIZON HOTELS  
TINLEY PARK, IL

TOP HOSPITALITY, LLC.  
2730 UNIVERSITY BLVD.  
HOUSTON, TEXAS 77005  
PHONE: 312-404-6735

NO.	DATE	REMARKS
1.	01/17/20	REVISED PER VILLAGE/WMRSC
2.	02/27/20	REVISED PER VILLAGE

NOVEMBER 18, 2019  
JOB: 18-036  
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
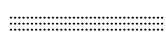


S2  
R=0 GRADE  
I=732.55

347'-8" @ 0.50%

S1  
R=⊗ GRADE ↗  
I=730.81

347'-8" @ 1.04

CONNECT TO  
EXIST. MH  
(WATER TIGHT CONNECTION  
PER ASTM C-923)  
I=727.20

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AND PLAN AND PROFILE SHEETS:**
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UD: PERFORATED UNDERDRAIN  
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  10.  = TRENCH BACKFILL
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  12.  3-4" PVC SCH 40 CONDUITS FOR COMED, AMERITECH, CABLE
  13. ALL CONDUITS SHALL BE 30" BELOW FINISHED GRADE.
  14.  PIPE CROSSING

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NO.	DATE	REMARKS
1.	01/17/20	REVISED PER VILLAGE/WIRDOCC
2.	02/27/20	REVISED PER VILLAGE

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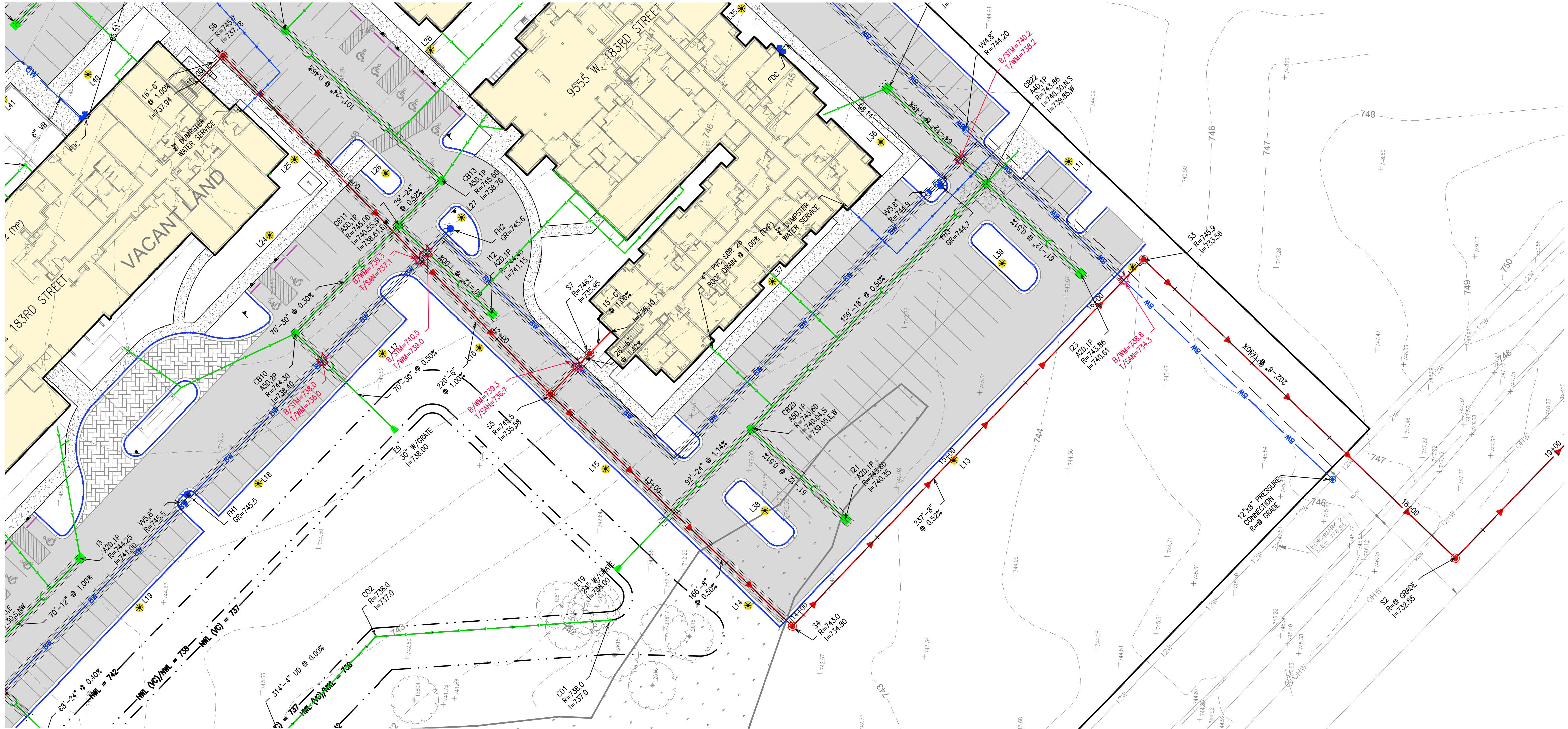
**UTILITY PLAN**

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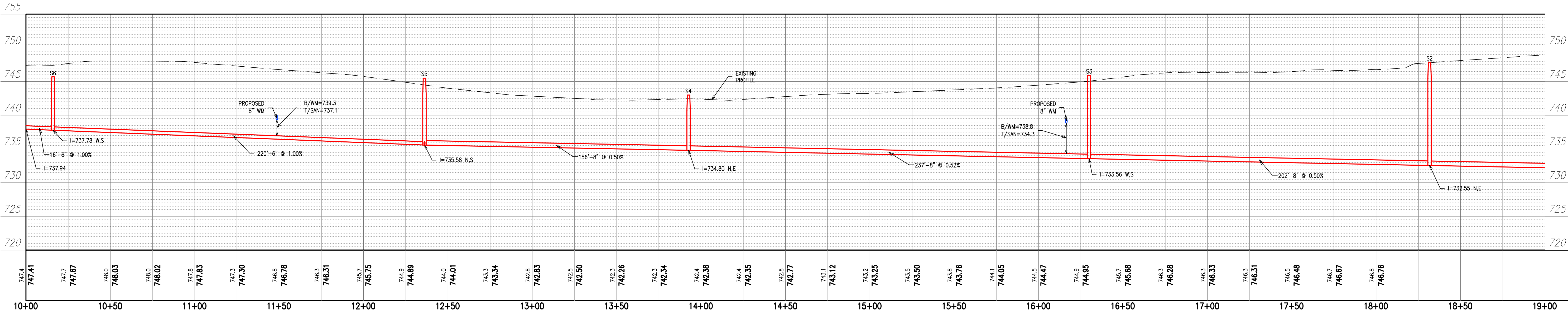
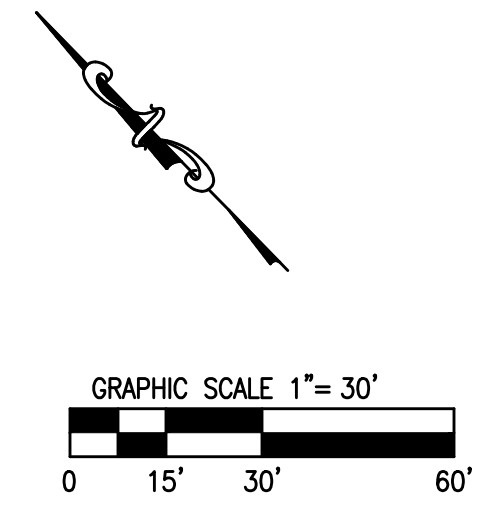
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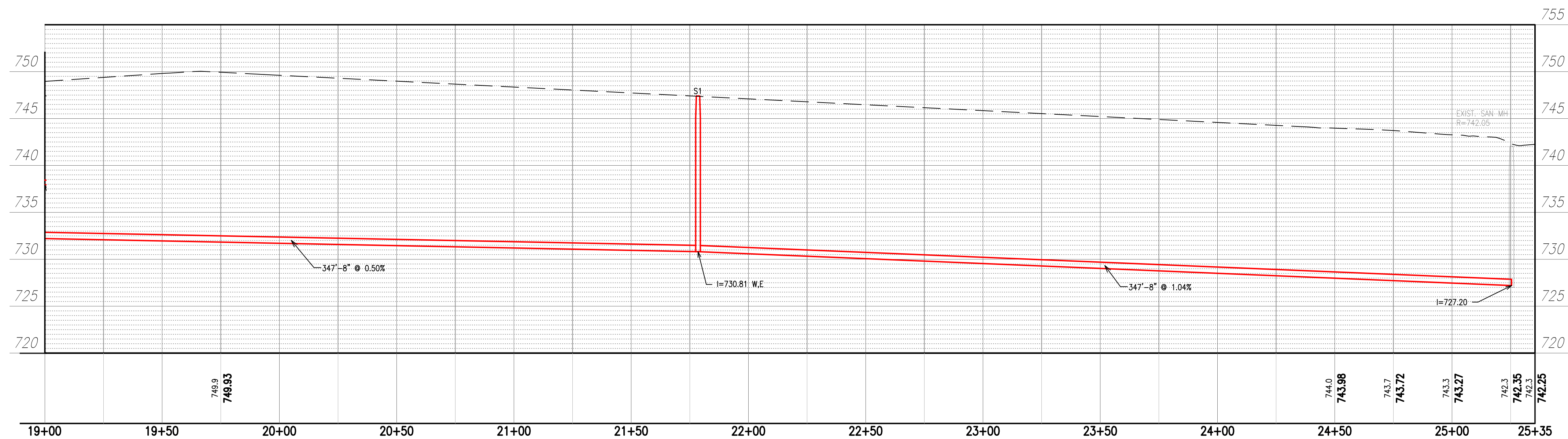
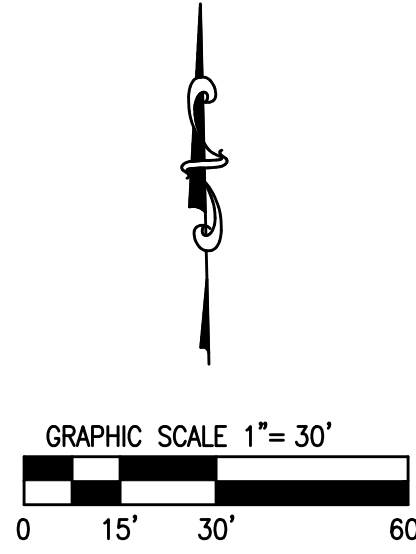
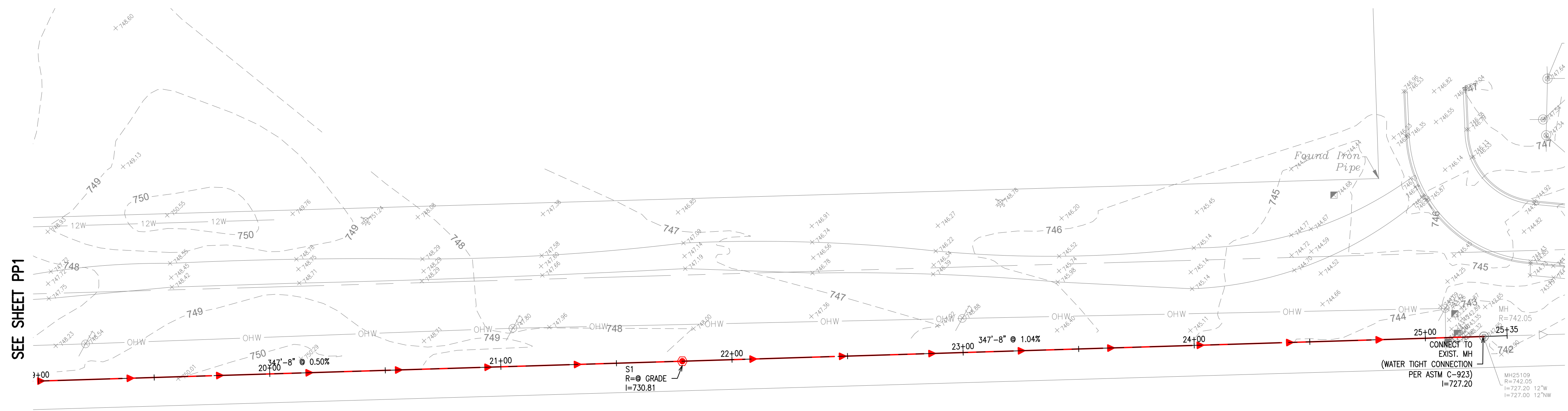


SEE SHEET PP2



REMARKS	DATE	NO.	1.	2.
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PLAN & PROFILE				
NEW HORIZON HOTELS				
TINLEY PARK, IL				
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REMARKS	
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1.	01/17/20
2.	02/27/20
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REVISED PER VILLAGE	

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PLAN & PROFILE

NEW HORIZON HOTELS  
TINLEY PARK, IL

TOP HOSPITALITY, LLC.  
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CONTROL MEASURE GROUP	CONTROL MEASURE	APPL	KEY	CONTROL MEASURE CHARACTERISTICS	TEMP.	PERMAN	MAINTENANCE FREQUENCY
VEGETATIVE SOIL COVER	TEMPORARY SEEDING		TS	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.	X		REDO ANY FAILING AREAS.
	PERMANENT SEEDING	X	PS	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION, FILTERS SEDIMENT FROM WATER. MAY BE PART OF FINAL LANDSCAPE PLAN.		X	REDO ANY FAILING AREAS.
	DORMANT SEEDING		DS	SAME AS PERMANENT SEEDING EXCEPT IS DONE DURING DORMANT SEASON. HIGHER RATES OF SEED APPLICATION ARE REQUIRED.	X	X	RE-SEED IF NEEDED.
	SODDING		SO	QUICK PERMANENT COVER TO CONTROL EROSION. QUICK WAY TO ESTABLISH VEGETATION FILTER STRIP. CAN BE USED ON STEEP SLOPES OR IN DRAINAGE WAYS WHERE SEEDING MAY BE DIFFICULT.		X	N/A
NON VEGETATIVE SOIL COVER	MACHINE TRACKING		CO	PROVIDES SOIL ROUGHING FOR EROSION CONTROL.	X		N/A
	POLYMER		P	ADDED INSURANCE OF A SUCCESSFUL TEMPORARY OR PERMANENT SEEDING. PROVIDES TEMPORARY COVER WHERE VEGETATION CANNOT BE ESTABLISHED.	X		REAPPLY EVERY 1 1/2 MONTHS.
	AGGREGATE COVER		AG	PROVIDES SOIL COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.	X	X	CLEAN UP DIRT FROM STONE AS NEEDED.
	PAVING	X	PV	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.		X	N/A
DIVERSIONS	RIDGE DIVERSION		RD	TYPICALLY USED ABOVE SLOPES TO COLLECT FLOW AND TRANSFER DOWNSLOPE.	X	X	CLEAN SILT OUT WHEN HALF-FULL.
	CHANNEL DIVERSION		CD	TYPICALLY USED TO DIVERT FLOW.	X	X	REPLACE PROTECTION WHEN NEEDED.
	COMBINATION DIVERSION		DC	TYPICALLY USED ANYWHERE ON A SLOPE. SOIL TAKEN OUT OF CHANNEL IS USED TO BUILD THE RIDGE.	X	X	REPLACE PROTECTION WHEN NEEDED.
	CURB AND GUTTER	X	CG	SPECIAL CASE OF DIVERSION USED IN CONJUNCTION WITH A STREET TO DIVERT WATER FROM AN AREA NEEDING PROTECTION.		X	N/A
WATERWAYS	BENCHES		B	SPECIAL CASE OF DIVERSION CONSTRUCTION WHEN WORKING ON CUT SLOPES TO SHORTEN LENGTH OF SLOPE AND ADD SLOPE STABILITY.	X	X	N/A
	VEGETATIVE CHANNEL		VC	PROVIDED ADEQUATE STABILITY TO CHANNEL. USED WHEN VELOCITY OF FLOW IS NOT EXTREMELY FAST.	X	X	REDO ANY FAILING AREAS.
	LINED CHANNEL		LC	USED WHEN VEGETATION WILL NOT PROTECT THE CHANNEL AGAINST HIGH VELOCITIES OF FLOW OR WHERE VEGETATION CANNOT BE ESTABLISHED.		X	REPLACE PROTECTION WHEN NEEDED.
	STORM SEWER	X	STW	CAN BE USED TO CONVEY SEDIMENT LADEN WATER TO SEDIMENT BASIN OR IN CONJUNCTION WITH A WATERWAY.		X	CLEAN SEDIMENT OUT.
ENCLOSED DRAINAGE	UNDER DRAIN	X	UD	USED TO LOWER WATER TABLE AND INTERCEPT GROUNDWATER FOR BETTER VEGETATION GROWTH AND SLOPE STABILITY. USED TO CARRY BASE FLOW IN WATERWAYS AND TO DRAINER SEDIMENT BASINS.		X	N/A
	STRAIGHT PIPE SPILLWAY		SFS	USED FOR RELATIVELY SMALL VERTICAL DROPS AND SMALL FLOWS OF WATER.		X	CLEAN OUT CONSTRUCTION DEBRIS.
SPILLWAYS	DROP INLET PIPE SPILLWAY		DRS	SAME AS PIPE SPILLWAY EXCEPT LARGER FLOWS AND LARGE VERTICAL DROPS CAN BE ACCOMMODATED.		X	CLEAN OUT CONSTRUCTION DEBRIS.
	WEIR SPILLWAY	X	W	USED FOR RELATIVELY SMALL VERTICAL DROPS AND FLOWS MUCH GREATER THAN PIPE STRUCTURES.		X	CLEAN OUT CONSTRUCTION DEBRIS.
	BOX INLET WEIR SPILLWAY		BWS	SAME AS WEIR SPILLWAY EXCEPT LARGER FLOWS CAN BE ACCOMMODATED BECAUSE OF LOWER WEIR LENGTH.		X	CLEAN OUT CONSTRUCTION DEBRIS.
	LINED APRON	X	LA	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURES.		X	REPAIR DISLODGED STONES OR EROSION UNDER RIP-RAP AS NEEDED.
SEDIMENT BASINS	SEDIMENT BASIN		SB	USED TO COLLECT SMALLER PARTICLES – DETAIN WATER WITH CONTROLLED RELEASE.	X	X	CLEAN SEDIMENT OUT WHEN HALF-FULL.
	SEDIMENT TRAP		ST	USED TO COLLECT LARGER PARTICLES – DETAIN WATER WITH CONTROLLED RELEASE.	X		CLEAN SEDIMENT OUT WHEN HALF-FULL.
SEDIMENT FILTERS	SILT FENCE	X	SF	USED FOR SINGLE LOTS OR DRAINAGE AREAS LESS THAN 1/2 ACRE TO FILTER SEDIMENT FROM RUNOFF.	X		CLEAN SEDIMENT OUT WHEN SILT IS HALF-FULL. REPAIR ANY DAMAGED SILT FENCE WHEN NEEDED.
	VEGETATIVE FILTER		VF	USED ALONG DRAINAGE WAYS OR PROPERTY LINES TO FILTER SEDIMENT FROM RUNOFF. SIZE MUST BE INCREASED IN PROPORTION TO DRAINAGE AREA.	X		REDO ANY FAILING AREAS.
MUD AND DUST CONTROL	STABILIZED CONST. ENTRANCE	X	SE	PREVENT MUD FROM BEING PICKED UP AND CARRIED OFF-SITE.	X		SCRAPE MUD AND REPLACE STONE AS NEEDED.
	DUST CONTROL	X	DT	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.	X		RE-APPLY AS NEEDED.
EROSION CONTROL	EROSION CONTROL BLANKET		EB	PROTECTS SOIL, SEED AND HELPS GROW VEGETATION.	X	X	REPLACE AS NEEDED
	TURF REINFORCEMENT MAT		TM	REINFORCES TURF IN CHANNELS AND SHORELINES.	X	X	REPLACE AS NEEDED
	CELLULAR CONFINEMENT		CF	USED TO HOLED TOPSOIL ON STEEP SLOPES.	X	X	REPLACE AS NEEDED
	GABIONS		GA	USED TO PREVENT EROSION IN VERY HIGH FLOW AREAS.		X	REPLACE AS NEEDED
SEDIMENT CONTROL	GEOTEXTILE FABRIC		GF	USED FOR EROSION / SEDIMENT CONTROL/ SEPARATION / STABILIZATION.	X	X	REPLACE AS NEEDED
	GEOBLOCK POROUS PAVEMENT		GP	USED FOR FIRE LANE ACCESS / VEGETATIVE PAVEMENT.		X	REPLACE AS NEEDED
	INLET PROTECTION	X	IF	USED FOR PROTECTION OF INLETS.		X	REPLACE OR CLEAN WHEN CLOGGED.
	SLOPE INTERRUPT		SI	USED TO BREAK UP THE FLOW ON A SLOPE.	X	X	CLEAN OUT WHEN HALF-FULL OF SILT.
SEDIMENT CONTROL	DITCH CHECK		DC	USED FOR FLOW SEDIMENT CONTROL IN SWALES AND CHANNELS.	X		CLEAN OUT WHEN HALF-FULL OF SILT.
	FLOC LOG		FL	USED TO CLARIFY WATER THAT HAS SEDIMENT IN THE WATERY COLUMN.	X		REPLACE WHEN HALF DISSOLVED.
	SILT CURTAIN		SC	USED FOR SEDIMENT CONTROL IN STREAM / POND.		X	REPLACE WHEN FABRIC IS TORN OR HOLES BEGIN TO FORM.
	PUMPING DISCHARGE BAG		PB	USED FOR PUMP DISCHARGE LINES.		X	REPLACE WHEN HALF-FULL. FABRIC IS TORN, OR HOLES BEGIN TO FORM.
SEDIMENT CONTROL	CONCRETE WASHOUT	X	CW	FOR CONCRETE TRUCKS TO WASHOUT.		X	CLEAN OUT WHEN HALF-FULL. CLEAN WASHOUT GRAVEL AREA AS NEEDED.
	STREET SWEEPING		SS	USED TO PREVENT SILT BUILD UP IN STREETS.	X		CLEAN ONCE A WEEK, OR AS NEEDED TO KEEP STREET CLEAN.

RIP-RAP DIMENSION TABLE

STRUCTURE NUMBER/POND	INLET PIPE SIZE d (in)	DISCHARGE Q (CFS)	LENGTH OF APRON Ld (FT)	MEDIAN RIP-RAP SIZE C (in)	WIDTH OF APRON U/S FACE W1 (FT)	WIDTH OF APRON D/S FACE W2 (FT)	DEPTH OF RIP-RAP d (in)	AREA OF RIP-RAP (SQ.YDS.)	VOLUME OF RIP-RAP (CU.YDS.)
ALL	12		10	6	3.00	13.00	15	8.89	3.7
ALL	15		10	6	3.75	13.75	15	9.72	4.1
ALL	18		15	9	4.50	19.50	20	20.00	11.1
ALL	21		15	9	5.25	20.25	20	21.25	11.8
ALL	24		18	9	6.00	24.00	20	30.00	16.7
ALL	27		18	9	6.75	24.75	20	31.50	17.5
ALL	30		20	9	7.50	27.50	20	38.89	21.6
ALL	36		24	12	9.00	33.00	28	56.00	43.6
ALL	42		27	12	10.5	37.50	30	72.00	60.0
ALL	48		27	15	12.0	39.00	32	76.50	68.0
ALL	54		27	15	13.5	40.50	32	81.00	72.0
ALL	60		36	15	15.0	51.00	32	132.00	118.0
ALL	72		44	18	18.0	62.00	32	195.56	174.0

OBSERVATION & MAINTENANCE SCHEDULE		
ACTIVITY	RESPONSIBLE PARTY	DURATION
STABILIZATION DURING CONSTRUCTION – MAINTENANCE	CONTRACTOR	DURING CONSTRUCTION
STABILIZATION DURING CONSTRUCTION – OBSERVATION	DEVELOPER/OWNER	WEEKLY & AFTER EACH RAINFALL EVENT IN EXCESS OF 0.5".
VEGETATION MAINTENANCE	CONTRACTOR	1 YEAR FROM COMPLETION
VEGETATION STABILIZATION MAINTENANCE	DEVELOPER/OWNER	ONGOING FROM CONSTRUCTION COMPLETION

CONSTRUCTION SCHEDULE–2020–21											
DESCRIPTION	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV		
EROSION CONTROL											
SITE CLEARING											
MASS GRADING											
UTILITIES											
PAVING											
SITE STABILIZATION											

THIS PLAN HAS BEEN PREPARED TO COMPLY WITH THE PROVISIONS OF NPDES PERMIT NUMBER ILR10, ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY FOR STORMWATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES AND SOIL EROSION AND SEDIMENT CONTROL ORDINANCE FOR THE COUNTY.

1. SITE DESCRIPTION.

1. THE FOLLOWING IS A DESCRIPTION OF THE CONSTRUCTION ACTIVITY FOLLOWING MASS GRADING WHICH IS THE SUBJECT OF THIS PLAN:
- THE PROPOSED DEVELOPMENT CONSISTS OF CONSTRUCTION OF NEW HORIZON HOTELS DEVELOPMENT THE CONSTRUCTION ACTIVITIES FOR SITE IMPROVEMENTS INCLUDE:
- A. MASS GRADING  
B. PAVEMENT CONSTRUCTION  
C. INSTALLATION OF UTILITIES INCLUDING STORM SEWERS  
D. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES, AS A MINIMUM.
2. THE FOLLOWING IS A DESCRIPTION OF THE INTENDED SEQUENCE OF MAJOR CONSTRUCTION ACTIVITIES WHICH WILL DISTURB SOILS FOR MAJOR PORTIONS OF THE SITE, SUCH AS GRUBBING, EXCAVATION, AND GRADING:
- THE SEQUENCE OF THE CONSTRUCTION ACTIVITIES MAY BE AS FOLLOWS:
- A. INSTALL SILT FILTER FENCE AND STABILIZED CONSTRUCTION ENTRANCE  
B. MASS GRADING  
C. UNDERGROUND UTILITIES INSTALLATION  
D. FINE GRADING IN PAVEMENT AREA  
E. PAVEMENT CONSTRUCTION
- THE SOIL EROSION AND SEDIMENTATION CONTROL ITEMS WILL BE INSTALLED FIRST AND AS NEEDED DURING THE ABOVE CONSTRUCTION ACTIVITIES.
3. THE TOTAL ESTIMATED AREA OF THE SITE IS .869 ACRES.  
THE TOTAL ESTIMATED AREA OF THE SITE TO BE DISTURBED BY EXCAVATION, GRADING, OR OTHER ACTIVITIES IS 8.69 ACRES.
4. THE ESTIMATED RUNOFF COEFFICIENTS OF THE SITE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED AND CONTAINED IN THE PROJECT DRAINAGE STUDY, TITLED STORM WATER MANAGEMENT FOR NEW HORIZON HOTELS PREPARED BY ADVANTAGE CONSULTING ENGINEERS WHICH IS HEREBY INCORPORATED BY REFERENCE IN THIS PLAN.
- THE ESTIMATED PROPOSED OVERALL SITE RUNOFF COEFFICIENT IS PER STORM REPORT .  
EXISTING DATA DESCRIBING SOILS IS INCLUDED IN SOILS REPORT BY COMT, INC., OR NOT AVAILABLE

- NAME OF RECEIVING WATER(S) EXIST. STORM SEWER  
NAME OF ULTIMATE RECEIVING WATER(S)  
WETLAND ACREAGE 1.01 AC
5. POTENTIAL SOURCES OF POLLUTION ASSOCIATED WITH CONSTRUCTION ACTIVITY MAY INCLUDE:
- A. SEDIMENT FROM DISTURBED SOILS  
B. PORTABLE SANITARY STATIONS  
C. FUEL TANKS  
D. STAGING AREAS  
E. WASTE CONTAINERS  
F. CHEMICAL STORAGE AREAS  
G. OIL OR OTHER PETROLEUM PRODUCTS  
H. ADHESIVES  
I. TAR  
J. SOLVENTS  
K. DETERGENTS  
L. FERTILIZERS  
M. RAW MATERIALS (E.G., BAGGED PORTLAND CEMENT)  
N. CONSTRUCTION DEBRIS  
O. LANDSCAPE WASTE  
P. CONCRETE AND CONCRETE TRUCKS  
Q. LITTER

2. CONTROLS.

THIS SECTION OF THE PLAN ADDRESSES THE VARIOUS CONTROLS THAT WILL BE IMPLEMENTED FOR EACH OF THE MAJOR CONSTRUCTION ACTIVITIES DESCRIBED IN 1 ABOVE. FOR EACH MEASURE DISCUSSED, THE CONTRACTORS WILL BE RESPONSIBLE FOR ITS IMPLEMENTATION AS INDICATED. EACH SUCH CONTRACTOR HAS SIGNED THE REQUIRED CERTIFICATION ON FORMS WHICH ARE INCLUDED AS A PART OF THIS PLAN.

1. EROSION AND SEDIMENT CONTROLS.
- STABILIZATION PRACTICES. PROVIDED BELOW IS A DESCRIPTION OF INTERIM AND PERMANENT STABILIZATION PRACTICES, INCLUDING SITE-SPECIFIC SCHEDULING OF THE IMPLEMENTATION OF THE PRACTICES. SITE PLANS WILL ENSURE THAT EXISTING VEGETATION IS PRESERVED WHERE ATTAINABLE AND DISTURBED PORTIONS OF THE SITE WILL BE STABILIZED. EXCEPT AS PROVIDED IN 2, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED ON ALL DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR A PERIOD OF 21 OR MORE CALENDAR DAYS.
- WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECEDDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE THEREAFTER.
- THE FOLLOWING INTERIM AND PERMANENT STABILIZATION PRACTICES, AS A MINIMUM, WILL BE IMPLEMENTED TO STABILIZE THE DISTURBED AREA OF THE SITE:
- A. PERMANENT SEEDING  
B. SILT FILTER FENCE  
C. STABILIZED CONSTRUCTION ENTRANCE
2. STRUCTURAL PRACTICES. PROVIDED BELOW IS A DESCRIPTION OF STRUCTURAL PRACTICES THAT WILL BE IMPLEMENTED, TO THE DEGREE ATTAINABLE, TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS OR OTHERWISE LIMIT RUNOFF AND THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE. THE INSTALLATION OF THESE DEVICES MAY BE SUBJECT TO SECTION 404 OF THE CLEAN WATER ACT.

- A. DETENTION POND  
B. STORM SEWER SYSTEM  
C. RIP-RAP FOR OUTLET PROTECTION  
D. INLET PROTECTION
3. DUST CONTROL. DUST CONTROL SHALL BE PROVIDED PER STANDARD 825 OF ILLINOIS URBAN MANUAL. THE FOLLOWING METHODS FOR THE DUST CONTROL CAN BE USED:
- A. IRRIGATION  
B. SPRAY ON ADHESIVE  
C. VEGETATIVE COVER  
D. MULCHING
4. STORM WATER MANAGEMENT.
- PROVIDED BELOW IS A DESCRIPTION OF MEASURES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORM WATER DISCHARGES THAT WILL OCCUR AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED. THE INSTALLATION OF THESE DEVICES MAY BE SUBJECT TO SECTION 404 OF THE CLEAN WATER ACT.

- THE PRACTICES SELECTED FOR IMPLEMENTATION WERE DETERMINED ON THE BASIS OF THE TECHNICAL GUIDANCE CONTAINED IN EPA'S STANDARD SPECIFICATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL, AND OTHER ORDINANCES LISTED IN THE SPECIFICATIONS.
- THE STORM WATER POLLUTANT CONTROL MEASURES SHALL INCLUDE:
- A. BARRIER FILTERS  
B. STORM SEWERS  
C. RETENTION/DETENTION PONDS  
D. PERMANENT SEEDING  
E. OUTLET PROTECTION
5. VELOCITY DISSIPATION DEVICES WILL BE PLACED AT DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNEL AS NECESSARY TO PROVIDE A NON-EROSIVE VELOCITY FLOW FROM THE STRUCTURE TO A WATER COURSE SO THAT THE NATURAL PHYSICAL AND BIOLOGICAL CHARACTERISTICS AND FUNCTIONS ARE MAINTAINED AND PROTECTED (E.G., MAINTENANCE OF HYDROLOGIC CONDITIONS, SUCH AS THE HYDROPERIOD AND HYDRODYNAMICS PRESENT PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITIES).
- STORM WATER MANAGEMENT CONTROL INCLUDES:
- A. RIP-RAP FOR OUTLET PROTECTION (SEE RIP RAP TABLE FOR QUANTITY)
3. APPROVED STATE OR LOCAL PLANS.

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

7. WASTE MANAGEMENT
- SOLID WASTE MATERIALS INCLUDING TRASH, CONSTRUCTION DEBRIS, EXCESS CONSTRUCTION MATERIALS, MACHINERY, TOOLS AND OTHER ITEMS WILL BE COLLECTED AND DISPOSED OF OFF SITE BY THE CONTRACTORS. THE CONTRACTORS ARE RESPONSIBLE TO ACQUIRE THE PERMIT REQUIRED FOR SUCH DISPOSAL. BURNING ON SITE WILL NOT BE PERMITTED. NO SOLID MATERIALS INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. ALL WASTE MATERIALS SHOULD BE COLLECTED AND STORED IN APPROVED RECEPTACLES. NO WASTES SHOULD BE PLACED IN ANY LOCATION OTHER THAN IN THE APPROVED CONTAINERS APPROPRIATE TO THE MATERIALS. THE MATERIALS SHOULD BE STORED IN SUCH A MANNER THAT THEY SHOULD BE DEPOSITED INTO DUMPSTERS OR OTHER CONTAINERS WHICH MAY LEAK. RECEPTACLES WITH DEFICIENCIES SHOULD BE REPLACED AS SOON AS POSSIBLE AND THE APPROPRIATE CLEAN-UP PROCEDURE SHOULD TAKE PLACE, IF NECESSARY. CONSTRUCTION WASTE MATERIAL IS NOT TO BE BURIED ON SITE. WASTE DISPOSAL SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- ON-SITE HAZARDOUS MATERIAL STORAGE SHOULD BE MINIMIZED AND STORED IN LABELED, SEPARATE RECEPTACLES FROM NON-HAZARDOUS WASTE. ALL HAZARDOUS WASTE SHOULD BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATIONS OR BY THE MANUFACTURER.
8. CONCRETE WASTE MANAGEMENT
- CONCRETE WASTE OR WASHOUT IS NOT ALLOWED IN THE STREET OR ALLOWED TO REACH A STORM WATER DRAINAGE SYSTEM OR WATERCOURSE. WHEN PRACTICABLE, A SIGN SHOULD BE POSTED AT EACH LOCATION TO IDENTIFY THE WASHOUT. TO THE EXTENT PRACTICABLE, CONCRETE WASHOUT AREAS SHOULD BE LOCATED A REASONABLE DISTANCE FROM A STORM WATER DRAINAGE INLET OR WATERCOURSE, AND SHOULD BE LOCATED AT LEAST 10 FEET BEHIND THE CURB, IF THE WASHOUT AREA IS ADJACENT TO A PAVED ROAD. A STABILIZED ENTRANCE THAT MEETS ILLINOIS URBAN MANUAL STANDARDS SHOULD BE INSTALLED AT EACH WASHOUT AREA.
- THE CONTAINMENT FACILITIES SHOULD BE OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND CONCRETE WASTE MATERIALS INCLUDING ENOUGH CAPACITY FOR ANTICIPATED LEVELS OF RAINWATER. THE DRIED CONCRETE MATERIAL SHOULD BE PICKED UP AND DISPOSED OF PROPERLY WHEN 60% CAPACITY IS REACHED. HARDENED CONCRETE CAN BE PROPERLY RECYCLED AND USED AGAIN ON SITE (AS APPROVED BY THE ENGINEER) OR HAULED OFF SITE TO AN APPROPRIATE LANDFILL.
9. CONCRETE CUTTING
- CONCRETE WASTE MANAGEMENT SHOULD BE IMPLEMENTED TO CONTAIN AND DISPOSE OF SAW-CUTTING SLURRIES. CONCRETE CUTTING SHOULD NOT TAKE PLACE IMMEDIATELY AFTER A RAINFALL EVENT. WASTE GENERATED FROM CONCRETE CUTTING SHOULD BE CLEANE-UP AND DEPOSITED INTO THE CONCRETE WASHOUT FACILITY AS DESCRIBED ABOVE.
10. VEHICLE STORAGE AND MAINTENANCE

- WHEN NOT IN USE, CONSTRUCTION VEHICLES SHOULD BE STORED IN A DESIGNATED AREA(S) OUTSIDE OF THE REGULATORY FLOODPLAIN, AWAY FROM ANY NATURAL OR CREATED WATERCOURSE, POND, DRAINAGE-WAY OR STORM DRAIN. CONTROLS SHOULD BE INSTALLED TO MINIMIZE THE POTENTIAL OF RUNOFF FROM THE STORAGE AREA(S) FROM REACHING STORM DRAINS OR WATER COURSES. VEHICLE MAINTENANCE (INCLUDING BOTH ROUTINE MAINTENANCE AS WELL AS ON-SITE REPAIRS) SHOULD BE MADE WITHIN A DESIGNATED AREA(S) TO PREVENT THE MIGRATION OF MECHANICAL FLUIDS (OIL, ANTIFREEZE, ETC.) INTO WATERCOURSES, WETLANDS OR STORM DRAINS. DRIP PANS OR ABSORBENT PADS SHOULD BE USED FOR VEHICLE AND EQUIPMENT MAINTENANCE ACTIVITIES THAT INVOLVE GREASE, OIL, SOLVENTS, OR OTHER VEHICLE FLUIDS. CONSTRUCTION VEHICLES SHOULD BE INSPECTED FREQUENTLY TO IDENTIFY ANY LEAKS; LEAKS SHOULD BE REPAIRED IMMEDIATELY OR THE VEHICLE SHOULD BE REMOVED FROM SITE. DISPOSE OF ALL USED OIL, ANTIFREEZE, SOLVENTS AND OTHER VEHICLE-RELATED CHEMICALS IN ACCORDANCE WITH UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA) AND EPA REGULATIONS AND PER MATERIAL SAFETY DATA SHEET (MSDS) AND/OR MANUFACTURER INSTRUCTIONS. CONTRACTORS SHOULD IMMEDIATELY REPORT SPILLS TO THE PRIMARY CONTACT.
11. MATERIAL STORAGE AND GOOD HOUSEKEEPING
- MATERIALS AND/OR CONTAINMENTS SHOULD BE STORED IN A MANNER THAT MINIMIZES THE POTENTIAL TO DISCHARGE INTO STORM DRAINS OR WATERCOURSES. AN ON-SITE AREA SHOULD BE DESIGNATED FOR MATERIAL DELIVERY AND STORAGE. ALL MATERIALS KEPT ON SITE SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS WITH LEGIBLE LABELS, AND IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE. LABELS SHOULD BE REPLACED IF DAMAGED OR DIFFICULT TO READ. BERMED-ORF STORAGE AREAS ARE AN ACCEPTABLE CONTROL MEASURE TO PREVENT CONTAMINATION OF STORM WATER. MATERIAL SAFETY DATA SHEETS (MSDS) SHOULD BE AVAILABLE FOR REFERENCING CLEAN-UP PROCEDURES. ANY RELEASE OF CHEMICALS/CONTAMINANTS SHOULD BE IMMEDIATELY CLEANED UP AND DISPOSED OF PROPERLY. CONTRACTORS SHOULD IMMEDIATELY REPORT ALL SPILLS TO THE PRIMARY CONTACT, WHO SHOULD NOTIFY THE APPROPRIATE AGENCIES, IF NEEDED.

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES SHOULD BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT: AN EFFORT SHOULD BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.

ALL MATERIALS STORED ON SITE SHOULD BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND ADEQUATELY PROTECTED FROM THE ENVIRONMENT. PRODUCTS SHOULD BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL. SUBSTANCES SHOULD BE KEPT UNDER ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER. OPERATIONS SHOULD BE OBSERVED AS NECESSARY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON SITE. WHENEVER POSSIBLE, ALL OF A PRODUCT SHOULD BE USED BEFORE DISPOSING OF THE CONTAINER.

MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.

12. MANAGEMENT OF PORTABLE SANITARY STATIONS

TO THE EXTENT PRACTICABLE, PORTABLE SANITARY STATIONS SHOULD BE LOCATED IN AN AREA THAT DOES NOT DRAIN TO ANY PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR STORM WATER STRUCTURES AND SHALL BE ANCHORED TO THE GROUND TO PREVENT FROM TIPPING OVER. PORTABLE SANITARY STATIONS LOCATED ON IMPERVIOUS SURFACES SHOULD BE PLACED ON TOP OF A SECONDARY CONTAINMENT DEVICE, OR BE SURROUNDED BY A CONTROL DEVICE (E.G., GRAVEL-BAG BERM). THE CONTRACTOR SHOULD PREVENT/AVOID UNSANITARY CONDITIONS. SANITARY WASTE SHOULD BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE AND/OR LOCAL REGULATIONS.

13. SPILL PREVENTION AND CLEAN-UP PROCEDURES

MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEAN-UP SHOULD BE AVAILABLE AND SITE PERSONNEL SHOULD BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEAN-UP SUPPLIES. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEAN-UP SHOULD BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS SHOULD INCLUDE, BUT ARE NOT LIMITED TO, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC AND/OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

14. DE-WATERING OPERATIONS

DURING DE-WATERING/PUMPING OPERATIONS, ONLY UNCONTAMINATED WATER SHOULD BE ALLOWED TO DISCHARGE TO PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR TO A STORM SEWER SYSTEM (IN ACCORDANCE WITH LOCAL PERMITS). INLET HOSES SHOULD BE PLACED IN A STABILIZED SUMP PIT OR FLOATED AT THE SURFACE OF THE WATER IN ORDER TO LIMIT THE AMOUNT OF SEDIMENT INTAKE. PUMPING OPERATIONS MAY BE DISCHARGED TO A STABILIZED AREA THAT CONSISTS OF AN ENERGY DISSIPATING DEVICE (E.G., STONE), SEDIMENT FILTER BAG, OR BOTH. ADEQUATE EROSION CONTROLS SHOULD BE USED DURING DE-WATERING OPERATIONS AS NECESSARY. STABILIZED CONVEYANCE CHANNELS SHOULD BE INSTALLED TO DIRECT WATER TO THE DESIRED LOCATION AS APPLICABLE. ADDITIONAL CONTROL MEASURES MAY BE INSTALLED AT THE OUTLET AREA AT THE DISCRETION OF THE PRIMARY CONTACT OR ENGINEER.

15. OFF-SITE VEHICLE TRACKING

THE SITE SHOULD HAVE ONE OR MORE STABILIZED CONSTRUCTION ENTRANCES IN CONFORMANCE WITH THE PLAN DETAILS. STABILIZED CONSTRUCTION ENTRANCE(S) SHOULD BE INSTALLED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. STREETS SHOULD BE SWEEP AS NEEDED TO REDUCE EXCESS SEDIMENT, DIRT, OR STONE TRACKED FROM THE SITE. MAINTENANCE MAY INCLUDE: TOP DRESSING THE STABILIZED ENTRANCE WITH ADDITIONAL STONE, REMOVE AND REPLACE TOP LAYER OF STONE OR WASHING THE ENTRANCE. THE SEDIMENT WASHED ON THE PUBLIC RIGHT-OF-WAY WILL BE REMOVED IMMEDIATELY.

16. TOPSOIL STOCKPILE MANAGEMENT

IF TOPSOIL IS TO BE STOCKPILED AT THE SITE, SELECT A LOCATION SO THAT IT WILL NOT ERODE, BLOCK DRAINAGE, OR INTERFERE WITH WORK ON SITE. TOPSOIL STOCKPILES SHALL NOT BE LOCATED IN THE 100-YEAR FLOODPLAIN OR DESIGNATED BUFFER PROTECTING WATERS OF THE STATE. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHOULD BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. PERIMETER CONTROLS, SUCH AS SILT FENCE, SHOULD BE PLACED AROUND THE STOCKPILE IMMEDIATELY. STABILIZATION OF THE STOCKPILE SHOULD BE COMPLETED IF THE STOCKPILE IS TO REMAIN UNDISTURBED FOR LONGER THAN FOURTEEN (14) DAYS.

3. MAINTENANCE

- THE FOLLOWING IS A DESCRIPTION OF PROCEDURES TO WILL BE USED TO MAINTAIN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN AND STANDARD SPECIFICATIONS.
- A. STABILIZED CONSTRUCTION ENTRANCE: THE ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC STREETS. THIS WILL BE DONE BY TOP DRESSING WITH ADDITIONAL STONE, REMOVE AND REPLACE TOP LAYER OF STONE OR WASHING THE ENTRANCE. THE SEDIMENT WASHED ON THE PUBLIC RIGHT-OF-WAY WILL BE REMOVED IMMEDIATELY.
- B. VEGETATIVE EROSION CONTROL MEASURES: THE VEGETATIVE GROWTH OF TEMPORARY AND PERMANENT SEEDING, SODDING, VEGETATIVE CHANNELS, VEGETATIVE FILTER, ETC., SHALL BE MAINTAINED, VEGETATIVE, AND SUPPLY ADEQUATE WATERING AND FERTILIZER. THE VEGETATIVE COVER SHALL BE REMOVED AND RESEEDED AS NECESSARY.
- C. SEDIMENTATION BASINS/TRAPS: SEDIMENTS SHALL BE REMOVED WHEN 40-50 PERCENT OF THE TOTAL ORIGINAL CAPACITY IS OCCUPIED BY SEDIMENT. IN NO CASE SHALL SEDIMENT BE ALLOWED TO BUILD UP TO MORE THAN 1 FOOT BELOW THE CREST ELEVATION. AT THIS STAGE, THE BASIN SHALL BE CLEANED OUT TO RESTORE ITS ORIGINAL VOLUME.
- D. SILT FILTER FENCE: ANY DAMAGED SILT FILTER FENCE SHALL BE RESTORED TO MEET THE STANDARDS OR REMOVED AND REPLACED AS NEEDED
- E. RIP-RAP OUTLET PROTECTION: INSPECTED SHALL OCCUR AFTER HIGH FLOWS FOR ANY SCOUR BENEATH THE RIP-RAP OR FOR STONE THAT HAVE BEEN DISLODGED. DISTURBED RIP RAP SHALL BE REPAIRED IMMEDIATELY.
- F. DUST CONTROL: WHEN TEMPORARY DUST CONTROL MEASURES ARE USED, REPETITIVE TREATMENT SHOULD BE APPLIED AS NEEDED TO ACCOMPLISH CONTROL.

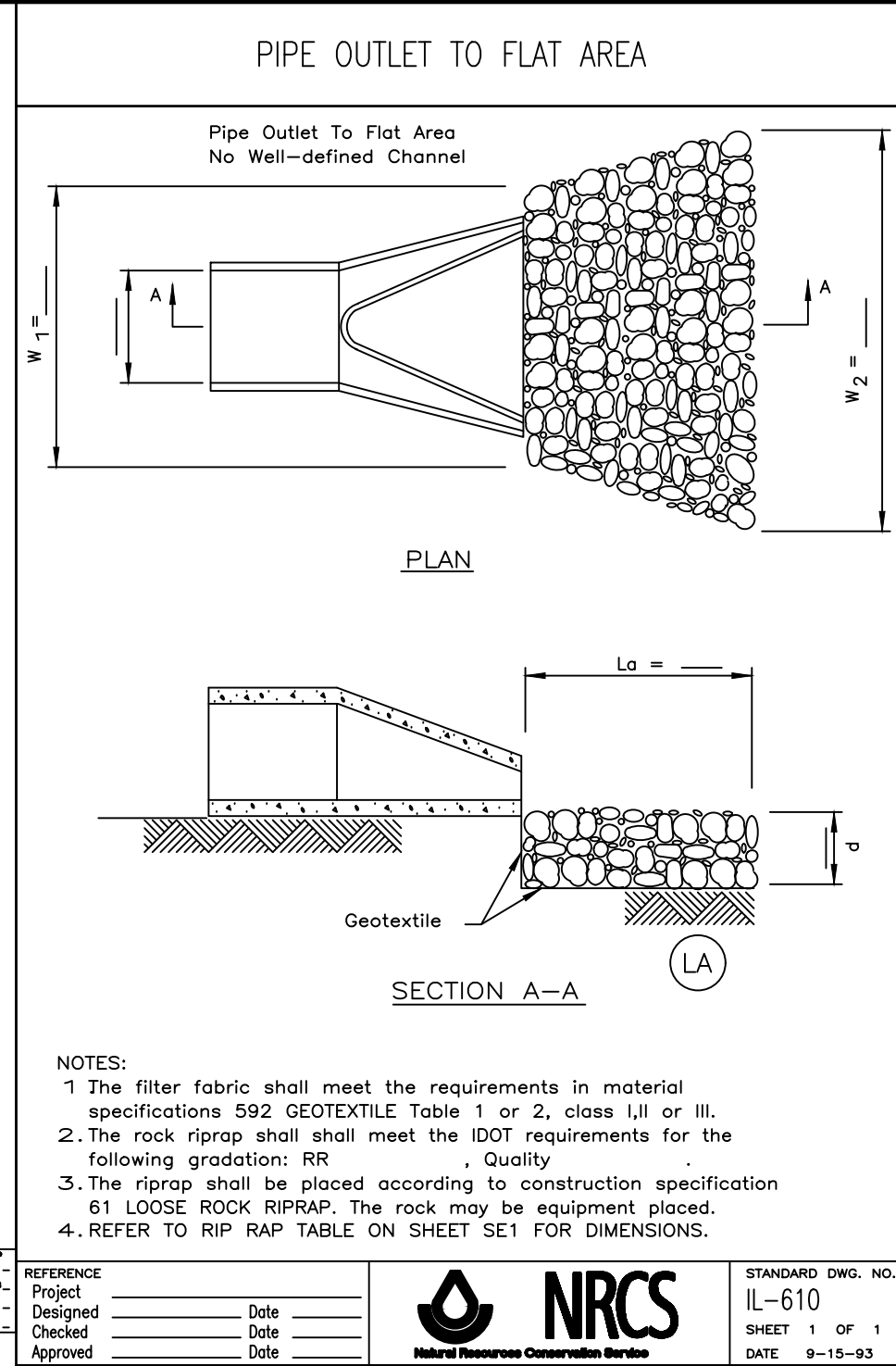
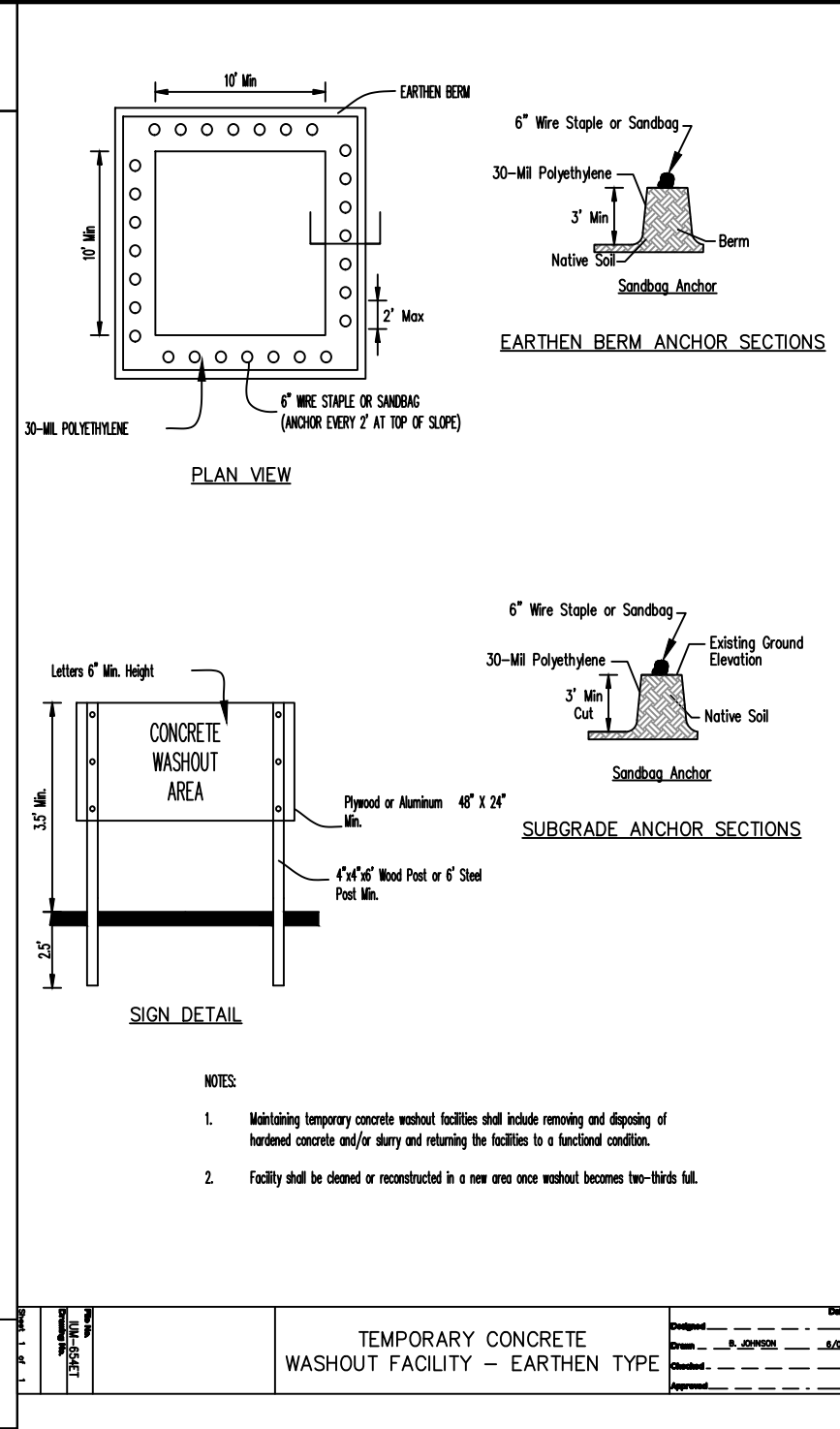
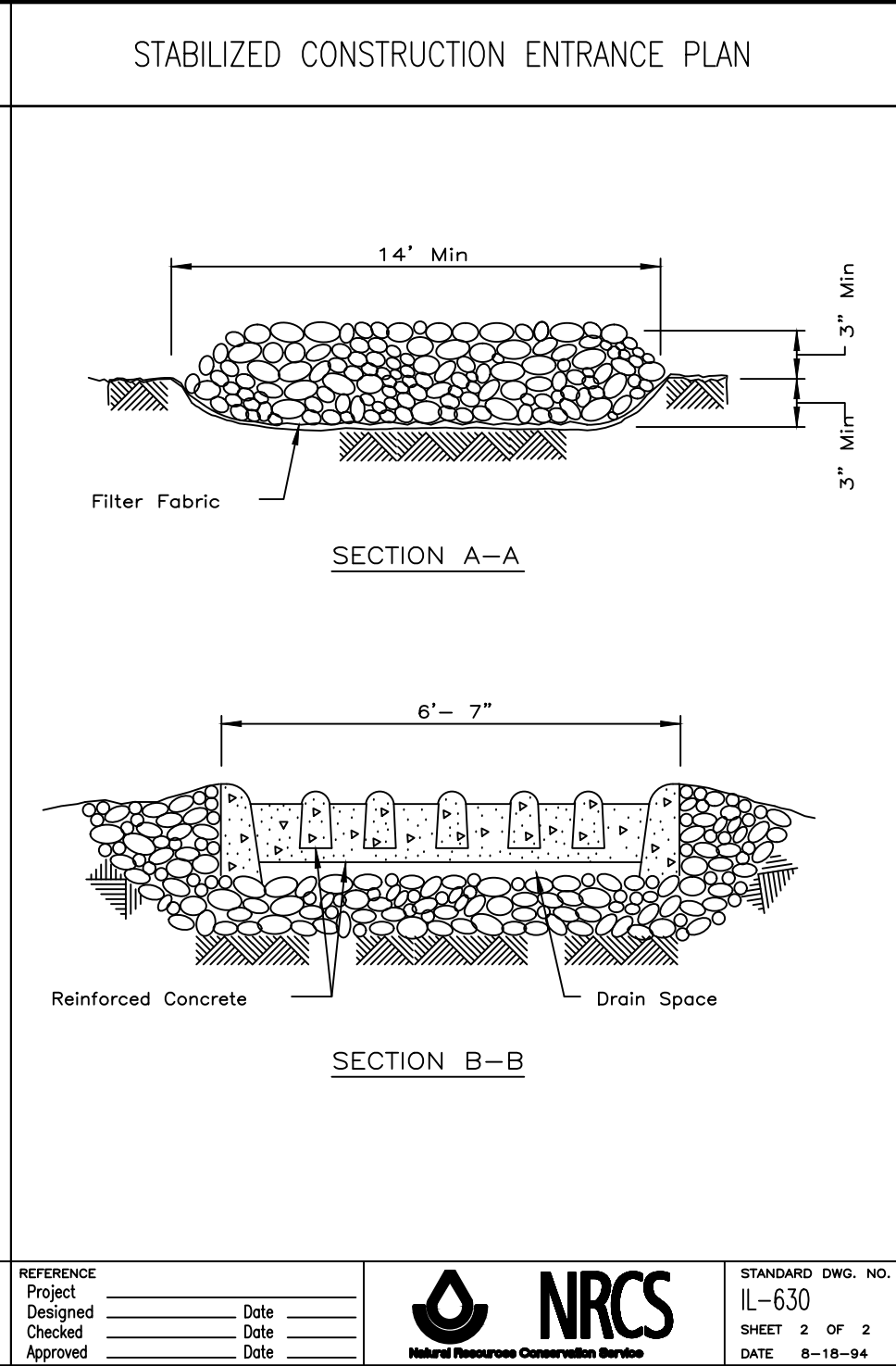
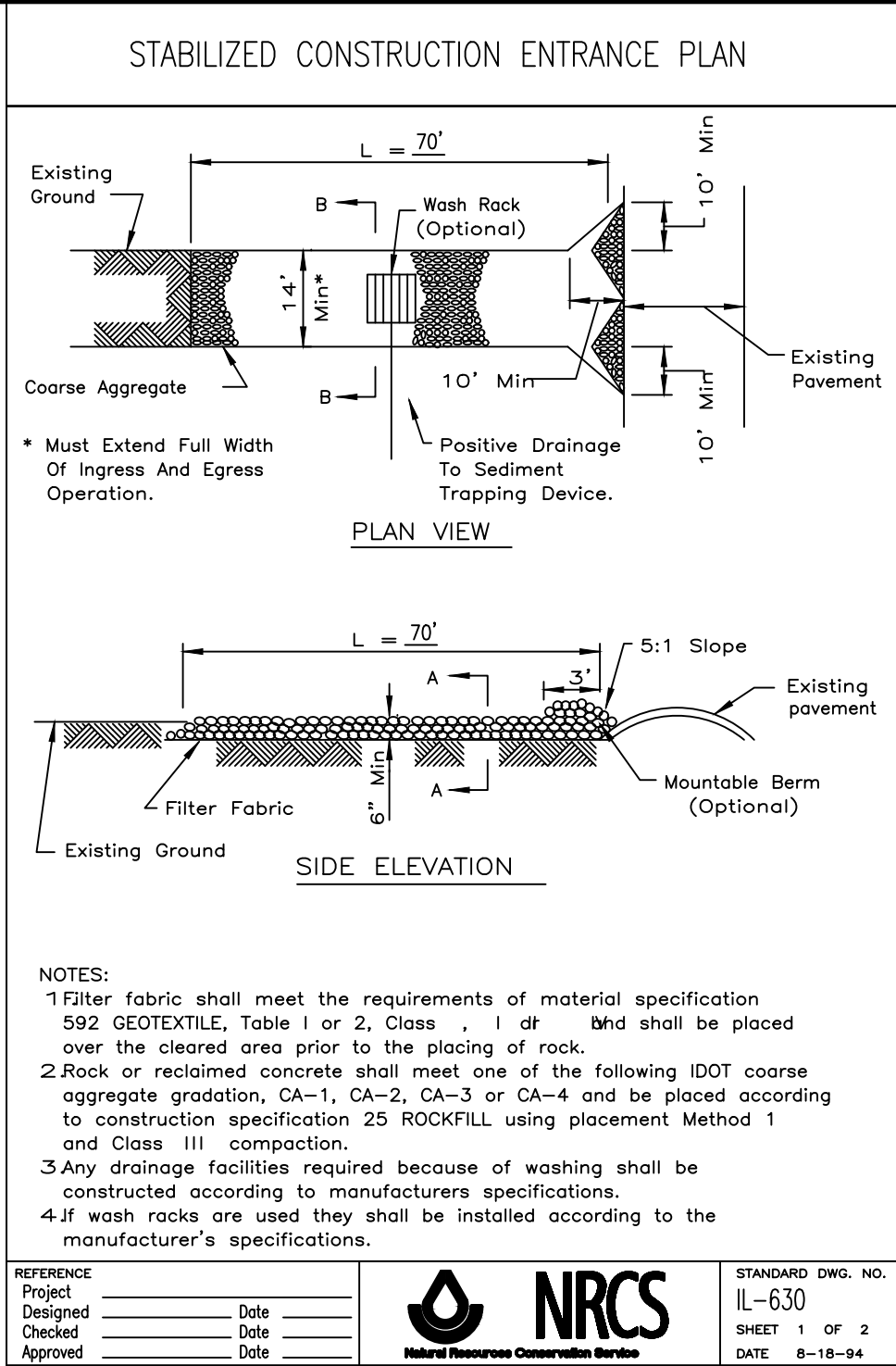
4. INSPECTIONS

1. THE OWNER, OR OWNER'S REPRESENTATIVE SHALL PROVIDE QUALIFIED PERSONNEL TO INSPECT THE DISTURBED AREAS OF THE SITE UNDER CONSTRUCTION WHICH HAVE NOT BEEN STABILIZED, ALL STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER OR EQUIVALENT SNOWFALL.
2. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF SITE SEDIMENT TRACKING.
3. BASED ON THE RESULTS OF THE INSPECTION, THE DESCRIPTION OF POTENTIAL POLLUTANT SOURCES IDENTIFIED IN SECTION 1 ABOVE AND POLLUTION PREVENTION MEASURES IDENTIFIED IN SECTION 2 ABOVE SHALL BE REVISED AS APPROPRIATE AS SOON AS PRACTICABLE AFTER SUCH INSPECTION. ANY CHANGES TO THIS PLAN RESULTING FROM THE REQUIRED INSPECTIONS SHALL BE IMPLEMENTED WITHIN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.
4. A REPORT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THIS STORM WATER POLLUTION PREVENTION PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH SECTION 4. SHALL BE MADE AND RETAINED AS PART OF THE PLAN FOR AT LEAST THREE (3) YEARS AFTER THE DATE OF THE INSPECTION. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH APPLICABLE PART OF THE GENERAL PERMIT.
5. IF ANY VIOLATION OF THE PROVISIONS OF THIS PLAN IS IDENTIFIED DURING THE CONDUCT OF THE CONSTRUCTION WORK COVERED BY THIS PLAN, THE ENGINEER OR RESIDENT TECHNICIAN SHALL COMPLETE AND FILE AN "INCIDENCE OF NONCOMPLIANCE" (IN) REPORT FOR THE IDENTIFIED VIOLATION. THE RESIDENT ENGINEER OR RESIDENT TECHNICIAN SHALL USE FORMS PROVIDED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND SHALL INCLUDE SPECIFIC INFORMATION ON THE CAUSE OF NONCOMPLIANCE, ACTIONS WHICH WERE TAKEN TO PREVENT ANY FURTHER CAUSES OF NONCOMPLIANCE, AND A STATEMENT DETAILING ANY ENVIRONMENTAL IMPACT WHICH MAY HAVE RESULTED FROM THE NONCOMPLIANCE. ALL REPORTS OF NONCOMPLIANCE SHALL BE SIGNED BY A RESPONSIBLE AUTHORITY IN ACCORDANCE WITH PART VI. C OF THE GENERAL PERMIT. THE REPORT OF NONCOMPLIANCE SHALL BE MAILED TO THE FOLLOWING ADDRESS:

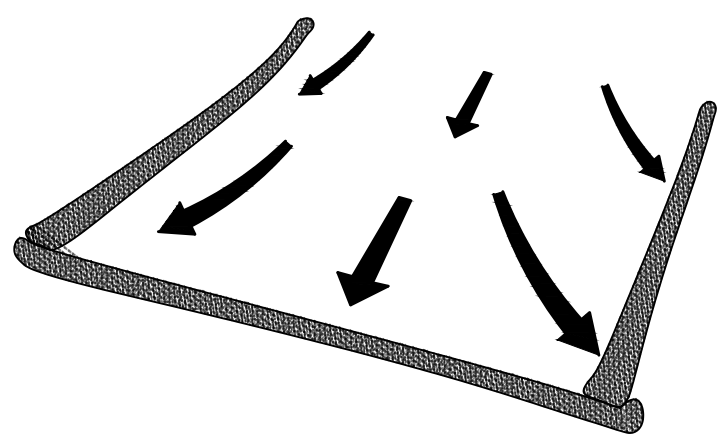
ALL PACKAGES:  
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY  
DIVISION OF WATER POLLUTION CONTROL  
ATTN: COMPLIANCE ASSURANCE SECTION  
1024 NORTH GRAND AVENUE, EAST  
SPRINGFIELD, IL 62794

ALL LETTERS  
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY  
DIVISION OF WATER POLLUTION CONTROL  
ATTN: COMPLIANCE ASSURANCE SECTION  
POST OFFICE BOX 19276



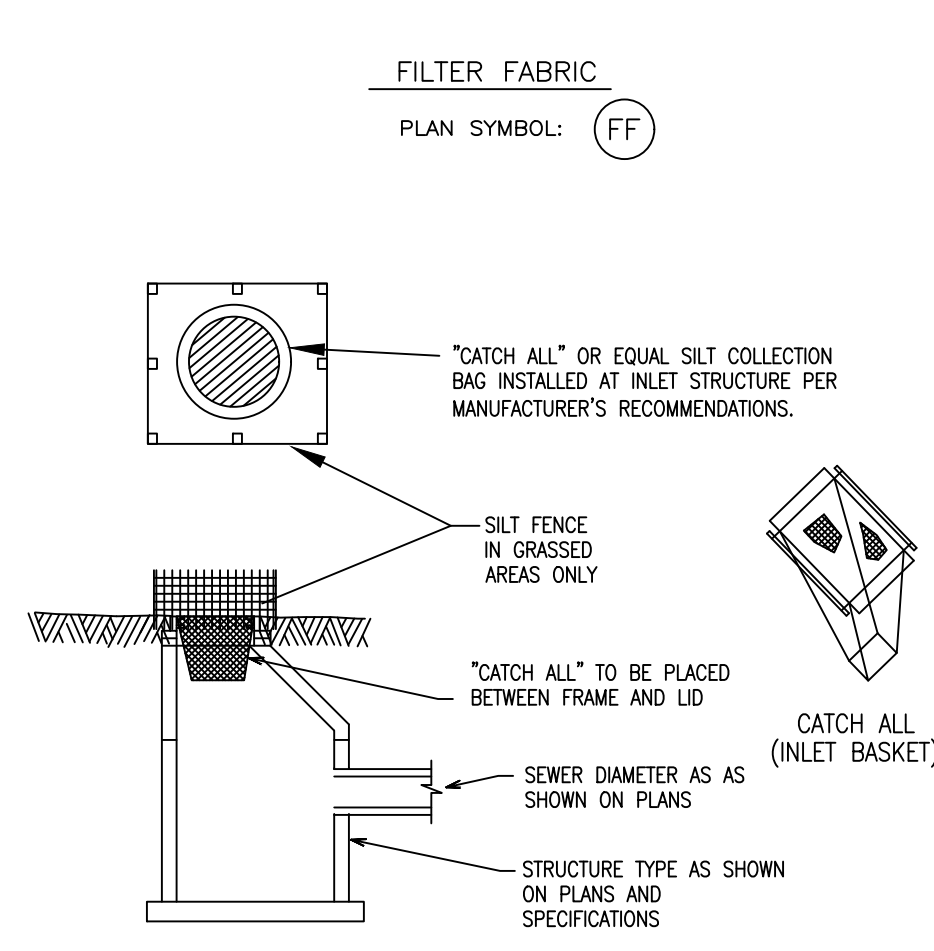
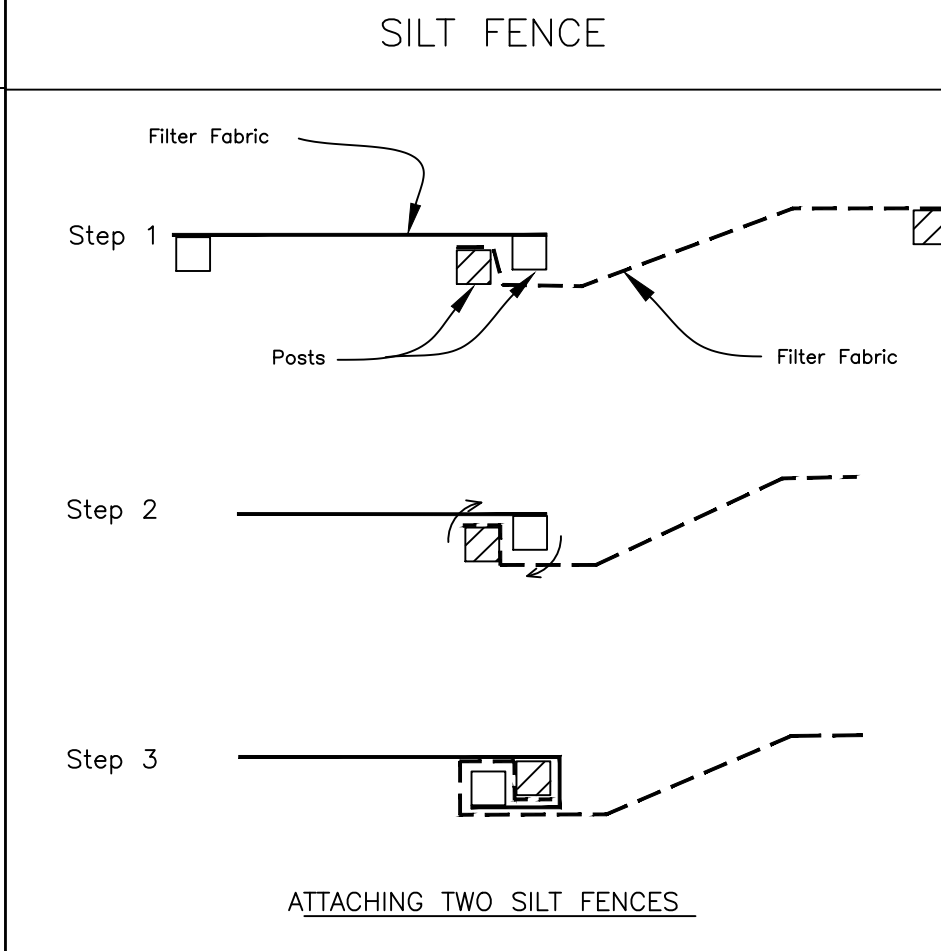
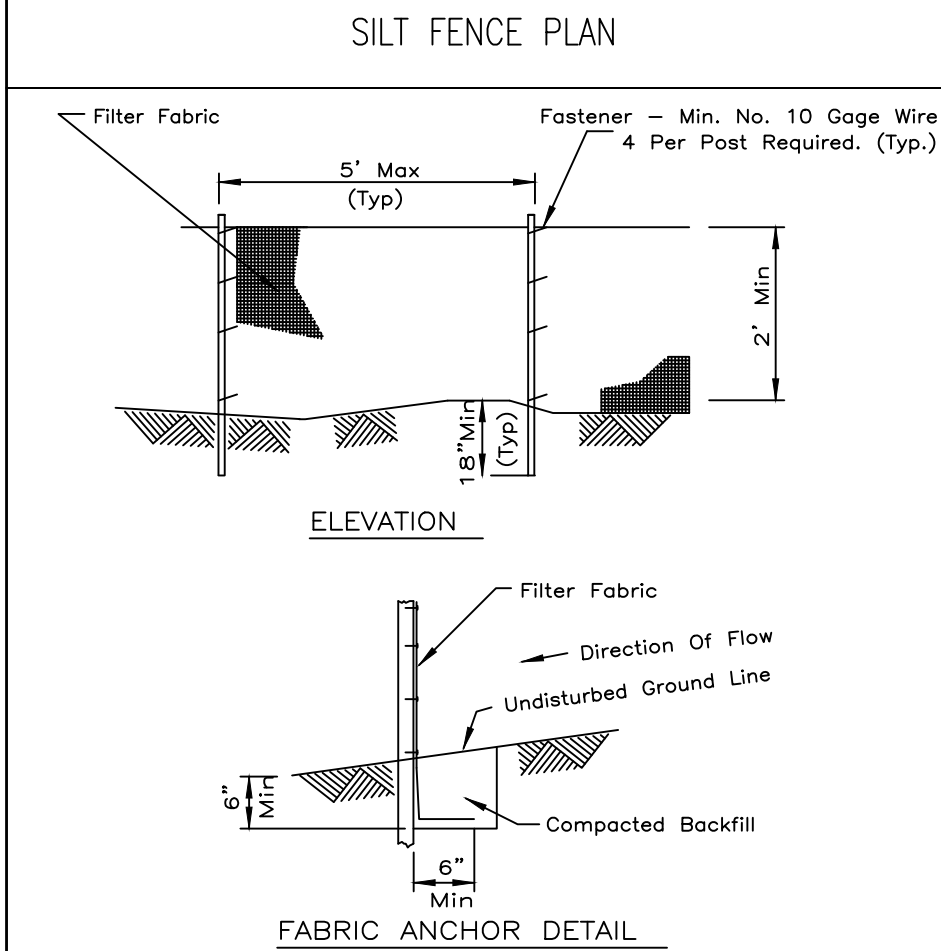


**SILTORM PERIMETER CONTROL SPECIFICATIONS**



**PERIMETER CONTROL:**

PLACE SILTORM DIRECTLY ON TOP OF GRADE, AND OVERLAP ENDS A MINIMUM OF 6". SITE PREPARATION IS MINIMAL, AND THERE IS NO STAKING OR TRENCHING REQUIREMENT FOR GRADES UNDER 12%. ARRANGE THE SILTORM PERIMETER CONTROL IN A MANNER THAT IS APPLIED PERPENDICULAR TO SHEET FLOW. ENSURE GROUND CONTACT.



**SILTORM INSTALLATION SPECIFICATIONS**

SILTORM HEIGHTS INSTALLED		
NOMINAL DIAMETER, D	INSTALLED HEIGHT OF SINGLE SILTORM	INSTALLED HEIGHT OF STACKED SILTORM
9"	7.5"	15"
12"	9.5"	19"
18"	14.5"	29"
24"	19"	38"

MINIMUM SPECIFICATION FOR SILTORM		
PROPERTY	UNITS	RANGE
PH	PH	5.0-8.5
MOISTURE CONTENT	% WET WEIGHT BASIS	<20
PARTICLE SIZE	% PASSING SELECTED MESH SIZE, DRY WEIGHT BASIS	1 1/2"-2"-90% FINES = 10% MAX. PARTICLE SIZE 2"

SILTORM CAN BE PLACED IN DITCHES OR AT THE TOP, ON THE FACE, OR AT THE TOE OF A SLOPE AS SEDIMENT TRAPPING DEVICE. SILTORM CAN ALSO SERVE TO REMOVE SEDIMENT FROM RUNOFF AND RELEASE FILTERED WATER AS SHEET FLOW.

SILTORM INSTALLATION ON A SLOPE SHALL BE PLACED ALONG OR ON THE GROUND CONTOUR, WHERE POSSIBLE. SILTORM APPLIED TO THE TOE OF A SLOPE SHOULD BE PLACED 10 FEET AWAY FROM THE TOE IN ORDER TO PROVIDE SPACE FOR SEDIMENT STORAGE. MAXIMUM DRAINAGE AREA SHALL BE 1/2 ACRE PER 100 LF OF SILTORM.

FOR DITCH APPLICATIONS, THE MAXIMUM DRAINAGE AREA SHALL BE 15 ACRES, AT SITES WHICH OUTFALL TO EXCEPTIONAL WATER OR SEDIMENT-IMPAIRED STREAMS, THE MAXIMUM DRAINAGE AREA SHALL BE LIMITED TO 10 ACRES.

SILTORM SHALL BE PLACED PERPENDICULAR TO THE FLOW OF WATER. SILTORM SHALL CONTINUE UP THE SIDE SLOPES TO THE TOP OF BANK OR A MAXIMUM OF 3 FEET ABOVE THE INSTALLED HEIGHT. SILTORM SHALL REMAIN IN PLACE UNTIL ALL UPSTREAM AREAS ARE PERMANENTLY STABILIZED.

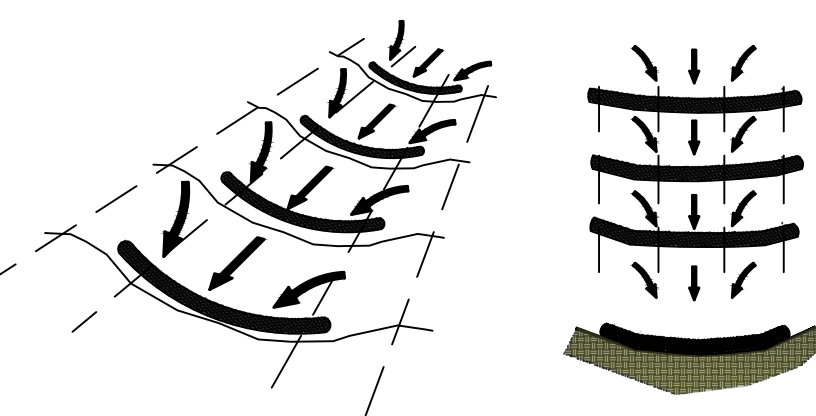
SILTORM IS SUPPLIED AND INSTALLED IN DIAMETERS OF 9", 12", 18" OR 24" DIAMETER TOLERANCES ARE 2". SILTORM WILL FLATTEN OUT TO AN OVAL WHEN IN PLACE, THUS THE INSTALLED HEIGHT WILL BE LESS THAN NOMINAL DIAMETER.

SILTORM SHALL BE INSPECTED AFTER EACH RUNOFF EVENT AND SHALL BE REMOVED AND REPLACED IF SIGNS OF UNDERCUTTING OR DOWNSTREAM SPACING RILLS ARE OBSERVED.

SILTORM SHOULD BE REMOVED FROM SLOPES AFTER STABILIZATION IS COMPLETE. THIS MAY BE ACCOMPLISHED BY CUTTING THE SILTORM OPEN AND SPREADING THE FILL MATERIAL ON THE SITE. SILTORM APPLIED IN DITCH SHALL BE COMPLETELY REMOVED.

SILTORM DITCH CHECK DAM ESTIMATED QUANTITIES					
LENGTH (FT)	V - DITCH (1)			TRAPEZOIDAL DITCH (2)	
	24" SILTORM (INSTALLED HEIGHT 19")	18" SILTORM (INSTALLED HEIGHT 14")	12" SILTORM (INSTALLED HEIGHT 10")	24" SILTORM (INSTALLED HEIGHT 19")	18" SILTORM (INSTALLED HEIGHT 14")
20	60	48	24	72	60

- (1) ESTIMATED QUANTITIES BASED ON A 4:1 SIDE SLOPE. QUANTITIES WILL VARY BASED ON ACTUAL DITCH CONFIGURATION
- (2) ESTIMATED QUANTITIES BASED ON A 4 FT BOTTOM WIDTH, 4 FT DEPTH, AND 4:1 SIDE SLOPES. QUANTITIES WILL VARY BASED ON ACTUAL DITCH CONFIGURATION



**DITCH CHECK:**

PLACE SILTORM PERPENDICULAR TO CONCENTRATED FLOW. STAKE THE SILTORM EVERY 4' AND OVERLAP THE ENDS BY 2' INSTALLED WITH A SLIGHT SADDLING, AND STAKE EVERY 4'.

SILTORM SPACING FOR DITCH APPLICATION	
DITCH SLOPE	MAXIMUM SILTORM SPACING
2%	80'
3%	80'
4%	50'
5%	30'
6%	20'
GREATER THAN 6%	20'

BASED ON INSTALLED HEIGHT OF 19". SEE TABLE ON EC-SIA-6 FOR OTHER HEIGHTS

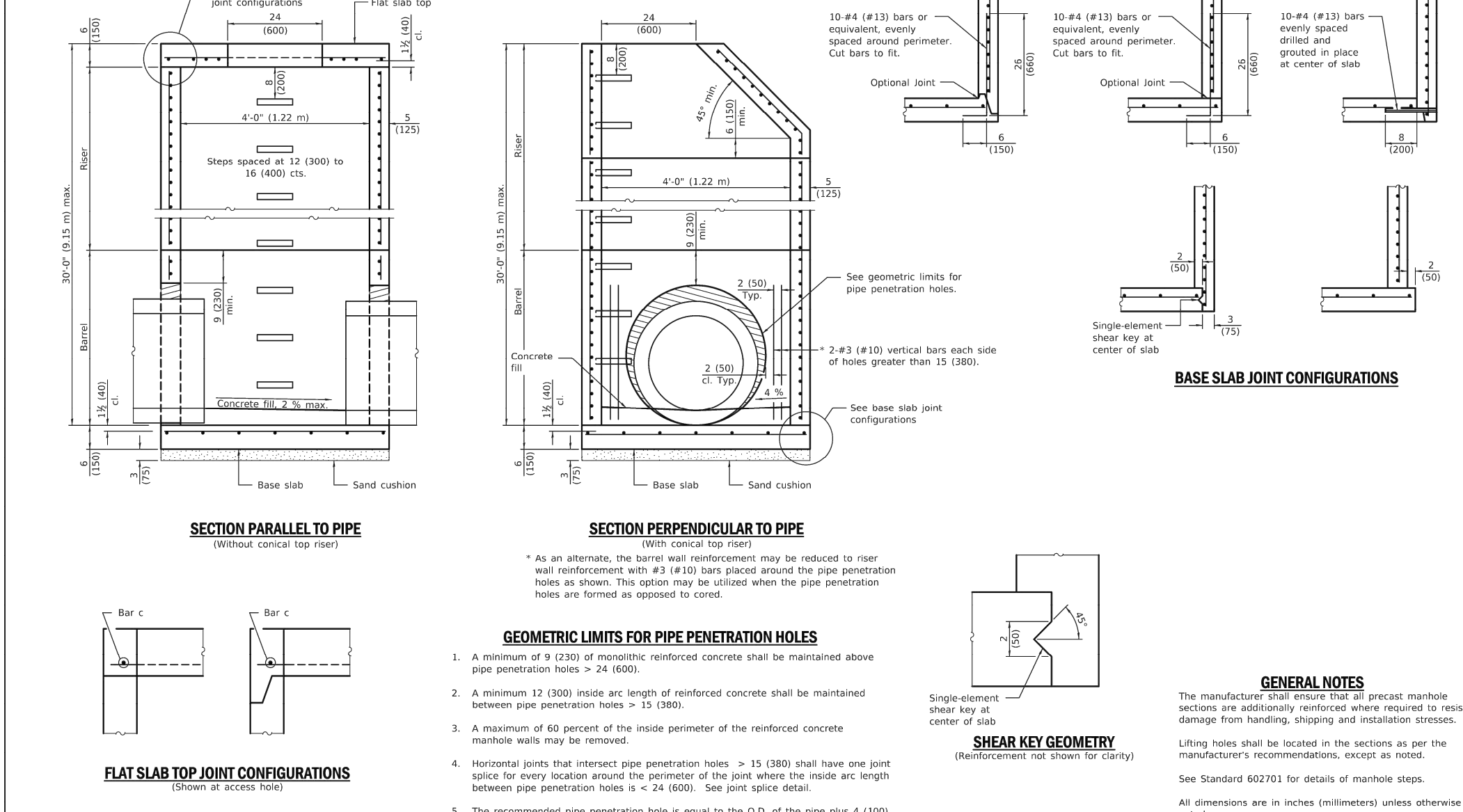
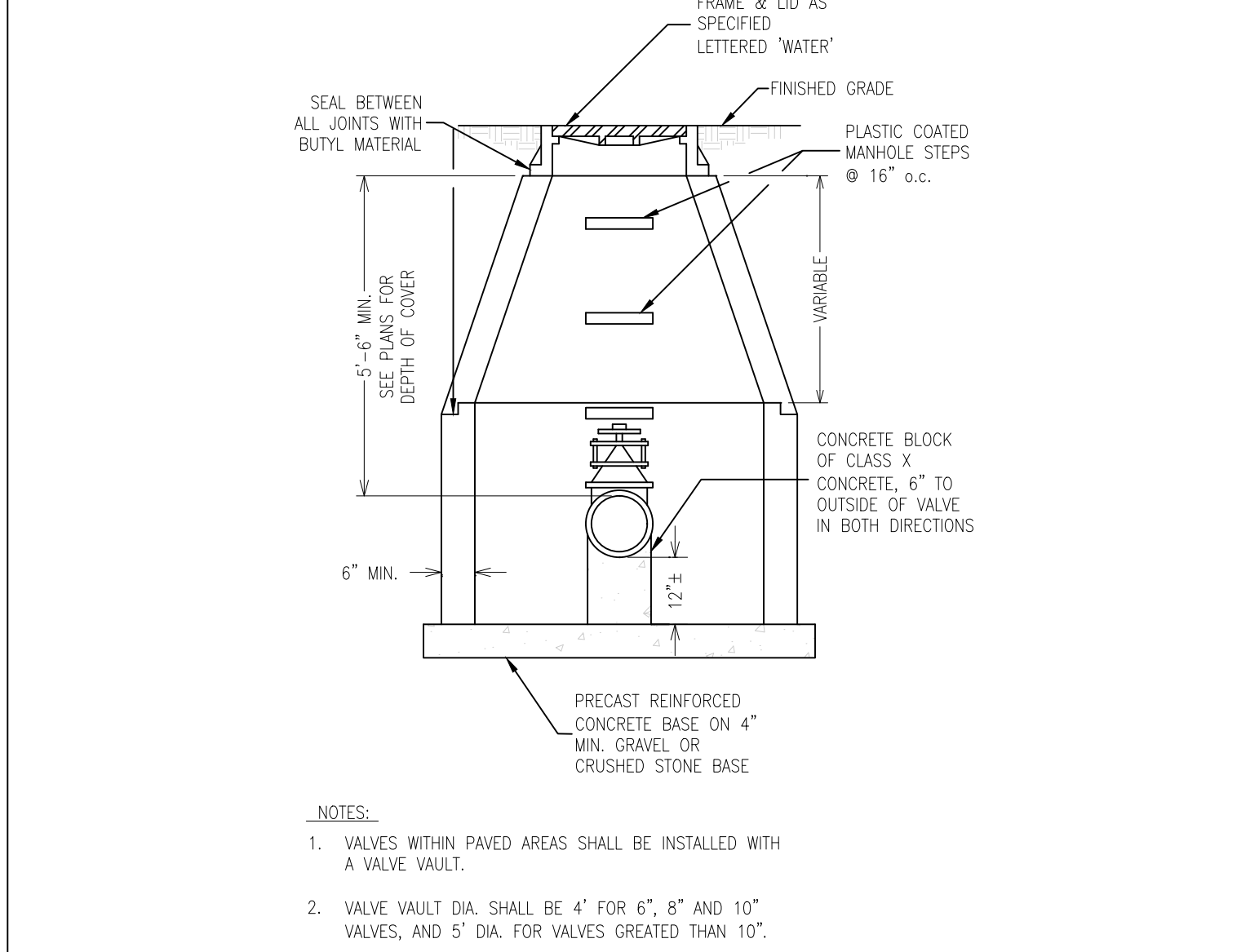
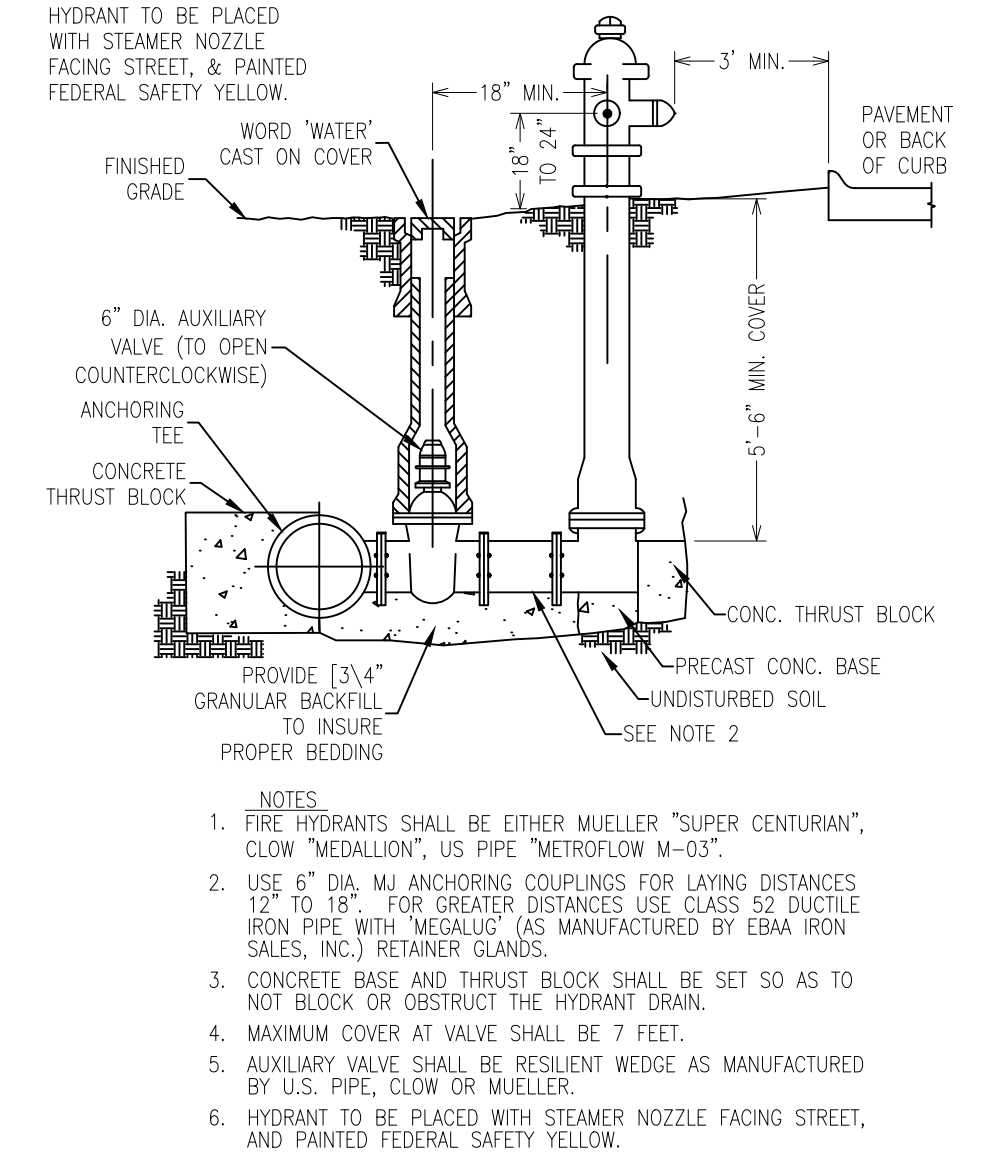
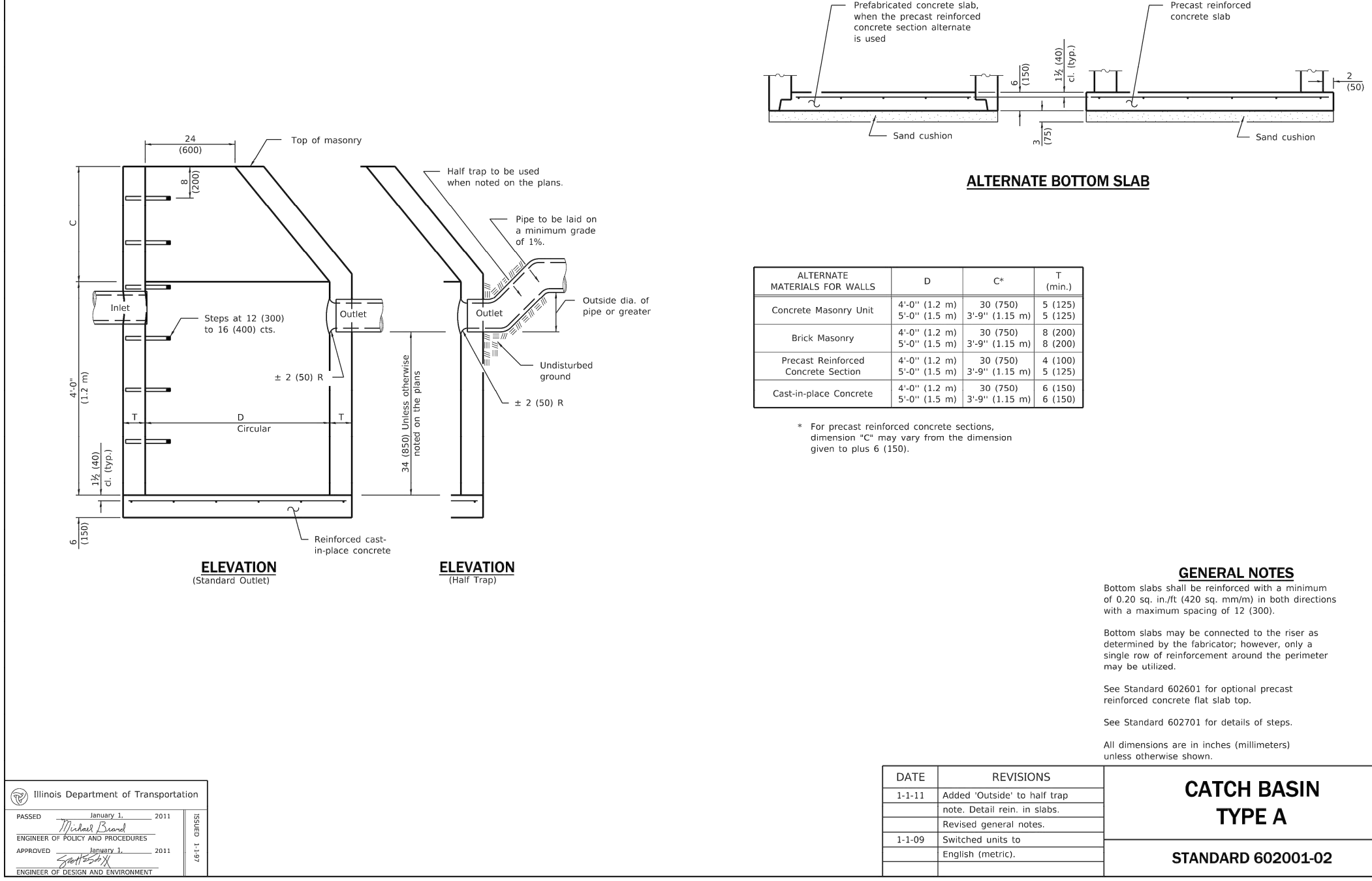
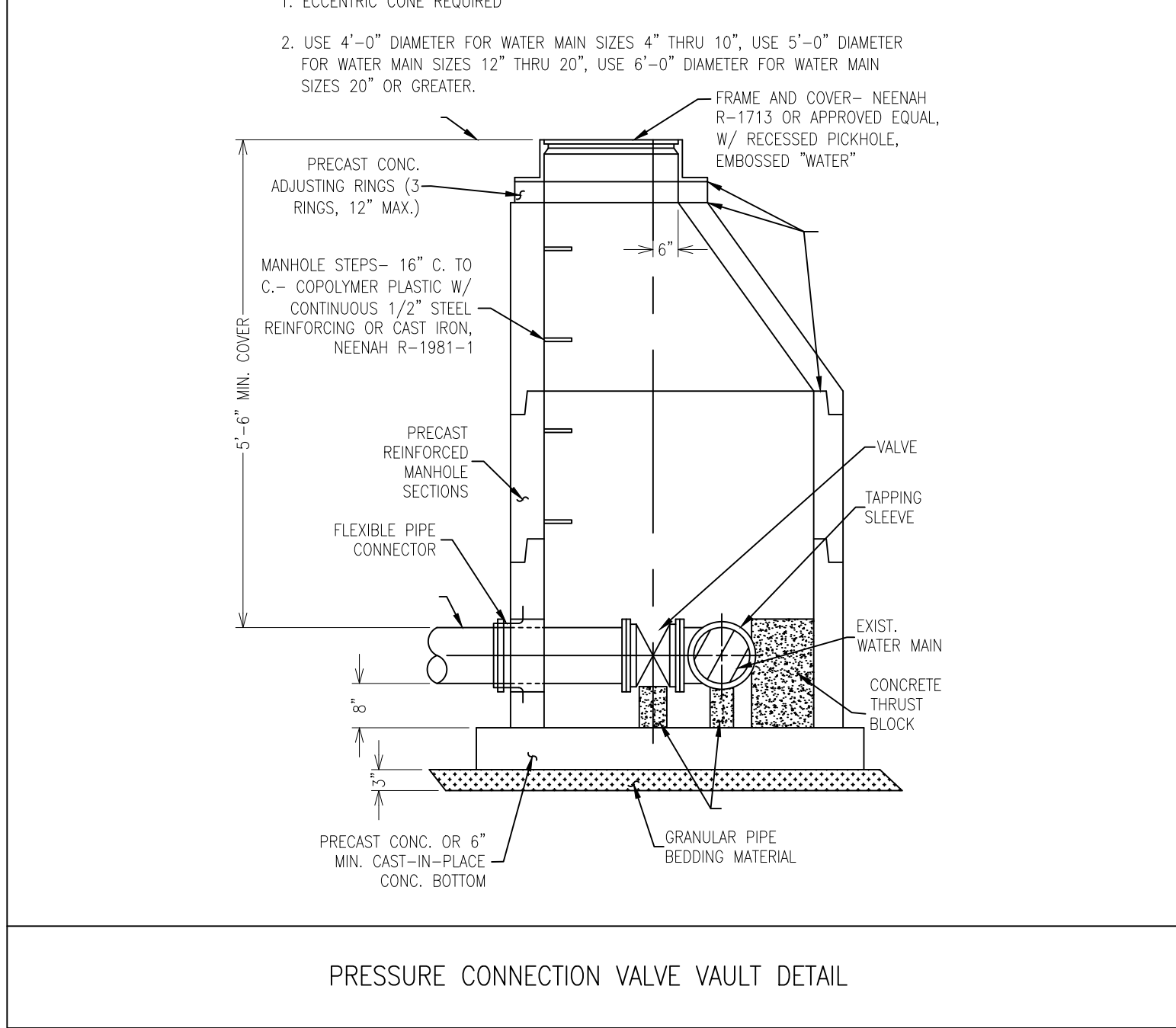
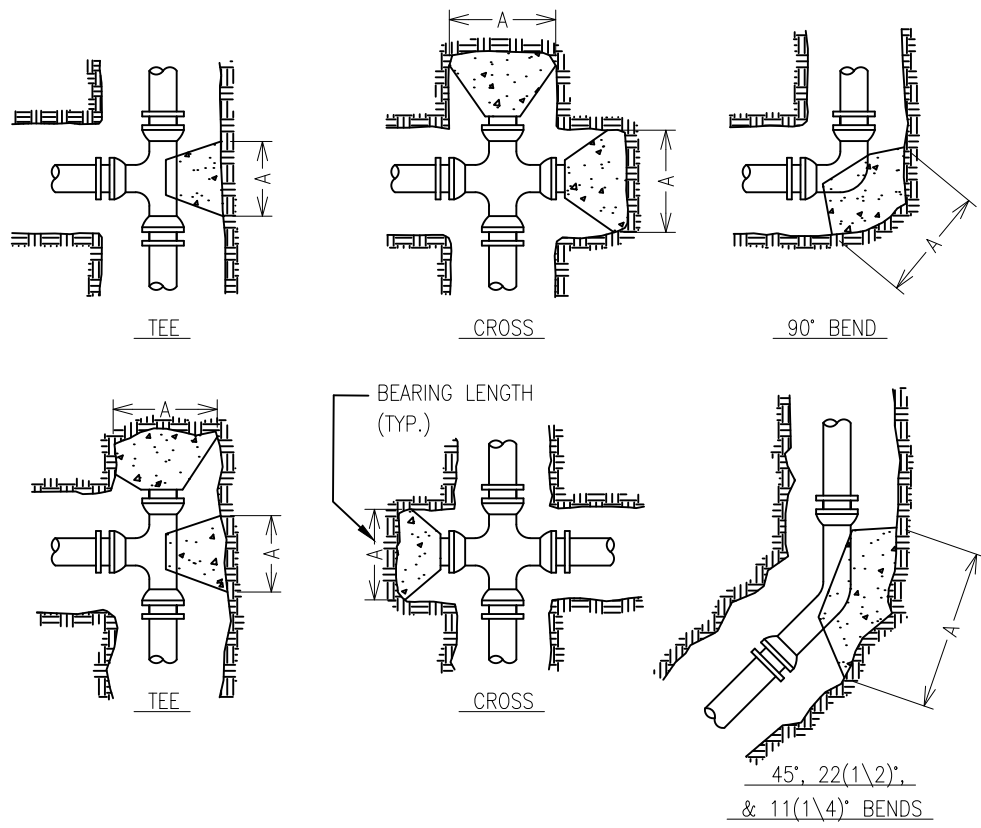
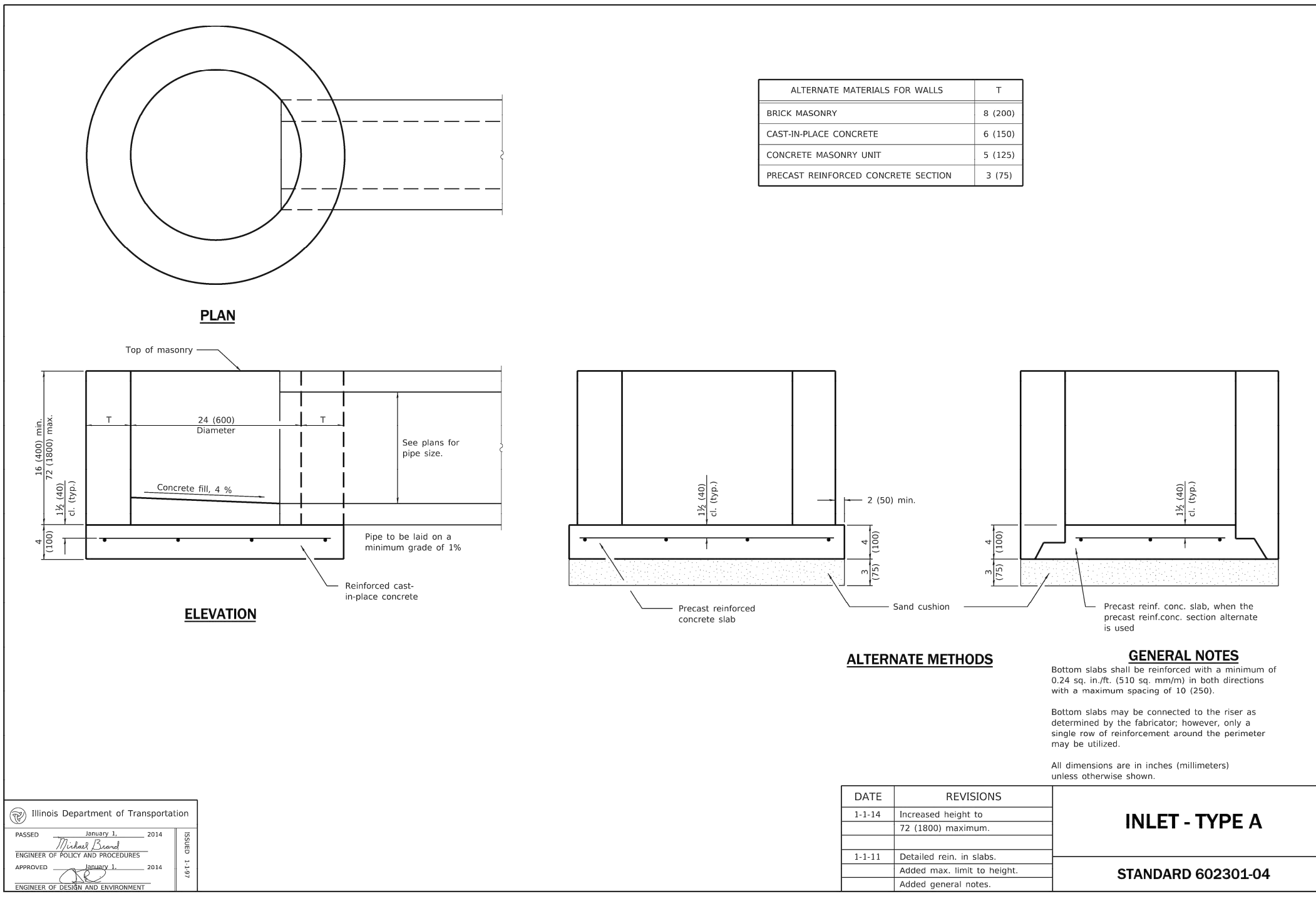
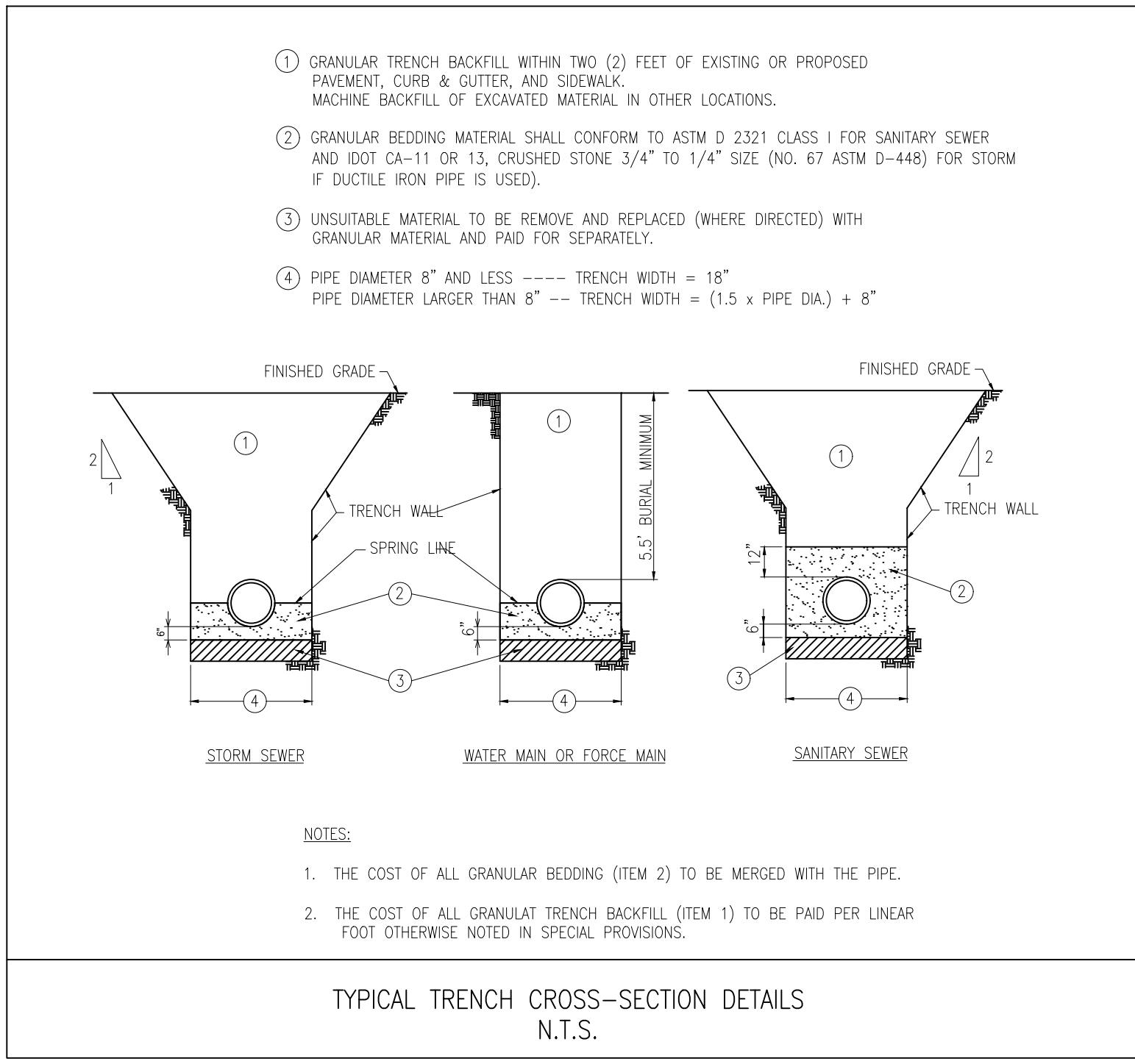
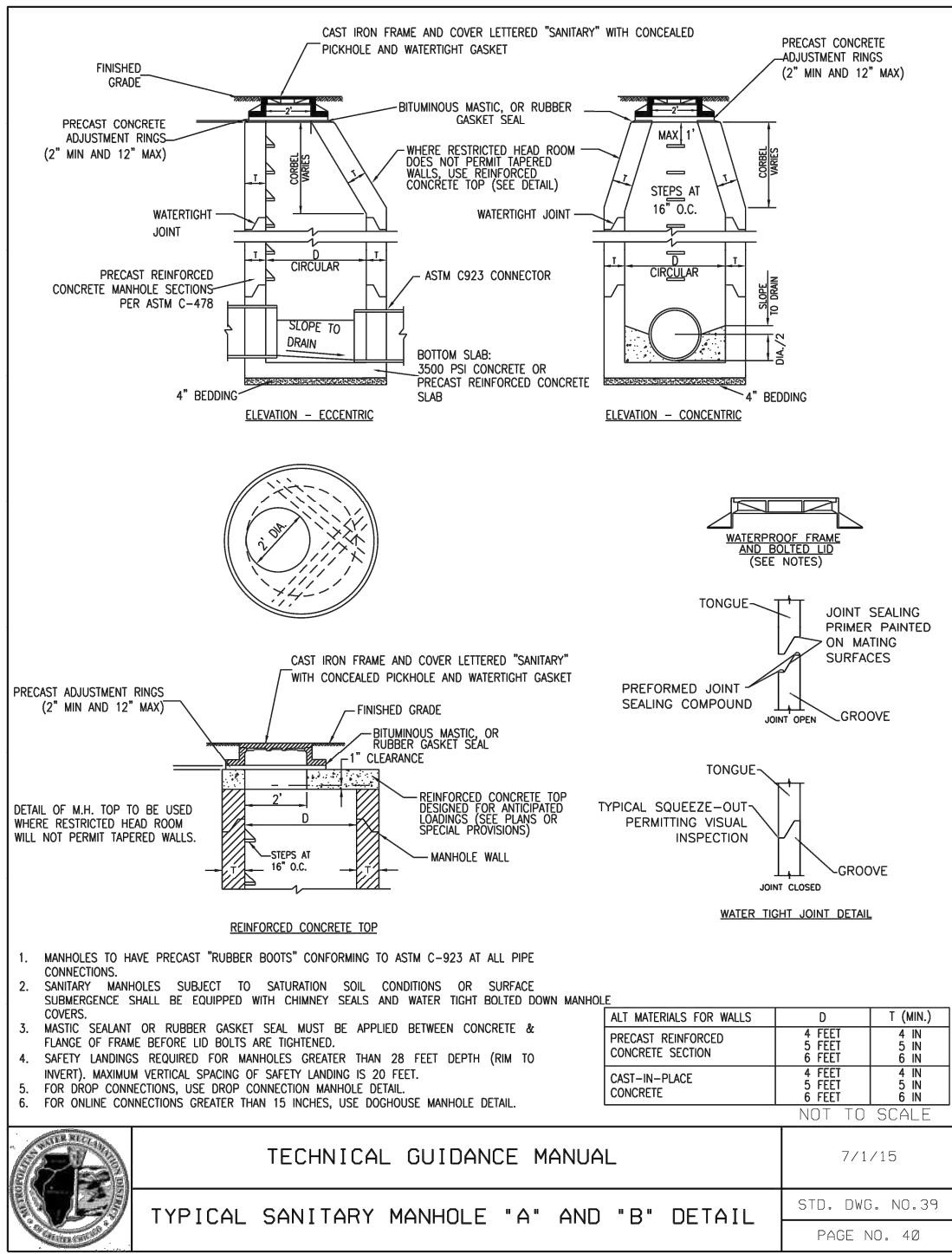




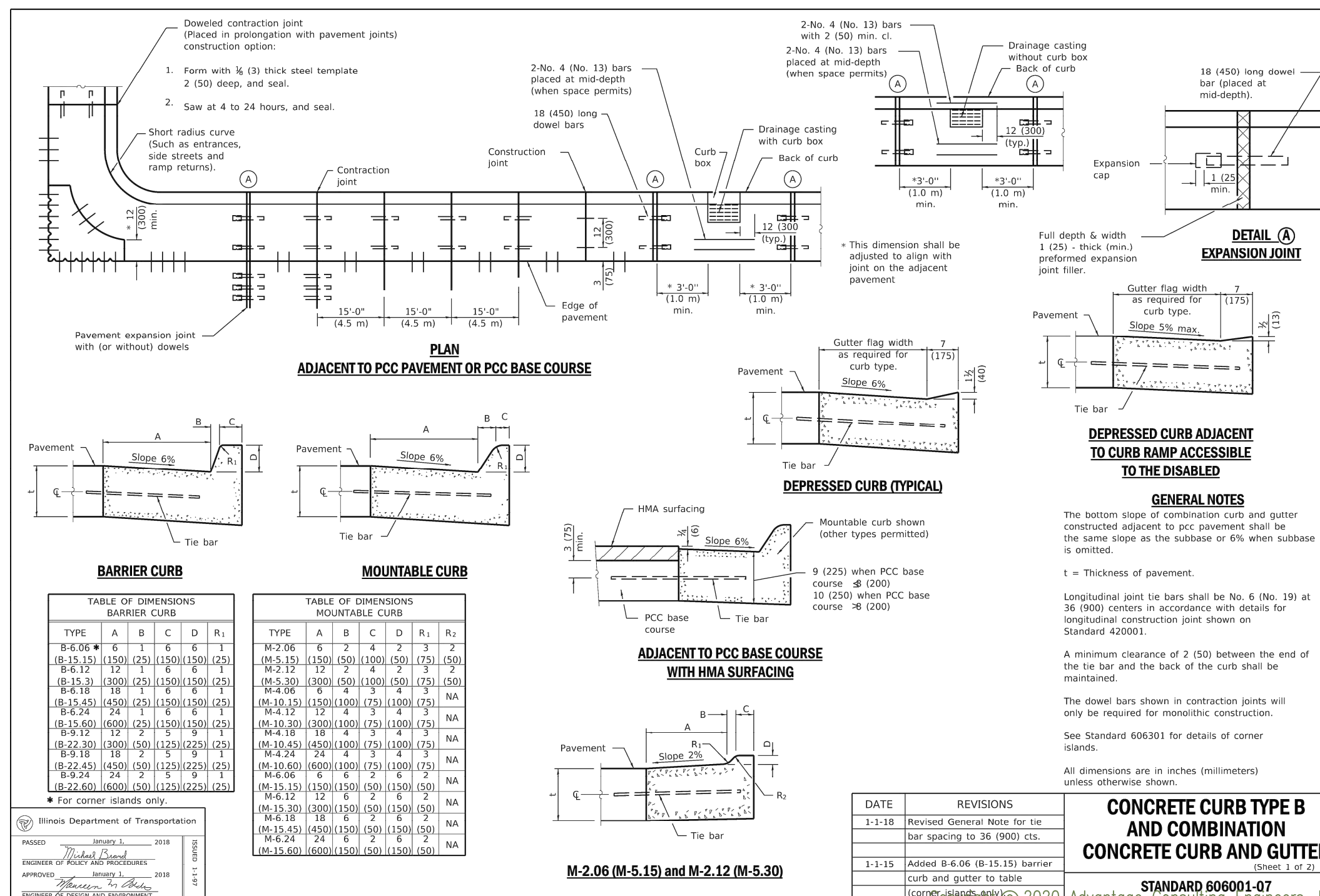
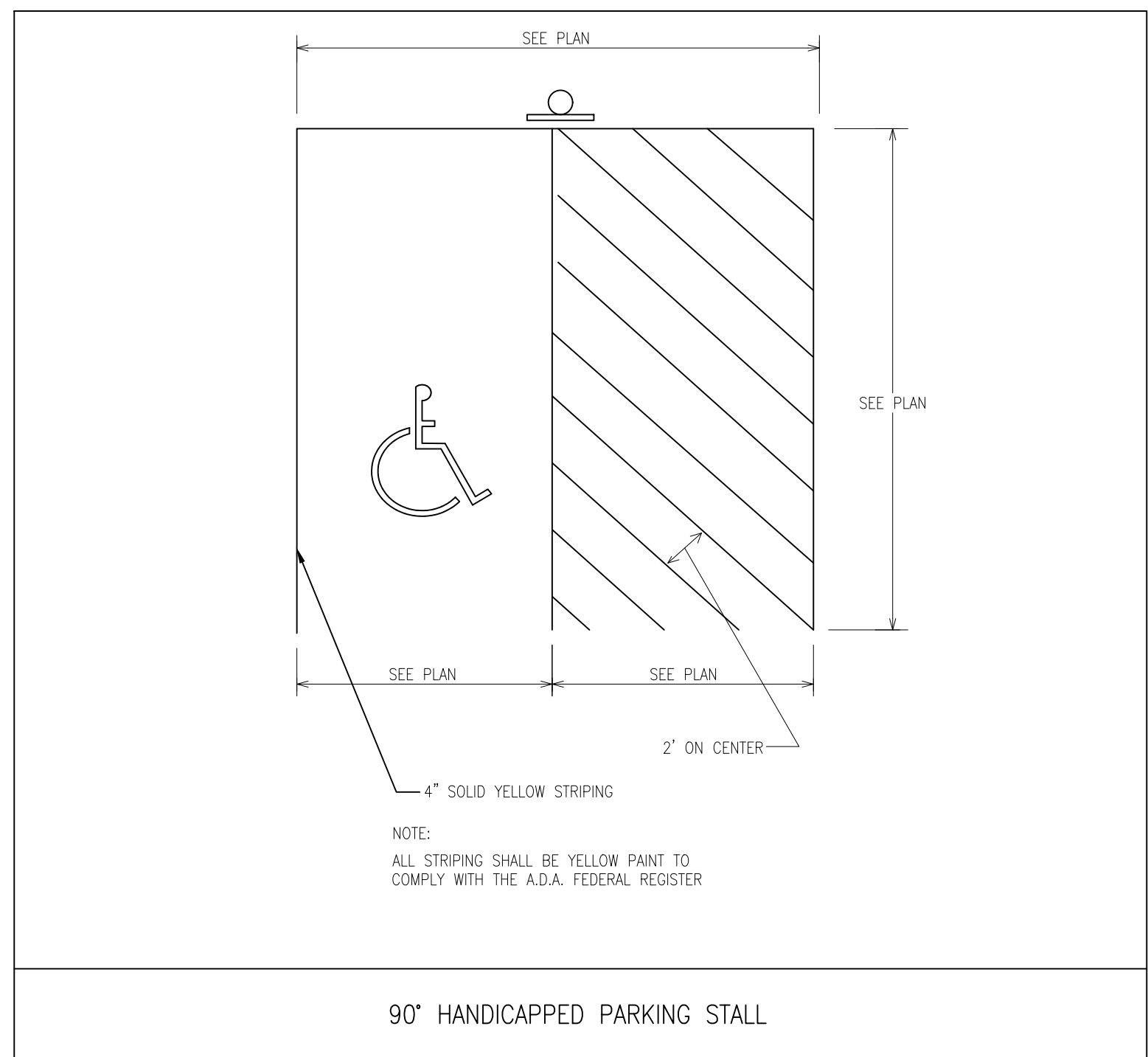
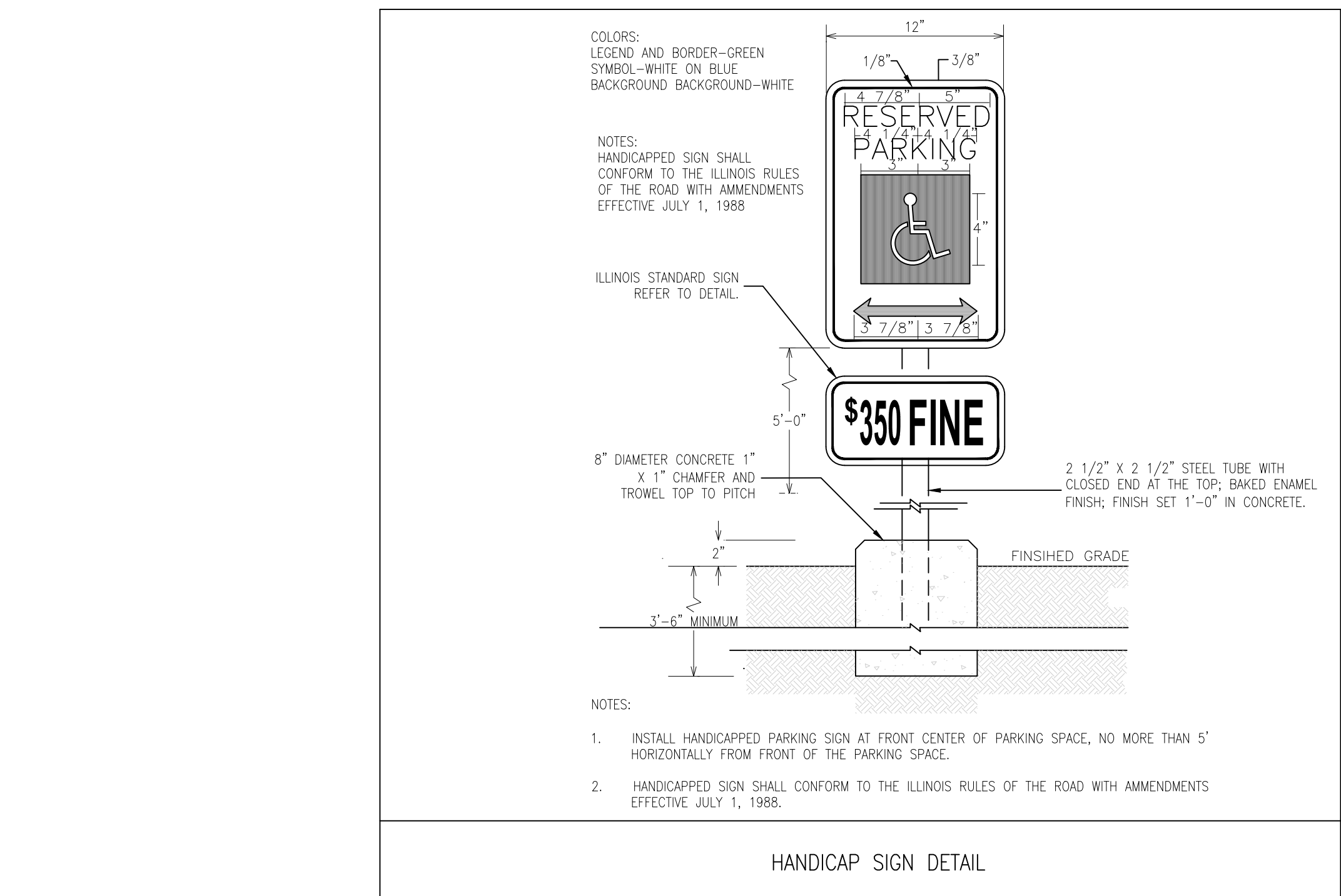
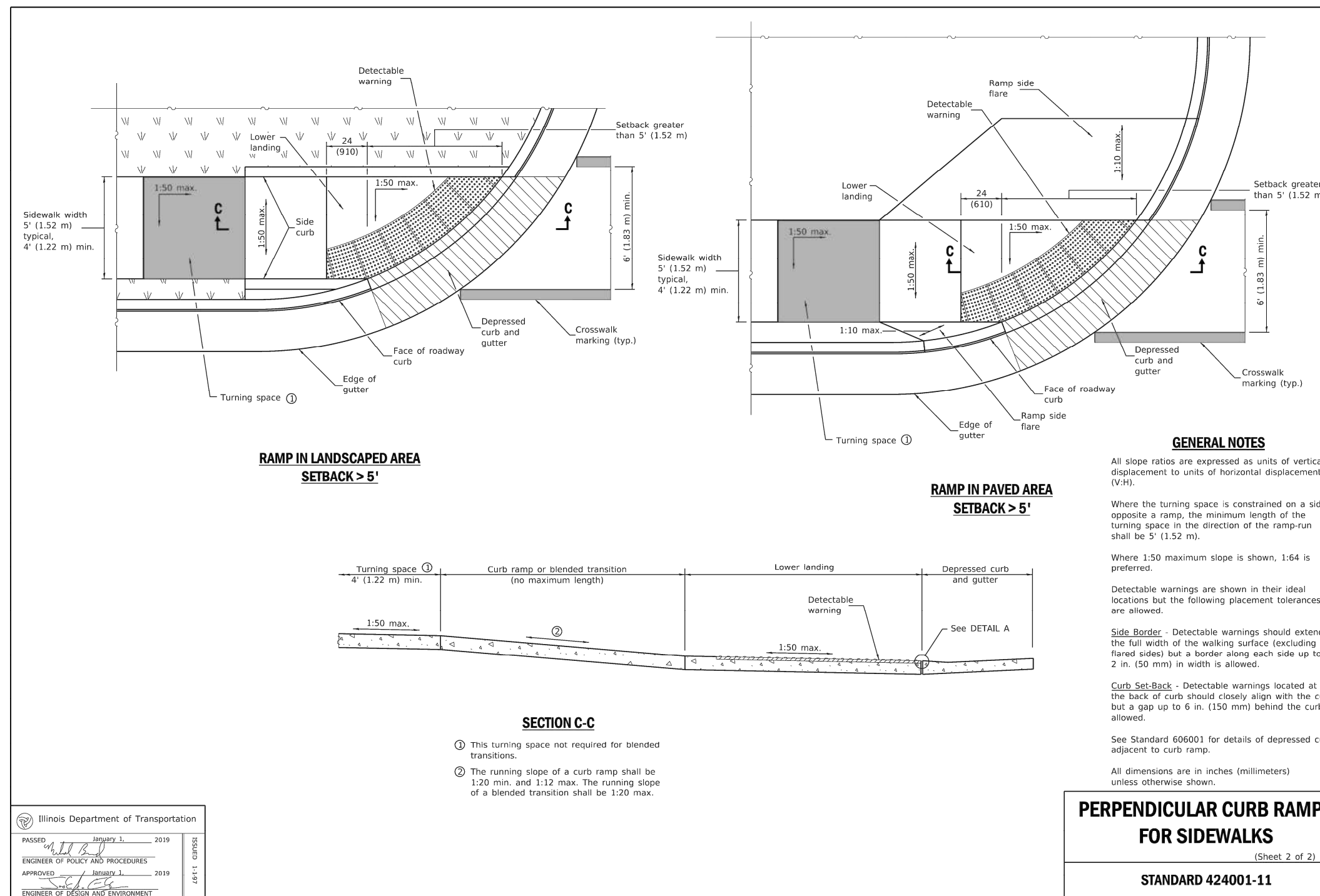
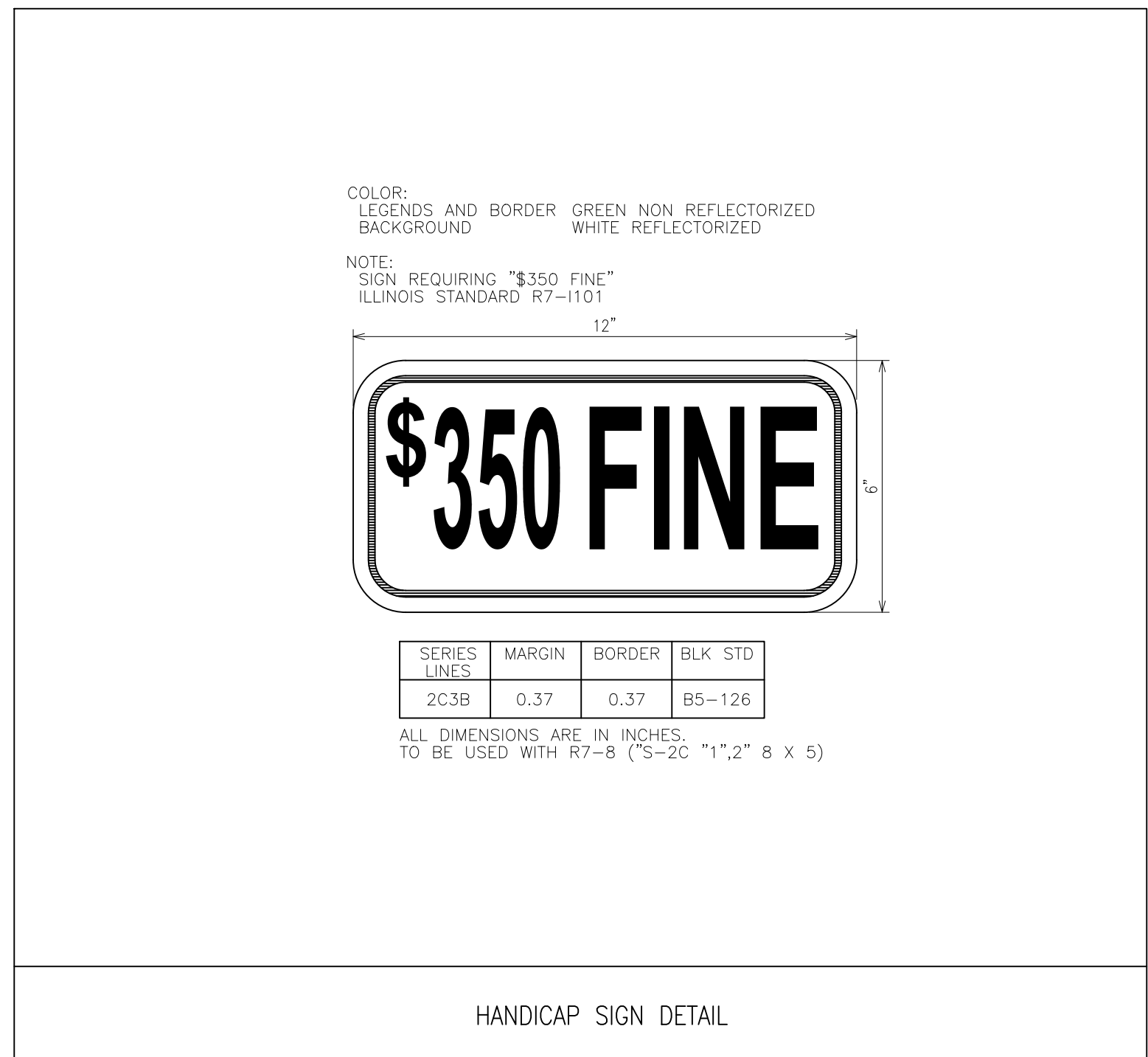
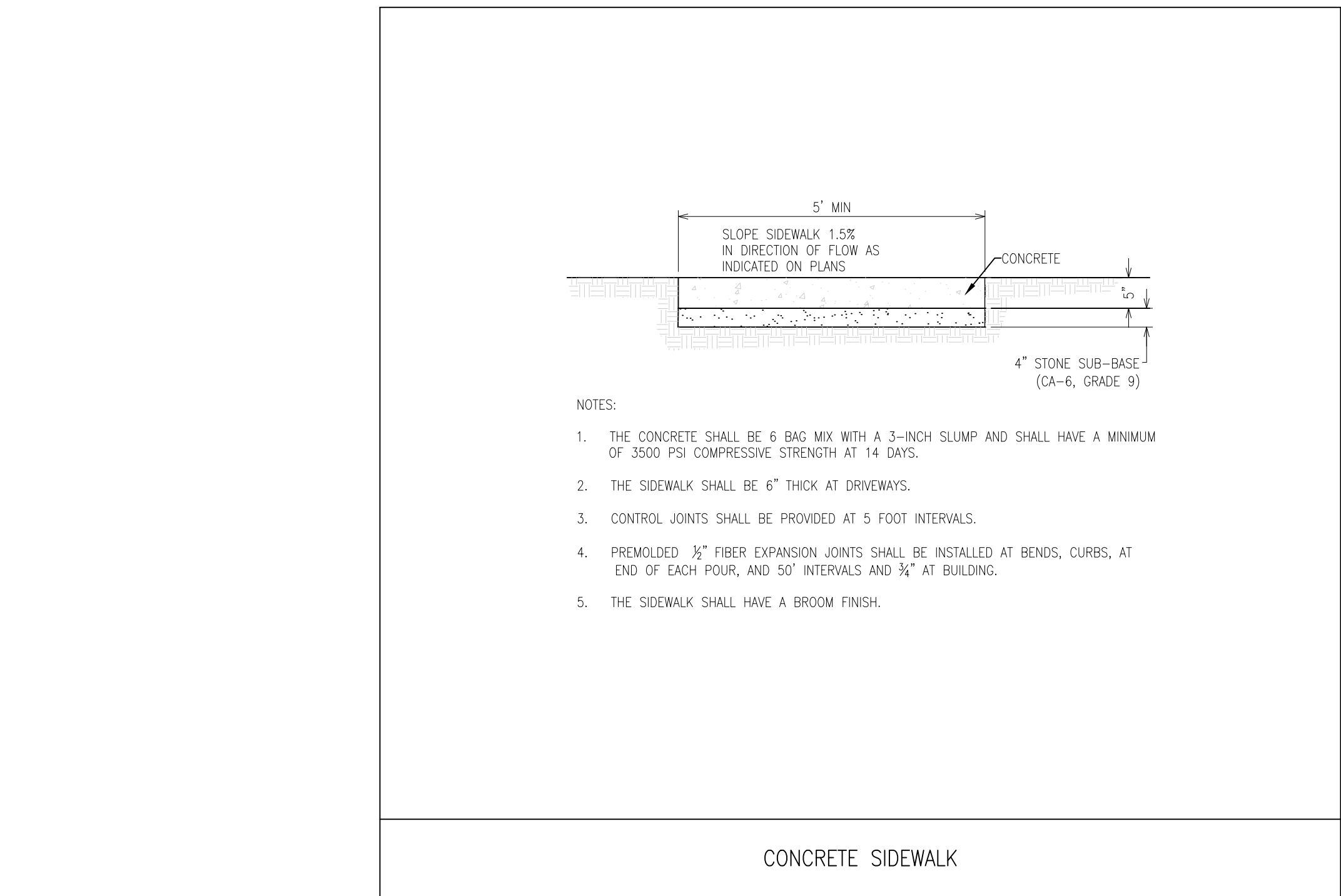
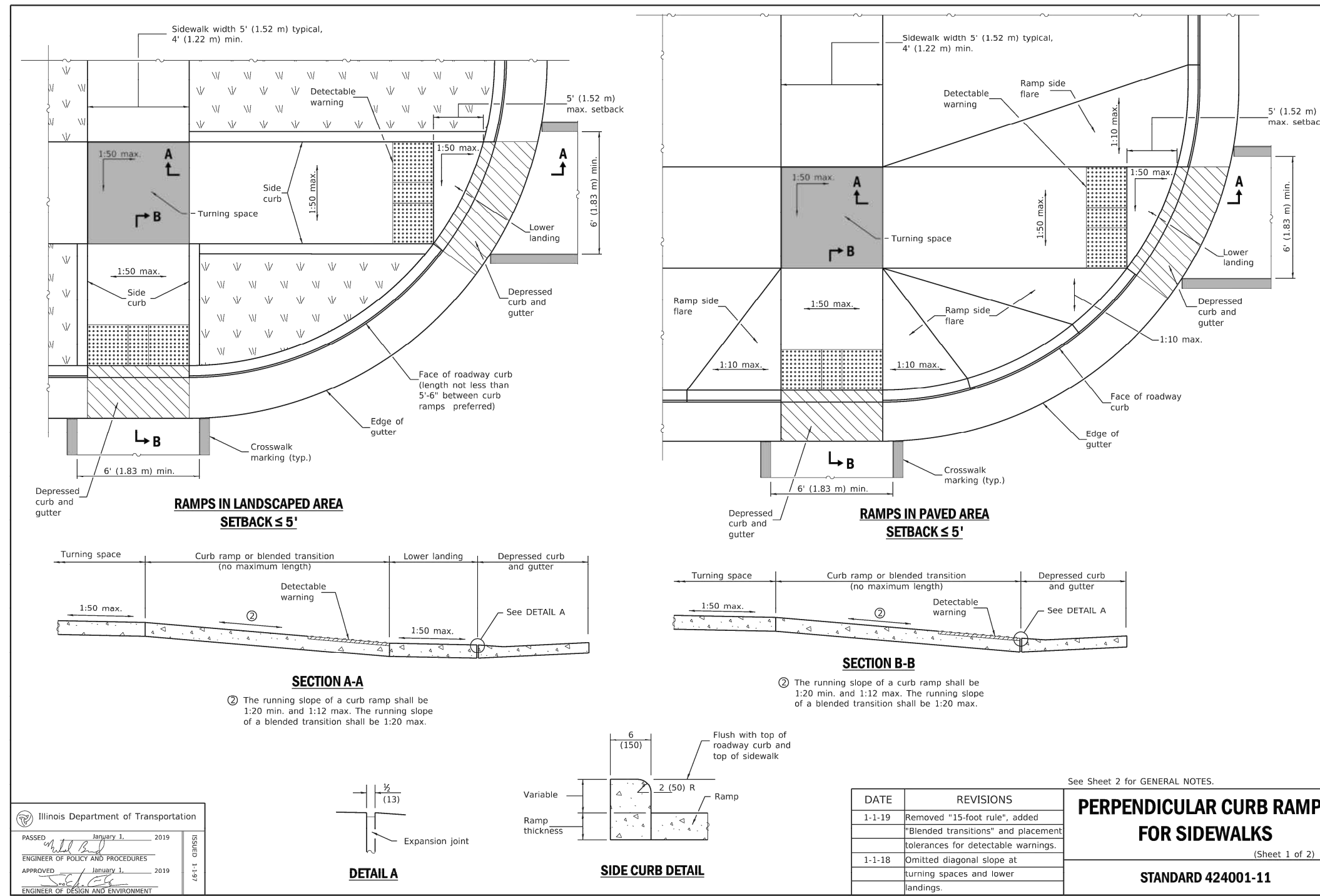
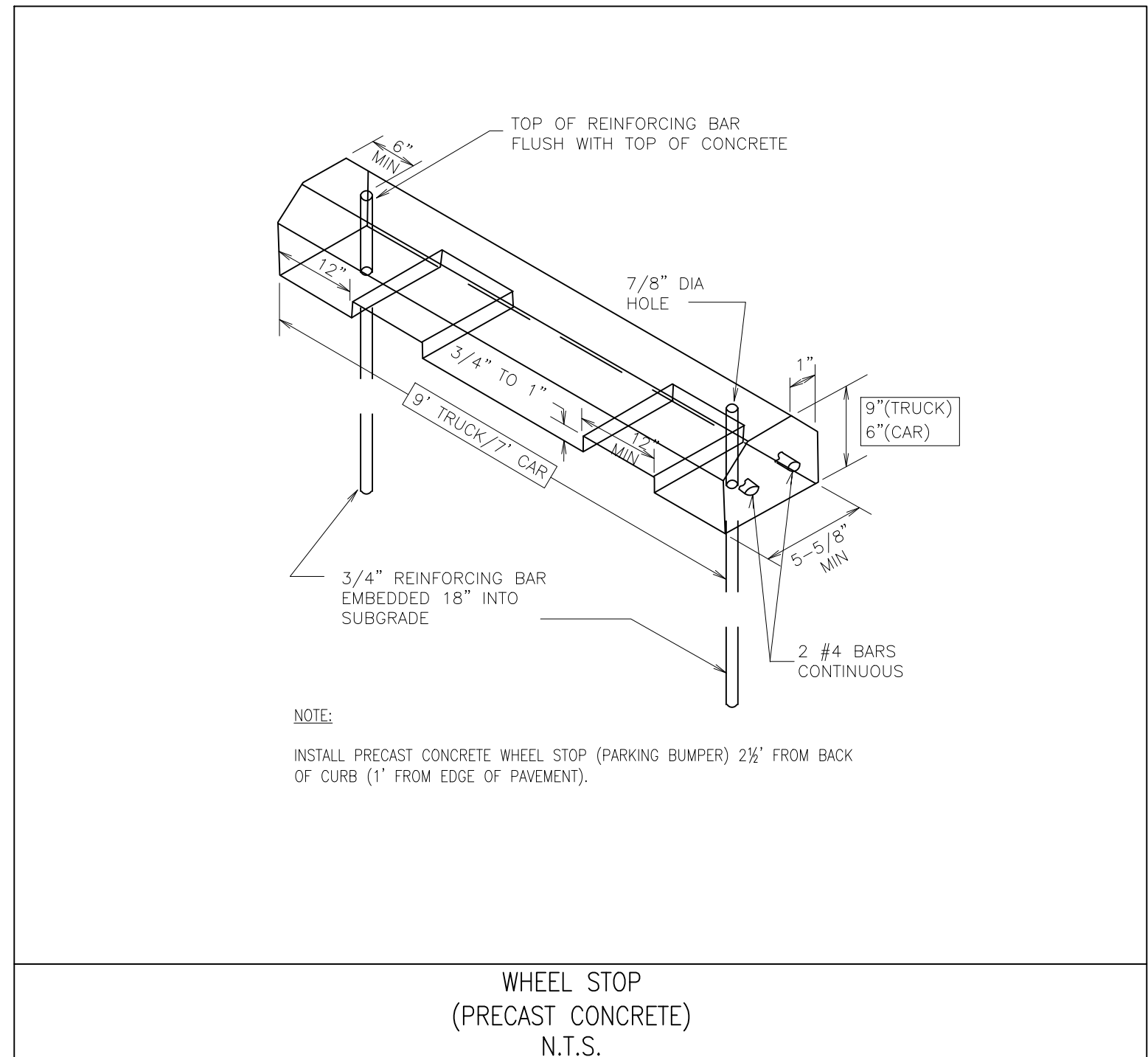
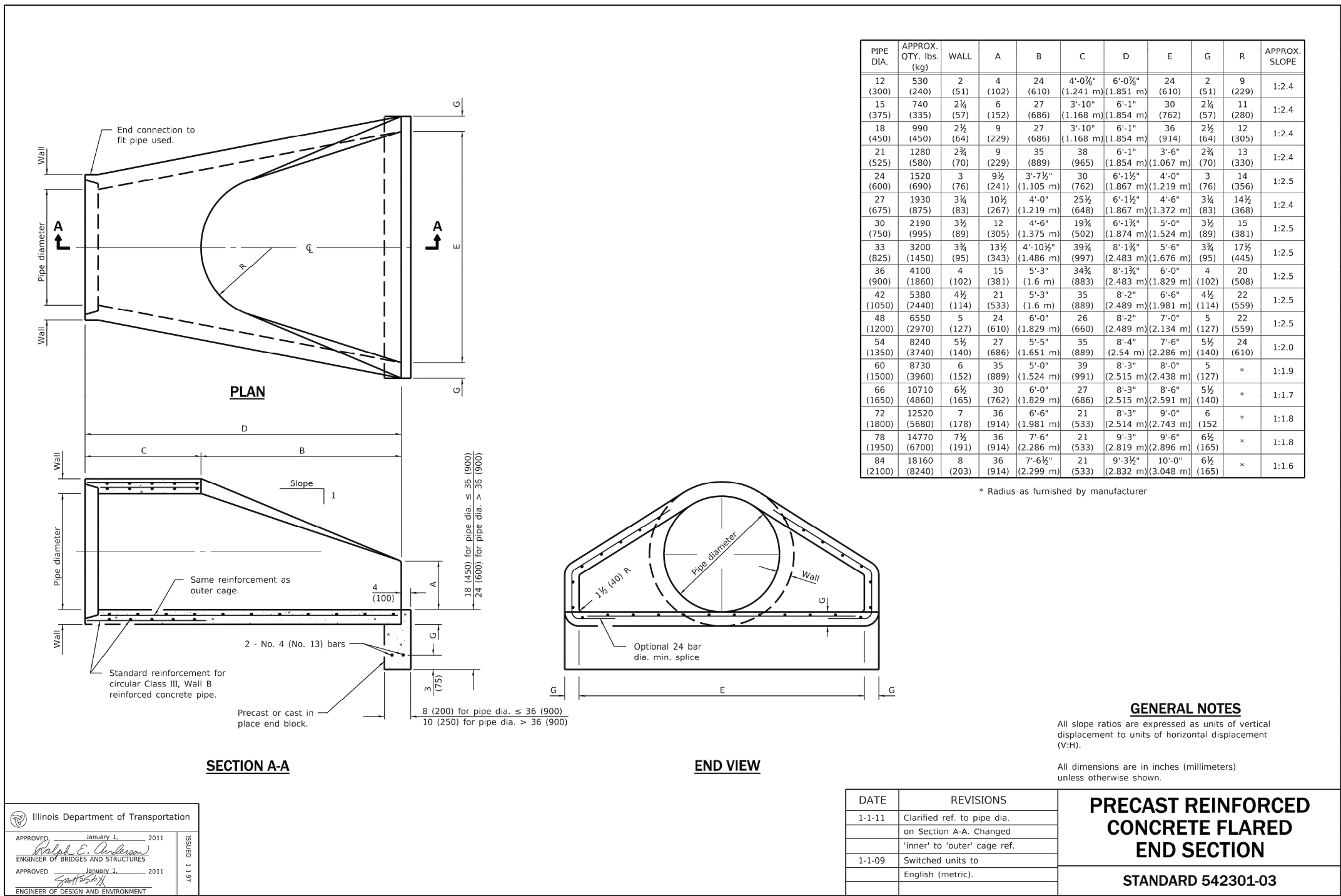


MWRD TYPICAL GENERAL NOTES			EARTHWORK	SANITARY SEWER	WATER MAIN																																														
<div><div>A. REFERENCE SPECIFICATIONS</div><div><div>1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:</div><div><div>• STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (DOT SSI) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;</div><div>• STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;</div><div>• VILLAGE OF TINLEY PARK MUNICIPAL CODE;</div><div>• THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;</div><div>• IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.</div></div></div><div><div>B. NOTIFICATIONS</div><div><div>1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY TRENCHING, EXCAVATION, OR TESTING OF THIS WORK ON THE PROJECT.</div><div>2. THE VILLAGE OF TINLEY PARK ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.</div><div>3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.I.L.I.E. AT 1-800-892-0123.</div></div></div><div><div>C. GENERAL NOTES</div><div><div>1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS 1.11.</div><div>2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.</div><div>3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.</div><div>4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.</div><div>5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.</div><div>6. ANY EXISTING PAVED DRIVEWAYS, SIDEWALKS, DRIVEWAYS, AND OTHER AREAS DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.</div><div>7. MATERIAL AND CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.</div><div>8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.</div><div>9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.</div><div>10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ADJUSTMENT SHALL, ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.</div></div></div><div><div>D. SANITARY SEWER</div><div><div>1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.</div><div>2. A WATER-TIGHT PAVEMENT SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.</div><div>3. RESEARCHING ANY UNLINED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.</div><div>4. ALL SANITARY SEWER CONSTRUCTION SHALL BE CONSTRUCTED WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).</div><div>5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.</div><div>6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.</div><div>7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:</div></div><div><table><thead><tr><th>PIPE MATERIAL</th><th>PIPE SPECIFICATIONS</th><th>JOINT SPECIFICATIONS</th></tr></thead><tbody><tr><td>VITRIFIED CLAY PIPE</td><td>ASTM C-700</td><td>ASTM C-425</td></tr><tr><td>REINFORCED CONCRETE SEWER PIPE</td><td>ASTM C-443</td><td>ASTM C-443</td></tr><tr><td>CAST IRON SOIL PIPE</td><td>ASTM A-74</td><td>ASTM C-564</td></tr><tr><td>DUCTILE IRON PIPE</td><td>ANSI A21.51</td><td>ANSI A21.11</td></tr><tr><td>POLYVINYL CHLORIDE (PVC) PIPE</td><td>ASTM D-3034</td><td>ASTM D-3212</td></tr><tr><td>6-INCH TO 15-INCH DIAMETER SDR 26</td><td>ASTM D-3034</td><td>ASTM D-3212</td></tr><tr><td>18-INCH TO 27-INCH DIAMETER SDR 35</td><td>ASTM D-3350</td><td>ASTM D-3261,F-2620(HEAT FUSION)</td></tr><tr><td>HIGH DENSITY POLYETHYLENE (HDPE)</td><td>ASTM D-3035</td><td>ASTM D-3212,F-477(GASKETED)</td></tr><tr><td>WATER MAIN QUALITY PVC</td><td>ASTM D-2241</td><td>ASTM D-3139</td></tr><tr><td>4-INCH TO 36-INCH</td><td>AWWA C900</td><td>ASTM D-3139</td></tr><tr><td>4-INCH TO 12-INCH</td><td>AWWA C905</td><td>ASTM D-3139</td></tr><tr><td>14-INCH TO 48-INCH</td><td></td><td></td></tr></tbody></table></div><div><div>THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.</div><div><table><thead><tr><th>PIPE MATERIAL</th><th>PIPE SPECIFICATIONS</th><th>JOINT SPECIFICATIONS</th></tr></thead><tbody><tr><td>PIPE/PROPELYNE (PP) PIPE</td><td>ASTM F-2736</td><td>ASTM D-3212,F-477</td></tr><tr><td>12-INCH TO 24-INCH DOUBLE WALL</td><td>ASTM F-2764</td><td>ASTM D-3212,F-477</td></tr><tr><td>30-INCH TO 60-INCH TRIPLE WALL</td><td></td><td></td></tr></tbody></table></div><div><div>8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE 1/4" TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.</div><div>9. NON-SHRINK FLEXIBLE JOINT CONNECTIONS OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.</div><div>10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATER-TIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED HOLE AND WATER-TIGHT LID. CAST INTO THE LID.</div><div>11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:<div><div>a. A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HEAVY SADDLE OR HUB-TEE SADDLE.</div><div>b. REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.</div><div>c. WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTINGS, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.</div></div></div><div>12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWER AND WATERMAIN SHALL BE MAINTAINED UNLESS THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.</div><div>13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.</div><div>14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST. CAST-IRON TYPE SHALL BE USED FOR ALL MANHOLES.</div><div>15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A PRE-CAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRE-CAST SECTIONS SHALL CONSIST OF MODIFIED PROCTORED 100-AN RUBBER GASKET TYPE JOINTS.</div><div>16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.</div><div>17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES OR BASIN, VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.</div><div>18. COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS, CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED, AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE REMOVED OR RECONSTRUCTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.</div><div>19. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCE SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPERATIONAL DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.</div></div><div><div>E. SOIL EROSION AND SEDIMENT CONTROL</div><div><div>1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.</div><div>2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.</div><div>3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.</div><div>4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.</div><div>5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED AT A MINIMUM:<div><div>a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.</div><div>b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.</div></div></div><div>6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION, IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.</div><div>7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE, SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA, OR SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.</div><div>8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.</div><div>9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.</div><div>10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.</div><div>11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATION OR NON-VEGETATIVE MEASURES.</div><div>12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).</div><div>13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.</div><div>14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.</div><div>15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.</div><div>16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.</div><div>17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.</div><div>18. THE DRAINAGE SERVICES PROVIDER, ADDITIONAL PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DRAINAGE SERVICES SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DRAINAGE ACTIVITIES.</div><div>19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DRAINING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMANS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DRAINING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DRAINING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.</div><div>20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.</div><div>21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.</div><div>22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.</div><div>23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.</div></div></div></div><div><div>1. TOPSOIL EXCAVATION</div><div><div>EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION BELOW STRUCTURALLY UNSUITABLE MATERIALS OR COMPACTED EARTH FILL MATERIAL, AND CUT AREAS OF THE NON-STRUCTURAL ZONES. TOPSOIL MAY NOT HAVE TO BE REMOVED IF FILL IS TO BE PLACED IN NON-STRUCTURAL FILL AREAS SUCH AS REAR YARDS.</div><div>PLACEMENT OF EXCAVATED MATERIAL FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED, AND FILL IN THE AREAS NOT REQUIRING STRUCTURAL FILL ARE TO BE APPROVED BY OWNER PRIOR TO PLACEMENT.</div><div>EXCESS MATERIALS, IF NOT UTILIZED AS FILL OR IF NOT TO BE STOCKPILED FOR FUTURE LANDSCAPING, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.</div><div>TOPSOIL, RESPAED SHALL INCLUDE HAULING AND SPREADING A MINIMUM OF 6" OF TOPSOIL OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR DIRECTED BY THE OWNER.</div><div>MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.</div></div><div><div>2. EARTH EXCAVATION</div><div><div>EXCAVATION OF EARTH AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET +/- OF THE PLAN SUBGRADE ELEVATIONS. THE +/- TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" AS PART OF THE FINE GRADING OPERATION.</div><div>PLACEMENT OF THE EARTH AND OTHER SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET +/- OF THE PLAN SUBGRADE ELEVATIONS. THE FILL SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION. EARTH MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, TO WITHIN PLAN SUBGRADE ELEVATION, IN AREAS REQUIRING STRUCTURAL FILL. HOWEVER, THE EARTH MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS. THE STRUCTURAL SUBGRADE AREA SHALL EXTEND TO THE ZONE OF INFLUENCE IN ALL FILL AREAS.</div><div>COMPACTION OF THE EARTH AND OTHER SUITABLE MATERIALS, SHALL BE TO AT LEAST 95% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AND BUILDING PAD AREAS, SIDEWALK, ETC., 90% TO 95% OF THE MODIFIED PROCTOR DRY DENSITY IS REQUIRED IN NON-STRUCTURAL FILL AREAS.</div><div>THE CONTRACTOR SHALL USE CARE IN GRADING NEAR TREES, SHRUBS, AND BUSHES WHICH ARE TO REMAIN SO AS NOT TO CAUSE INJURY TO ROOTS OR TRUNKS.</div><div>THE CONTRACTOR SHALL USE CARE IN GRADING OR EXCAVATING NEAR ALL EXISTING ITEMS WHICH ARE TO BE REMAIN. ANY DAMAGE DONE TO THESE EXISTING ITEMS BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT HIS OWN EXPENSE.</div></div><div><div>3. UNSUITABLE MATERIAL</div><div><div>UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT OR BUILDING CONSTRUCTION, AND IF IT IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION IT SHALL BE REMOVED AND REPLACED WITH SELECT GRANULAR MATERIAL APPROVED BY THE SOILS ENGINEER. THE DECISION TO REMOVE SMO MATERIAL, AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.</div></div><div><div>4. THE GRADING CONTRACTOR SHALL:</div><div><div>MANTAIN POSITIVE DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION, AND PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREA.</div><div>SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED FOR ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.</div><div>SCAFFRY AND COMPACT TO THE DEGREE SPECIFIED THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL, IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.</div><div>PROVIDE WATER AS DIRECTED BY SOILS ENGINEER TO DRY MATERIAL TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.</div><div>BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.</div><div>BE RESPONSIBLE FOR IMPLEMENTATION OF THE "SOIL EROSION AND SEDIMENTATION CONTROL MEASURES" AS DESCRIBED IN THESE PLANS. ALL CONTRACTORS SHALL COMPLY WITH SWPPP AND NPDES REQUIREMENTS.</div><div>USE LIME STABILIZATION IN THE SUBGRADE MATERIAL IF REQUIRED BY THE SOILS ENGINEER.</div></div></div><div><div>5. TESTING AND FINAL ACCEPTANCE</div><div><div>THE CONTRACTOR SHALL PROVIDE AS A MINIMUM, A TANDEM AXLE TRUCK LOADED TO 14 TONS FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED AND APPROVED BY GRA REPRESENTATIVE AND OWNER.</div><div>ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL APPROVED BY THE SOILS CONSULTANT, AND PROOF ROLLING SHALL BE PERFORMED UNTIL THE SUBGRADE IS APPROVED BY THE GRA REPRESENTATIVE AND OWNER.</div><div>THE WORK AREAS SHALL BE POSITIVELY DRAINED DURING CONSTRUCTION. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION AND TRAFFIC.</div></div><div><div>6. DRAIN TILES</div><div><div>ANY DRAIN TILES ENCOUNTERED SHALL BE MARKED. ANY DRAIN TILES THAT ARE DAMAGED SHALL BE REPAIRED OR ROUTED FOR POSITIVE DRAINAGE TO AVOID ANY POTENTIAL DRAINAGE ISSUE FOR THE UPSTREAM PROPERTY OWNERS.</div></div></div></div><div><div>SOIL EROSION AND SEDIMENT CONTROL</div><div><div>1. THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE OF THE MUNICIPALITY, AND THE ILLINOIS URBAN MANUAL.</div><div>2. BEFORE CLEARING AND SITE GRADING BEGINS, THE CONTRACTOR/APPLICANT MUST NOTIFY GOVERNMENT AGENCY 2 WORKING DAYS PRIOR TO STARTING CONSTRUCTION ENTRANCE AND SILT FENCE WHICH SHALL BE INSTALLED AS SHOWN ON THE PLANS.</div><div>3. THE CONSTRUCTION ENTRANCE TO THE SITE SHALL BE STABILIZED WITH GRASS PRIOR TO BEGIN ANY WORK ON THE SITE. THE ENTRANCE SHALL BE MAINTAINED PERIODICALLY FOR ITS EFFECTIVENESS TO REMOVE DIRT FROM CONSTRUCTION VEHICLES.</div><div>4. SILT FILTER FENCE SHALL BE PLACED AS SHOWN ON THE PLANS AND AS DIRECTED BY THE MUNICIPALITY'S ENGINEERING INSPECTOR TO PREVENT SEDIMENT FROM LEAVING THE SITE.</div><div>5. SILT FENCE SHALL BE INSTALLED AND MAINTAINED AROUND THE STORM STRUCTURES SHOWN ON THE PLANS.</div><div>6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES.</div><div>7. THE CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER ANY STORM EVENT IN EXCESS OF 1/2". AN INSPECTION REPORT SHALL BE FILLED OUT EACH TIME AND SHALL BE KEPT IN A BINDER AT JOB SITE AT ALL TIMES ALONG WITH NO, NPDES PERMIT &amp; SWPPP PLAN.</div><div>8. AT THE COMPLETION OF THE PROJECT, ALL STORM SEWER PIPES AND STRUCTURES SHALL BE THOROUGHLY CLEANED AND FREE OF DEBRIS. SEDIMENTATION SHALL BE REMOVED FROM THE STORM SEWER SYSTEM AND SHALL NOT BE WASHED OUT INTO THE DOWNSTREAM STORM SEWER SYSTEM OR DETENTION BASIN(S).</div><div>9. THE TEMPORARY EROSION CONTROL MEASURES SHALL BE IN PLACE UNTIL ALL THE PERMANENT EROSION CONTROL ITEMS ARE FULLY FUNCTIONAL.</div><div>10. THE GUARANTEE PERIOD SHALL START AFTER ALL THE PERMANENT EROSION CONTROL MEASURES ARE FULLY FUNCTIONAL AND ACCEPTABLE TO OWNER OR HIS REPRESENTATIVE.</div><div>11. A. STOCKPILES OF ANY KIND SHALL NOT BE PLACED IN SPECIAL MANAGEMENT AREAS. B. SOIL STOCK PILES MUST BE STABILIZED OR COVERED AT THE END OF EACH DAY. C. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS, SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR SUCH STOCKPILE.</div><div>12. IF THE VOLUME, VELOCITY, SEDIMENT LOAD, OR PEAK FLOW RATES OF STORM WATER RUNOFF ARE TEMPORARILY INCREASED DURING CONSTRUCTION, PROPERTIES AND SPECIAL MANAGEMENT AREAS DOWNSTREAM FROM THIS DEVELOPMENT SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION.</div><div>13. STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.</div><div>14. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THEN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN THE AREA.</div><div>15. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DRAINWATERING, IRRIGATION, OR FIRE HYDRANT FLUSHING SHALL BE FILTERED PRIOR TO LEAVING PROJECT SITE.</div><div>16. GRAVEL, ROADS, ACCESS DRIVES, PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH, AND VEHICLE WASHDOWN FACILITIES IF NECESSARY, SHALL BE PROVIDED TO PREVENT THE DEPOSIT OF SOIL FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED IMMEDIATELY.</div><div>17. ALL CONTRACTORS AND SUB CONTRACTORS SHALL COMPLY WITH SWPPP PLAN AND NPDES REQUIREMENT &amp; SHALL SIGN SWPPP ON FILE WITH OWNER OR GENERAL CONTRACTOR.</div><div>18. THE ENTIRE SITE MUST BE STABILIZED USING A HEAVY MULCH LAYER OR ANOTHER METHOD AT THE CLOSE OF THE CONSTRUCTION SEASON.</div><div>19. TECHNIQUES SHALL BE EMPLOYED TO PREVENT THE BLOWING OF DUST OR SEDIMENT FROM THE SITE.</div></div></div><div><div>STORM SEWER</div><div><div>1. ALL STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST CURRENT STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AND THE SUBDIVISION CONTROL ORDINANCE OF THE MUNICIPALITY.</div><div>2. UNLESS OTHERWISE NOTED ON THE PLANS, ALL STORM SEWERS SHALL BE REINFORCED CONCRETE CULVERT PIPE, ASTM C 76, WITH "O" RING RUBBER GASKET JOINTS CONFORMING TO ASTM C-443, 12" AND 15"PCP SHALL BE CLASS IV UNLESS NOTED OTHERWISE. ADS N-12, OR APPROVED PVC SDR 26 PIPE PIPES SHALL CONFORM TO ASTM STANDARDS. THE JOINTS SHALL BE PER MANUFACTURER'S RECOMMENDATION AND ASTM STANDARDS. ALL UNDERDRAINS SHALL BE ADS N-12 OR PVC SDR 26.</div><div>3. ALL DOWNSPOUT AND FOOTING DRAINS SHALL BE DISCHARGED TO THE STORM SEWER SYSTEM 4" MINIMUM PVC SDR26 UNLESS NOTED OTHERWISE OR TO THE GROUND.</div><div>4. MANHOLE, CATCH BASIN AND INLET BOTTOMS SHALL BE PRECAST CONCRETE SECTIONAL UNITS OR MONOLITHIC CONCRETE. MANHOLES AND CATCH BASINS SHALL BE 4' IN DIAMETER UNLESS OTHERWISE SPECIFIED ON THE PLANS. MANHOLE JOINTS SHALL BE BUTYL ROPE JOINTS. A MAXIMUM OF SIX (6) INCHES ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. THE ADJUSTING RINGS SHALL BE SET IN FULL MORTAR BED.</div><div>5. ALL STORM SEWERS SHALL BE INSTALLED ON A TYPE A BEDDING, 1/4" TO 3/4" IN SIZE, WITH A MINIMUM THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE BUT NOT LESS THAN 4". BLOCKING OF ANY KIND FOR GRADE IS NOT PERMITTED. THE GRANULAR MATERIAL FOR BEDDING AND TRENCH BACKFILL MATERIAL SHALL CONFORM TO DOT GRADATION CA-6, THE GRANULAR MATERIAL FOR BEDDING AND INITIAL BACKFILL FOR FLEXIBLE PIPE SHALL BE NON-ANGULAR GRAVEL MATERIAL CONFORMING TO ASTM D-2321, CLASS I. THE COST OF BEDDING MATERIAL SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE SEWER. THE BEDDING MATERIALS SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR DENSITY.</div><div>6. THE FRAME AND GRATE OR CLOSED LID SHALL BE AS SPECIFIED ON UTILITY PLANS. THE MANHOLE LIDS SHALL BE MACHINE SURFACED, NON-ROCKING DESIGN. THE CLOSED LIDS SHALL HAVE THE WORD "STORM" AND IF A PUBLIC LINE THE MUNICIPALITY NAME EMBOSSED ON THE LID. THE JOINT BETWEEN CONCRETE SECTION AND FRAME SHALL BE SEALED WITH A MASTIC COMPOUND.</div><div>7. ALL STORM SEWERS SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION AND TESTING.</div><div>8. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED THE CONTRACTOR SHALL PLACE EROSION CONTROL AT LOCATIONS SHOWN ON THE PLANS OR AS SELECTED IN THE FIELD BY THE ENGINEER. THE PURPOSE OF THE EROSION CONTROL WILL BE TO MINIMIZE THE AMOUNT OF SILTATION, WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.</div><div>9. MINIMUM COVER SHALL BE 3' UNLESS SPECIAL PRECAUTIONS ARE SPECIFIED.</div></div></div><div><div>SIGNING AND PAVEMENT MARKING</div><div><div>1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), MUNICIPAL CODE AND THESE PLANS.</div><div>2. CONTRACTOR SHALL ESTABLISH LOCATION OF ALL SIGNS AND MARKINGS FOR APPROVAL BY THE OWNER PRIOR TO INSTALLATION.</div><div>3. SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080 INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE IN ACCORDANCE WITH (SSRBC) SECTION 720. LEGEND SHALL BE IN ACCORDANCE WITH MUTCD AND AS SHOWN ON THE PLANS.</div><div>4. POSTS: SIGN POSTS SHALL BE A HEAVY DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT SUCH AS A TYPE B METAL POST PER (SSRBC) SECTION 729 [OR: 2" PERFORATED STEEL TUBE PER (SSRBC) SECTION 728].</div><div>5. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE ABOVE (SSRBC) SECTIONS AND IDOT STANDARD 729001 EXCEPT AS MODIFIED BY THE PLANS.</div><div>6. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE ROADWAY LIMITS, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS AND DIRECTIONAL ARROWS SHALL BE PAINT PER SSRBC, EXCEPT AS MODIFIED BY THE PLANS.</div><div>7. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW WEAR" APPLICATION, SHALL BE PAINT IN ACCORDANCE TO (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. REFLECTIVE BEADS ARE NOT REQUIRED.</div><div>8. COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH (MUTCD) EXCEPT AS MODIFIED BY THE PLANS.</div><div>9. THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55° F AND RISNG. PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50° F AND RISING.</div></div></div></div><div><div>1. UNLESS NOTED OTHERWISE, ALL SANITARY SEWER SHALL BE RING TITE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE. ALL PIPE SHALL CONFORM TO ASTM D-3034 WITH ELASTOMERIC RUBBER RING GASKET JOINTS CONFORMING TO ASTM D3212. THE STANDARD DIMENSION RATIO (SDR) FOR PIPE SHALL BE 26, WHERE SHOWN. PVC SDR 21 SANITARY SEWER SHALL BE RING TITE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE CONFORMING TO ASTM D-2241 WITH ELASTOMERIC RUBBER RING GASKET JOINTS CONFORMING TO ASTM D3319. THE PVC D1818 SANITARY SEWER SHALL CONFORM TO AWWA C900/C905 WITH RUBBER GASKET JOINTS CONFORMING TO AWWA C900/C905</div><div>2. CONNECTING SEWER PIPE OF DISSIMILAR MATERIAL IS NOT ALLOWED.</div><div>3. ALL FLOOR DRAINS SHALL CONNECT TO THE SANITARY SEWER. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE DONE UNTIL AUTHORIZED BY THE MUNICIPALITY AND/OR AUTHORIZED AGENCY.</div><div>4. ALL UNSUITABLE MATERIAL SHALL BE REMOVED BELOW THE PROPOSED SANITARY SEWER AND REPLACED WITH COMPACTED CRUSHED GRAVEL CONFORMING TO DOT GRADATION CA-6 AND INSTALLED PER ASTM D-2321, CLASS I.</div><div>5. COST FOR BEDDING SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE SEWER.</div><div>6. BEDDING SHALL CONSIST OF A MINIMUM OF 4" OF COMPACTED CRUSHED GRAVEL OR STONE FOR ALL SANITARY SEWERS. SANITARY SEWERS SHALL HAVE TAMPED CRUSHED GRAVEL OR STONE COVER ABOVE THE TOP OF THE PIPE TO A MINIMUM OF 1/2 FOR SANITARY SEWER PIPE. THE BEDDING AND TRENCH BACKFILL MATERIAL SHALL CONFORM TO DOT GRADATION CA-6 AND INSTALLED PER ASTM D-2321 CLASS I.</div><div>7. WATER MAINS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH IEPA REQUIREMENTS AS SPECIFIED IN "WATER MAIN" SECTION.</div><div>8. NO WATER LINE SHALL BE PLACED IN THE SAME TRENCH AS A SEWER LINE.</div><div>9. THE TESTING OF PIPES' STRAIGHTNESS, AND FIELD TESTING SHALL BE IN ACCORDANCE WITH DEVELOPMENT CODE OF THE MUNICIPALITY.</div><div>10. SANITARY SEWER MANHOLES SHALL BE 4'-0" I.D. PRECAST REINFORCE CONCRETE RINGS OR MONOLITHIC CONCRETE CONFORMING TO ASTM D478 AND SHALL HAVE AN ECCENTRIC COLE INSTALLED TO LINE UP WITH THE MANHOLE STEPS. ALL MANHOLE STEPS SHALL BE CAST IRON NEEHAW R-1981-I AT 16" O.C.</div><div>11. ALL SANITARY SEWER MANHOLE LIDS SHALL BE NEEHAW R-1772 OR APPROVED EQUAL. THE LIDS SHALL HAVE RECESSED (CONCEALED) PICK HOLE AND BE SELF SEALING WITH "O" RING GASKET. THE LIDS SHALL HAVE THE WORD "SANITARY" AND THE MUNICIPALITY OR SANITARY DISTRICT NAME EMBOSSED ON THE LID.</div><div>12. ALL MANHOLE JOINTS SHALL BE SEALED WITH BUTYL ROPE JOINTS. NO MORE THAN EIGHT INCHES (8") OF PRECAST CONCRETE ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. ALL PIPE OPENINGS SHALL BE PRECAST WITH RESILANT RUBBER WATER TIGHT SLEEVES PER ASTM C-923. THE BOTTOM OF MANHOLE SHALL HAVE A CONCRETE BENCH POURED TO FACILITATE SMOOTH FLOWS.</div><div>13. DROP MANHOLE ASSEMBLIES SHALL BE PROVIDED AT THE JUNCTION OF SANITARY SEWERS WHERE THE DIFFERENCE IN INVERT GRADES EXCEEDS ONE FOOT (1') OR AT LOCATIONS SHOWN ON THE PLANS. THE ENTIRE EXTERIOR DROP ASSEMBLY SHALL BE CAST IN CONCRETE MONOLITHICALLY WITH THE MANHOLE BARREL.</div><div>14. INSPECTION OF MANHOLES: ALL MANHOLES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS AND ALL VISIBLE LEAKAGE ELIMINATED BEFORE FINAL INSPECTION AND ACCEPTANCE.</div><div>15. TESTING FOR ACCEPTANCE OF SANITARY SEWERS AND MANHOLES ALL SANITARY SEWERS INCLUDING SERVICE LINES SHALL BE TESTED FOR LOW PRESSURE AIR TEST AND DEFLECTION TEST. STANDARD SPECIFICATIONS AND SUBDIVISION REGULATIONS OF THE MUNICIPALITY AND SHALL BE APPROVED BY THE MUNICIPALITY BEFORE ACCEPTANCE. ALL SANITARY MANHOLES SHALL BE VACUUM TESTED FOR LEAKAGE IN ACCORDANCE WITH MUNICIPAL STANDARDS AND ASTM C 1244.</div><div>16. ALL SANITARY SEWERS SHALL BE TELEVIEWED AND A COPY OF THE DISK AND A WRITTEN REPORT SHALL BE SUBMITTED TO THE MUNICIPALITY FOR APPROVAL. THE REPORT SHALL INCLUDE STUD LOCATIONS AND DESCRIPTION OF ALL DEFECTS, WATER LEVEL, AND LEAKS. IDENTIFY LENGTHS FROM MANHOLE NUMBER SPECIFIED ON THE APPROVED PLANS. ALL COSTS SHALL BE INCIDENTAL TO THE WORK. TESTING SHALL BE WITNESSED AND APPROVED BY THE MUNICIPALITY BEFORE FINAL ACCEPTANCE.</div><div>17. IF THE SANITARY SEWER INSTALLATION FAILS TO MEET THE TEST REQUIREMENTS SPECIFIED, THE CONTRACTOR SHALL DETERMINE THE CAUSE OR CAUSES OF THE DEFECT AND SHALL, AT HIS OWN EXPENSE REPAIR, OR REPLACE ALL MATERIALS, AND WORKMANSHIP AS NECESSARY TO PASS THE TEST REQUIREMENTS.</div><div>18. CONTRACTOR SHALL SUBMIT CERTIFIED COPIES OF ALL REPORTS OF TESTS CONDUCTED BY AN INDEPENDENT LABORATORY BEFORE INSTALLATION OF PLACED MATERIAL IN ACCORDANCE WITH STANDARD METHOD OF TEST FOR "EXTERNAL LEAKAGE PROPERTIES OF PLASTIC PIPE BY PARALLEL PLATE LOADING", ASTM STANDARD D-2412. TESTS SHALL ALSO BE CONDUCTED IN ACCORDANCE WITH ASTM D-3212 TO DEMONSTRATE JOINT PERFORMANCE AT 5% MAXIMUM DIAMETRIC DEFLECTION OF THE SPIRAL AS SPECIFIED IN ASTM D-3212 SPECIFICATIONS.</div><div>19. ALL MANHOLES AND PIPES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS, AND ALL VISIBLE LEAKAGE ELIMINATED, BEFORE FINAL INSPECTION AND ACCEPTANCE.</div><div>20. THE CONTRACTOR SHALL PROVIDE ALL INFORMATION TO PREPARE RECORD DRAWING(S) AND SUBMIT TO GOVERNING PUBLIC AGENCIES. IF FINAL MEASUREMENTS INDICATE DEFICIENCIES, THE CONTRACTOR, AT HIS OWN COST, WILL ADJUST MANHOLES AND/OR SEWERS TO PROPER ELEVATIONS AND OTHERWISE CORRECT THE DEFICIENCIES.</div></div><div><div>1. WATER MAINS SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE, CLASS 52, PIPE CONFORMING TO AWWA C-151 (ANSI A-21.51) WITH CEMENT MORTAR LINING AND BITUMINOUS SEAL COATING CONFORMING TO ANSI A-21.4 (AWWA C-104). ALL WATER MAIN SHALL BE POLYETHYLENE ENCASED. THE POLYETHYLENE MATERIAL SHALL BE IN CONFORMANCE 28 MILLIMETER POLY WRAP MINIMUM OR WITH THE MUNICIPAL REGULATIONS. CONFORMING TO ASTM D-2241 WITH ELASTOMERIC RUBBER RING GASKET JOINTS CONFORMING TO ASTM D3319. THE PVC D1818 SANITARY SEWER SHALL CONFORM TO AWWA C900/C905 WITH RUBBER GASKET JOINTS CONFORMING TO AWWA C900/C905</div><div>2. THE JOINTS SHALL BE PUSH-ON JOINTS CONFORMING TO ANSI A-21.11 (AWWA C-111) AND ALL RETAINING GLANDS SHALL BE SET SCREW OR MEGA-LUG TYPE. WATER MAIN FITTINGS SHALL BE OF DUCTILE IRON WITH CEMENT MORTAR LINING/COMPLY WITH ANSI A21.4 OR AWWA C205, (STANDARD THICKNESS) AND SEAL COATING (AS SPECIFIED FOR COPIES) USE IN ANSI A21.51 OR ASPHALT COATING PER AWWA C-151) WITH PLUG-ON JOINTS AND SHALL CONFORM TO ANSI A21.10 (AWWA C-110).MECHANICAL JOINTS RETAINER GLANDS SHALL COMPLY WITH ANSI A21.10 OR A21.53.</div><div>3. THRUST BLOCKING OR RESTRAINED JOINTS SHALL BE INSTALLED ON ALL WATER MAINS AT ALL BENDS, TEES, ELBOWS, ETC..</div><div>4. DISTRIBUTION SYSTEM VALVES SHALL BE RESILIENT SEAT VALVE CONFORMING TO AWWA C-509 LATEST STANDARDS, AND SHALL BE APPROVED BY THE MUNICIPALITY. EACH VALVE SHALL BE INSTALLED IN A VALVE VAULT OR BOX OF SIZE SHOWN ON THE PLANS. THE LIDS SHALL BE NEEHAW R-1772 OR APPROVED EQUAL AND LETTERING ON THE CAST IRON FRAME AND LID SHALL INDICATE "WATER" AND THE MUNICIPALITY NAME.</div><div>5. THE TYPICAL MINIMUM DEPTH OF COVER OF 5'-6" SHALL BE MAINTAINED OVER THE WATER LINES.</div><div>6. FIRE HYDRANTS SHALL BE INSTALLED WITH AN AUXILIARY VALVE WITH CAST IRON VALVE BOX. FIRE HYDRANTS SHALL CONFORM TO MEET ALL REQUIREMENTS DESCRIBED IN THE SUBDIVISION CONTROL ORDINANCE OF THE MUNICIPALITY. THE HYDRANT SHALL FACE THE ROADWAY. THE FIRE HYDRANTS SHALL BE PAINTED PER THE MUNICIPALITY. THE VALVE BOX LID SHALL HAVE WORD "WATER" EMBOSSED ON THE LID. SEE FIRE HYDRANT DETAIL ON DETAIL SHEETS.</div><div>7. MAXIMUM DEFLECTION AT PIPE JOINTS SHALL BE IN ACCORDANCE WITH CURRENT MANUFACTURER'S RECOMMENDATIONS AND AWWA SPECIFICATIONS.</div><div>8. BEDDING SHALL CONSIST OF A MINIMUM OF 4" OF COMPACTED CRUSHED GRAVEL OR STONE FOR ALL NEW WATER MAINS. SEE WATER MAIN DETAIL ON DETAIL SHEET.</div><div>9. IEPA WATER MAIN PROTECTION</div></div><div><div>1. HORIZONTAL SEPARATION:</div><div><div>a) WATER MAINS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER OR SEWER SERVICES CONNECTION.</div><div>b) WATER MAINS MAY BE LAID CLOSER THAN TEN FEET TO A SEWER LINE WHEN:<div><div>1) LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET; AND</div><div>2) THE WATER MAIN INVERT IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER; AND</div><div>3) THE WATER MAIN IS IN A SEPARATE TRENCH.</div></div></div></div><div>2. VERTICAL SEPARATION:</div><div><div>a) A WATER MAIN SHALL BE LAID SO THAT ITS INVERT IS 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATER MAINS CROSS UNDER SEWERS. SANITARY SEWERS OR SEWER SERVICE CONNECTIONS UNDER SEWERS SHALL BE TESTED TO A MINIMUM OF 18 INCHES ABOVE THE CROWN OF THE WATER MAIN LOCATED WITHIN TEN FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATER MAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.</div><div>b) IF IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN (a) OR THE WATER MAIN PASSES UNDER A SEWER OR DRAIN, THEN ONE OF THE FOLLOWING METHODS SHALL BE FOLLOWED:<div><div>1) THE STORM DRAIN SHALL BE CONSTRUCTED OF "O" RING JOINTS AND SANITARY SEWER SHALL BE CONSTRUCTED WITH PIPE EQUIVALENT TO WATER MAIN STANDARDS.</div><div>2) THE WATER MAIN MAY BE ENCASED IN A WATERTIGHT CARRIER PIPE AS INDICATED ON THE PLANS AND AS PER THE SPECIAL CROSSING DETAIL SHOWN ON THE DETAIL SHEET.</div><div>c) A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATER MAIN SHALL BE MAINTAINED WHEREVER A WATER MAIN CROSSES UNDER SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATER MAIN.</div><div>d) CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATER MAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN FEET.</div></div></div></div><div>10. TESTING:</div><div><div>ALL WATER MAINS SHALL BE PRESSURE TESTED, FLUSHED AND DISINFECTED</div></div></div></div></div></div></div>	PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS	VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425	REINFORCED CONCRETE SEWER PIPE	ASTM C-443	ASTM C-443	CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564	DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11	POLYVINYL CHLORIDE (PVC) PIPE	ASTM D-3034	ASTM D-3212	6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212	18-INCH TO 27-INCH DIAMETER SDR 35	ASTM D-3350	ASTM D-3261,F-2620(HEAT FUSION)	HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3035	ASTM D-3212,F-477(GASKETED)	WATER MAIN QUALITY PVC	ASTM D-2241	ASTM D-3139	4-INCH TO 36-INCH	AWWA C900	ASTM D-3139	4-INCH TO 12-INCH	AWWA C905	ASTM D-3139	14-INCH TO 48-INCH			PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS	PIPE/PROPELYNE (PP) PIPE	ASTM F-2736	ASTM D-3212,F-477	12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2764	ASTM D-3212,F-477	30-INCH TO 60-INCH TRIPLE WALL		
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REMARKS

DATE

NO.

01/17/20

02/27/20

1.

REVISED PER VILLAGE/WR/SC

REVISED PER VILLAGE

2.

ADVANTAGE CONSULTING ENGINEERS

80 MAIN STREET - SUITE 17 - LEWISTOWN, ILLINOIS 60439

847-260-4758

DETAILS

NEW HORIZON HOTELS

TINLEY PARK, IL

TOP HOSPITALITY, LLC.

2730 UNIVERSITY BLVD.

HOUSTON, TEXAS 77005

PHONE: 312-404-6735

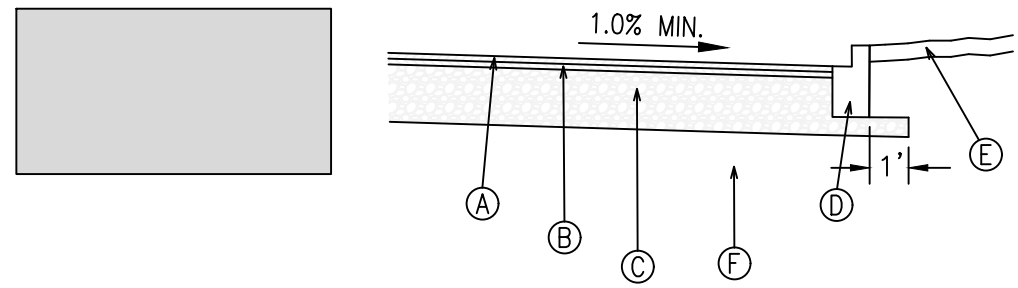
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JOB: 18-036

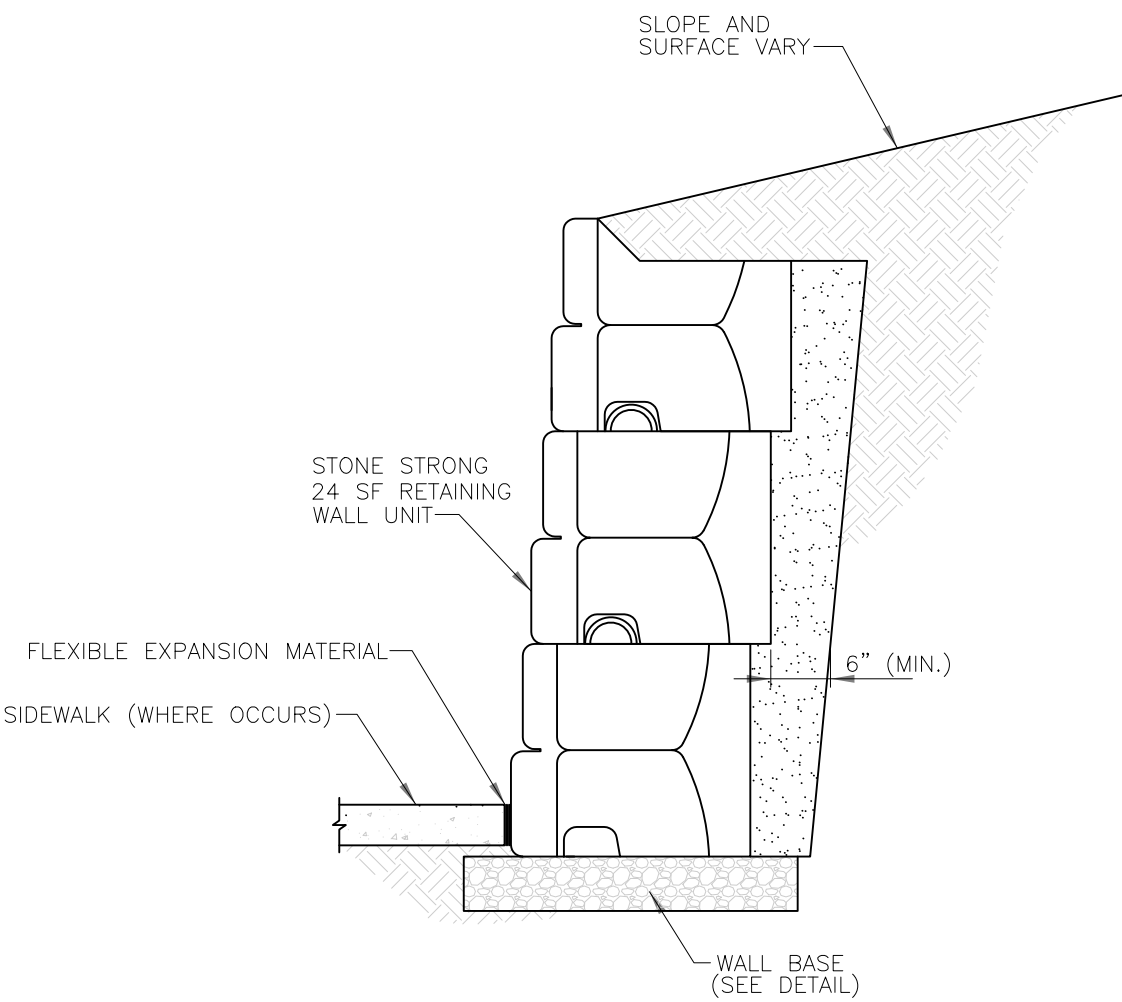
SHEET: D2

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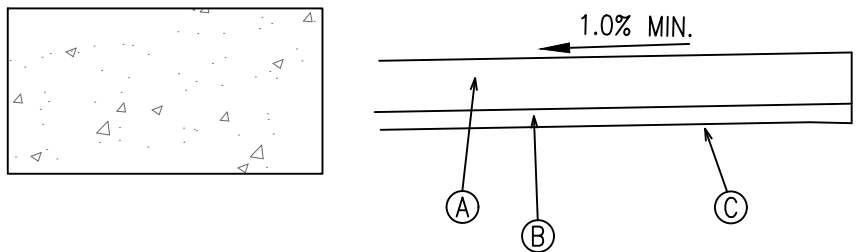




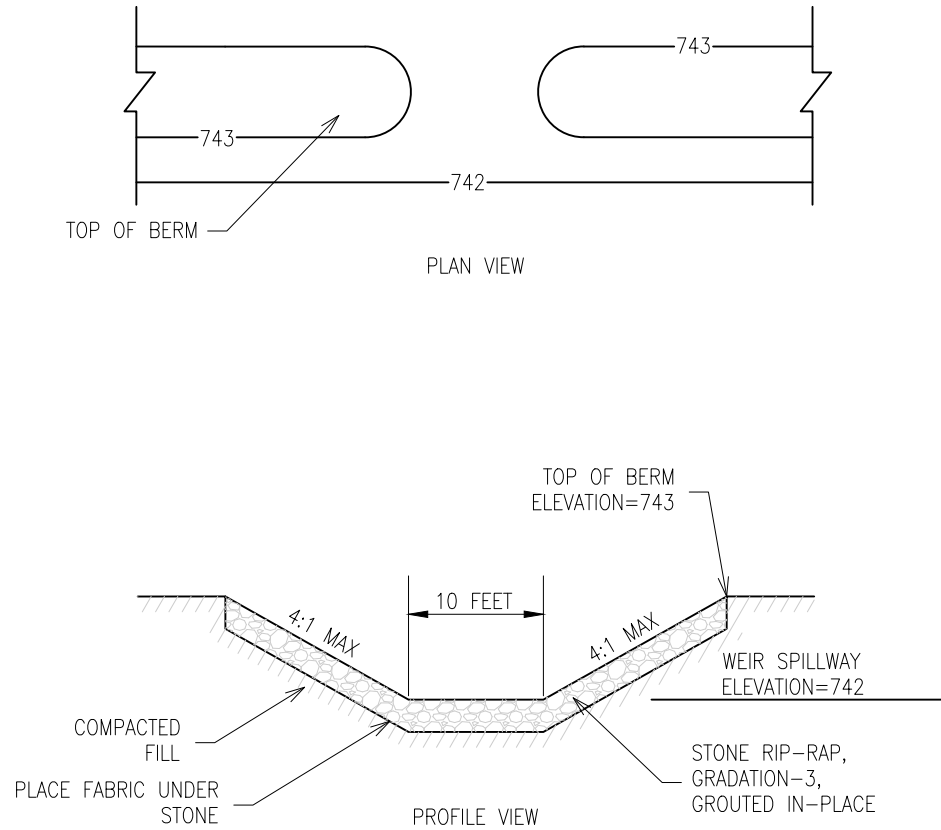
ASPHALT PAVEMENT SECTION  
N.T.S.



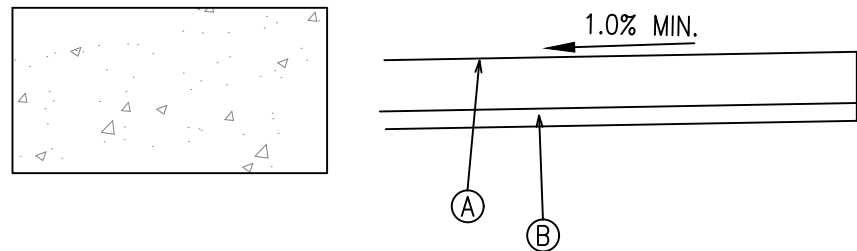
GRAVITY WALL CROSS SECTION  
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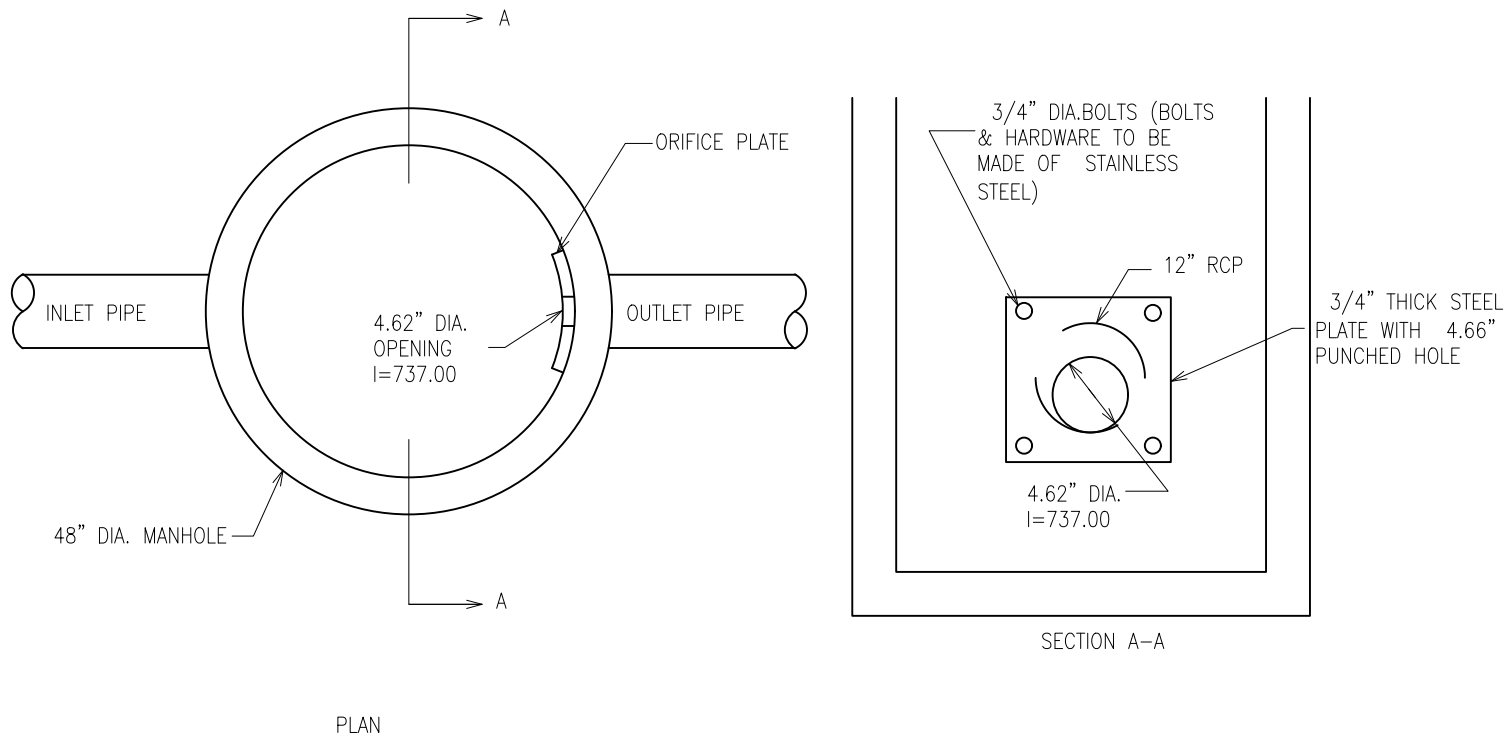
CONCRETE DRIVEWAY SECTION  
N.T.S.



OVERFLOW WEIR



DUMPSTER PAD SECTION  
N.T.S.



RESTRICTOR DETAIL

REMARKS		DATE	NO.
REVISED PER VILLAGE/WMRDC		01/17/20	1.
REVISED PER VILLAGE		02/27/20	2.

**ADVANTAGE**  
CONSULTING ENGINEERS  
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439  
847-260-1758  
WWW.ACEPIUS.COM

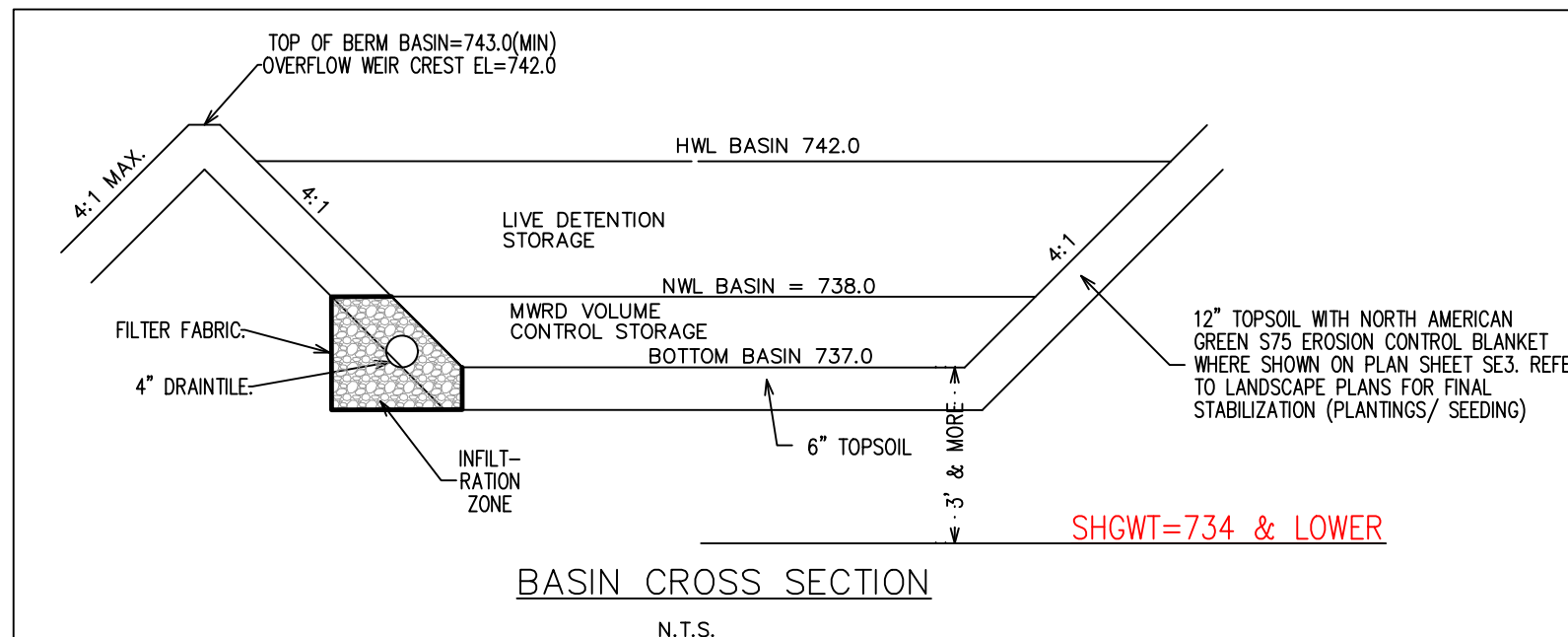
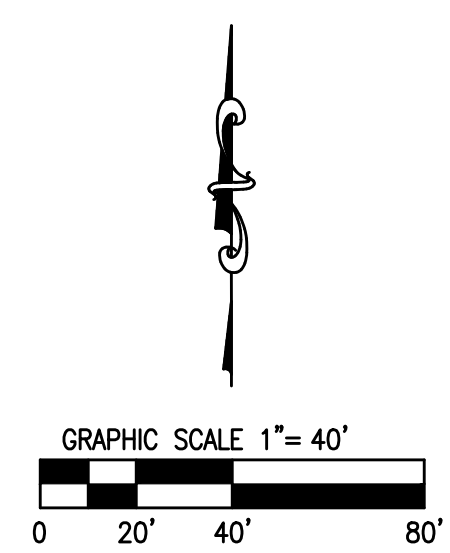
**DETAILS**  
**NEW HORIZON HOTELS**  
**TINLEY PARK, IL**

**TOP HOSPITALITY, LLC.**  
**2730 UNIVERSITY BLVD.**  
**HOUSTON, TEXAS 77005**  
**PHONE: 312-404-6735**

NOVEMBER 18, 2019  
JOB: 18-036

SHEET:  
**D3**  
15 OF 18





MWRD SUMMARY	
LEGEND	
	IMPERVIOUS AREA
	PERVIOUS AREA
	UNRESTRICTED AREA
	VOLUME CONTROL AREA
	OFFSITE AREA
	DRAINAGE AREA BOUNDARY

DETENTION AND RETENTION SUMMARY:	
BASIN:	
BASIN BOTTOM= 737.0	
NWL= 738.0	
HWL= 742.0	
TAILWATER ELEVATION=N/A	
DETENTION VOLUME PROVIDED = 2.88 AC-FT	
DETENTION VOLUME REQUIRED = 2.88 AC-FT	
VOLUME CONTROL PROVIDED= 0.48 AC-FT	
VOLUME CONTROL REQUIRED= 0.52 AC-FT	

SUMMARY:	
TOTAL PROPERTY OWNERSHIP = 8.69 AC.	
TOTAL DEVELOPMENT AREA = 7.21 AC + 1.48 AC (U/S AREA) = 8.69 AC	
AREA TRIBUTARY TO BASIN = 8.47 AC.	
PROPOSED IMPERVIOUS AREA = 5.70 AC	
PROPOSED PERVIOUS AREA = 1.72 AC	
UPSTREAM AREA = 1.06 AC. BYPASS THROUGH OVERFLOW WEIR	
H.W.L. AREA = 1.05 AC.	
UNRESTRICTED AREA = 0.22 AC.	

REMARKS	
1.	REVISED PER VILLAGE/ MWRDC
2.	REVISED PER VILLAGE

DATE	01/17/20
NO.	1.
NO.	2.

ADVANTAGE

CONSULTING ENGINEERS

80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439

847-260-4758

WWW.ACEENGINEERS.COM

DRAINAGE AREA EXHIBIT

NEW HORIZON HOTELS

TINLEY PARK, IL

TOP HOSPITALITY, LLC.

2730 UNIVERSITY BLVD.

HOUSTON, TEXAS 77005

PHONE: 312-404-6735

NOVEMBER 18, 2019

JOB: 18-036

SHEET: DR1

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PIN: 27-34-300-013-0000  
27-34-300-014-0000

LEGAL DESCRIPTION:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART DEDICATED FOR RIGHT OF WAY PER DOCUMENT NUMBER 10157484.  
And  
THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART DEDICATED FOR RIGHT OF WAY PER DOCUMENT NUMBER 10157484.

EXAMPLE MAINTENANCE PLAN FOR X DEVELOPMENT

The Owner of the NEW HORIZON HOTELS, with facilities as shown on this exhibit (Exhibit R), shall assume responsibility for the following perpetual maintenance activities:

- General  
Regular inspections and routine maintenance of general areas shall be performed on a monthly or as-needed basis. Specific items of concern include:
  - Litter and debris shall be controlled
  - Landscape areas shall be maintained with regular mowing and restored with appropriate seeding/vegetation as necessary.
  - Accumulated sediment shall be disposed of properly, along with any wastes generated during maintenance operations
  - Rip-rap areas shall be repaired with the addition of new riprap, as necessary, of similar size and shape
  - Roads shall be swept, vacuumed and/or washed on a regular basis

- Storm Management Facilities  
All components of the storm water management facilities shall be checked monthly between March and November and maintained as necessary to ensure proper performance. It is critical that all inflows and outflows to the detention facility are clean and performing as designed. In addition, the design volume of the detention facility shall also be maintained. Inspections for the following specific items should be conducted monthly between March and November:

- Side Slopes/Embankments/Emergency Overflow Structure
- Inspect embankments for settlement and erosion
  - Remove woody growth from the embankment
  - Any breaks, hire Registered Professional Engineer for design resolution
  - Seed and sod any eroded areas
  - Sign of piping (leakage) or seepage, repair
  - Stabilize emergency overflow structure if erosion observed
  - Remove obstructions blocking emergency overflow spillway

- Vegetated Areas
- Regular mowing to control vegetation, no cutting of negative vegetation
  - Need for planting, reseeding or sodding. Supplement alternative native vegetation if a significant portion has not been established (50% of the surface area). Reseed with alternative grass species if original grass cover has not successfully established.
  - Evidence of grazing, motorbikes, or other vehicles, repair
  - Check for invasive vegetation, remove where possible
  - All vegetation must be maintained per the approved planting plan

- Outlet Control Structure
- Inspect restrictor and remove debris if clogged or discharge reduced
  - Remove accumulated sediment at outlet
  - Scour and erosion at outlet, repair and reseed
  - Any ice damage to outlet of pipe, repair if necessary
  - Condition of trash tracks, remove debris
  - Outlet channel conditions downstream Access for Maintenance Equipment
  - Remove any obstructions placed in maintenance easements

- Safety Features
- Access controls to hazardous areas
  - Fences
  - Loose or damaged posts
  - Loose or broken wires
  - Condition of gates
  - Signs

- Detention Volume
- Inspect all storm water detention facilities to ensure that the constructed volume for detention is maintained. No sediment, topsoil, or other dumping into the facility shall be allowed. Specific locations in the storm water management system, designed to accumulate sediment, shall be dredged as necessary to prevent sediment from reaching the invert of any gravity outlet pipe.

- Volume Control Facility  
Routine inspections and maintenance of volume control facilities shall be performed by the Owner on a yearly or as-needed basis. Specific items of concern include:
  - Facility shall be inspected yearly using the monitoring well to verify the system is functioning properly.
  - Surface of permeable pavement shall be cleaned with low-pressure power washer.
  - Accumulated sediment from surface shall be vacuumed out and disposed of properly.
  - Appropriate signage shall be repaired if damaged or illegible.

- Storm water Collection System  
The Owner shall perform monthly inspections of all components of the stormwater collection system. The monthly inspection shall occur between March and November and include the following specific areas of concern:

- Storm Sewers/Manholes
- Remove accumulated leaves and other debris from gates
  - Reset covers/lids on as-needed basis
  - Remove accumulated sediment from manhole bottom when 50% of sump is filled

- Storm Sewers/Culverts
- Visually inspect pipes by removing manhole lids, make repairs as necessary
  - Storm sewers and culverts shall be checked for siltation deposits at inlets, outlets, and within the conduit, clean out as necessary
  - Restore rip rap at outfalls if erosion observed
  - Restore rip rap at outfalls
  - Replant and reseed any eroded areas

- Overland Flow Routes (Ditches/Slopes)
- Annual visual inspections shall be performed that verify the design capacity of the overland flow routes is maintained. The slope and cross-sectional area of the ditch/swale shall be verified during this inspection.
  - Remove any obstructions that have been placed in the drainage path
  - Seed and sod any eroded areas
  - Restore rip rap as necessary
  - Regrade to provide positive drainage as necessary
  - Regular mowing to control vegetation

- Vegetated Areas  
Need for planting, reseeding, or sodding. Supplement alternative native vegetation if a significant portion has not been established (50% of the surface area after second growing season). Reseed with alternative native grass species if original grass cover has not successfully established.
- Evidence of grazing, motorbikes, or other vehicles, repair.
- Check for invasive vegetation, remove when possible.
- Regular mowing to control vegetation; it is recommended that native vegetation remain intact.
- Dead or damaged non-native grassy areas - repair with seeding with fertilization or seeding with mulch.
- Compensatory storage area shall be reseeded with appropriate vegetation according to the approved planting plan.

- Qualified Sewer Construction  
Performed manhole inspections once every five years; make repairs as necessary.
- Perform sewer inspections once every five years; make repairs as necessary.
- Perform regular cleaning so that each sewer segment is cleaned once every 5 years.
- Remove any obstructions placed in maintenance easements that may impede maintenance equipment access.

**ADVANTAGE**  
CONSULTING ENGINEERS

80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439  
847-260-4758 WWW.ACEPIUS

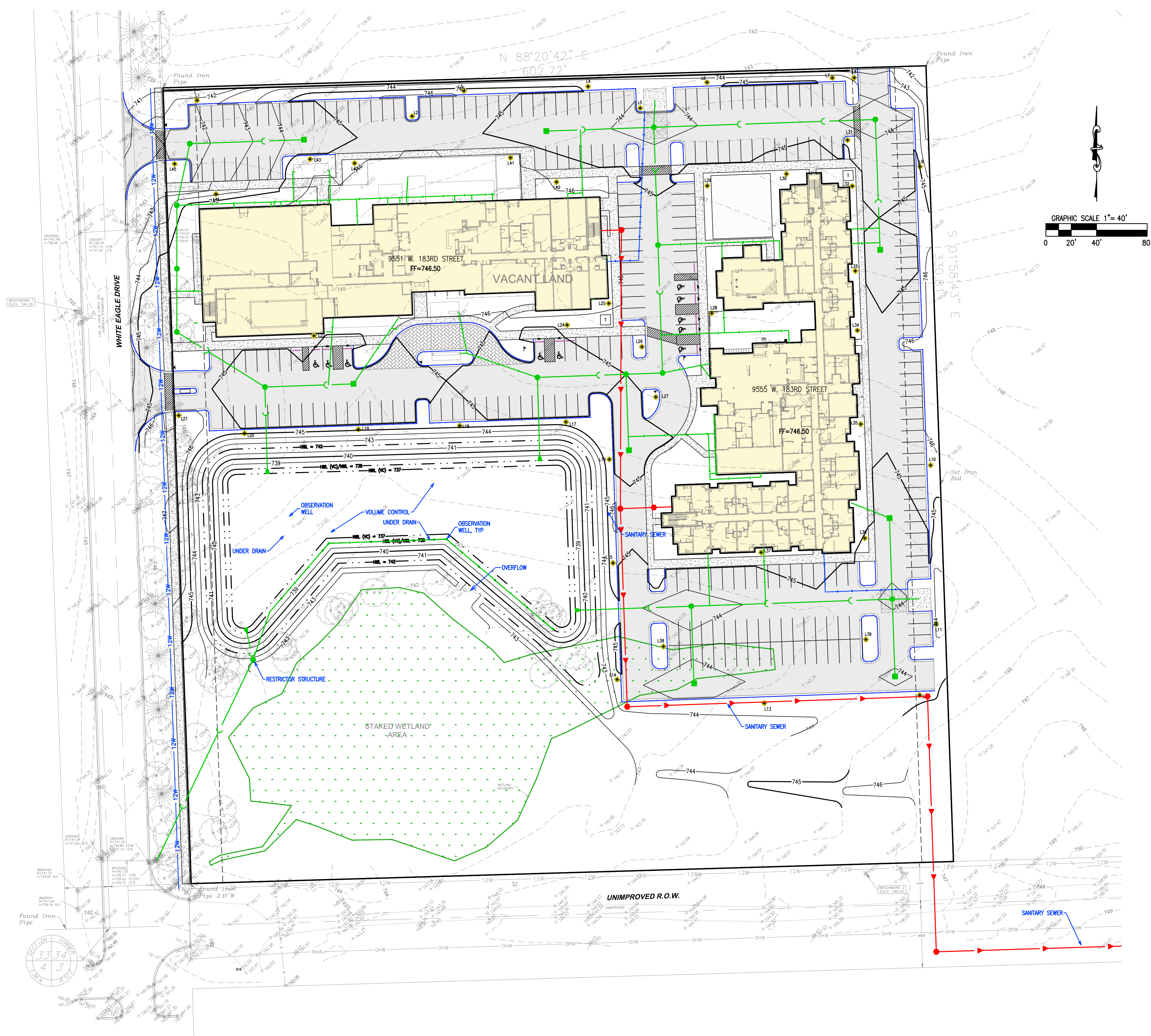
**EXHIBIT R**  
**NEW HORIZON HOTELS**  
**TINLEY PARK, IL**

**TOP HOSPITALITY, LLC.**  
**2730 UNIVERSITY BLVD.**  
**HOUSTON, TEXAS 77005**  
**PHONE: 312-404-6735**

NOVEMBER 18, 2019  
JOB: 18-036

SHEET:  
**DR2**

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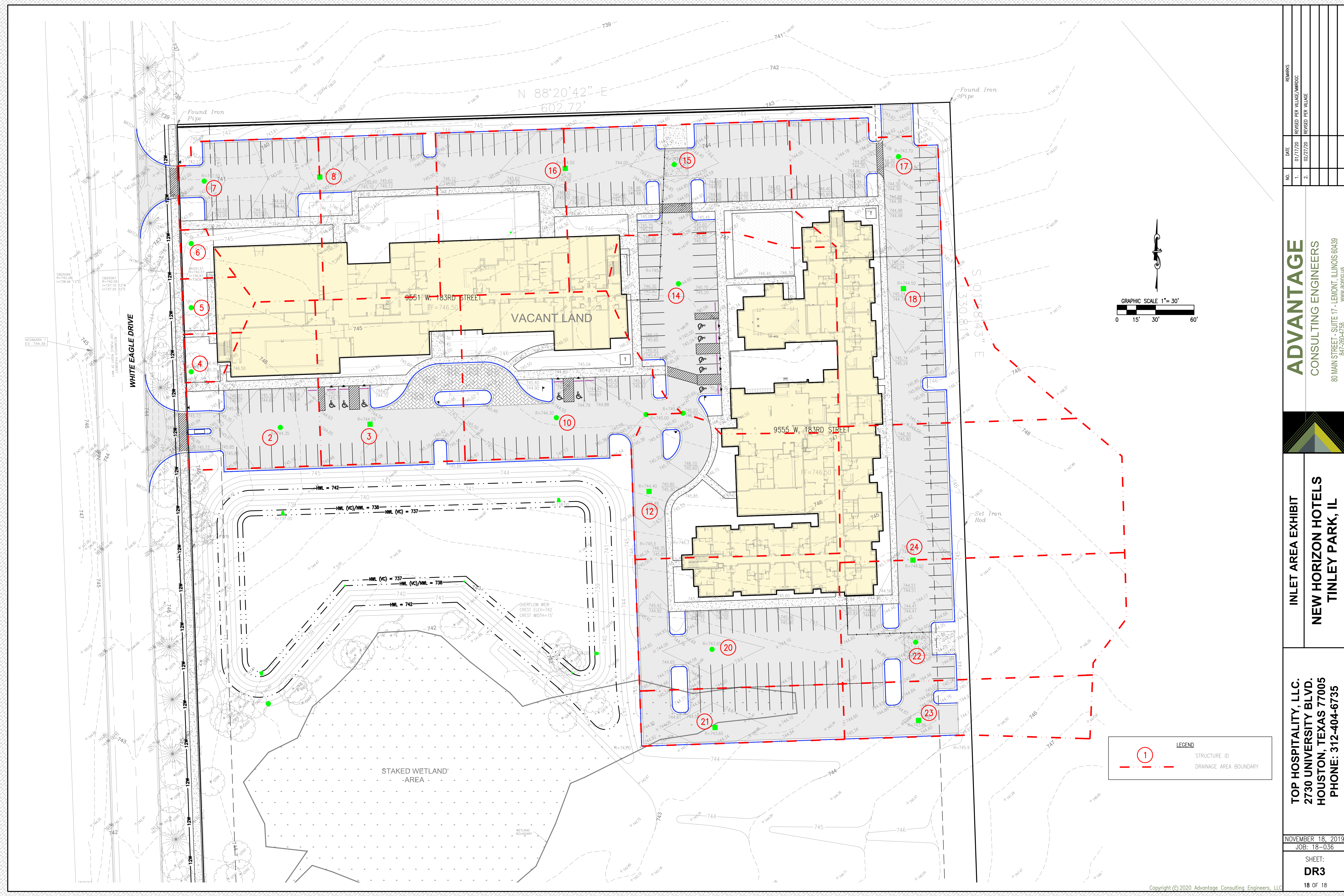
PROPERTY LOCATION: SECTION 34, TOWNSHIP 36N, RANGE 12E  
PROPERTY ADDRESS: 9551-9555 WEST 183RD STREET, TINLEY PARK, IL  
TOTAL CONTIGUOUS OWNERSHIP: 8.69 ACRES  
PROJECT AREA: 8.69 ACRES

OWNER WILL OWN AND MAINTAIN ALL  
STORM SEWERS, DETENTION BASIN AND  
SANITARY SEWERS

STORM WATER VOLUME SUMMARY:

DETENTION VOLUME REQUIRED:	2.88 AC FT
DETENTION VOLUME PROVIDED:	2.88 AC FT
VOLUME CONTROL REQUIRED:	0.48 AC FT
VOLUME CONTROL PROVIDED:	0.52 AC FT





**ADVANTAGE**  
CONSULTING ENGINEERS  
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439  
817-260-4758  
WWW.ACEPIUS.COM

**INLET AREA EXHIBIT**  
**NEW HORIZON HOTELS**  
**TINLEY PARK, IL**

**TOP HOSPITALITY, LLC.**  
**2730 UNIVERSITY BLVD.**  
**HOUSTON, TEXAS 77005**  
**PHONE: 312-404-6735**

NOVEMBER 18, 2019  
JOB: 18-036  
SHEET:  
**DR3**  
18 OF 18

**LEGEND**  
① STRUCTURE ID  
--- DRAINAGE AREA BOUNDARY

GRAPHIC SCALE 1"= 30'  
0 15' 30' 60'



LEGEND

STRUCTURE ID  
DRAINAGE AREA BOUNDARY



Final Landscape Plan

# RESIDENCE INN & COURTYARD

## by MARRIOTT

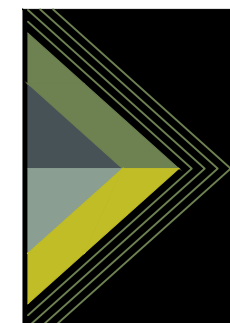
Tinley Park, Illinois

February 27, 2020

### CONSULTANTS:



LANDSCAPE ARCHITECT:  
GARY R. WEBER ASSOCIATES, INC  
402 W. LIBERTY DRIVE  
WHEATON, ILLINOIS 60187



CIVIL ENGINEER:  
ADVANTAGE CONSULTING ENGINEERS  
80 MAIN STREET, SUITE 17  
LEMONT, ILLINOIS 60439



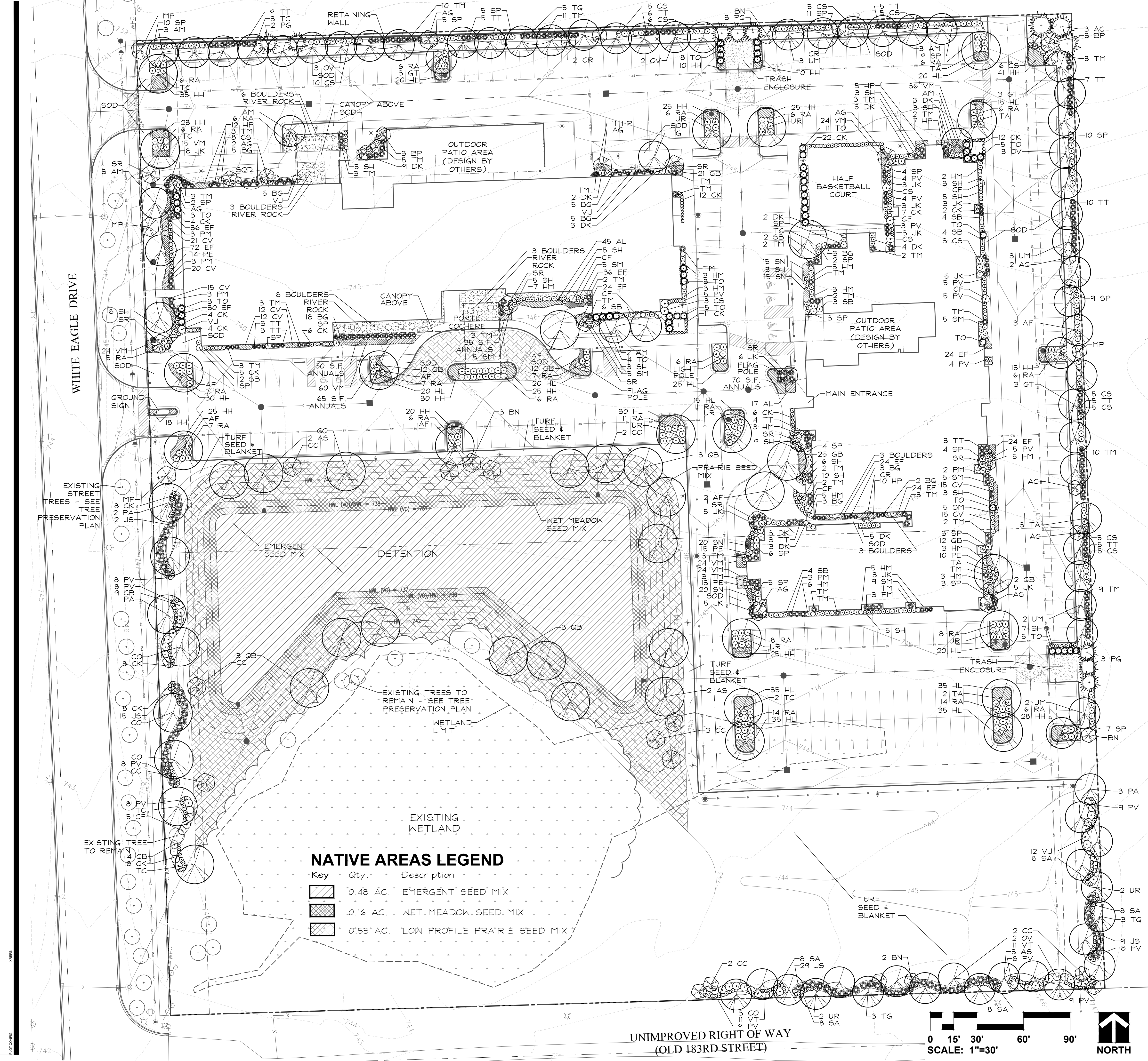
LOCATION MAP

SCALE: 1"=300'

### INDEX OF SHEETS

SHEET NO.	DESCRIPTION
0	COVER SHEET
1	FINAL LANDSCAPE PLAN
2	TREE INVENTORY / PRESERVATION PLAN
3	LANDSCAPE SPECIFICATIONS





PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
SHADE TREES				
AF	10	Acer x freemanii 'Jeffers Red'	2 1/2" Cal.	
AM	13	Acer miyabei 'Morton'	2 1/2" Cal.	
AS	7	Acer saccharum 'Sugar Maple'	2 1/2" Cal.	
CO	9	Celtis occidentalis 'Common Hackberry'	2 1/2" Cal.	
GT	9	Gleditsia triacanthos inermis 'Skyline'	2 1/2" Cal.	
OV	10	Ostrya virginiana 'Ironwood'	2 1/2" Cal.	
PA	6	Platanus x acerifolia 'Morton Circle'	2 1/2" Cal.	
QB	9	Quercus bicolor 'Swamp White Oak'	2 1/2" Cal.	
TA	8	Tilia americana 'Redmond'	2 1/2" Cal.	
TC	10	Tilia cordata 'Greenspire'	2 1/2" Cal.	
TG	12	Tilia tomentosa 'Green Mountain'	2 1/2" Cal.	
UM	10	Ulmus 'Morton'	2 1/2" Cal.	
UR	10	Ulmus 'Regal'	2 1/2" Cal.	
ORNAMENTAL TREES				
AG	12	Amelanchier grandiflora 'Apple Serviceberry'	6' Ht.	Multi-Stem
BN	7	Betula nigra 'River Birch'	6' Ht.	Multi-Stem
BP	6	Betula populifolia 'Whitespire'	6' Ht.	Multi-Stem
CC	10	Cercis canadensis 'Redbud'	6' Ht.	Multi-Stem
CR	4	Cercis canadensis 'Covey'	6' Ht.	Multi-Stem
MP	4	Malus 'Prairie Fire'	6' Ht.	Multi-Stem
SR	9	Syringa reticulata 'Ivory Silk'	6' Ht.	Multi-Stem
EVERGREEN TREES				
AC	3	Abies concolor 'White Fir'	6' Ht.	
PG	8	Picea glauca 'Denata'	6' Ht.	
TO	50	Thuja occidentalis 'Techny'	5' Ht.	
DECIDUOUS SHRUBS				
CB	13	Cornus sericea 'Bailey'	36" Ht.	5' O.C.
CF	11	Cornus sericea 'Flavirima'	36" Ht.	5' O.C.
CS	73	Cornus sericea 'Fernald'	30" Ht.	4' O.C.
DK	39	Diervilla lonicera 'Kodiak'	24" Ht.	3' O.C.
HM	51	Hydrangea macrophylla 'Bailmer'	24" Ht.	3' O.C.
SB	25	Spiraea betulifolia 'Itor'	24" Ht.	3' O.C.
SM	39	Spiraea media 'Shirley'	24" Ht.	3' O.C.
SP	106	Syringa patula 'Miss Kim'	30" Ht.	4' O.C.
RA	187	Rhus aromatica 'Gro-Low'	30" Ht.	4' O.C.
VT	22	Viburnum trilobum 'Redwing'	36" Ht.	5' O.C.
VJ	15	Viburnum x juddii 'Judd Viburnum'	36" Ht.	5' O.C.
EVERGREEN SHRUBS				
BG	49	Buxus x 'Glennae'	24" Wide	3' O.C.
JK	49	Juniperus chinensis 'Kallay's Compact'	24" Wide	4' O.C.
JS	65	Juniperus x pfitzeriana 'Sea Green'	30" Wide	5' O.C.
PM	17	Pinus mugo 'Valley Cushion'	24" Wide	3' O.C.
TM	114	Taxus x media 'Densiformis'	24" Wide	4' O.C.
TT	69	Taxus x media 'Taunton'	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
CK	127	Calamagrostis x acutiflora 'Karl Foerster'	#1	30" O.C.
PE	52	Pennisetum alopecuroides 'Hemeln'	#1	24" O.C.
PV	110	Panicum virgatum 'Rotstrahlbusch'	#1	30" O.C.
SA	40	Setaria autumnalis 'Autumn Moor Grass'	#1	30" O.C.
SH	83	Sporobolus heterolepis 'Prairie Dropseed'	#1	24" O.C.
PERENNIALS				
AL	62	Allium 'Lilium' 'Summer Beauty'	#1	18" O.C.
CV	110	Coreopsis verticillata 'Zagreb'	#1	18" O.C.
GB	94	Geranium x 'Brookside'	#1	18" O.C.
HP	45	Hosta 'Patriot'	#1	24" O.C.
HH	385	Hemerocallis 'Happy Returns'	#1	18" O.C.
HL	375	Hemerocallis 'Little Wine Cup'	#1	18" O.C.
SN	70	Salvia nemorosa 'East Friesland'	#1	12" O.C.
GROUNDCOVERS				
EF	294	Euonymus fortunei var. 'Coloratus'	#SP4	12" O.C.
VM	207	Vinca minor 'Dor's Blue'	#SP4	12" O.C.
ANNUALS				
220		Spring Daffodil Bulbs	1/8" F	12" O.C.
440		Summer Purple and Pink Sunpatiens	2/8" F	6" O.C.
440		Fall Red and Yellow Mums	2/8" F	6" O.C.
440		Winter Flowering Kale	1/8" F	12" O.C.
MISC. MATERIALS				
182		Shredded Hardwood Mulch	C.Y.	
1,703		SOD	S.Y.	
0.95		Turf Seed & Erosion Control Blanket	AC.	
24		2 1/2" River Rock	C.Y.	4" Depth
26		Granite Boulders 24"-48"	EA	Natural Colors



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**MARRIOTT / NEW HORIZON HOTELS**  
TINLEY PARK, ILLINOIS

**FINAL LANDSCAPE PLAN**

DATE 8.01.2019  
PROJECT NO. AC1830  
DRAWN GFB/TRC  
CHECKED JCT  
SHEET NO.

4 2.27.2020  
3 1.23.2020  
2 12.12.2019  
1 11.01.2019

**REVISIONS**

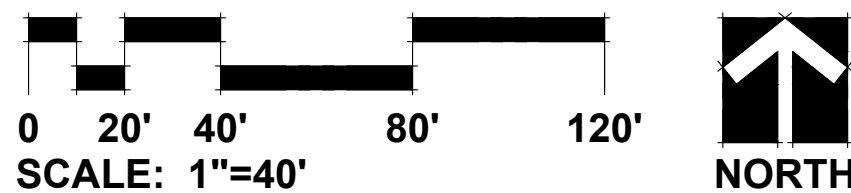
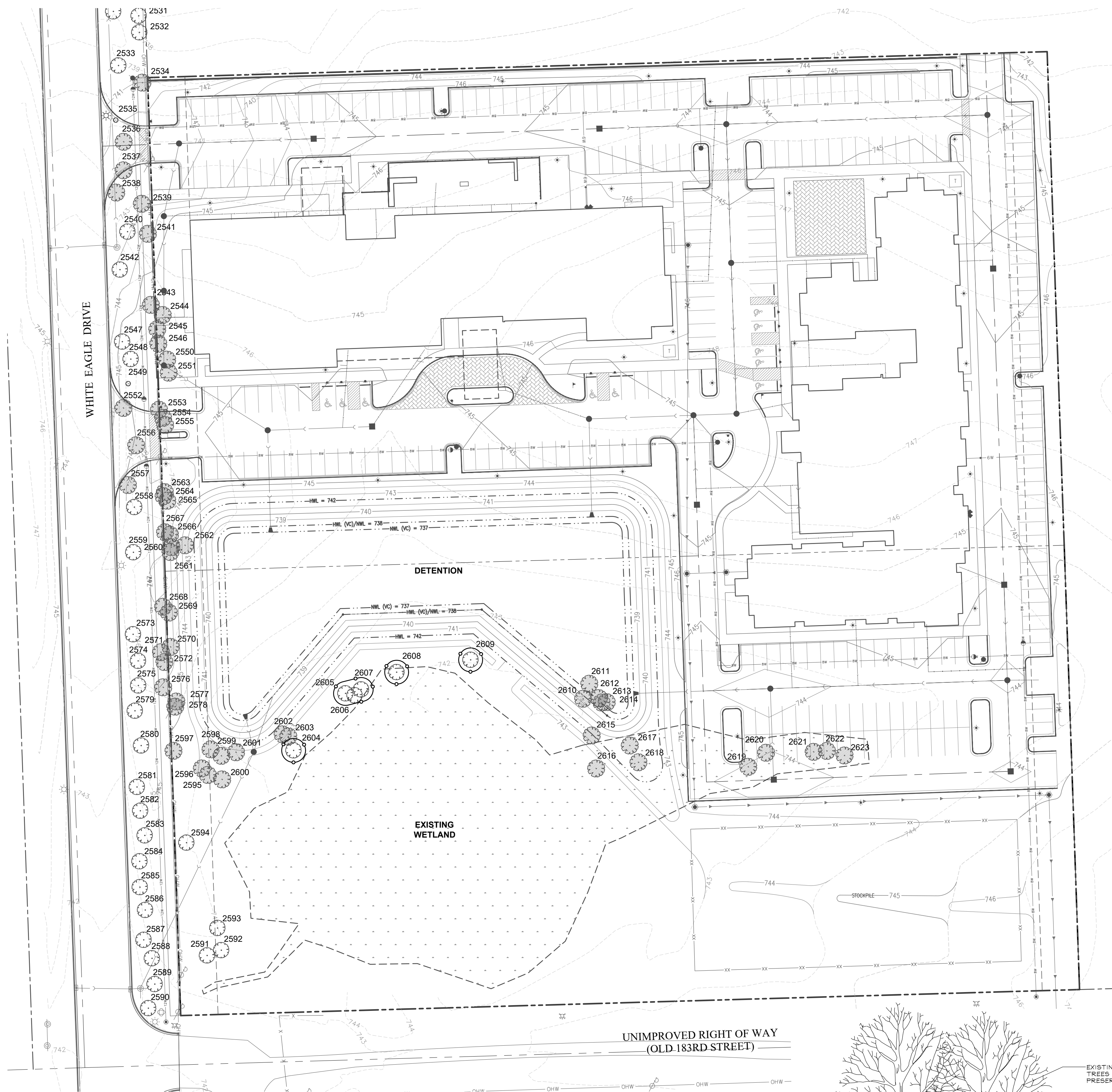
DATE 8.01.2019  
PROJECT NO. AC1830  
DRAWN GFB/TRC  
CHECKED JCT  
SHEET NO.

**1 OF 3**



Know what's below.  
Call before you dig.



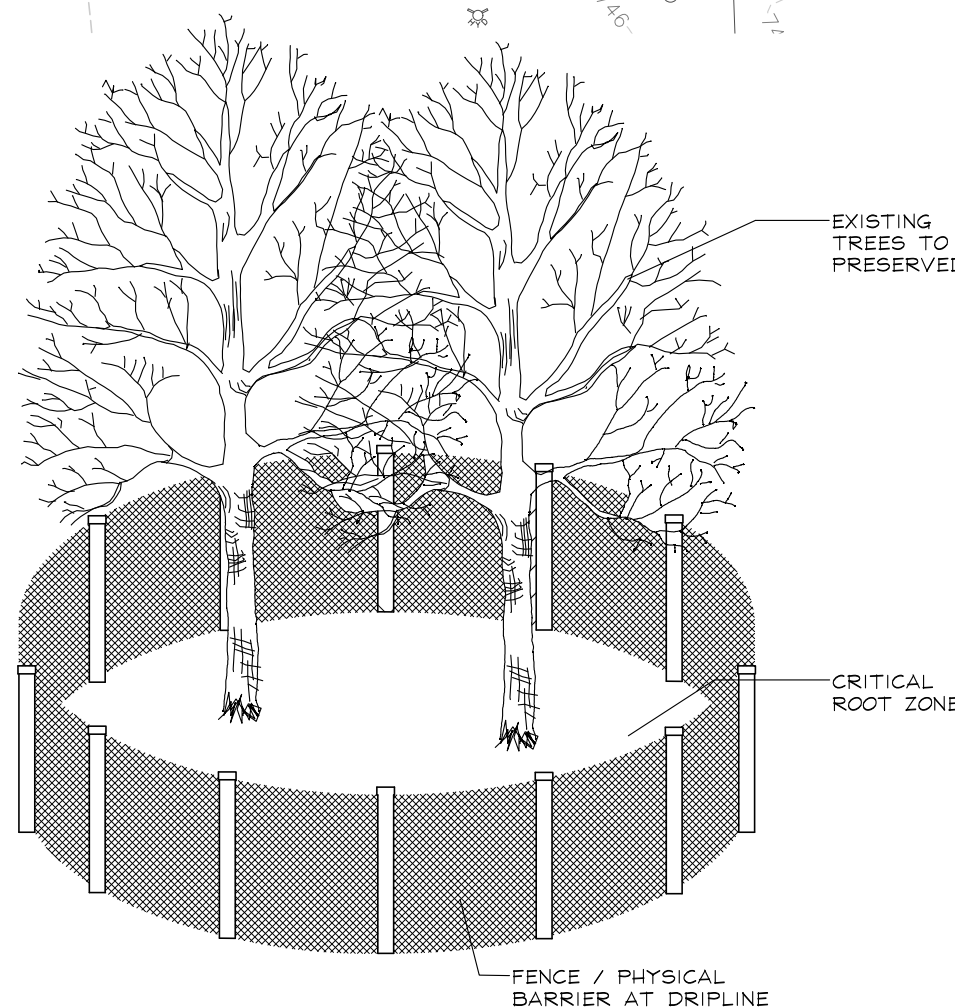


### LEGEND

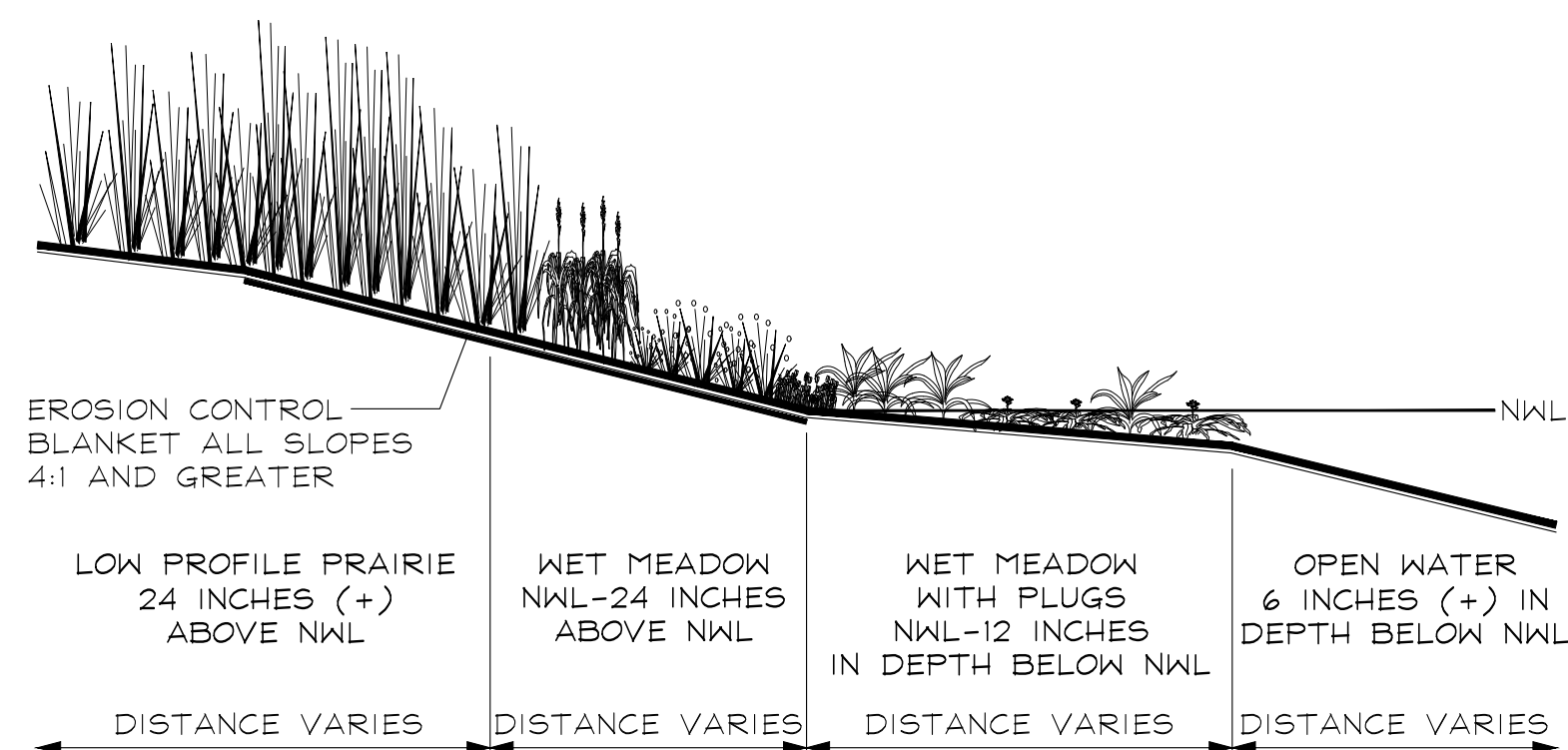
- 123 TREE TO BE PRESERVED
- 123 TREE TO BE REMOVED
- TREE PROTECTION FENCE

### TREE PRESERVATION NOTES

- 48" high snow fence or wood barriers shall extend to the dripline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
- All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
- Broken or badly bruised branches shall be removed with a clean cut, if recommended by the professional Arborist, Landscape Architect or Horticulturist.
- Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
- Contractors shall protect trees and vegetation against spills or discharge of fuels, lubricating oils, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
- When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.



TREE PRESERVATION DETAIL  
(NOT TO SCALE)  
SEE NOTES



PLANT COMMUNITY SECTION  
NOT TO SCALE

### TREE INVENTORY

TAG NO.	BOTANICAL NAME	COMMON NAME	SIZE (dbh in inches, conifer in ft high)	HEALTH/STRUCTURE	NOTES	PRESERVE/REMOVE
2530	<i>Picea pungens</i>	Colorado Blue Spruce	15' high	Good		Preserve
2531	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	8.8, 4.4, 3	Poor, dead limb, insect damage	With thorns	Preserve
2532	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	8.8	Fair, dead wood	With thorns	Preserve
2533	<i>Picea pungens</i>	Colorado Blue Spruce	20' high	Good		Preserve
2534	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	8.10, 6.5	Poor, cavity, low dead wood	With thorns	Remove
2535	<i>Pyrus calleryana</i>	Pear	7	Good		Preserve
2536	<i>Melus sp.</i>	Crabapple	6	Fair, shrub-like growth, dead wood		Remove
2537	<i>Melus sp.</i>	Crabapple	6	Fair, shrub-like growth, dead wood		Remove
2538	<i>Picea pungens</i>	Colorado Blue Spruce	20' high	Good		Remove
2539	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	8	Fair, slight lean	With thorns	Remove
2540	<i>Melus sp.</i>	Crabapple	6	Good		Preserve
2541	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	10.10, 5.5, 5.4	Poor, cavity, dead limbs	With thorns	Remove
2542	<i>Pyrus calleryana</i>	Pear	5	Fair, trunk scar		Preserve
2543	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	7	Fair, dead wood, overgrown	With thorns	Remove
2544	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	6.4	Fair, dead wood	With thorns	Remove
2545	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	10	Poor, strong lean, overgrown, dead wood	With thorns	Remove
2546	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	8.7, 8	Poor, dead leader, cavity, dead wood	With thorns	Remove
2547	<i>Pyrus calleryana</i>	Pear	7	Good		Preserve
2548	<i>Pyrus calleryana</i>	Pear	6	Fair, trunk damage		Preserve
2549	<i>Picea pungens</i>	Colorado Blue Spruce	15' high	Good		Preserve
2550	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	8	Fair, lean	With thorns	Remove
2551	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	7	Fair, lean	With thorns	Remove
2552	<i>Pyrus calleryana</i>	Pear	10	Good		Remove
2553	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	8	Fair, overgrown	With thorns	Remove
2554	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	8	Fair, overgrown	With thorns	Remove
2555	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	8	Fair, overgrown	With thorns	Remove
2556	<i>Picea pungens</i>	Colorado Blue Spruce	20' high	Fair, browning		Remove
2557	<i>Pyrus calleryana</i>	Pear	8	Good		Preserve
2558	<i>Pyrus calleryana</i>	Pear	7	Good		Preserve
2559	<i>Pyrus calleryana</i>	Pear	10	Good		Preserve
2560	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	6	Fair, dead wood	With thorns	Remove
2561	<i>Ulmus americana</i>	American Elm	6	Poor, crown damage		Remove
2562	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	10	Fair, overgrown, dead wood	With thorns	Remove
2563	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	6	Fair, dead wood	With thorns	Remove
2564	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	6	Fair, dead wood	With thorns	Remove
2565	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	6	Fair, dead wood	With thorns	Remove
2566	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	6	Fair, dead wood	With thorns	Remove
2567	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	6	Fair, dead wood	With thorns	Remove
2568	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	7	Fair, broken limb, cavity	With thorns	Remove
2569	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	9	Poor, dead limbs, leaning, cavity	With thorns	Remove
2570	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	7	Fair, dead wood	With thorns	Remove
2571	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	9	Fair, fused leaders, dead wood	With thorns	Remove
2572	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	5.4	Fair, dead wood	With thorns	Remove
2573	<i>Pyrus calleryana</i>	Pear	10	Good		Preserve
2574	<i>Picea pungens</i>	Colorado Blue Spruce	15' high	Fair, browning		Preserve
2575	<i>Abies concolor</i>	White Fir	15' high	Fair, browning		Preserve
2576	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	11.7, 8.5, 8	Poor, leaning, dead leader, dead wood	With thorns	Remove
2577	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	7	Fair, dead wood	With thorns	Remove
2578	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	6	Fair, dead wood	With thorns	Remove
2579	<i>Pyrus calleryana</i>	Pear	10	Good		Preserve
2580	<i>Abies concolor</i>	White Fir	20' high	Fair, browning		Preserve
2581	<i>Pyrus calleryana</i>	Pear	11	Good		Preserve
2582	<i>Picea pungens</i>	Colorado Blue Spruce	20' high	Good		Preserve
2583	<i>Pyrus calleryana</i>	Pear	10	Good		Preserve
2584	<i>Pyrus calleryana</i>	Pear	11	Good		Preserve
2585	<i>Melus sp.</i>	Crabapple	6	Fair, dead wood		Preserve
2586	<i>Abies concolor</i>	White Fir	20' high	Good		Preserve
2587	<i>Pyrus calleryana</i>	Pear	7	Good		Preserve
2588	<i>Melus sp.</i>	Crabapple	3	Poor, shrub-like, dead wood		Preserve
2589	<i>Melus sp.</i>	Crabapple	3.4	Poor, shrub-like, dead wood		Preserve
2590	<i>Pyrus calleryana</i>	Pear	9	Good		Preserve
2591	<i>Ulmus americana</i>	American Elm	7	Good		Preserve
2592	<i>Ulmus americana</i>	American Elm	8.9	Good		Preserve
2593	<i>Populus deltoides</i>	Eastern Cottonwood	9	Good		Preserve
2594	<i>Ulmus americana</i>	American Elm	10	Fair, dead wood		Preserve
2595	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	6	Fair, overgrown, dead wood	With thorns	Remove
2596	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	6	Fair, overgrown, dead wood	With thorns	Remove
2597	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	7	Fair, overgrown, dead wood	With thorns	Remove
2598	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	6	Good	With thorns	Remove
2599	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	6	Poor, excessive dead wood	With thorns	Remove
2600	<i>Ulmus americana</i>	American Elm	6	Good		Remove
2601	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	8	Fair, dead wood	With thorns	Remove
2602	<i>Ulmus americana</i>	American Elm	7	Fair, dead wood		Remove
2603	<i>Ulmus americana</i>	American Elm	7	Fair, dead wood		Remove
2604	<i>Ulmus americana</i>	American Elm	8	Good		Preserve
2605	<i>Populus deltoides</i>	Eastern Cottonwood	8	Fair, dead wood		Preserve
2606	<i>Populus deltoides</i>	Eastern Cottonwood	9	Good		Preserve
2607	<i>Populus deltoides</i>	Eastern Cottonwood	8	Good		Preserve
2608	<i>Populus deltoides</i>	Eastern Cottonwood	9	Good		Preserve
2609	<i>Populus deltoides</i>	Eastern Cottonwood	10	Fair, dead wood		Preserve
2610	<i>Populus deltoides</i>	Eastern Cottonwood	10	Good		Remove
2611	<i>Populus deltoides</i>	Eastern Cottonwood	9	Fair, slight lean		Remove
2612	<i>Populus deltoides</i>	Eastern Cottonwood	18	Fair, dead wood		Remove
2613	<i>Populus deltoides</i>	Eastern Cottonwood	10	Fair, dead wood		Remove
2614	<i>Populus deltoides</i>	Eastern Cottonwood	9	Fair, dead wood		Remove
2615	<i>Ulmus americana</i>	American Elm	10	Fair, dead wood		Remove
2616	<i>Populus deltoides</i>	Eastern Cottonwood	28	Fair, dead wood		Remove
2617	<i>Ulmus americana</i>	American Elm	11	Fair, dead wood		Remove
2618	<i>Populus deltoides</i>	Eastern Cottonwood	10	Fair, dead wood		Remove
2619	<i>Populus deltoides</i>	Eastern Cottonwood	14, 10	Fair, dead wood	No tag	Remove
2620	<i>Populus deltoides</i>	Eastern Cottonwood	10	Fair, dead wood	No tag	Remove
2621	<i>Populus deltoides</i>	Eastern Cottonwood	12	Fair, dead wood	No tag	Remove
2622	<i>Salix nigra</i>	Black Willow	16	Poor, strong lean, dead wood	No tag	Remove
2623	<i>Populus deltoides</i>	Eastern Cottonwood	10	Fair, dead wood	No tag	Remove

### GENERAL NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.



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MARRIOTT / NEW HORIZON HOTELS

TINLEY PARK, ILLINOIS

TREE INVENTORY / PRESERVATION PLAN

4	2.27.2020
3	1.23.2020
2	12.12.2019
1	11.01.2019

DATE	8.01.2019
PROJECT NO.	AC1830
DRAWN	GFB/TRC
CHECKED	JCT
SHEET NO.	

2 OF 3





LANDSCAPE WORK PART 1 – GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual, native, and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. Permits which may be required.

1.2 QUALITY ASSURANCE

- A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B. Quality Control Procedures:

1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.
2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material. Landscape Architect shall secure approval from the City of Batavia for substitutions by submitting an excerpt of the appropriate plan sheet or replacement plan sheet proposing the substitution to the City of Batavia for review.
3. Analysis and Standards: Package standard products with manufacturer's certified analysis.

1.3 SUBMITTALS

A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting.

B. Maintenance Instruction – Landscape Work

Submit two (2) copies of type/printed instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

- C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.

- D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.

- E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

- A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

- B. Utilities: Review underground utility location maps and plans; notify local utility location services demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

- C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

- A. Guarantee seeded and sodded areas through the specified maintenance period and until final acceptance.

- B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

C. Native Planting Area Performance Criteria

1st Full Growing Season: 90% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas. At least 25% of vegetation coverage shall be native, non-invasive species. At least 50% of the emergent species, if planted as plugs shall be alive and apparent.

2nd Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.

3rd Full Growing Season: At least 75% of vegetation coverage shall be native, non-invasive species. Non-native species shall constitute no more than 25% relative areal coverage of the planted area. Non-native/ Invasive species for this project shall include but are not limited to the following: *Amaranthus* (Common 4 Giant Ragweed), *Cirsium arvense* (Canada Thistle), *Dipsacus laciniatus* (Cut-leaved Teasel), *Dipsacus sylvestris* (Common Teasel), *Lythrum salicaria* (Purple Loosestrife), *Melilotus* sp. (Sweet Clover), *Phalaris arundinacea* (Reed Canary Grass), *Phragmites australis* (Giant Reed), *Polygonum cuspidatum* (Fallopia japonica) (Japanese Knotweed), *Rhynchos cathartica* 4 frangula (Common 4 Glossy Buckthorn), *Typha* sp. (Broadleaf, Narrowleaf, and Hybrid Cattail).

At least 90% of all woody vegetation planted within the boundaries of naturalized basins shall be alive and in healthy condition at the end of each growing season.

LANDSCAPE WORK PART 2 – PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant), and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

2.2 LAWN SEED MIXTURE

Gross Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

- A. Lawn Seed Mixture – 5 lbs./1,000 sq. ft.  
50% Kentucky Bluegrass 98/85  
15% Cutter Perennial Ryegrass  
10% Spartan Hard Fescue  
10% Edge Perennial Ryegrass  
10% Express Perennial Ryegrass  
5% Pennlawn Creeping Red Fescue

- B. Temporary Lawn Seed Mixture – 5 lbs./1,000 sq.ft.  
40% Kentucky Bluegrass 98/85  
40% Perennial Ryegrass  
20% Annual Ryegrass

2.3 NATIVE PLANTING MIXTURES

Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources east of the Mississippi River within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.

It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

A. Temporary Cover Crop:

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

For spring plantings use Seed Oats at the specified rate below:

Botanical Name	Common Name	lbs./AC
<i>Avena sativa</i>	Seed Oats	30.0 lbs.

For fall or dormant plantings, use Regreen at the specified rates below:

Botanical Name	Common Name	lbs./AC
<i>Triticum aestivum</i>	Regreen	10.0 lbs.

B. Emergent Plantings – Stormwater Basin Bottoms in areas with 6" water depth

Botanical Name	Common Name	lbs./AC	Plugs/AC
<i>Acorus calamus</i>	Sweet Flag	0.500	494
<i>Alisma subcordatum</i>	Water Plantain	1.250	
<i>Eleocharis obtusa</i>	Blunt Spike Rush	0.375	
<i>Eleocharis palustris</i>	Marsh Spike Rush	0.375	
<i>Glyceria grandis</i>	Reed Manna Grass	0.375	
<i>Hibiscus laevis</i>	Rose Mallow	0.250	
<i>Iris virginica shrevei</i>	Blue Flag	0.500	494
<i>Juncus effusus</i>	Common Rush	0.500	
<i>Leersia oryzoides</i>	Rice Cut Grass	1.250	494
<i>Pontederia cordata</i>	Pickersweed	0.250	494
<i>Sagittaria latifolia</i>	Common Arrowhead	1.250	494
<i>Scirpus acutus</i>	Hardstem Bulrush	0.250	988
<i>Scirpus pungens</i>	Chairmakers Rush	0.250	
<i>Scirpus validus</i>	Great Bulrush	0.250	988
<i>Spartanium eurycarpum</i>	Bur Reed	1.000	988
Total:		8.625	5434

Note: If emergent zone is permanently flooded seeding will be impossible and live plugs shall be installed at the specified rate. Plugs are specified at a standard 38 cell flat and shall measure 2.25" x 5" with a volume of 11.30 inches. Substitution of plug size must be approved by the Landscape Architect prior to installation.

C. Wet Meadow Seed Mixture – Lower slopes of basin

Botanical Name	Common Name	lbs./AC
Grasses and Sedges		
<i>Carex bebbii</i>	Bebbs Oval Sedge	0.250
<i>Carex bicknellii</i>	Bicknell's Sedge	0.125
<i>Carex brevior</i>	Plains Oval Sedge	0.250
<i>Carex cristatella</i>	Crested Oval Sedge	0.060
<i>Carex molestia</i>	Field Oval Sedge	0.250
<i>Carex normalis</i>	Spreading Oval Sedge	0.015
<i>Carex scoparia</i>	Pointed Broom Sedge	0.190
<i>Carex stipata</i>	Common Fox Sedge	0.060
<i>Carex vulpinoidea</i>	Brown Fox Sedge	0.250
<i>Elymus virginicus</i>	Virginia Wild Rye	3.000
<i>Glyceria striata</i>	Faul manna grass	0.130
<i>Juncus dudleyi</i>	Dudleys Rush	0.020
<i>Juncus torreyi</i>	Torrey's Rush	0.020
<i>Panicum virgatum</i>	Switch Grass	3.000
<i>Scirpus atrovirens</i>	Dark Green Rush	0.060
<i>Scirpus cyperinus</i>	Wool Grass	0.030
Total Grasses and Sedges:		7.721
Wildflowers/Broadleaves		
<i>Asclepias incarnata</i>	Suampt Milkweed	0.125
<i>Bidens cernua</i>	Nodding Bur Marigold	0.190
<i>Boltonia asteroides</i>	False Aster	0.031
<i>Chamaecrista fasciculata</i>	Partridge pea	0.188
<i>Euthamia graminifolia</i>	Grassleaved Goldenrod	0.300
<i>Eupatorium perfoliatum</i>	Common Boneset	0.015
<i>Helenium autumnale</i>	Sheszeeweed	0.063
<i>Iris virginica shrevei</i>	Blue Flag	1.000
<i>Loebelia spithamea</i>	Great Blue Lobelia	0.031
<i>Mimulus ringens</i>	Monkey Flower	0.031
<i>Symphyotrichum novae-angliae</i>	New England Aster	0.250
<i>Pycnanthemum virginianum</i>	Common Mountain Mint	0.063
<i>Rudebeckia fulgida var.sulviantii</i>	Showy Black-Eyed Susan	0.250
<i>Zizia aurea</i>	Golden Alexanders	0.500
Total Wildflowers/Broadleaves:		3.337
Total Wet Meadow Seed Mixture:		10.758

Botanical Name	Common Name	lbs./AC
Grasses		
<i>Bouteloua curtipendula</i>	Side Oats Grama	8.000
<i>Panicum virgatum</i>	Prairie Switch Grass	0.125
<i>Elymus trachycaulis</i>	Slender Wheatgrass	2.000
<i>Elymus canadensis</i>	Prairie Wild Rye	1.000
<i>Scirpochyrium scoparium</i>	Little Blue Stem	6.000
Total Grasses:		17.125
Wildflowers/Broadleaves		
<i>Allium cernuum</i>	Nodding Wild Onion	0.190
<i>Amarpha canescens</i>	Lead Plant	0.125
<i>Asclepias tuberosa</i>	Butterflyweeed	0.500
<i>Asclepias canadensis</i>	Whorled Milkweed	0.063
<i>Astragalus canadensis</i>	Canada Milk Vetch	0.063
<i>Coreopsis palmata</i>	Prairie Coreopsis	0.025
<i>Echinacea pallida</i>	Pale Purple Coneflower	1.000
<i>Echinacea purpurea</i>	Purple Coneflower	0.500
<i>Eryngium yuccifolium</i>	Rattlesnake Master	0.125
<i>Lespedeza capitata</i>	Round-Headed Bush Clover	0.125
<i>Liatris aspera</i>	Rough Blazing Star	0.250
<i>Liatris pycnostachya</i>	Prairie Blazing Star	0.188
<i>Monarda fistulosa</i>	Prairie Bergamot	0.063
<i>Parthenium integrifolium</i>	Wild Quinine	0.016
<i>Penstemon digitalis</i>	Foxglove Beardtongue	0.125
<i>Petalostemum candidum</i>	White Prairie Clover	0.125
<i>Petalostemum purpureum</i>	Purple Prairie Clover	0.156
<i>Pentstemon arguta</i>	Prairie Cinquefoil	0.031
<i>Pycnanthemum tenuifolium</i>	Slender Mt. Mint	0.031
<i>Ratibida pinnata</i>	Yellow Coneflower	0.125
<i>Rudebeckia fulgida var.sulviantii</i>	Showy Black-Eyed Susan	0.500
<i>Rudebeckia hirta</i>	Black-Eyed Susan	0.500
<i>Rudebeckia subtomentosa</i>	Sweet Black-Eyed Susan	0.063
<i>Symphyotrichum laevis</i>	Smooth Blue Aster	0.063
<i>Tradescantia ohioensis</i>	Spiderwort	0.063
<i>Verbena stricta</i>	Hairy Vervain	0.125
<i>Zizia aurea</i>	Golden Alexanders	0.500
Total Wildflowers/Broadleaves:		5.640
Total Lo Pro Prairie Seed Mixture:		22.765

D. Low Profile Prairie With Flowers Seed Mixture – Upper Basin Slopes

Botanical Name	Common Name	lbs./AC
Grasses		
<i>Bouteloua curtipendula</i>	Side Oats Grama	8.000
<i>Panicum virgatum</i>	Prairie Switch Grass	0.125
<i>Elymus trachycaulis</i>	Slender Wheatgrass	2.000
<i>Elymus canadensis</i>	Prairie Wild Rye	1.000
<i>Scirpochyrium scoparium</i>	Little Blue Stem	6.000
Total Grasses:		17.125
Wildflowers/Broadleaves		
<i>Allium cernuum</i>	Nodding Wild Onion	0.190
<i>Amarpha canescens</i>	Lead Plant	0.125
<i>Asclepias tuberosa</i>	Butterflyweeed	0.500
<i>Asclepias canadensis</i>	Whorled Milkweed	0.063
<i>Astragalus canadensis</i>	Canada Milk Vetch	0.063
<i>Coreopsis palmata</i>	Prairie Coreopsis	0.025
<i>Echinacea pallida</i>	Pale Purple Coneflower	1.000
<i>Echinacea purpurea</i>	Purple Coneflower	0.500
<i>Eryngium yuccifolium</i>	Rattlesnake Master	0.125
<i>Lespedeza capitata</i>	Round-Headed Bush Clover	0.125
<i>Liatris aspera</i>	Rough Blazing Star	0.250
<i>Liatris pycnostachya</i>	Prairie Blazing Star	0.188
<i>Monarda fistulosa</i>	Prairie Bergamot	0.063
<i>Parthenium integrifolium</i>	Wild Quinine	0.016
<i>Penstemon digitalis</i>	Foxglove Beardtongue	0.125
<i>Petalostemum candidum</i>	White Prairie Clover	0.125
<i>Petalostemum purpureum</i>	Purple Prairie Clover	0.156
<i>Pentstemon arguta</i>	Prairie Cinquefoil	0.031
<i>Pycnanthemum tenuifolium</i>	Slender Mt. Mint	0.031
<i>Ratibida pinnata</i>	Yellow Coneflower	0.125
<i>Rudebeckia fulgida var.sulviantii</i>	Showy Black-Eyed Susan	0.500
<i>Rudebeckia hirta</i>	Black-Eyed Susan	0.500
<i>Rudebeckia subtomentosa</i>	Sweet Black-Eyed Susan	0.063
<i>Symphyotrichum laevis</i>	Smooth Blue Aster	0.063
<i>Tradescantia ohioensis</i>	Spiderwort	0.063
<i>Verbena stricta</i>	Hairy Vervain	0.125
<i>Zizia aurea</i>	Golden Alexanders	0.500
Total Wildflowers/Broadleaves:		5.640
Total Lo Pro Prairie Seed Mixture:		22.765

Botanical Name	Common Name	lbs./AC
Grasses		
<i>Bouteloua curtipendula</i>	Side Oats Grama	8.000
<i>Panicum virgatum</i>	Prairie Switch Grass	0.125
<i>Elymus trachycaulis</i>	Slender Wheatgrass	2.000
<i>Elymus canadensis</i>	Prairie Wild Rye	1.000
<i>Scirpochyrium scoparium</i>	Little Blue Stem	6.000
Total Grasses:		17.125
Wildflowers/Broadleaves		
<i>Allium cernuum</i>	Nodding Wild Onion	0.190
<i>Amarpha canescens</i>	Lead Plant	0.125
<i>Asclepias tuberosa</i>	Butterflyweeed	0.500
<i>Asclepias canadensis</i>	Whorled Milkweed	0.063
<i>Astragalus canadensis</i>	Canada Milk Vetch	0.063
<i>Coreopsis palmata</i>	Prairie Coreopsis	0.025
<i>Echinacea pallida</i>	Pale Purple Coneflower	1.000
<i>Echinacea purpurea</i>	Purple Coneflower	0.500
<i>Eryngium yuccifolium</i>	Rattlesnake Master	0.125
<i>Lespedeza capitata</i>	Round-Headed Bush Clover	0.125
<i>Liatris aspera</i>	Rough Blazing Star	0.250
<i>Liatris pycnostachya</i>	Prairie Blazing Star	0.188
<i>Monarda fistulosa</i>	Prairie Bergamot	0.063
<i>Parthenium integrifolium</i>	Wild Quinine	0.016
<i>Penstemon digitalis</i>	Foxglove Beardtongue	0.125
<i>Petalostemum candidum</i>	White Prairie Clover	0.125
<i>Petalostemum purpureum</i>	Purple Prairie Clover	0.156
<i>Pentstemon arguta</i>	Prairie Cinquefoil	0.031
<i>Pycnanthemum tenuifolium</i>	Slender Mt. Mint	0.031
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<i>Rudebeckia hirta</i>	Black-Eyed Susan	0.500
<i>Rudebeckia subtomentosa</i>	Sweet Black-Eyed Susan	0.063
<i>Symphyotrichum laevis</i>	Smooth Blue Aster	0.063
<i>Tradescantia ohioensis</i>	Spiderwort	0.063
<i>Verbena stricta</i>	Hairy Vervain	0.125
<i>Zizia aurea</i>	Golden Alexanders	0.500
Total Wildflowers/Broadleaves:		5.640
Total Lo Pro Prairie Seed Mixture:		22.765

2.4 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.5 TREES AND SHRUBS

- A. Name and Variety: Provide nursery grown plant material true to name and variety.
- B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.
- C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species provided. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.
- D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.
- E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B&B) evergreen trees and coniferous shrubs.
- F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to application requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.6 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in I.3.C.

2.7 EROSION CONTROL

- A. Erosion Control Blanket: North American Green S150, or equivalent approved equal.
- B. Shoreline Erosion Control Blanket: North American Green SC150, or approved equal. To be installed per manufacturer's recommendations.

2.8 MULCH

Provide mulch consisting of shredded hardwood. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 – EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

A. Sodding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.
2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.
4. Lay sod within 24 hours from time of stripping.
5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work silted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.
6. Water sod thoroughly with a fine spray immediately after planting.

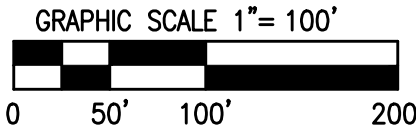
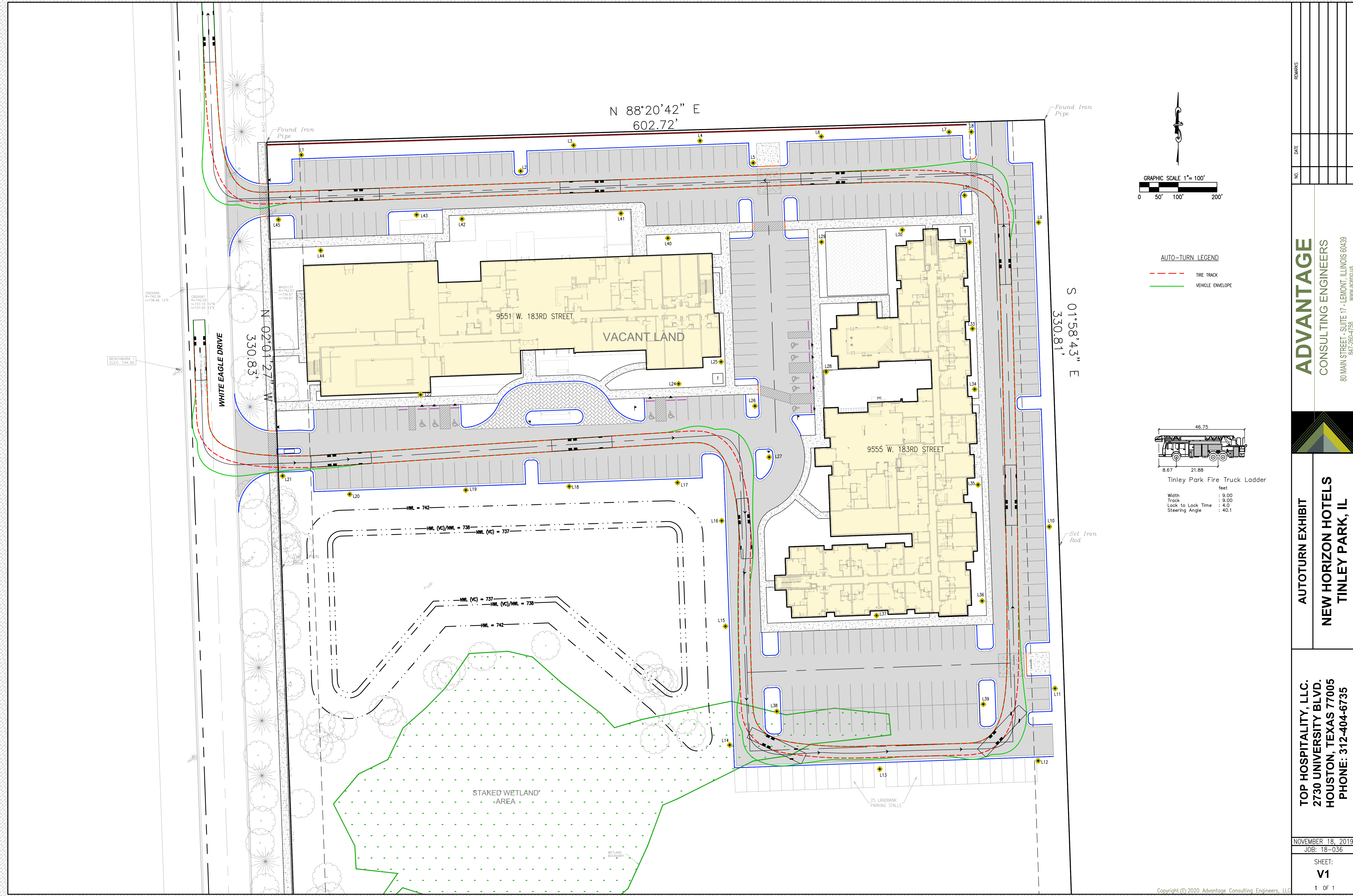
B. Seeding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.
2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.
4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.
5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.
6. Sow not less than specified rate.
7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.

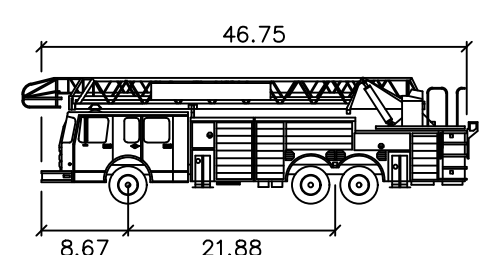
C. Seeding Native Areas

1. The period for planting prairie seed shall be from April 1 to June 15 or September 15 to just before the first frost. Seeding outside of these timeframes must be approved by the landscape architect.
2. The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seeded prior to seeding. All areas must be properly prepared before seeding begins. Equipment having low unit pressure ground contact shall be utilized within the planting areas.
3. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may, at the direction of the Wetland Consultant, involve ripping from 12 to 18 inches of the soil horizon prior to diskings.
4. Prior to seeding, planting areas shall have at least twelve inches of clean un-compacted topsoil. Clumps, clods, stones over 2" diameter, roots and other extraneous matter shall be removed and disposed of legally off-site.
5. Granular mycorrhizal inoculant shall be installed with the seed mix at a rate of 40lbs./acre. Inoculant can be loaded under seed, worked into seed or added into spray tanks. Native areas shall not receive fertilizer.
6. Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.
7. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Trillion seeder, or comparable equipment designed specifically for installation of native seed. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Hand broadcast seed shall be spread at twice the specified





AUTO-TURN LEGEND  
TIRE TRACK  
VEHICLE ENVELOPE



Tinley Park Fire Truck Ladder  
feet  
Width : 9.00  
Track : 9.00  
Lock to Lock Time : 4.0  
Steering Angle : 40.1

REMARKS

DATE

NO.

ADVANTAGE

CONSULTING ENGINEERS

80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439

847-260-1758

WWW.ACEENGINEERS.COM

AUTOTURN EXHIBIT

NEW HORIZON HOTELS

TINLEY PARK, IL

TOP HOSPITALITY, LLC.

2730 UNIVERSITY BLVD.

HOUSTON, TEXAS 77005

PHONE: 312-404-6735

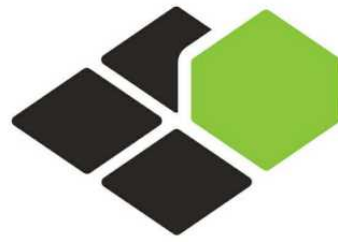
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1 OF 1





BASE4

BASE4  
2901 CLINT MOORE ROAD, #114  
BOCA RATON, FLORIDA 33496  
888.901.8008 www.base-4.com  
RICARDO J. MUNIZ-GUILLET, AIA  
5453 NW 106TH DR  
CORAL SPRINGS, FL 33076

MEP ENGINEER  
GARRY VERMAAS PhD, PE  
2183 S BERRYS CHAPEL ROAD  
FRANKLIN, TN 37069

Seal:



DATE: 2020.02.04  
GARRY VERMAAS, PhD, PE  
2183 S BERRYS CHAPEL ROAD  
FRANKLIN, TN 37069

Owner:

**TOP Hospitality**

143 WHEELING ROAD  
WHEELING, ILLINOIS 60090  
312.404.6735

**Residence INN**  
BY MARRIOTT

9555 83RD STREET,  
TINLEY PARK, ILLINOIS

PROTOTYPE VERSION: DESIGN  
GUIDELINE DRAWINGS - GEN 9,  
REVISION DATE: 2019.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION
1	L0	2020.02.04	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR PERMIT**

CURRENT ISSUE DATE  
2020.02.04

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PROJECT NO.  
B4-157-1901

SHEET NAME

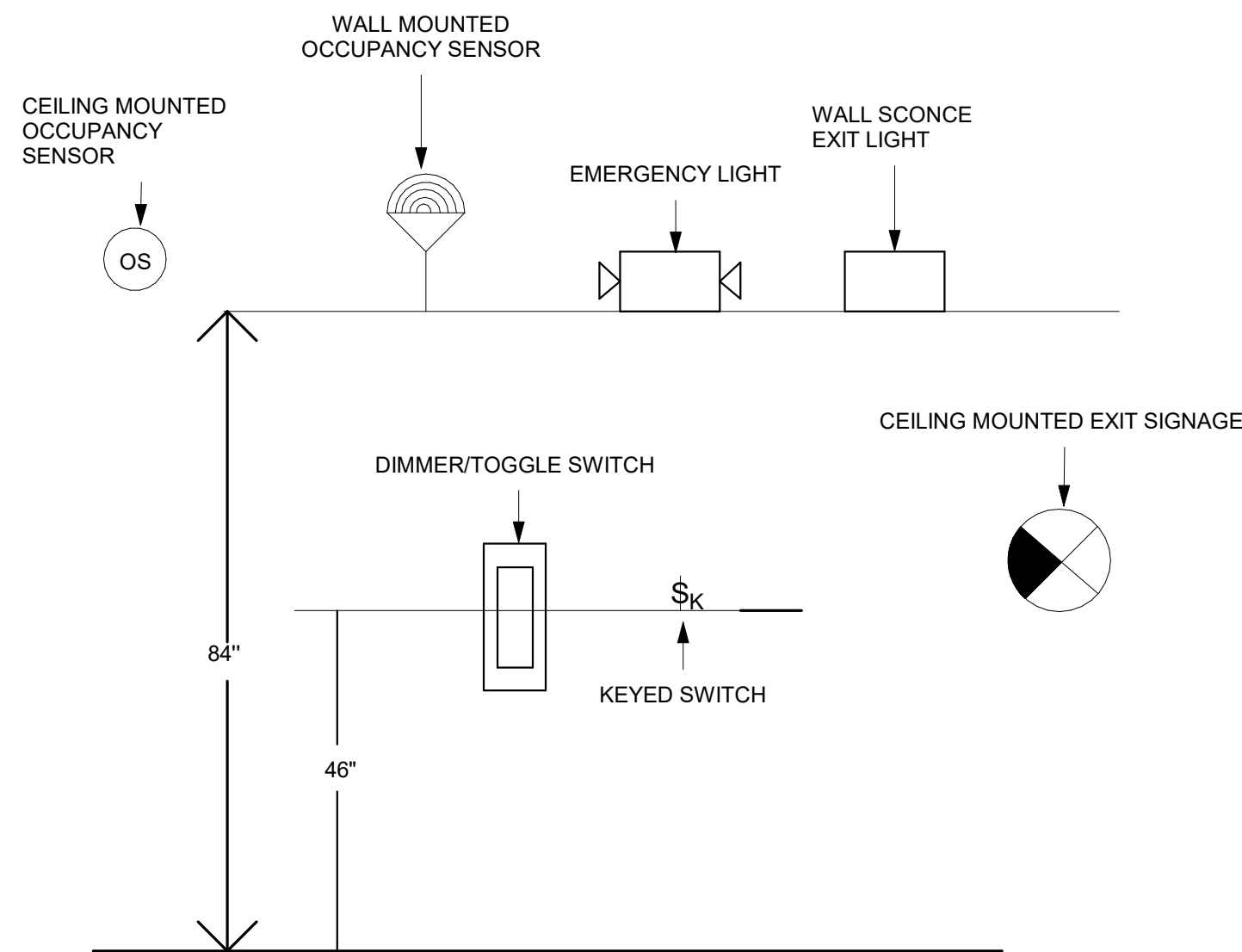
GENERAL NOTES,  
LEGENDS AND  
ABBREVIATIONS

DRAWINGS NO.

**LT-001**

## GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE FOLLOWING CODES/STANDARDS: NATIONAL FIRE PROTECTION ASSOCIATION, INTERNATIONAL ENERGY CONSERVATION CODE, NATIONAL ELECTRICAL CODE AND ALL LOCAL CODE ORDINANCES, REGULATIONS AND THE AUTHORITY HAVING JURISDICTION.
- ALL ELECTRICAL WORK PROVIDED FOR THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CRITERIA:
  - TRADE SIZE CONDUIT SMALLER THAN 1/2" INCH SHALL NOT BE USED.
  - CONDUIT ABOVE GRADE AND NOT EXPOSED TO WEATHER SHALL BE PVC, EMT & MC.
  - CONDUIT BELOW GRADE AND PENETRATIONS AT GRADE SHALL BE SCHEDULE 40 PVC EXCEPT TURNS.
  - CONDUIT ABOVE GRADE AND EXPOSED TO WEATHER SHALL BE SCHEDULE 80 PVC.
  - WIRE SIZE SMALLER THAN #12 AWG, BRANCH CIRCUIT WIRING PROVIDED BY THE ELECTRICAL CONTRACTOR SHALL BE COPPER; FEEDER & SERVICE WIRING SHALL BE ALUMINUM.
  - CONDUCTORS AMPACITY OF NONMETALLIC SHEATHED CABLE IS LIMITED TO THE 90 DEGREE CONTRACTOR SHALL REFER NEC TABLE 310.15(B)(16). ALL OTHER CONDUCTORS SHALL HAVE A MINIMUM TEMPERATURE RATING OF 75 DEGREES C. (TYPE THWN OR TYPE THHN), 98% COPPER OR ALUMINUM.
  - WHERE POSSIBLE, EXCEPT AS SHOWN OTHERWISE ON THE DRAWINGS, ALL CONDUIT SHALL BE RUN CONCEALED BELOW GRADE, WITHIN WALLS OR ABOVE CEILING.
  - CONDUCTORS #12 AWG AND SMALLER SHALL BE SOLID. CONDUCTOR 10# AWG AND LARGER SHALL BE STRANDED. CONDUCTOR #12 AWG MAY BE SOLID OR STRANDED, EXCEPT THAT ONLY #12 AWG SOLID OR ONLY #12 AWG STRANDED SHALL BE USED.
  - MOUNTING HEIGHT OF WALL MOUNTED CONTROLS AND RECEPTACLES SHALL FOLLOW THE GIVEN DIAGRAM BELOW, UNLESS COMPARABLE CONTROLS OR OUTLETS (THAT PERFORM THE SAME FUNCTIONS) ARE PROVIDED WITHIN THE SAME AREA AND ARE ACCESSIBLE.



- CONTRACTOR SHALL:
  - OBTAIN AND PAY ALL INSURANCE, FEES, PERMITS, ASSOCIATION DUES, ROYALTIES, AND TAXES OF WHATEVER NATURE WHICH SHALL APPLY TO THE WORK.
  - PAY ALL INSPECTION FEES AS REQUIRED BY LAW OR ORDINANCE.
  - HOLD THE OWNER HARMLESS FROM ANY DAMAGE AND EXPENSE ARISING FROM ANY VIOLATION OF THE LAWS, RULES, OR ORDINANCES.
  - PROVIDE MATERIALS THAT ARE NEW AND FREE OF DEFECTS AND UL LISTED FOR THE INTENDED APPLICATION.
  - TAKE MEASUREMENTS AND MAKE LAYOUTS AS REQUIRED FOR PROPER INSTALLATION AND COMPLETION OF WORK IF THE ELECTRICAL DRAWINGS ARE NOT TO BE SCALED WHERE SPECIFIC DETAILS AND DIMENSIONS FOR ELECTRICAL WORK ARE NOT SHOWN IN DRAWINGS.
  - INSPECT SITE FOR FIELD VERIFICATION OF ALL ASPECTS OF THE PROJECT PRIOR TO BIDDING.
  - EXAMINE ALL DRAWINGS CAREFULLY PRIOR TO SUBMITTING A BID.
  - BE REQUIRED TO FURNISH, INSTALL AND/OR CONNECT WITH APPROPRIATE SERVICES ALL ELECTRICAL ITEMS SHOWN ON ANY OF THE ARCHITECTURAL, PLUMBING, AIR CONDITIONING, SPRINKLER DRAWINGS WITHOUT ADDITIONAL EXPENSE TO THE OWNER.
- START OF WORK BY CONTRACTOR SHALL BE CONSIDERED AS ACCEPTANCE BY HIM OF ALL CLAIMS OR QUESTIONS AS TO SUITABILITY OF THE WORK OF OTHER TRADES OR OTHER CONTRACTORS TO RECEIVE HIS WORK. THIS CONTRACTOR SHALL REMOVE AND REPLACE AT HIS EXPENSE, ALL LIGHTING WORK WHICH MAY HAVE TO BE REMOVED BECAUSE OF INTERFERENCE WITH OTHER TRADES
- PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, AND TOOLS TO PERFORM ALL WORK NECESSARY FOR THE COMPLETE EXECUTION OF THE LIGHTING WORK AS SHOWN ON THE DRAWINGS.
- DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC, NOT NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL OF THE MINOR ITEMS. UNLESS SPECIFIC DIMENSIONS ARE SHOWN, THE STRUCTURAL, ARCHITECTURAL AND SITE CONDITIONS SHALL GOVERN THE EXACT LOCATIONS. THE CONTRACTOR SHALL FOLLOW DRAWINGS IN LAYING OUT WORK. CHECK DRAWINGS OF ALL TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED AND MAINTAIN MAXIMUM HEAD ROOM, OR SPACES OR CONDITIONS AT ALL POINTS, WHERE HEAD ROOM OR SPACES OR CONDITIONS APPEAR INADEQUATE, ARCHITECT/ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH INSTALLATION. THIS CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE FIELD MODIFICATIONS IN LAYOUT AS NEEDED TO PREVENT CONFLICT WITH WORK OF VARIOUS TRADES OR FOR PROPER EXECUTION OF WORK, WHERE DISCREPANCIES OCCUR, THE ARCHITECTURAL REFLECTED CEILING PLANS TAKE PRECEDENCE OVER THE ELECTRICAL LIGHTING FOR LOCATION AND ORIENTATION OF LIGHTING FIXTURES.
- ALL DISCREPANCIES OF DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER IN WRITING IN AMPLE TIME TO PERMIT REVISIONS PRIOR TO SUBMISSION OF BIDS. SUBMISSION OF A BID CONSTITUTES ACCEPTANCE OF FIELD CONDITIONS AND ELECTRICAL DRAWINGS.
- PROVIDE MEANS FURNISH AND INSTALL COMPLETE AND READY FOR USE.
- DRAWINGS DO NOT NECESSARILY INDICATE THE ACTUAL ROUTES OF CONDUIT, WHERE INDICATED, THEY SHALL BE FOLLOWED AS CLOSELY AS PROPER COORDINATION WITH THE WORK OF OTHER TRADES AND SPACES WILL PERMIT. WHERE CONDUIT RUNS ARE NOT SHOWN ON THE DRAWINGS, COORDINATE CONDUIT RUNS WITH THE WORK OF OTHER TRADES AND STRUCTURE. SIMPLY INSTALLATION WHERE POSSIBLE, BUT SUBJECT TO APPROVAL OF ARCHITECT FOR VISUAL AND STRUCTURAL REASONS. IT IS NOT WITHIN THE SCOPE OF THE DRAWINGS TO SHOW ALL NECESSARY OFFSETS, BENDS, PULL BOXES, AND OBSTRUCTIONS. THE DRAWINGS ARE NOT INTENDED TO BE SCALED AND REFER TO THE ARCHITECTURAL DRAWINGS FOR DIMENSIONS.

- LABOR FOR THE INSTALLATION OF MATERIALS AND EQUIPMENT PROVIDED UNDER THE ELECTRICAL CONTRACTORS SCOPE OF WORK SHALL BE PERFORMED IN A NEAT AND FIRST CLASS WORKMANSHIP LIKE MANNER BY THOSE EXPERIENCED AND QUALIFIED OF THE PROPER TRADE AND SHALL BE IN COMPLIANCE WITH THE SPECIFIC REQUIREMENTS OF THE CONTRACT DRAWINGS, AND ALL CODES, ORDINANCES OF STATUTES, ETC. APPLICABLE.
- ALL MOUNTING HEIGHTS INDICATED ARE MEASURED FROM FINISHED FLOOR UNLESS OTHERWISE NOTED.
- PROVIDE TEMPORARY LIGHTING, POWER, AND WIRING SYSTEMS FOR USE OF ALL TRADES, ADEQUATE FOR ENTIRE NEEDS OF THE PROJECT.
- PROVIDE LIGHT FIXTURES AS SELECTED BY ARCHITECT, OR AS SPECIFIED.
- PROVIDE ALL WIRING DEVICES.
- IDENTIFY CLEARLY ON A TYPE WRITTEN FORM ALL CIRCUITS AND EQUIPMENT TO CORRESPOND WITH THE PLANS AND PANEL SCHEDULE AND ATTACH INSIDE THE PERTAINING PANEL.
- ALL EQUIPMENTS AND MATERIALS SHALL BE GUARANTEED FOR ONE YEAR AFTER THE DATE OF ACCEPTANCE BY OWNER.
- AT COMPLETION OF JOB THE ELECTRICAL CONTRACTOR SHALL GIVE THE OWNER AN AS-BUILT SET OF REPRODUCIBLE DRAWINGS SHOWING THE EXACT ELECTRICAL INSTALLATION, WRITTEN MAINTENANCE INSTRUCTIONS AND SCHEDULE OF ROUTINE MAINTENANCE AS WELL AS ANY OTHER CLOSE OUT ITEMS REQUIRED BY THE CONTRACT DOCUMENTS.
- BEFORE BIDDING THE JOB THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ANY EXISTING CONDITIONS.
- ALL ELECTRICAL SWITCHES, CONTROLS, ETC. IN ALL AREAS ARE TO BE AT A.D.A. ACCESSIBILITY CODE COMPLAINT HEIGHT.
- CIRCUIT NUMBERS SHOWN ON THE DRAWINGS ARE FOR REFERENCE ONLY. BALANCE LOADS AMONG PHASES IN NEW PANEL BOARDS TO WITHIN 10% OF EACH OTHER.
- FEEDER CONDUCTORS SHALL BE SIZED BY ENGINEER.
- AT COMPLETION OF WORK, CONTRACTOR SHALL CLEAN UP AND REMOVE ALL DEBRIS AND MATERIALS NOT INSTALLED IN WORK, LEAVING PREMISES CLEAN.
- THE FRANCHISE BRAND STANDARD DESIGN DOCUMENT SHALL BE CONSIDER AS AN INTEGRAL PART OF CONSTRUCTION DOCUMENTS. ALL CONTRACTOR SHALL ENSURE THEY OBTAIN, READ AND FAMILIARIZE THEMSELVES WITH THE BRAND STANDARD DOCUMENT BEFORE BIDDING AND ALSO THROUGHOUT THE CONSTRUCTION STAGE. IF THERE ARE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FRANCHISE BRAND STANDARDS, THE CONTRACTOR SHALL ISSUE AN RFI TO THE AOR AND EOR.
- ELECTRICAL CONTRACTOR TO COORDINATE WITH CONTROLS MANUFACTURER FOR EXACT INSTALLATION AND WIRING DETAILS. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR CONTROLS COMPATIBILITY WITH ALL COMPONENTS PURCHASED ON SITE. ANY SUBSTITUTIONS MADE NEED TO BE VERIFIED BY THE ELECTRICAL CONTRACTOR PRIOR TO PURCHASE TO BE COMPATIBLE WITH SYSTEM.
- THE WORK SHALL BE COORDINATED WITH THE ARCHITECTURAL DOCUMENTS FOR THE EXACT LOCATION OF LIGHT FIXTURES, EQUIPMENT, DEVICES, ETC., TO ASSURE PROPER PLACEMENT OF SAD DEVICES AND EQUIPMENT. SWITCHES SHALL BE PLACED ON LATCH SIDE OF ALL DOOR OPENINGS, WHERE A CONFLICT EXISTS BETWEEN ANY TWO DOCUMENTS, NOTIFY THE ARCHITECT PRIOR TO ANY INSTALLATION FOR RESOLUTION.
- REFER TO ARCHITECTURAL AND INTERIOR DESIGN REFLECTED CEILING PLANS FOR EXACT LOCATIONS OF ALL LIGHTING FIXTURES SHOWN.
- REFER TO PROJECT MASTER LIGHT FIXTURE MATRIX FOR FIXTURE DETAILS. ALL EMERGENCY LIGHTING FIXTURES SHOWN SHALL OPERATE AS UNSWITCHED NIGHT LIGHT FIXTURES, UNLESS NOTED OTHERWISE, WHERE REQUIRED BY LOCAL AUTHORITY, PROVIDE 24 HOUR POWER TO ALL EGRESS AND EXIT LIGHT FIXTURES.

## LIGHTING NOTES

- REFER TO ENLARGE POWER PLAN SHEET FOR PANEL LOCATIONS.
- REFER TYPICAL GUESTROOM PLAN FOR DETAILED ROOM LAYOUT, REFER TO FULL FLOOR POWER AND LIGHTING PLANS FOR EXACT CIRCUITING INFORMATION.
- PROVIDE #12 - 1/2" C BETWEEN CORRESPONDING 3-WAY/4-WAY SWITCHES.
- COORDINATE EXACT LOCATION OF COVE LIGHTING WITH ARCHITECTURAL AND LIGHTING DESIGN DRAWINGS.
- COORDINATE EXACT LOCATION OF TABLE AND HEADBOARD LIGHTING WITH ARCHITECTURAL DRAWINGS.
- PROVIDE DIMMING CONTROLS FOR REGISTRATION DESK, LOBBY, SERVERY, BREAKFAST AND HOME2 MARKET.
- REFER TO ARCHITECTURAL AND LIGHTING DESIGN DRAWING REFLECTED CEILING PLANS FOR EXACT LOCATIONS OF ALL LIGHTING FIXTURES SHOWN.
- REFER TO PROJECT MASTER LIGHT FIXTURE SCHEDULE FOR LIGHT DETAILS.
- ALL EMERGENCY LIGHTING FIXTURES SHOWN SHALL OPERATE AS UNSWITCHED NIGHT LIGHT FIXTURES, UNLESS NOTED OTHERWISE, WHERE REQUIRED BY LOCAL AUTHORITY, PROVIDE 24 HOUR POWER TO ALL EGRESS AND EXIT LIGHT FIXTURES
- ROUTE LIGHTING HOMERUN SERVING EXTERIOR HOTEL SIGNS THROUGH EXTERIOR TIME CLOCK FOR CONTROL. COORDINATE EXACT REQUIREMENTS FOR EXTERIOR HOTEL SIGNS AND LOCATION OF JBOX WITH ARCHITECTURAL DRAWINGS.
- CIRCUIT SHALL SERVE ALL LIGHTING IN THIS GUESTROOM. NO NON-LIGHTING LOADS TO BE SERVED BY THIS CIRCUIT.
- THE LIGHTING SYSTEM SHALL BE COMPATIBLE WITH THE ACOUSTICAL, THERMAL, AND AESTHETIC REQUIREMENTS OF THE HOTEL BUILDING. IT MUST COMPLY WITH APPLICABLE CODES. ADEQUATE CONTROL AND FLEXIBILITY IN LIGHTING ARRANGEMENTS ARE VERY DESIRABLE.
- THE LIGHTING DESIGN, INCLUDING LAYOUT AND LIGHTING FIXTURES, IN PUBLIC SPACES SUCH AS THE GUEST KITCHEN AREA, LOBBY, GUEST ROOMS, CORRIDORS AND OTHER PUBLIC SPACES HAS BEEN PROVIDED AS PER DESIGN REQUIREMENT.
- ALL HARD-WIRED FIXTURES SHALL BE INSTALLED BY THE CONTRACTOR.
- ALL EXTERIOR LIGHTING INCLUDING BUILDING LIGHTING, SITE LIGHTING, LANDSCAPE LIGHTING, EXTERIOR BUILDING AND GROUND SIGNAGE TO BE CONTROLLED BY PHOTO CELL.

## SITE LIGHTING NOTES

- FLOOD LIGHTS - ADJUST & AIM LIGHTS TO GRAZE TEXTURED WALL SURFACE.
- SITE LIGHTING POLES - INDICATE TO BE CENTERED ON PARKING STRIPES TO PROTECT FROM CAR OVERHANG DAMAGE.
- THE SITE PLANS ARE REPRESENTATIVE OF THE MINIMUM DESIGN CRITERIA. CENTER PARKING LOT LIGHTING POLES ON PARKING STRIPES TO PROTECT FROM CAR OVERHANG DAMAGE.
- SITE PLAN AND FOOTPRINT SQUARE FOOTAGE CALCULATIONS ARE SHOWN AND MEET THE CITY AND BRAND STANDARD REQUIREMENT.
- ROUTE LIGHTING HOMERUN THROUGH PHOTO/TIME CONTROL CENTER. PROVIDE PHOTO/TIME CONTROL CENTER FOR EXTERIOR LIGHTS/SIGNAGE.
- FOR SIGNAGE CONTRACTOR SHALL PROVIDE ACCESS FOR MOUNTING ELECTRICAL COMPONENTS AND MAKING FINAL ELECTRICAL CONNECTIONS. BASE4 HAS PROVIDED JBOX WITH ADEQUATE DEDICATED SEP PANEL CIRCUITRY. CONTRACTOR SHALL PULL CONNECTION AND BROUGHT TO SIGNAGE LOCATION.
- LIGHT BOLLARDS LOCATE IN GROUND 8" FROM EDGE OF SIDEWALK (CENTER TO EDGE), PROVIDE CONCRETE FOUNDATION W/ J-BOX PER MANUF. REQUIREMENTS.
- SITE LIGHTING POLES TO BE LOCATED IN LANDSCAPED AREAS WHEREVER POSSIBLE. IF THE POLES ARE LOCATED IN LAND-SCAPED OR SODDED AREAS - AWAY FROM PARKING AREAS, THEY ARE TO HAVE 8"-12" HIGH CONCRETE BASES. POLE BASES SET IN LINE WITH PARKING STRIPING WHEN POLES ARE LOCATED CLOSE TO PARKING AREAS / SPACES / DRIVES - SPECIFY/INDICATE 30" HIGH CONCRETE BASES. USE PRECAST BASES IF AVAILABLE.

## LEGENDS

SYMBOL	
LIGHTING	
	600mmx1200mm (2X4) LIGHTING FIXTURE
	600mmx600mm (2X2) LIGHTING FIXTURE
	300mmx1200mm (1X4) LIGHTING FIXTURE
	STRIP
	DOWN LIGHT
	WALL WASHER DOWNLIGHT
	WALL SCONCE
	CHANDILIER/PENDANT
WIRING DEVICES	
	CIRCUIT BREAKER
	120V OR 208V AC SINGLE POLE 20 AMP SWITCH (ROCKER TYPE) MOUNTED AT 46" AFF ON CENTER, UNO.
	120V OR 208V AC 3-WAY OR 4-WAY 20 AMP SWITCH (ROCKER TYPE) MOUNTED AT 46" AFF ON CENTER, UNO.
	120V OR 208V AC 20 AMP DIMMER SWITCH MOUNTED AT 46" AFF ON CENTER, UNO.
	120V OR 208V WALL OCCUPANCY SENSOR MOUNTED AT 84" AFF ON CENTER, UNO.
	24V OCCUPANCY SENSOR CEILING MOUNTED, UNO.
	120V OR 208V AC 20 AMP TIMER SWITCH MOUNTED AT 46" AFF ON CENTER, UNO.
	GUEST ROOM DOORBELL DISCONNECT SWITCH MOUNTED @ 46" AFF
	ELECTRICAL DIMMER PANEL BOARD

## GENERAL LIGHTING CONTROL

- COMMON AREA:
- LIGHTING PANEL FOR HLA, HLB:**  
CHECK WITH ELECTRICAL PLAN FOR PROPER PANEL LOCATIONS.
  - CONTROL CHECK:**
    - SERVICE CORRIDORS: SWITCH FROM LOCAL PANEL WHENEVER PRACTICAL.
    - LOBBY: DIMMER CONTROL PROGRAMMING MUST ALLOW MINIMUM OF THREE SETTINGS.
    - RESTAURANTS/ MEETING ROOMS/ BOARDROOMS: DIMMER CONTROL WITH LOCAL BYPASS SWITCHING.
    - GENERAL INTERIOR LIGHTING: SWITCH LOCALLY.
    - STAIRWAY AND EXIT LIGHTS: SWITCH FROM PANEL.
    - OUTDOOR POOL SHALL HAVE KEYED REMOTE OR OCCUPANCY SENSOR LIGHT SWITCHES.
    - FITNESS ROOM SHALL HAVE KEYED REMOTE OR OCCUPANCY SENSORS LIGHT SWITCHES.
    - PUBLIC AREAS: CONTROL FROM BACK-OF-HOUSE AREAS
  - EXTERIOR LIGHTING:**  
CHECK THE EXTERIOR LIGHTINGS AT THE EVERY EGRESS DOORS.
  - EXIT SIGNS:**  
VERIFY 100 FEET MAXIMUM DISTANCE BETWEEN EXITS SIGNS IN CORRIDORS.
  - STAIRWAYS:**  
LIGHTS ARE NOT ALLOWED TO BE MANUALLY OPERATED AND MUST REMAIN ON WHEN THE SPACE IS OCCUPIED.
  - GUESTROOM/BATHROOM:**  
PROVIDE SEPARATE WALL SWITCH FOR EXHAUST FAN. AN OCCUPANCY/MOTION SENSOR CONTROLLED EXHAUST FAN IS NOT ALLOWED. ILLUMINATED ROCKER SWITCH-PROVIDE A WALL SWITCH IMMEDIATELY ADJACENT TO ENTRANCE OF BATHROOM.
  - OFFICES:**  
ALL OFFICE LIGHTING MUST BE CONTROL BY OCCUPANCY SENSOR.
  - MECHANICAL ROOMS:**  
LIGHT SWITCH FOR THE ROOM MUST BE IMMEDIATELY ADJACENT TO THE ENTRY DOOR.
  - LIGHT REDUCTION CONTROLS**  
  
SPACES REQUIRED TO HAVE LIGHT-REDUCTION CONTROLS SHALL HAVE A MANUAL CONTROL THAT ALLOWS THE OCCUPANT TO REDUCE THE CONNECTED LIGHTING LOAD IN A REASONABLY UNIFORM ILLUMINATION PATTERN BY AT LEAST 50 PERCENT. LIGHTING REDUCTION SHALL BE ACHIEVED BY ONE OF THE FOLLOWING OR ANOTHER APPROVED METHOD:
    - CONTROLLING ALL LAMPS OR LUMINAIRES.
    - DUAL SWITCHING OF ALTERNATE ROWS OF LUMINAIRES, ALTERNATE LUMINAIRES OR ALTERNATE LAMPS.
    - SWITCHING THE MIDDLE LAMP LUMINAIRES INDEPENDENTLY OF THE OUTER LAMPS.
    - SWITCHING EACH LUMINAIRE OR EACH LAMP.EXCEPTION: LIGHT REDUCTION CONTROLS ARE NOT REQUIRED IN DAYLIGHT ZONES WITH DAYLIGHT RESPONSIVE CONTROLS.

GUESTROOM:

- HEARING IMPAIRED/ ACCESSIBLE:**  
PROVIDE A DOORBELL (HORN / STROBE) IN EACH ROOM (BATHROOM COMPARTMENT, LIVING ROOM AND BEDROOM), WITH AN ACCESSIBLE SHUT-OFF SWITCH LOCATED ADJACENT TO THE THERMOSTAT.
- HEARING IMPAIRED/ ACCESSIBLE:**  
ENSURE DOORBELL DISCONNECT SWITCH IS PROVIDED AT HEARING IMPAIRED GUESTROOMS. MOUNTED AT 46" AFF. SWITCH TO ACTIVATE AUDIBLE/VISUAL UNIT MOUNTED AT 46" AFF IN HEARING IMPAIRED AND ACCESSIBLE
- GUESTROOMS**  
CONTRACTOR TO PROVIDE THE PIR OCCUPANCY SENSOR THAT USES HEAT AND MOTION FOR OCCUPANCY LIGHTING CONTROL AND AUTOMATICALLY SWITCH OFF ALL PERMANENTLY INSTALLED LUMINAIRES AND SWITCHED RECEPTACLES WITHIN 20 MINUTES AFTER ALL OCCUPANTS HAVE LEFT THE UNIT. CONTRACTOR SHALL PROVIDE ADDITIONAL BID LINE ITEM FOR INCOM OR SCHNEIDER STANDALONE GUESTROOM ENERGY MANAGEMENT SYSTEM OR APPROVED EQUAL. CONTACT TYLER HAAK AT 412-855-6107 FOR SCHNEIDER STANDALONE GUESTROOM ENERGY MANAGEMENT SYSTEM. THE OCCUPANCY SENSOR CONTROL SYSTEM CAN BE ELIMINATED IF CAPTIVE KEY SYSTEMS ARE USED.

## DRAWING INDEX

LIGHTING			
SHEET NUMBER	SHEET NAME	CURRENT ISSUE DATE	CURRENT ISSUE DESCRIPTION
LT-001	GENERAL NOTES, LEGENDS AND ABBREVIATIONS	2020.02.04	ISSUED FOR PERMIT
LT-002A	LIGHTING FIXTURE SCHEDULE- PART 1	2020.02.04	ISSUED FOR PERMIT
LT-002B	LIGHTING FIXTURE SCHEDULE- PART 2	2020.02.04	ISSUED FOR PERMIT
LT-002C	LIGHTING FIXTURE SCHEDULE- PART 3	2020.02.04	ISSUED FOR PERMIT
LT-002D	LIGHTING FIXTURE SCHEDULE- PART 4	2020.02.04	ISSUED FOR PERMIT
LT-002E	LIGHTING FIXTURE SCHEDULE- PART 5	2020.02.04	ISSUED FOR PERMIT
LT-003	LIGHTING CONTROL SCHEDULE	2020.02.04	ISSUED FOR PERMIT
LT-101	LIGHTING DETAILS-1	2020.02.04	ISSUED FOR PERMIT
LT-102	LIGHTING DETAILS-2	2020.02.04	ISSUED FOR PERMIT
LT-200A	SITE LIGHTING PLAN	2020.02.04	ISSUED FOR PERMIT
LT-200B	SITE PHOTOMETRICS PLAN	2020.02.04	ISSUED FOR PERMIT
LT-200BB	SITE PHOTOMETRICS PLAN	2020.02.04	ISSUED FOR PERMIT
LT-201	1ST FLOOR LIGHTING PLAN	2020.02.04	ISSUED FOR PERMIT
LT-202	2ND FLOOR LIGHTING PLAN	2020.02.04	ISSUED FOR PERMIT
LT-203	3RD FLOOR LIGHTING PLAN	2020.02.04	ISSUED FOR PERMIT
LT-204	4TH FLOOR LIGHTING PLAN	2020.02.04	ISSUED FOR PERMIT
LT-205	BUILDING EXTERIOR ELEVATION PLAN-1	2020.02.04	ISSUED FOR PERMIT
LT-206	BUILDING EXTERIOR ELEVATION PLAN-2	2020.02.04	ISSUED FOR PERMIT
LT-207	TYPICAL UNIT LIGHTING PLAN-1	2020.02.04	ISSUED FOR PERMIT
LT-208	TYPICAL UNIT LIGHTING PLAN-2	2020.02.04	ISSUED FOR PERMIT
LT-209	DIMMER RISER DIAGRAM	2020.02.04	ISSUED FOR PERMIT

## ABBREVIATIONS

A	AMP	N	NEUTRAL
ADA	AMERICAN DISABILITIES ACT	NF	NON FUSED
AFF	ABOVE FINISHED FLOOR	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
ATS	AUTOMATIC TRANSFER SWITCH	NL	NIGHT LIGHT (UNSWITCHED CKT.) POLE
CKT	CIRCUIT	PH	PHASE
CLG	CEILING	PML	PANEL
EM	EMERGENCY	PWR	POWER
JB	JUNCTION BOX	SW	SWITCH
LTG	LIGHTING	UG	UNDERGROUND
LTS	LIGHTS	V	VOLT
MCB	MAIN CIRCUIT BREAKER	W	WATTS

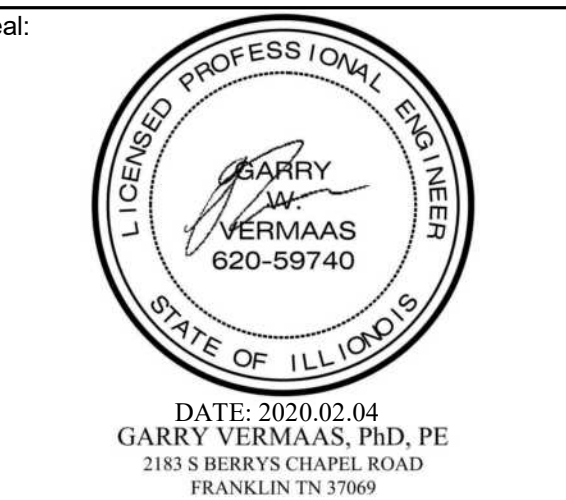




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**Residence INN**  
BY MARRIOTT

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TINLEY PARK, ILLINOIS

PROTOTYPE VERSION: DESIGN  
GUIDELINE DRAWINGS - GEN 9,  
REVISION DATE: 2019.04.29

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION
1	L0	2020.02.04	ISSUED FOR PERMIT

CURRENT ISSUE

**ISSUED FOR PERMIT**

CURRENT ISSUE DATE  
2020.02.04

DRAWN BY  
MSM

CHECKED BY  
GWV

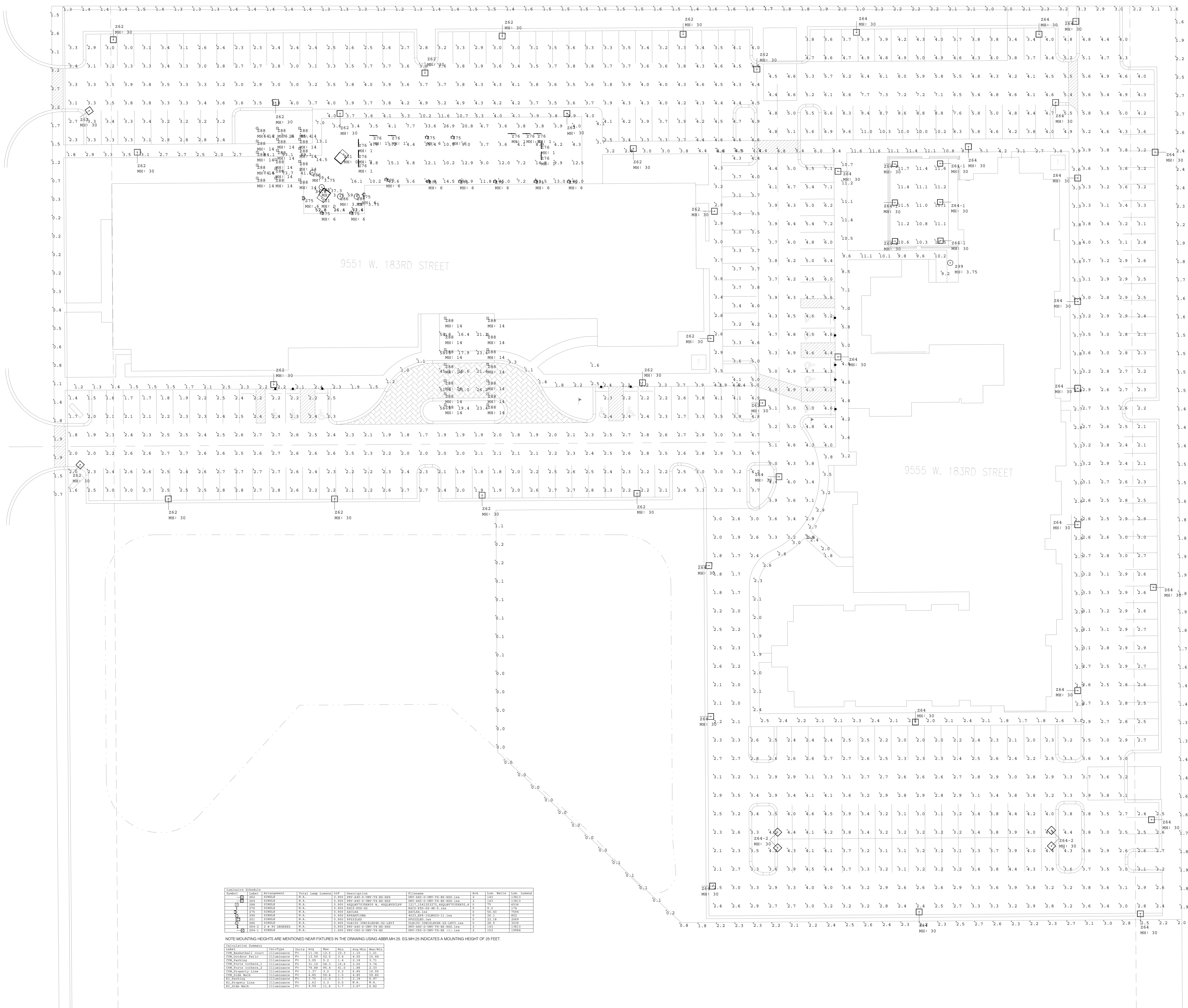
PROJECT NO.  
B4-157-1901

SHEET NAME

**SITE  
PHOTOMETRICS  
PLAN**

DRAWINGS NO.

**LT-200B**

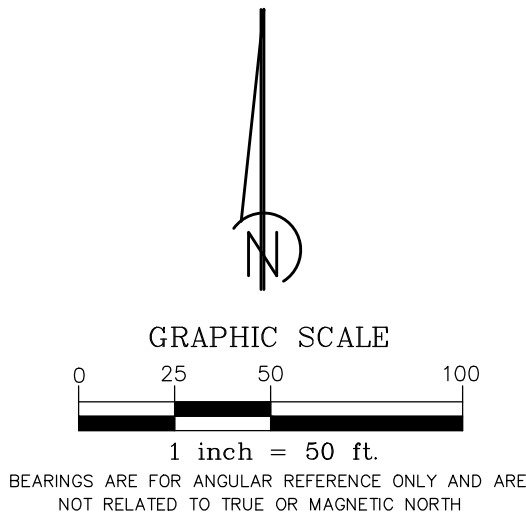


Symbol	Label	Arrangement	Total Lamp Lumens	ASP	Direct Input	Filament	Asa	Loc. Matia	Loc. Schemata
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264	264	N.A.	0.903	0.903	0.903	0.903	0.903	0.903	0.903
266	266	N.A.	0.903	0.903	0.903	0.903	0.903	0.903	0.903
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274	274	N.A.	0.903	0.903	0.903	0.903	0.903	0.903	0.903
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286	286	N.A.	0.903	0.903	0.903	0.903	0.903	0.903	0.903
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290	290	N.A.	0.903	0.903	0.903	0.903	0.903	0.903	0.903
292	292	N.A.	0.903	0.903	0.903	0.903	0.903	0.903	0.903
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404	404	N.A.	0.903	0.903	0.903	0.903	0.903	0.903	0.903
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414	414	N.A.	0.903	0.903	0.903	0.903	0.903	0.903	0.903
416	416	N.A.	0.903	0.903	0.903	0.903	0.903	0.903	0.903
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420	420	N.A.	0.903	0.903	0.903	0.903	0.903	0.903	0.903
422	422	N.A.	0.903	0.903	0.903	0.903	0.903	0.903	0.903
424	424	N.A.	0.903	0.903	0.903	0.903	0.903	0.903	0.903
426	426	N.A.	0.903	0.903	0.903	0.903	0.903	0.903	0.903
428	428	N.A.	0.903	0.903	0.903	0.903	0.903	0.903	0.903
430	430	N.A.	0.903	0.903	0.903	0.903	0.903	0.903	0.903
432	432	N.A.	0.903	0.903	0.903	0.903	0.903	0.903	0.903
434	434	N.A.	0.903	0.903	0.903	0.903	0.903	0.903	0.903
436	436	N.A.	0.903	0.903	0.903	0.903	0.903	0.903	0.903
438	438	N.A.	0.903	0.903	0.903	0.903	0.903	0.903	0.903
440	440	N.A.	0.903	0.903	0.903	0.903	0.903	0.903	0.903
442	442	N.A.	0.903	0.903	0.903	0.903	0.903	0.903	0.903
444	444	N.A.	0.903	0.903	0.903	0.903	0.903	0.903	0.903
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456	456	N.A.	0.903	0.903	0.903	0.903	0.903	0.903	0.903
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510	510	N.A.	0.903	0.903	0.903	0.903	0.903	0.903	0.903
512	512	N.A.	0.903	0.903	0.903	0.903	0.903	0.903	0.903
514	514	N.A.	0.903	0.903	0.903	0.903	0.903	0.903	0.903
516	516	N.A.	0.903	0.903	0.903	0.903	0.903	0.903	0.903
518	518								



LEGEND

N North  
S South  
E East  
W West  
Degrees  
Feet/Minutes  
Inches/Seconds  
--- Village Limits



LAND AREA:

398,599.13 SF± OR 9.15 ACRES±

# PLAT OF ANNEXATION

## TO THE VILLAGE OF TINLEY PARK

PIN: 27-34-300-002-0000

ADDRESS: 18300 96TH AVENUE, TINLEY PARK, ILLINOIS 60477

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. EXCEPT THAT PART DEDICATED FOR RIGHT OF WAY PER DOCUMENT NUMBER 10157484.

OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND THIS PLAT PREPARED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

OWNER \_\_\_\_\_

ADDRESS \_\_\_\_\_

NOTARY'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY

THAT \_\_\_\_\_, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC \_\_\_\_\_

VILLAGE BOARD OF TRUSTEES

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

APPROVED AND ACCEPTED BY THE BOARD OF TRUSTEES OF THE VILLAGE TINLEY PARK, COOK COUNTY, ILLINOIS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

VILLAGE PRESIDENT \_\_\_\_\_

ATTEST: VILLAGE CLERK \_\_\_\_\_

LAND SURVEYOR CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS.

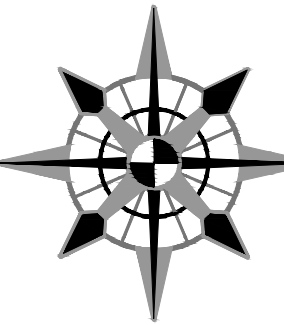
THIS IS TO CERTIFY THAT I, JAMES L. HARPOLE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED HEREIN AND AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY. I FURTHER CERTIFY THAT THE SAID PROPERTY WAS SURVEYED WITHIN THE LAST 18 MONTHS. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS. THEREOF, I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE VILLAGE BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPILED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT THIS SITE FALLS WITHIN ZONE X AS DEFINED BY FLOOD INSURANCE RATE MAP, PANEL NUMBER 17031C0706J HAVING AN EFFECTIVE DATE OF 08/19/2008.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

JAMES L. HARPOLE, ILLINOIS PROFESSIONAL  
LAND SURVEYOR NO. 3190

LLAN INC  
SEYIN  
Illinois Professional Design Firm No. 184.007.20  
910 Geneva Street, Shorewood, Illinois 60404  
815.729.4000 www.jlsurvey.com



ADVANTAGE  
CONSULTING ENGINEERS  
80 MAIN STREET, SUITE 101, LEANING TOWER, LUNAS 0408  
617-264-1458  
www.advantageus.com

PREPARED FOR:  
TOP HOSPITALITY LLC  
2730 UNIVERSITY BLVD  
HOUSTON, TX 77005  
PHONE: 312.404.6735

DATE	REVISIONS	BY
10/21/19	VILLAGE COMMENTS	
12/12/19	VILLAGE COMMENTS	

PLAT OF ANNEXATION  
18300 96TH AVENUE  
TINLEY PARK, ILLINOIS 60477

PROJ. MGR.: JLH  
DRAWN BY: JLH  
CHECKED BY: SR  
DATE: 07/24/19  
SCALE: 1"=50'

SHEET  
1 OF 1  
18-632-123

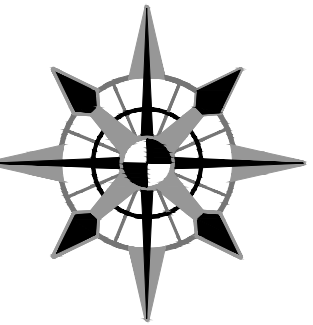






# NEW HORIZON SUBDIVISION

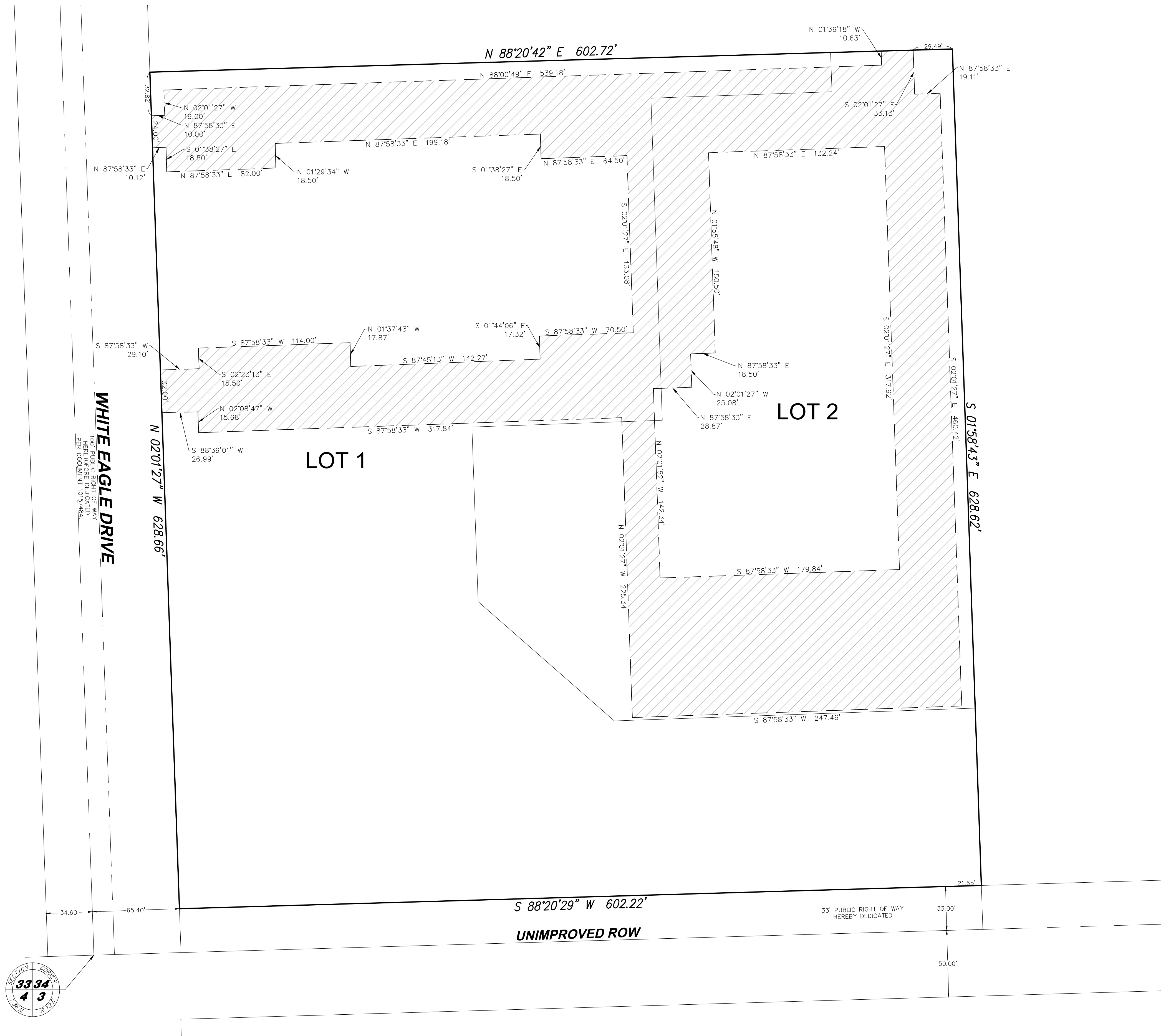
BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE  
SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



**LAN**  
**SEYIN** INC

Illinois Professional Design Firm No. 184.007120  
910 Geneva Street, Shorewood, Illinois 60404  
815.729.4000 [www.jltsurvey.com](http://www.jltsurvey.com)

LEGEND	
N	North
S	South
E	East
W	West
°	Degrees
'	Feet/Minutes
"	Inches/Seconds
ROW	Right of Way

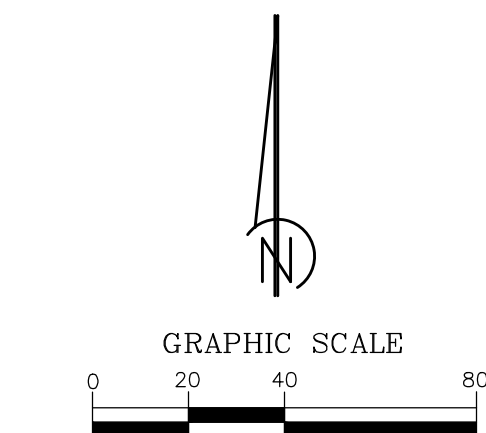


NOTES:

1. THE BASIS OF BEARINGS IS THE WEST LINE OF SECTION 34-36-12.



### CROSS ACCESS AND PARKING EASEMENT



BEARINGS ARE FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH

**PRELIMINARY PLAT OF SUBDIVISION**

18300 96TH AVENUE

**TINLEY PARK, ILLINOIS 60477**

**SHEET**

2 OF 2

18-632-123



**Petitioner**

Margie Oliver (of Dolan Realty Advisors) on behalf of Verizon Wireless

**Property Location**

9001 171<sup>st</sup> Street (Victor J. Andrew High School)

**PIN**

27-27-400-002-0000

**Zoning**

R-3 (Single Family Residential)

**Approvals Sought**

Special Use Permit  
Site Plan Approval

**Project Planner**

Daniel Ritter, AICP  
Senior Planner

# PLAN COMMISSION STAFF REPORT

April 16, 2020 – Workshop/Public Hearing

**Verizon Antenna Collocation –****Victor J. Andrew HS, Stealth Flag Pole**

9001 171<sup>st</sup> Street (Victor J. Andrew High School)

**EXECUTIVE SUMMARY**

The Petitioner, Margie Oliver (of Dolan Realty Advisors) on behalf of Verizon Wireless, is requesting a Special Use Permit and Site Plan Approval to amend the previously approved Special Use (Ord. #2010-O-044) to permit three additional antennas, for a total of 12 antennas, within the existing stealth flag pole cellular communication tower, located at 9001 171st Street (Victor J. Andrew High School) in the R-3 (Single Family Residential) zoning district.

The 2010 approval permitted the installation of a cellular tower with a maximum of nine antennas and a requirement that the tower be constructed as a stealth flag pole. All antennas and equipment are proposed to be located within the pole and adjacent ground shelter. All three of the newly proposed antennas will be located within that existing stealth flag pole, and the new ground equipment will be located within an existing unused building (previously a concession stand).

Verizon has indicated a need to increase service quality within an existing “coverage gap” area. The proposed tower location has been identified as the best solution because it will allow for collocation on an existing stealth pole and utilize an existing building that will limit most visual effects of the new installation.



## EXISTING SITE & HISTORY

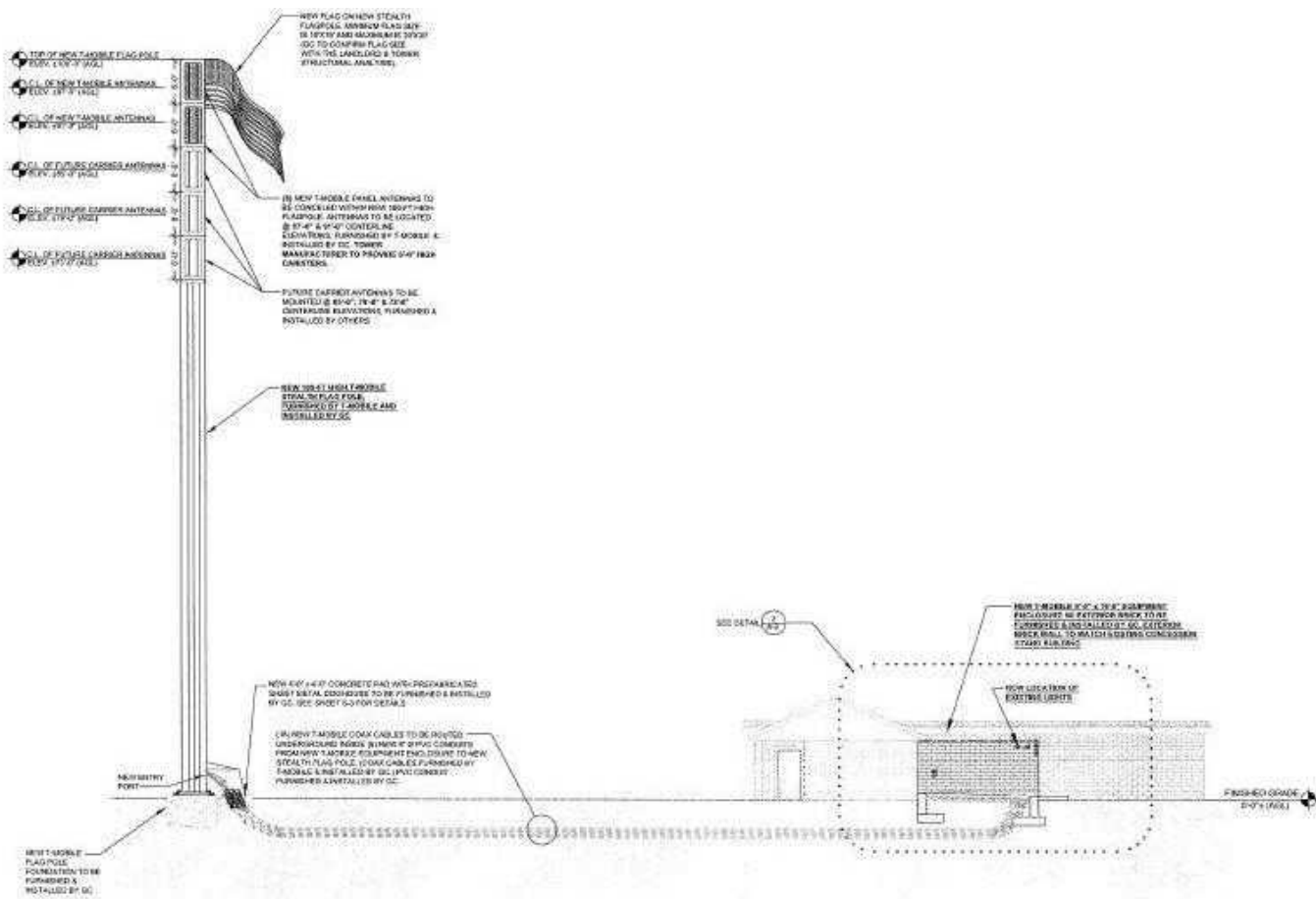
The antenna installation is proposed on an existing stealth flag pole located behind Victor J. Andrew High School. The pole is located between the baseball/softball diamonds and the football field. Victor J. Andrew High School is part of Consolidated High School District 230 (SD230) and was proposed in the 1970s as Tinley Park, Orland Park, and Orland Hills continued to expand further west and opened in 1977. The school's land was donated as part of the Timbers Estates and Timbers Edge Subdivisions. SD230 has approved a revised lease and the location of the new antennas on their property.

The original cellular tower installation was proposed in 2009. The site was chosen based on the Village's site selection hierarchy at the time. The preference was for new wireless communication antennas to be collocated on existing towers, commercial sites, or government-owned structures. However, the area is a largely flat single-family residential area without existing tall structures in the immediate area, necessitating a new tower. The large sports field area is adjacent to residential homes but presented the largest buffer to keep the antennas away from homes. The school has a high level of cellular activity from students, teachers, staff, parents, and visitors attending different community events hosted at the school that made it a prime candidate for increased signal quality.





There were many concerns from neighboring property owners, Plan Commissioners, and the Village Board about the aesthetics of the initially proposed tower in a residential setting. After discussions, the Petitioner at that time redesigned the tower to be a stealth flag pole that limited the visual effects and helped it blend into the surrounding high school and sports field setting better. The new antenna was approved by the Village Board in October 2010 (Ordinance 2010-O-044 attached to packet). The antenna was constructed in spring 2011.



*Above: 2010 Approved Elevation*

## ZONING & NEARBY LAND USES

The proposed site is zoned residential, as are all public schools within the Village. It is located in the R-3, Single-Family Residential Zoning District. To the west and south of the subject property are single-family homes located in the R-2 (Single-Family Residential) Zoning District (Timber Estates Subdivision). To the east are single-family homes located in the R-3 (Andrew Highlands Subdivision) and R-3 PD (Timbers Ridge Subdivision and Planned Unit Development). To the north across 171<sup>st</sup> Street are single-family homes located in the Village of Orland Hills' (located in a zoning district most comparable to Tinley Park's R-4 zoning district).

The Village has revised its Telecommunication Service Facilities (TCSF) zoning ordinances regularly to respond to changing federal and state laws, as well as established case law. Most recently, the TCSF regulations were updated to reflect the passage of the Illinois S.B. 1451, known as the Small Wireless Facilities Deployment Act, in 2018. The Zoning Code updates ensure the Village remains within its legal authority to regulate wireless telecommunication facilities but continues to maintain control on the visual appearance and locations where appropriate.

The code currently requires that all new towers require a special use approval and that they show; 1) they have located in the most desirable location based on the Village's prescribed hierarchy of location and 2) that they



demonstrate a specific need for the tower to be located within (typically shown with a “Propagation Map). “Disguised Towers” such as flag poles, monopines, or architectural elements are required when located within 1,000 ft. of any residentially-zoned property. Collocations on existing sites and towers are permitted by right. However, that collocation requirement does not supersede any previous special use permits or conditions, such as the one on the subject site.

### Overview of Wireless Cellular Regulations and Zoning Requests

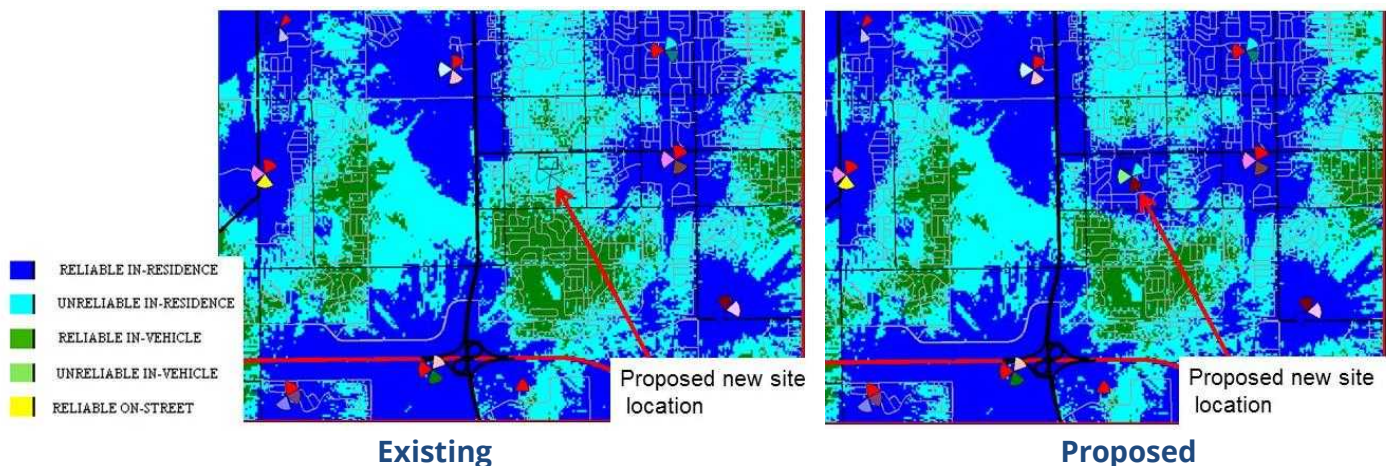
The Telecommunications Act of 1996 states that local governments cannot “prohibit or have the effect of prohibiting wireless facilities,” but preserves local zoning authority over the “placement, construction, and modification of wireless facilities.” This Act prevents local authorities from outright banning telecommunications facilities from certain areas, which makes it difficult to regulate telecommunication facilities based upon traditional zoning district classifications (such as residential) that may cover large areas and technically constitute a prohibition. The intent of the Act was to allow wireless communication companies an ability to reasonably expand their wireless communication networks across the country. Wireless communication has continued to grow in importance to daily life and in emergency situations, especially as traditional cable and landline usage has decreased.

It should also be noted that the Act also states that a municipality cannot regulate wireless services based on environmental or health effects of radiofrequency emissions. Those requirements and monitoring abilities are delegated to the Federal Communications Commission (FCC). No zoning decisions can be based on any health or environmental effect information.

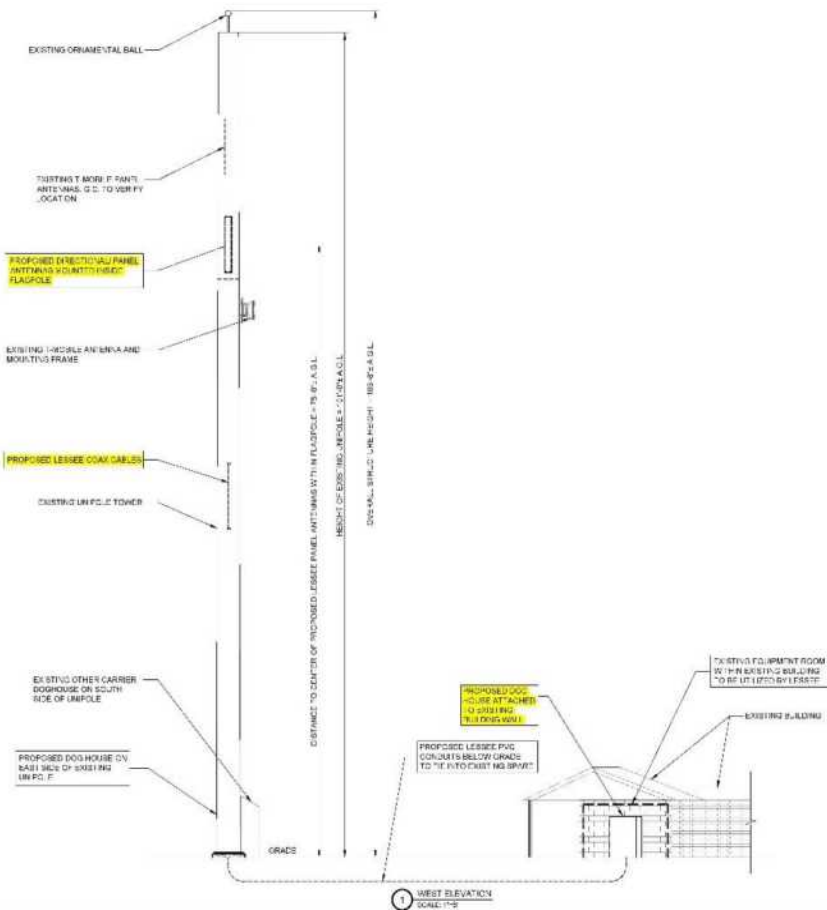
## **PROPOSED USE & SPECIAL USE PERMIT**

The Petitioner is proposing to expand their client’s (Verizon) coverage in the area and fill their existing coverage gap within the selected area. As with the original tower proposal, there are limited options available due to the relatively low-density area without existing cellular towers, ComEd electrical towers, or tall buildings that are their main choice. The proposal will locate three new antennas within the existing stealth/disguised pole, and all ground equipment will be located in an adjacent unused building. The only visual changes will be two small “doghouses” at the base of the tower and the existing concession stand structure. This allows for the cable conduits to be run into the structures and for occasional maintenance of the lines. This “doghouse” will be similar in appearance to the existing one used by T-Mobile. No other visual changes to the pole or site are proposed. The Special Use Permit will be amending the allowances to permit 12 antennas to be located within the tower, instead of the current maximum of nine. The required appearance and conditions as the original 2010 approval will remain.

Below are the Cellular Propagation Maps that show the existing Verizon signal strength in the area (Left) as well as the resulting signal coverage based on the proposed antenna (right).







Above Left: Proposed Tower Elevation

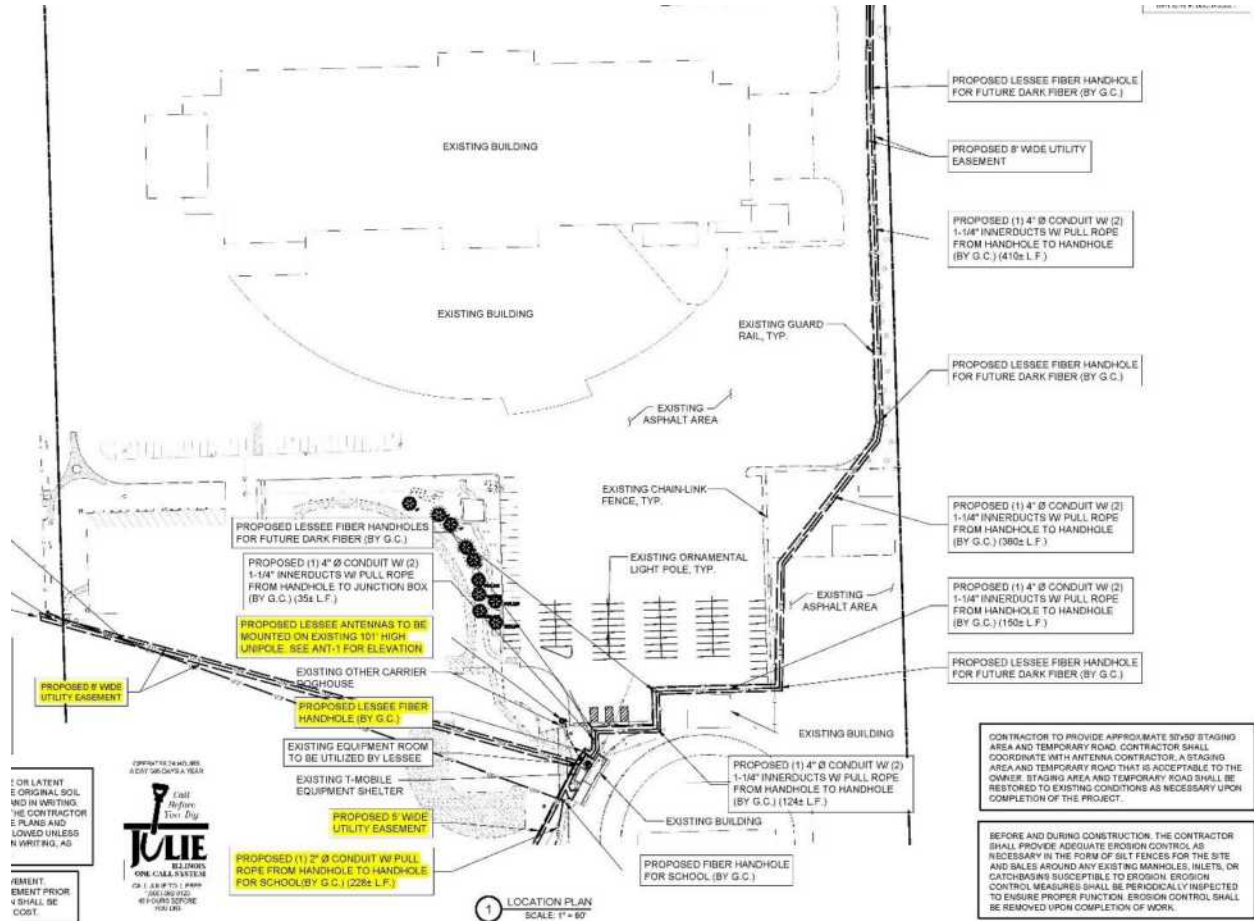


Above Right: Existing Tower Picture



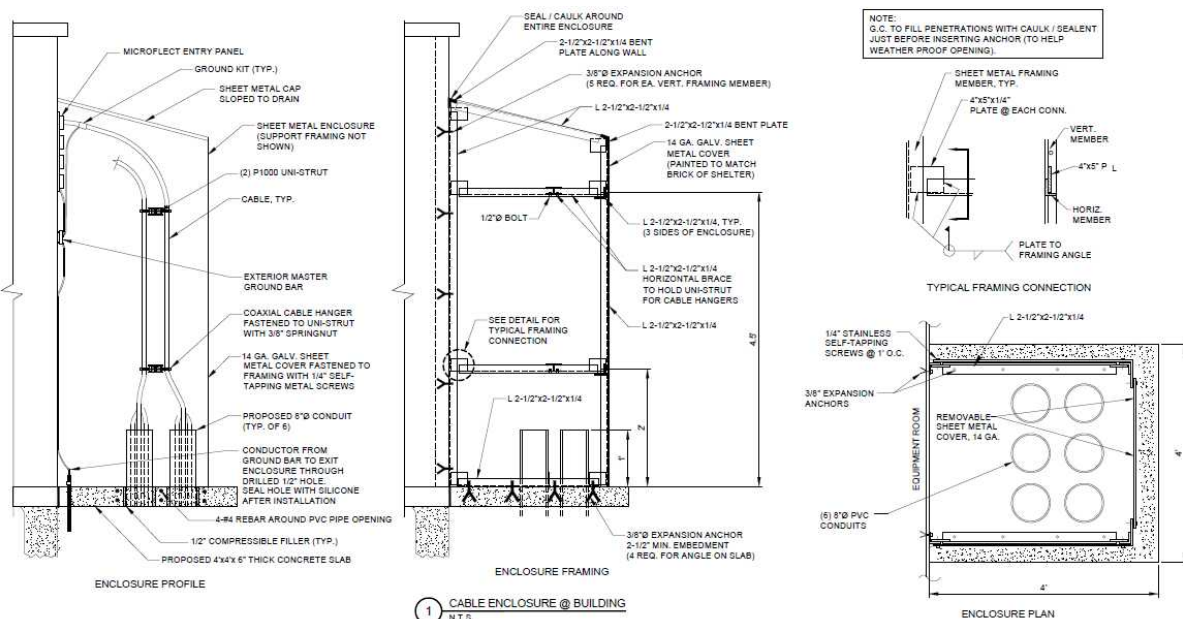
## SITE PLAN

The site is not proposing to change as they are planning to use an existing tower for housing the three new antennas. A portion of an existing structure that was previously used as a concession stand (a new one was constructed) to house the related ground equipment. The only added on-site equipment will be a small “doghouse” at the base of the structure.



**Above: Proposed Site Plan**

**Below: Dog House Specifications**





## STANDARDS FOR A SPECIAL USE

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Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff has provided draft below to be considered for adoption. These findings may be replaced or amended by the Plan Commission based on their conclusions from the public hearing.

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
  - ***The proposed wireless facility equipment will be collocated on an existing cellular tower site and will operate similarly to the existing equipment on the site. All new antennas will be placed inside of the tower and no changes to the disguised flag pole are proposed. The additional cell antenna on the electrical transmission tower will improve the coverage for that carrier in the area.***
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
  - ***The proposed wireless facility equipment is proposing to use the existing tower to collocate and to incorporate their equipment on. Utilizing an existing nearby structure that is currently unused to house their ground equipment.***
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
  - ***The proposed tower and structures are already existing. The location is nearby high school sports fields that are not intended to be developed in the future, and the addition of three antennas to the existing tower will not impede the normal and orderly development of the surrounding property.***
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
  - ***The subject property is currently operating as a cell tower site on a developed site that has a satisfactorily existing road system and utilities.***
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
  - ***Access to the site is from 171<sup>st</sup> Street and the adjacent parking lot. The access will only be from the wireless carrier companies and their contractors needing to do work on the housed equipment. There will be very little traffic to and from this site upon completion of the work.***
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
  - ***The existing pole complies with all other zoning requirements. This approval only amends the existing Special Use Ordinance 2010-O-044 to permit three additional antennas for a total of 12 in the pole.***



- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
  - ***Additional cell antennas on the tower will improve the coverage for that carrier in the area. Wireless communication continues to become more and more vital to our lives as well as emergency responses. The increase in cellular coverage may translate into a higher quality of life for residents and visitors to the area.***

It is also important to recognize that a Special Use Permit does not run with the land and instead the Special Use Permit is tied to the Petitioner. This is different from a process such as a variance, since a variance will forever apply to the property to which it is granted. Staff encourages the Plan Commission to refer to Section X.J.6. to examine the conditions where a Special Use Permit will expire.

## STANDARDS FOR SITE PLAN APPROVAL

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Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. Specific findings are not required, however the proposed site plan and building design must meet these standards.

### Site Design

- a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.
- b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.
- c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and are not permitted to occupy areas designated for parking, driveways or walkways.
- d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible visitor/employee traffic shall be separate from truck or equipment traffic.
- e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color.



## MOTION TO CONSIDER

---

If the Plan Commission wishes to take action, an appropriate wording of the motions would read:

### Motion 1 (Site Plan Approval):

*“...make a motion to grant the Petitioner, Margie Oliver (of Dolan Realty Advisors) on behalf of Verizon Wireless, Site Plan Approval for the addition of three antennas on the existing disguised cellular tower site at 7001 171<sup>st</sup> St (Victor J. Andrew High School) in the R-3 (Single-Family Residential) Zoning District, in accordance with the plans submitted and listed herein.”*

*...with the following conditions:*

*[any conditions that the Commissioners would like to add]*

### Motion 2 (Special Use Permit):

*“...make a motion to recommend that the Village Board grant a Special Use Permit to the Petitioner, Margie Oliver (of Dolan Realty Advisors) on behalf of Verizon Wireless, to amend Ordinance 2010-O-044 and permit an additional three antennas, for a total of 12, on the existing disguised flag pole cell tower located at 7001 171<sup>st</sup> Street (Victor J. Andrew High School) in the R-3 (Single-Family Residential) Zoning District, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the Staff Report.*

*...with the following conditions:*

*[any conditions that the Commissioners would like to add]*

## LIST OF REVIEWED PLANS

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Submitted Sheet Name		Prepared By	Date On Sheet
	Special Use Standards/Findings of Fact Responses	Petitioner	1.9.2020
	Project Narrative	Petitioner	3.4.2020
T-1	Plan Title Sheet	Terra	10.28.2019
LP-A	Location Plan	Terra	10.28.2019
LP-B	Location Plan	Terra	10.28.2019
C-1	Site Plan	Terra	10.28.2019
C-1A	Enlarged Site Plan	Terra	10.28.2019
C-2	Site Details	Terra	10.28.2019
A-1 to A-8	Architectural/Construction Details	Terra	10.28.2019
ANT -1	Site Elevation	Terra	10.28.2019
P-1	Existing Site Photos	Terra	10.28.2019
L-1 to L-5	Existing Plat of Survey and Easements	Terra	12.3.2019
	Verizon RF Prop Map Simulations PowerPoint (45 & 175 <sup>th</sup> )	Verizon	N/A
Terra = Terra Consulting Group, Ltd. (Park Ridge, IL)			





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

VILLAGE OF TINLEY PARK, ILLINOIS  
**PLANNING AND ZONING GENERAL APPLICATION**

**REQUEST INFORMATION**

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

- ☒ **Special Use for:** Verizon to Collocate on existing Crown flagpole
- ☐ **Planned Unit Development (PUD)** ☐ **Concept** ☐ **Preliminary** ☐ **Final** ☐ **Deviation**
- ☐ **Variation** ☐ **Residential** ☐ **Commercial** for \_\_\_\_\_
- ☐ **Annexation**
- ☐ **Rezoning (Map Amendment) From** \_\_\_\_\_ **to** \_\_\_\_\_
- ☐ **Plat (Subdivision, Consolidation, Public Easement)** ☐ **Preliminary** ☐ **Final**
- ☐ **Site Plan**
- ☐ **Landscape Change Approval**
- ☐ **Other:** \_\_\_\_\_

**PROJECT & PROPERTY INFORMATION**

**Project Name:** Verizon Andrew High School (Verizon Hwy 45 & 175th)

**Project Description:** Verizon proposes to collocate on flagpole with equipment house in concession stand

**Project Address:** 9001 W. 171st Street **Property Index No. (PIN):** 27-27-400-002-0000

**Zoning District:** R-3 **Lot Dimensions & Area:** Concession Building

**Estimated Project Cost:** \$ \_\_\_\_\_

**OWNER OF RECORD INFORMATION**

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

**Name of Owner:** Board of Education of Consolidated **Company:** Board of Education of Consolidated Hi

**Street Address:** 15100 S. 94th Avenue **City, State & Zip:** Orland Park, IL 60462

**E-Mail Address:** kpipal@hlerk.com (K. Pipal, Attorne **Phone Number:** 847-670-9000

**APPLICANT INFORMATION**

☐ **Same as Owner of Record**

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

**Name of Applicant:** Margie Oliver **Company:** Verizon Wireless

**Relation To Project:** Authorized Agent

**Street Address:** 343 S. Kirkwood Road #5, #220 **City, State & Zip:** Kirkwood, MO 63122

**E-Mail Address:** moliver@dolanrealtyadvisors.cor **Phone Number:** 314-963-7706





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

## VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

### Authorized Representative Consent

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

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

Property Owner Signature: \_\_\_\_\_

Property Owner Name (Print): \_\_\_\_\_

### Acknowledgements

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

Property Owner Signature: \_\_\_\_\_

Property Owner Name (Print): \_\_\_\_\_

Applicant Signature:  
(If other than Owner)

Applicant's Name (Print): \_\_\_\_\_

Date: \_\_\_\_\_

Margie Oliver

1/9/2020





## VILLAGE OF TINLEY PARK, ILLINOIS SPECIAL USE ADDENDUM

### APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they may not be accepted and may delay the review and hearing dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting a **Special Use** permit from the terms of the Zoning Ordinance (Section 5-B). This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements, and receive some preliminary feedback on any concept plans prior to making a submittal.

☐ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).

☐ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.

☐ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on any employee numbers, parking requirements, property changes, existing uses/tenants, hours of operation or any other business operations should be indicated. Any additional requests such as Site Plan approval or a Variation should be indicated in the narrative as well.

☐ A Plat of Survey of the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated.

☐ Site Plan and/or Interior layout plans that indicate how the property and site will be utilized.

☐ Responses to all Standards for a Special Use on the following page (can be submitted separately along with the narrative, but all standards must be addressed).

☐ \$400 Special Use hearing fee.



## **STANDARDS AND CRITERIA FOR A SPECIAL USE**

Section X.J. of the Village of Tinley Park Zoning Ordinance requires that no Special Use be recommended by the Plan Commission unless the Commission finds that all of the following statements, A-G listed below, are true and supported by facts. Petitioners must respond to and confirm each and every one of the following findings by providing the facts supporting such findings. The statements made on this sheet will be made part of the official public record, will be discussed in detail during the public meetings and will be provided to any interested party requesting a copy. Please provide factual evidence that the proposed Special Use meets the statements below. If additional space is required, you may provide the responses on a separate document or page.

- A. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.**
  
  
  
  
  
  
  
  
  
  
- B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.**
  
  
  
  
  
  
  
  
  
  
- C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**
  
  
  
  
  
  
  
  
  
  
- D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.**
  
  
  
  
  
  
  
  
  
  
- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**
  
  
  
  
  
  
  
  
  
  
- F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.**
  
  
  
  
  
  
  
  
  
  
- G. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.**

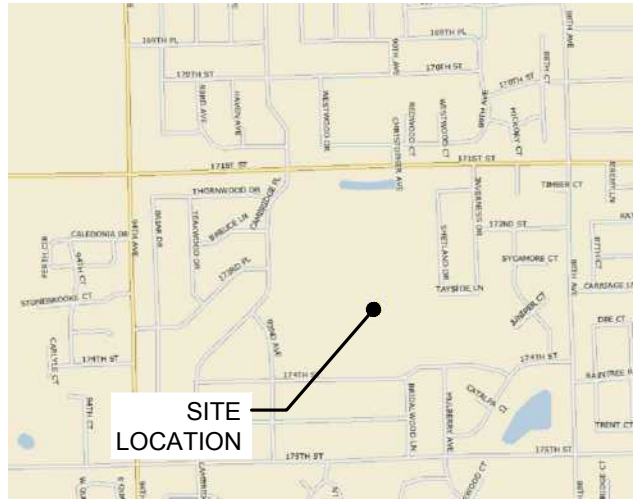



## CONSULTANT TEAM

PROJECT CONSULTANT: TERRA CONSULTING GROUP, LTD.  
600 BUSSE HIGHWAY  
PARK RIDGE, IL 60068  
(847) 698-6400

SURVEYOR: ASM CONSULTANTS, INC.  
P.O. BOX 7  
PLANO, IL 60545  
(630) 273-2500

## VICINITY MAP

N.T.S. 

## REGIONAL MAP

N.T.S. 

## PROJECT TYPE

PROPOSED LESSEE ANTENNAS TO BE MOUNTED ON EXISTING UNIPOLE TOWER WITH PROPOSED EQUIPMENT INSIDE EXISTING BUILDING ROOM.

## PROJECT INFORMATION

SITE COORDINATES: LATITUDE: 41° 34' 36.13" N (1A CERTIFICATION)  
LONGITUDE: 87° 50' 19.45" W (1A CERTIFICATION)

ELEVATION: ±727' (1A)

P.I.N. #: 27-27-400-002-0000

ADDRESS: 9001 W. 171st  
TINLEY PARK, IL 60487

UTILITIES: POWER: COMED  
WARREN TAYLOR  
(708) 235-2328  
ACCT: #3139137066

FIBER: AT&T  
TIMOTHY ORES  
708-396-8037

JURISDICTION: VILLAGE OF TINLEY PARK

OCCUPANCY: UNINHABITED

ZONING: R-3

CONSTRUCTION TYPE: CO LO

PROPERTY OWNER: CROWN CASTLE  
20 N. MARTINGALE, SUITE 440  
SCHAUMBURG, IL 60173

TOWER OWNER: CROWN CASTLE  
(847) 273-2934

CONTACT PERSON: MARK WILLIAMS; CCI (217) 549-4360

APPLICANT: CHICAGO SMSA  
limited partnership  
d/b/a Verizon Wireless  
1515 WOODFIELD ROAD  
SCHAUMBURG, IL 60173

CONSTRUCTION MANAGER: DOUG OHLSON (847) 706-7668

REAL ESTATE MANAGER: DANNY PEREZ (847) 706-1765

GENERATOR TYPE: GENERATOR NOT NEEDED

MAKE:  
MODEL #:

SHEET	DRAWING INDEX	REVISION
T-1	TITLE SHEET	4,6,7,8
LP-A	LOCATION PLAN	1,3,4,7
LP-B	LOCATION PLAN	5,6,7
C-1	SITE PLAN	1,4
C-1A	ENLARGED SITE PLAN	1
C-2	SITE DETAILS	-
A-1	ITEM LIST AND ABBREVIATIONS	-
A-2	EXIST. DEMOLITION PLAN/PROPOSED EQUIPMENT LAYOUT	1
A-3	FLOOR PLAN AND EQUIPMENT ROOM DIMENSIONS	1
A-4	LIGHTING PLAN	-
A-5	SITE DETAILS	-
A-6	DOOR LOCKS DETAILS	-
A-7	ROOM FINISH SCHEDULE, SPECIFICATIONS AND DETAILS	-
A-8	EQUIPMENT ROOM INTERIOR ELEVATIONS	-
ANT-1	SITE ELEVATION & ANTENNA LAYOUT	-
ANT-2	ANTENNA INFORMATION	-
ANT-2A	ANTENNA INFORMATION	-
EQ-1	EQUIPMENT DETAILS	-
EQ-2	EQUIPMENT DETAILS	-
E-0	ELECTRICAL NOTES AND LEGEND	-
E-1	POWER AND LIGHTING PLANS	1
E-2	CABLE TRAY PLAN AND DETAILS	-
E-3	GROUNDING PLAN AND DETAILS	1
E-3A	SITE GROUNDING PLAN	1,3
E-4	UTILITY ROUTING PLAN	4,5,7
E-4A	UTILITY ROUTING PLAN	3,4,5,6,7
E-5	PANEL BOARD SCHEDULE AND ONE-LINE DIAGRAM	4
M-0	MECHANICAL NOTES	-
M-1	HVAC NOTES	-
M-2	MECHANICAL FLOOR PLAN	1
M-3	MECHANICAL SCHEDULE AND DETAILS	-
SP-1	SPECIFICATIONS	-
SP-2	SPECIFICATIONS	-
P-1	EXISTING SITE PHOTOS	-
22" x 34" IS FULL SCALE. 11" x 17" IS HALF SCALE.		
ATTACHMENTS		
L-1	SITE SURVEY	-
L-2	SITE SURVEY	-
L-3	SITE SURVEY	-
L-4	SITE SURVEY	-

## REVISIONS

NO.	DESCRIPTION	DATE	BY
1.	UPDATE PER SITETRACKER COMMENTS	10/26/18	TJS

THESE PLANS HAVE BEEN DESIGNED TO CONFORM WITH THE FOLLOWING BUILDING CODES :  
2012 INTERNATIONAL BUILDING CODE  
2012 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS  
2012 INTERNATIONAL MECHANICAL CODE  
2012 INTERNATIONAL PROPERTY MAINTENANCE CODE  
2012 INTERNATIONAL FUEL GAS CODE  
2015 INTERNATIONAL ENERGY CONSERVATION CODE  
2011 NATIONAL ELECTRIC CODE  
2014 ILLINOIS STATE PLUMBING CODE  
2012 INTERNATIONAL FIRE CODE

# CHICAGO SMSA

## limited partnership

CHICAGO SMSA LIMITED PARTNERSHIP  
d/b/a VERIZON WIRELESS  
1515 WOODFIELD ROAD, SUITE 1400  
SCHAUMBURG, ILLINOIS 60173  
PHONE: (847) 619-5397 FAX: (847) 706-7415

LOCATION NUMBER: 282573

SITE NAME: 45 & 175th

9001 W. 171st STREET  
TINLEY PARK, IL 60487

OPERATES 24 HOURS  
A DAY 365 DAYS A YEAR



CALL JULIE TOLL FREE  
1(800) 892-0123  
48 HOURS BEFORE  
YOU DIG

**CHICAGO SMSA**  
limited partnership  
d/b/a VERIZON WIRELESS



NO.	DESCRIPTION	DATE	BY	JTM	RA	JJR	TH	JJR	JJR	AM
2	UPDATE WITH POWER DESIGN	10/29/18								
3	UPDATE PER FIBER COORDINATION	12/11/18								
4	UPDATE PER LATEST COMED WALK	04/08/19								
5	REVISED FIBER PER RESERVOIR INFO	05/17/19								
6	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS	08/06/19								
7	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS	09/04/19								
8	ISSUED FOR PERMIT	10/28/19								

LOC. # 282573

45 & 175th

9000 W. 171ST  
TINLEY PARK, IL 60487

DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	07/03/18
PROJECT #:	33-1566

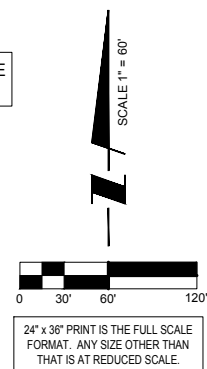
SHEET TITLE  
TITLE SHEET

SHEET NUMBER

**T-1**



171ST STREET



PROPOSED LESSEE FIBER HANDHOLE  
FOR FUTURE DARK FIBER (BY G.C.)

PROPOSED (1) 4" Ø CONDUIT W/ (2)  
1-1/4" INNERDUCTS W/ PULL ROPE  
FROM HANDHOLE TO HANDHOLE  
(BY G.C.) (310± L.F.)

PROPOSED LESSEE FIBER HANDHOLE  
FOR FUTURE DARK FIBER (BY G.C.)

PROPOSED 8' WIDE UTILITY  
EASEMENT

PROPOSED (1) 4" Ø CONDUIT W/ (2)  
1-1/4" INNERDUCTS W/ PULL ROPE  
FROM HANDHOLE TO HANDHOLE  
(BY G.C.) (410± L.F.)

PROPOSED LESSEE FIBER HANDHOLE  
FOR FUTURE DARK FIBER (BY G.C.)

PROPOSED (1) 4" Ø CONDUIT W/ (2)  
1-1/4" INNERDUCTS W/ PULL ROPE  
FROM HANDHOLE TO HANDHOLE  
(BY G.C.) (360± L.F.)

PROPOSED (1) 4" Ø CONDUIT W/ (2)  
1-1/4" INNERDUCTS W/ PULL ROPE  
FROM HANDHOLE TO HANDHOLE  
(BY G.C.) (150± L.F.)

PROPOSED LESSEE FIBER HANDHOLE  
FOR FUTURE DARK FIBER (BY G.C.)

CONTRACTOR TO PROVIDE APPROXIMATE 50'x50' STAGING  
AREA AND TEMPORARY ROAD. CONTRACTOR SHALL  
COORDINATE WITH ANTENNA CONTRACTOR, A STAGING  
AREA AND TEMPORARY ROAD THAT IS ACCEPTABLE TO THE  
OWNER. STAGING AREA AND TEMPORARY ROAD SHALL BE  
RESTORED TO EXISTING CONDITIONS AS NECESSARY UPON  
COMPLETION OF THE PROJECT.

BEFORE AND DURING CONSTRUCTION, THE CONTRACTOR  
SHALL PROVIDE ADEQUATE EROSION CONTROL AS  
NECESSARY IN THE FORM OF SILT FENCES FOR THE SITE  
AND BALES AROUND ANY EXISTING MANHOLES, INLETS, OR  
CATCHBASINS SUSCEPTIBLE TO EROSION. EROSION  
CONTROL MEASURES SHALL BE PERIODICALLY INSPECTED  
TO ENSURE PROPER FUNCTION. EROSION CONTROL SHALL  
BE REMOVED UPON COMPLETION OF WORK.

EXISTING BUILDING

EXISTING BUILDING

EXISTING GUARD  
RAIL, TYP.

EXISTING ASPHALT AREA

EXISTING CHAIN-LINK  
FENCE, TYP.

EXISTING ORNAMENTAL  
LIGHT POLE, TYP.

EXISTING ASPHALT AREA

EXISTING BUILDING

PROPOSED (1) 4" Ø CONDUIT W/ (2)  
1-1/4" INNERDUCTS W/ PULL ROPE  
FROM HANDHOLE TO HANDHOLE  
(BY G.C.) (124± L.F.)

PROPOSED FIBER HANDHOLE  
FOR SCHOOL (BY G.C.)

1 LOCATION PLAN  
SCALE: 1" = 60'

PROPOSED (1) 2" Ø CONDUIT W/ PULL  
ROPE FROM HANDHOLE TO HANDHOLE  
FOR SCHOOL (BY G.C.) (654± L.F.)

PROPOSED 2 SETS OF 3 #600 KCMIL, IN  
3-1/2" C & (1) #6 GD; BY G.C. (665± L.F.)

EXISTING PAD MOUNT  
TRANSFORMER

PROPOSED LESSEE FIBER HANDHOLES  
FOR FUTURE DARK FIBER (BY G.C.)

PROPOSED (1) 4" Ø CONDUIT W/ (2)  
1-1/4" INNERDUCTS W/ PULL ROPE  
FROM HANDHOLE TO JUNCTION BOX  
(BY G.C.) (35± L.F.)

PROPOSED LESSEE ANTENNAS TO BE  
MOUNTED ON EXISTING 101' HIGH  
UNIPOLE. SEE ANT-1 FOR ELEVATION

EXISTING OTHER CARRIER  
BOGHOUSE

PROPOSED LESSEE FIBER  
HANDHOLE (BY G.C.)

EXISTING EQUIPMENT ROOM  
TO BE UTILIZED BY LESSEE

EXISTING T-MOBILE  
EQUIPMENT SHELTER

PROPOSED 5' WIDE  
UTILITY EASEMENT

PROPOSED (1) 2" Ø CONDUIT W/ PULL  
ROPE FROM HANDHOLE TO HANDHOLE  
FOR SCHOOL (BY G.C.) (228± L.F.)

PROPOSED 8' WIDE  
UTILITY EASEMENT

SURVEY PERFORMED BY:

Advanced Surveying & Mapping

Telephone (630) 273-2500  
Fax (630) 273-2600  
E-MAIL [asmc@advct.com](mailto:asmc@advct.com)

THE CONTRACTOR WILL, UPON BECOMING AWARE OF SUBSURFACE OR LATENT  
PHYSICAL CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL  
INVESTIGATION WORK, PROMPTLY NOTIFY THE OWNER VERBALLY AND IN WRITING,  
AS TO THE NATURE OF THE DIFFERING CONDITIONS. NO CLAIM BY THE CONTRACTOR  
FOR ANY CONDITIONS DIFFERING FROM THOSE ANTICIPATED IN THE PLANS AND  
SPECIFICATIONS AND DISCLOSED BY THE SOIL STUDIES WILL BE ALLOWED UNLESS  
THE CONTRACTOR HAS SO NOTIFIED THE OWNER, VERBALLY AND IN WRITING, AS  
REQUIRED ABOVE, OF SUCH DIFFERING SUBSURFACE CONDITIONS.

CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT.  
CONTRACTOR SHALL PHOTOGRAPH AND VIDEOTAPE EXISTING PAVEMENT PRIOR  
TO CONSTRUCTION. ANY DAMAGE CAUSED DURING CONSTRUCTION SHALL BE  
REPLACED TO EXISTING OR BETTER CONDITION AT NO ADDITIONAL COST.

OPERATES 24 HOURS  
A DAY 365 DAYS A YEAR  
**Call  
Before  
You Dig**  
**JULIE**  
ILLINOIS  
ONE CALL SYSTEM  
CALL JULIE TOLL FREE  
1(800) 892-0123  
48 HOURS BEFORE  
YOU DIG

**CHICAGO  
SMSA**  
limited partnership  
d/b/a VERIZON WIRELESS



REVISIONS		NO	DATE	BY	DESCRIPTION
1		2	10/29/18	JTM	UPDATE WITH POWER DESIGN
2		3	12/11/18	RA	UPDATE PER FIBER COORDINATION
3		4	04/08/19	JJR	UPDATE PER LATEST COMED WALK
4		5	05/17/19	TH	REVISED FIBER PER RESERVOIR INFO
5		6	08/06/19	JJR	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS
6		7	09/04/19	JJR	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS
7		8	10/28/19	AM	ISSUED FOR PERMIT

LOC. # 282573

45 & 175th

9000 W. 171ST  
TINLEY PARK, IL 60487

DRAWN BY:	TJS
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DATE:	07/03/18
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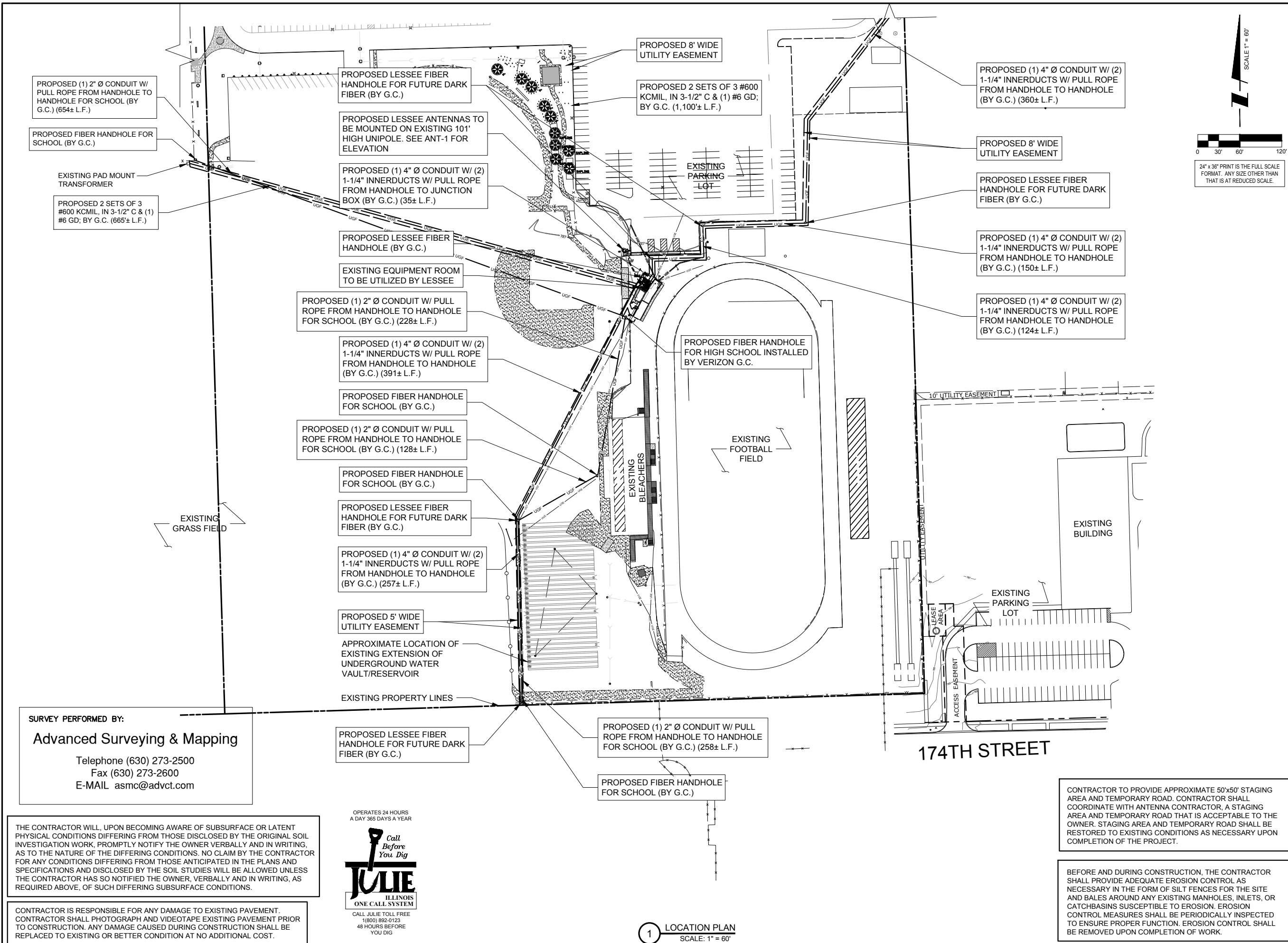
SHEET TITLE

LOCATION PLAN

SHEET NUMBER

**LP-A**





PROPOSED (1) 2" Ø CONDUIT W/  
PULL ROPE FROM HANDHOLE TO  
HANDHOLE FOR SCHOOL (BY  
G.C.) (654± L.F.)

PROPOSED FIBER HANDHOLE FOR  
SCHOOL (BY G.C.)

EXISTING PAD MOUNT  
TRANSFORMER

PROPOSED 2 SETS OF 3  
#600 KCMIL, IN 3-1/2" C & (1)  
#6 GD; BY G.C. (665± L.F.)

PROPOSED LESSEE FIBER  
HANDHOLE FOR FUTURE DARK  
FIBER (BY G.C.)

PROPOSED LESSEE ANTENNAS TO  
BE MOUNTED ON EXISTING 101'  
HIGH UNIPOLE. SEE ANT-1 FOR  
ELEVATION

PROPOSED (1) 4" Ø CONDUIT W/ (2)  
1-1/4" INNERDUCTS W/ PULL ROPE  
FROM HANDHOLE TO JUNCTION  
BOX (BY G.C.) (35± L.F.)

PROPOSED LESSEE FIBER  
HANDHOLE (BY G.C.)

EXISTING EQUIPMENT ROOM  
TO BE UTILIZED BY LESSEE

PROPOSED (1) 2" Ø CONDUIT W/ PULL  
ROPE FROM HANDHOLE TO HANDHOLE  
FOR SCHOOL (BY G.C.) (228± L.F.)

PROPOSED (1) 4" Ø CONDUIT W/ (2)  
1-1/4" INNERDUCTS W/ PULL ROPE  
FROM HANDHOLE TO HANDHOLE  
(BY G.C.) (391± L.F.)

PROPOSED FIBER HANDHOLE  
FOR SCHOOL (BY G.C.)

PROPOSED (1) 2" Ø CONDUIT W/ PULL  
ROPE FROM HANDHOLE TO HANDHOLE  
FOR SCHOOL (BY G.C.) (128± L.F.)

PROPOSED FIBER HANDHOLE  
FOR SCHOOL (BY G.C.)

PROPOSED LESSEE FIBER  
HANDHOLE FOR FUTURE DARK  
FIBER (BY G.C.)

PROPOSED (1) 4" Ø CONDUIT W/ (2)  
1-1/4" INNERDUCTS W/ PULL ROPE  
FROM HANDHOLE TO HANDHOLE  
(BY G.C.) (257± L.F.)

PROPOSED 5' WIDE  
UTILITY EASEMENT

APPROXIMATE LOCATION OF  
EXISTING EXTENSION OF  
UNDERGROUND WATER  
VAULT/RESERVOIR

EXISTING PROPERTY LINES

PROPOSED LESSEE FIBER  
HANDHOLE FOR FUTURE DARK  
FIBER (BY G.C.)

PROPOSED 8' WIDE  
UTILITY EASEMENT

PROPOSED 2 SETS OF 3 #600  
KCMIL, IN 3-1/2" C & (1) #6 GD;  
BY G.C. (1,100± L.F.)

EXISTING  
PARKING  
LOT

PROPOSED (1) 4" Ø CONDUIT W/ (2)  
1-1/4" INNERDUCTS W/ PULL ROPE  
FROM HANDHOLE TO HANDHOLE  
(BY G.C.) (360± L.F.)

PROPOSED 8' WIDE  
UTILITY EASEMENT

PROPOSED LESSEE FIBER  
HANDHOLE FOR FUTURE DARK  
FIBER (BY G.C.)

PROPOSED (1) 4" Ø CONDUIT W/ (2)  
1-1/4" INNERDUCTS W/ PULL ROPE  
FROM HANDHOLE TO HANDHOLE  
(BY G.C.) (150± L.F.)

PROPOSED (1) 4" Ø CONDUIT W/ (2)  
1-1/4" INNERDUCTS W/ PULL ROPE  
FROM HANDHOLE TO HANDHOLE  
(BY G.C.) (124± L.F.)

PROPOSED FIBER HANDHOLE  
FOR HIGH SCHOOL INSTALLED  
BY VERIZON G.C.

EXISTING  
FOOTBALL  
FIELD

10' UTILITY EASEMENT

EXISTING  
BUILDING

EXISTING  
PARKING  
LOT

174TH STREET

SURVEY PERFORMED BY:  
**Advanced Surveying & Mapping**  
Telephone (630) 273-2500  
Fax (630) 273-2600  
E-MAIL asmc@advct.com

THE CONTRACTOR WILL, UPON BECOMING AWARE OF SUBSURFACE OR LATENT PHYSICAL CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL INVESTIGATION WORK, PROMPTLY NOTIFY THE OWNER VERBALLY AND IN WRITING, AS TO THE NATURE OF THE DIFFERING CONDITIONS. NO CLAIM BY THE CONTRACTOR FOR ANY CONDITIONS DIFFERING FROM THOSE ANTICIPATED IN THE PLANS AND SPECIFICATIONS AND DISCLOSED BY THE SOIL STUDIES WILL BE ALLOWED UNLESS THE CONTRACTOR HAS SO NOTIFIED THE OWNER, VERBALLY AND IN WRITING, AS REQUIRED ABOVE, OF SUCH DIFFERING SUBSURFACE CONDITIONS.

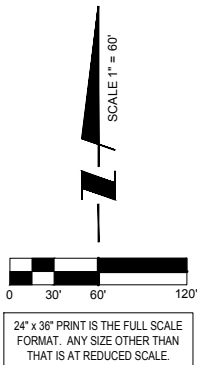
CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT. CONTRACTOR SHALL PHOTOGRAPH AND VIDEOTAPE EXISTING PAVEMENT PRIOR TO CONSTRUCTION. ANY DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPLACED TO EXISTING OR BETTER CONDITION AT NO ADDITIONAL COST.



1 LOCATION PLAN  
SCALE: 1" = 60'

CONTRACTOR TO PROVIDE APPROXIMATE 50'x50' STAGING AREA AND TEMPORARY ROAD. CONTRACTOR SHALL COORDINATE WITH ANTENNA CONTRACTOR, A STAGING AREA AND TEMPORARY ROAD THAT IS ACCEPTABLE TO THE OWNER. STAGING AREA AND TEMPORARY ROAD SHALL BE RESTORED TO EXISTING CONDITIONS AS NECESSARY UPON COMPLETION OF THE PROJECT.

BEFORE AND DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL AS NECESSARY IN THE FORM OF SILT FENCES FOR THE SITE AND BALES AROUND ANY EXISTING MANHOLES, INLETS, OR CATCHBASINS SUSCEPTIBLE TO EROSION. EROSION CONTROL MEASURES SHALL BE PERIODICALLY INSPECTED TO ENSURE PROPER FUNCTION. EROSION CONTROL SHALL BE REMOVED UPON COMPLETION OF WORK.



**CHICAGO  
SMSA**  
limited partnership  
d/b/a VERIZON WIRELESS



REVISIONS		DATE	BY
NO	DESCRIPTION	10/29/18	JTM
2	UPDATE WITH POWER DESIGN	12/11/18	RA
3	UPDATE PER FIBER COORDINATION	04/08/19	JJR
4	UPDATE PER LATEST COMED WALK	05/17/19	TH
5	REVISED FIBER PER RESERVOIR INFO	08/06/19	JJR
6	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS	09/04/19	JJR
7	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS	10/28/19	AM
8	ISSUED FOR PERMIT		

LOC. # 282573  
45 & 175th

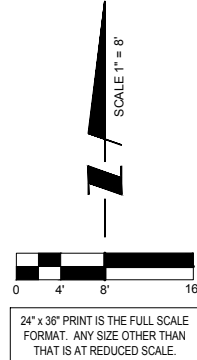
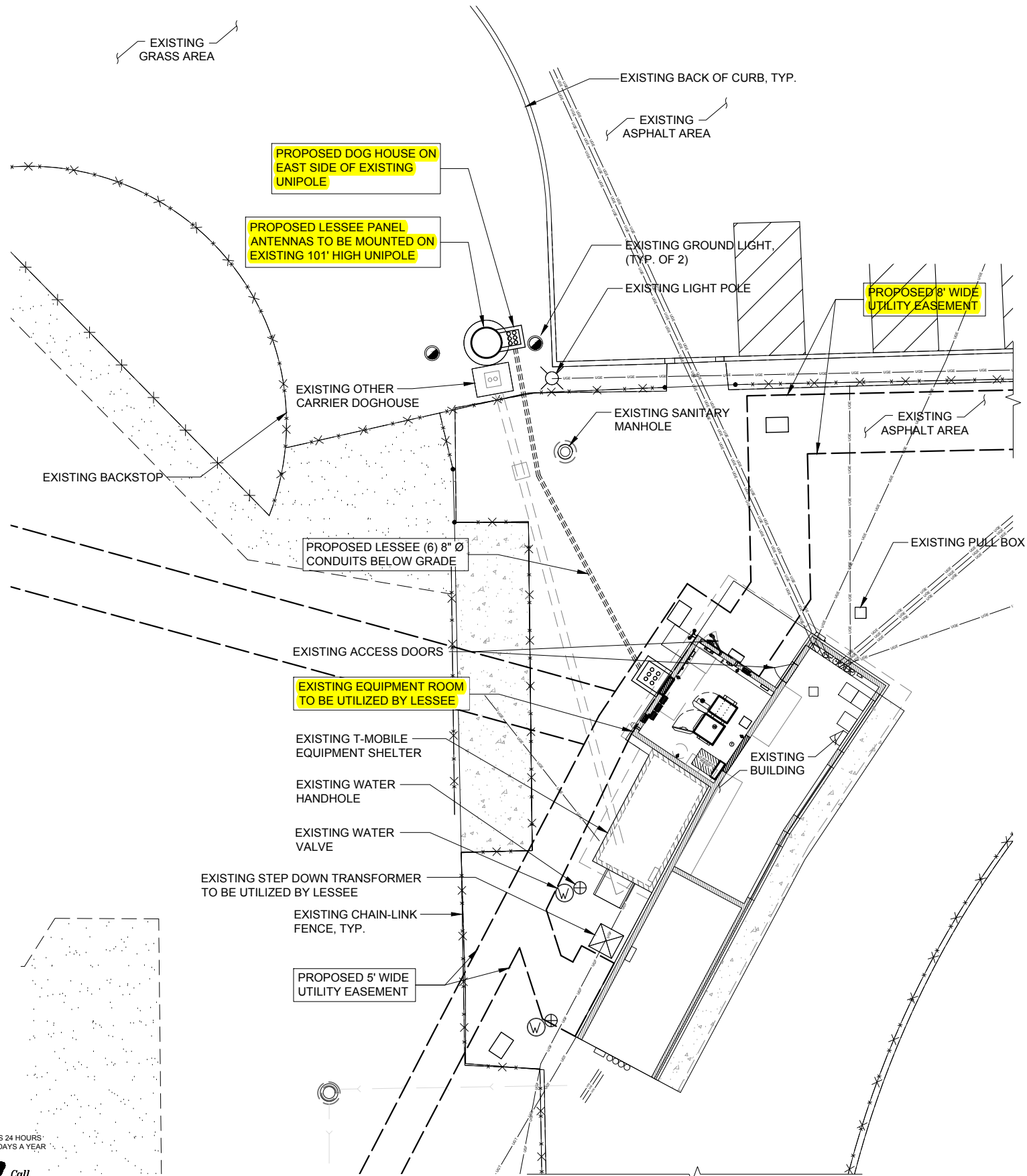
9000 W. 171ST  
TINLEY PARK, IL 60487

DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	07/03/18
PROJECT #:	33-1566

SHEET TITLE  
LOCATION PLAN

SHEET NUMBER  
**LP-B**





1 SITE PLAN  
SCALE: 1" = 8'

**CHICAGO SMSA**  
limited partnership  
d/b/a VERIZON WIRELESS



REVISIONS		DATE	BY
NO	DESCRIPTION		
1	UPDATE WITH POWER DESIGN	10/29/18	JTM
2	UPDATE PER FIBER COORDINATION	12/11/18	RA
3	UPDATE PER LATEST COMED WALK	04/08/19	JJR
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6	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS	09/04/19	JJR
7	ISSUED FOR PERMIT	10/28/19	AM
8			

LOC. # 282573

45 & 175th

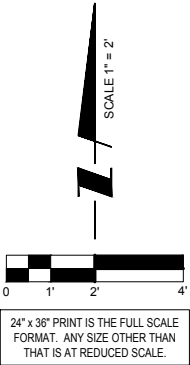
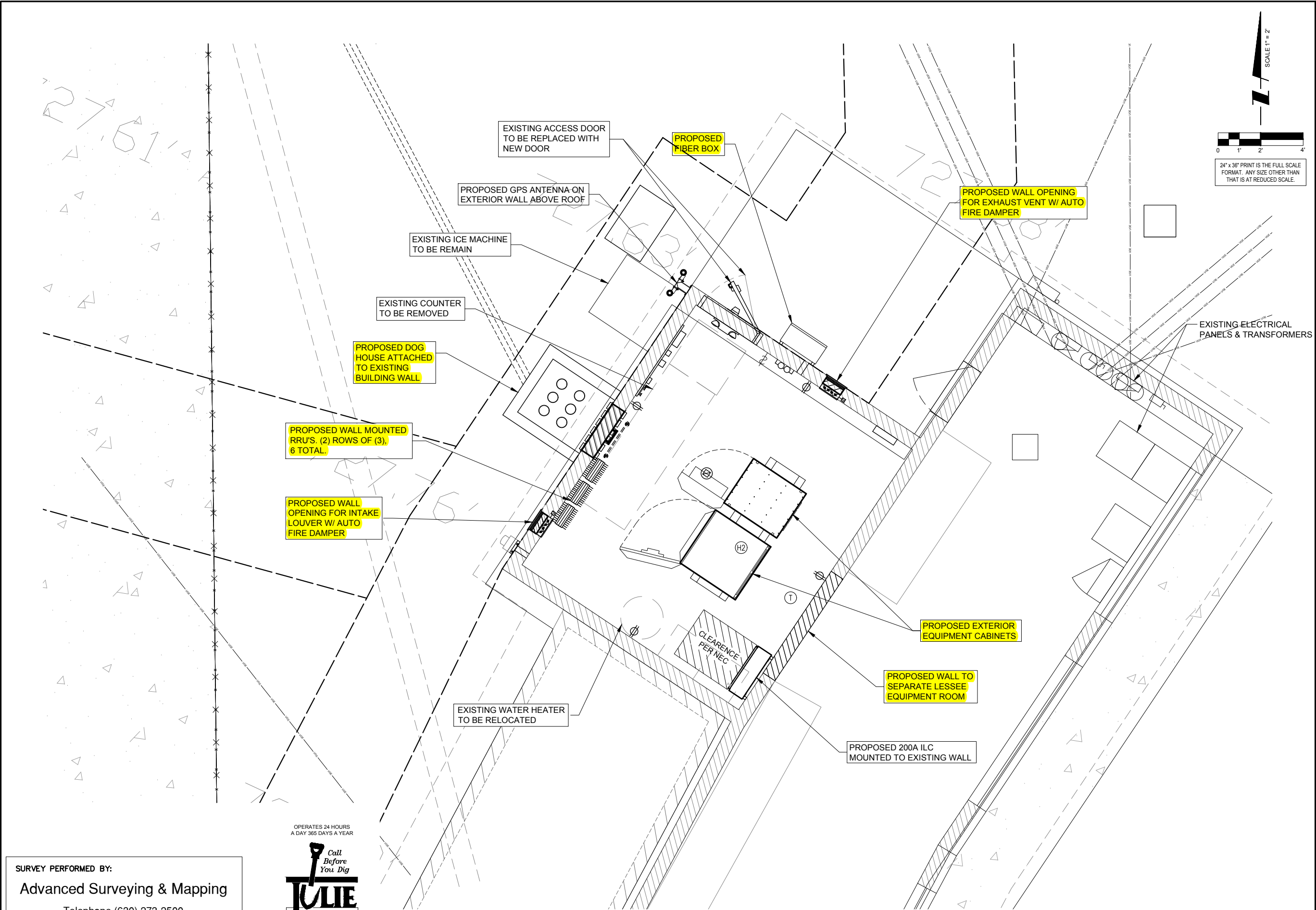
9000 W. 171ST  
TINLEY PARK, IL 60487

DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	07/03/18
PROJECT #:	33-1566

SHEET TITLE  
SITE PLAN

SHEET NUMBER  
**C-1**





**CHICAGO  
SMSA**  
limited partnership  
d/b/a VERIZON WIRELESS



REVISIONS		DATE	BY
NO	DESCRIPTION		JTM
2	UPDATE WITH POWER DESIGN	10/29/18	RA
3	UPDATE PER FIBER COORDINATION	12/11/18	JJR
4	UPDATE PER LATEST COMED WALK	04/08/19	TH
5	REVISED FIBER PER RESERVOIR INFO	05/17/19	JJR
6	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS	08/06/19	JJR
7	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS	09/04/19	JJR
8	ISSUED FOR PERMIT	10/28/19	AM

LOC. # 282573

45 & 175th

9000 W. 171ST  
TINLEY PARK, IL 60487

DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	07/03/18
PROJECT #:	33-1566

SHEET TITLE  
ENLARGED SITE PLAN

SHEET NUMBER  
**C-1A**

SURVEY PERFORMED BY:

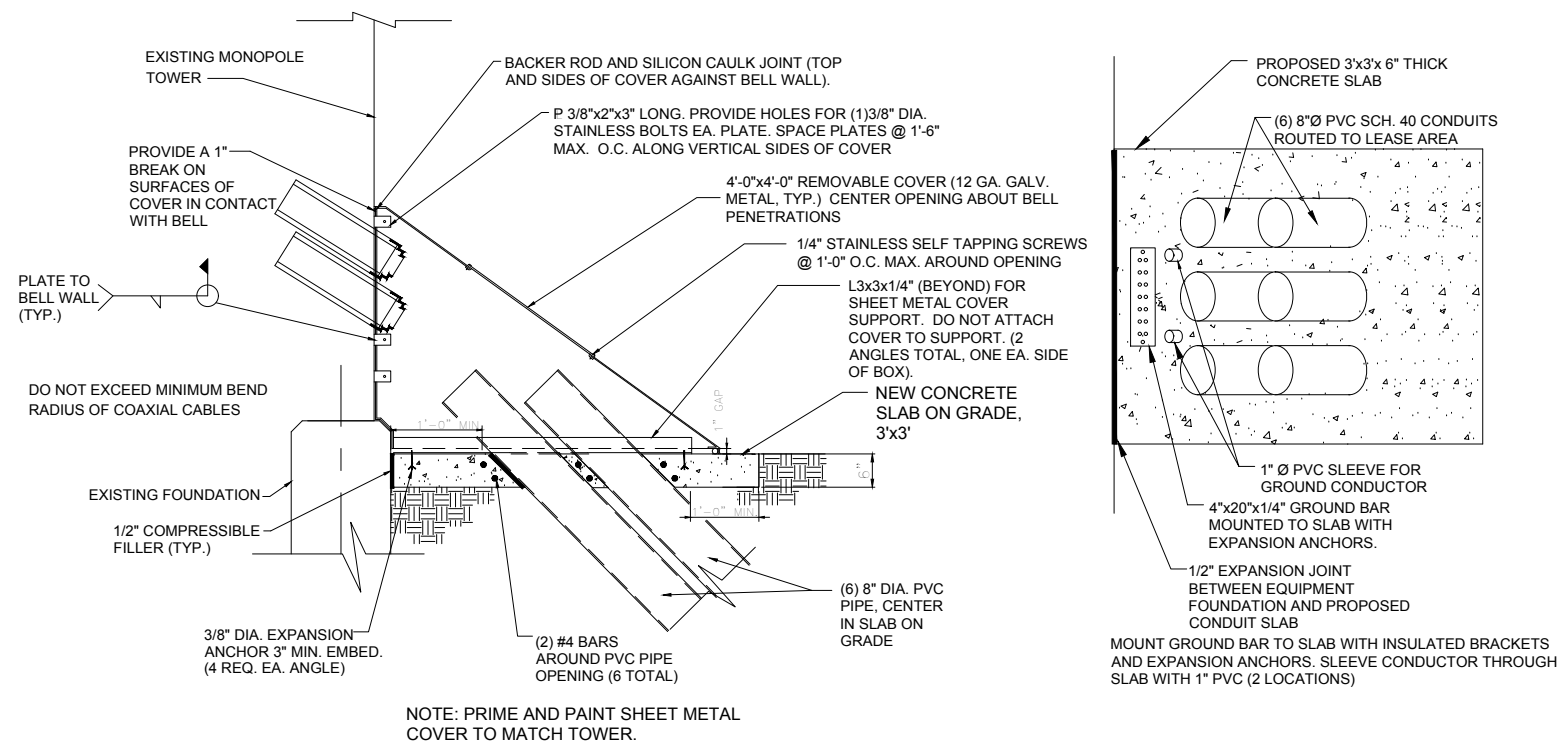
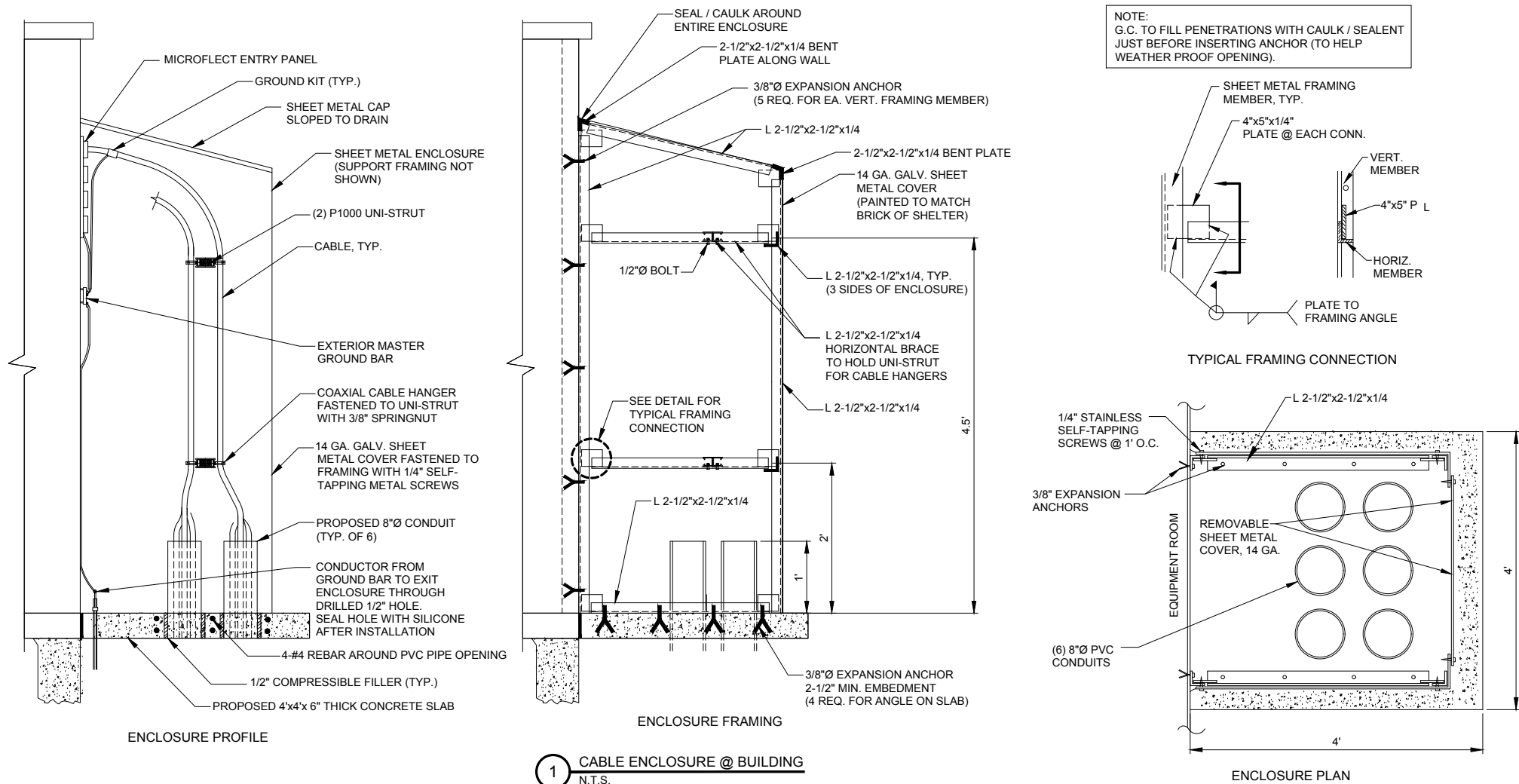
Advanced Surveying & Mapping

Telephone (630) 273-2500  
Fax (630) 273-2600  
E-MAIL [asmc@advct.com](mailto:asmc@advct.com)



1 ENLARGED SITE PLAN  
SCALE: 1" = 2'





**CHICAGO SMSA**  
limited partnership  
d/b/a VERIZON WIRELESS



REVISIONS		NO	DESCRIPTION	DATE	BY
		1	UPDATE WITH POWER DESIGN	10/29/18	JTM
		2	UPDATE PER FIBER COORDINATION	12/11/18	RA
		3	UPDATE PER LATEST COMED WALK	04/08/19	JJR
		4	REVISED FIBER PER RESERVOIR INFO	05/17/19	TH
		5	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS	08/06/19	JJR
		6	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS	09/04/19	JJR
		7	ISSUED FOR PERMIT	10/28/19	AM
		8			

LOC. # 282573

45 & 175th

9000 W. 171ST  
TINLEY PARK, IL 60487

DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	07/03/18
PROJECT #:	33-1566

SHEET TITLE  
SITE DETAILS

SHEET NUMBER

**C-2**



KEYED NOTES			MISCELLANEOUS NOTES																																																			
<div><div>1</div><div>1'-0" X 4'-0" GRID / LAY-IN LIGHTS METALUX (OPG - 223 FB 16W) OR EQUAL</div></div> <div><div>2</div><div>CEILING MOUNTED 24V DC SELF DIAGNOSTIC PHOTOELECTRIC 4 WIRE SMOKE/HEAT DETECTOR WITH DRY CONTACTS FOR HVAC SHUT DOWN RELAY AND SIGNAL WIRE TO 66 PUNCH DOWN BLOCK - GE SECURITY ESL 449 SERIES MODEL NUMBER 449CSRT</div></div> <div><div>3</div><div>10 LB. FIRE EXTINGUISHER WITH BRACKET - KIDDE MODEL NUMBER PRO 10 TCM.</div></div> <div><div>4</div><div>TWO-HEAD EMERGENCY LIGHT / EXIT SIGN COMBINATION WITH BATTERY BACK-UP "DUAL LIGHT" TXE3RW5 OR EQUAL. SUPPLIED AND INSTALLED BY CONTRACTOR.</div></div> <div><div>5</div><div>INTERIOR LIGHT SWITCH (SINGLE POLE - "HUBBLE" #1201-WHITE) SUPPLIED AND INSTALLED BY ELECTRICAL CONTRACTOR.</div></div> <div><div>6</div><div>120V DUPLEX RECEPTACLE (TOTAL OF EIGHT (10)) "HUBBLE" #5362-WHITE. SUPPLIED AND INSTALLED BY CONTRACTOR. INSTALL @ 18" A.F.F.</div></div> <div><div>7</div><div>NOT USED</div></div> <div><div>8</div><div>NOT USED</div></div> <div><div>9</div><div>NOT USED</div></div> <div><div>10</div><div>NOT USED</div></div> <div><div>11</div><div>CEILING MOUNTED PHOTOELECTRIC SMOKE/HEAT DETECTOR</div></div> <div><div>12</div><div>NOT USED</div></div> <div><div>13</div><div>DUAL EYEWASH STATION (TWO 32 OZ. BOTTLES) MFR "NORTH" #57997</div></div> <div><div>14</div><div>25'-0" POWER CORD REEL MCGILL 8800 SERIES WITH TRIPEX RECEPTACLE IN HEAVY DUTY PLASTIC BOX.</div></div> <div><div>15</div><div>8-PORT T-1 INTERFACE BLOCK 8WBP JACKS RJ 48X W/SHORTING BAR (ORTRONICS #805003202). BY ELEC. CONTRACTOR</div></div> <div><div>16</div><div>NOT USED</div></div> <div><div>17</div><div>200 AMP 120/208V GENERAC INTEGRATED LOAD CENTER WITH AUTOMATIC TRANSFER SWITCH</div></div> <div><div>18</div><div>COMMERCIAL POWER FAIL RELAY</div></div> <div><div>19</div><div>EXTERIOR LUMAPRO (OR EQUAL) WALL PACK SECURITY LIGHT (LED W/ PHOTOCCELL, ) ABOVE ALL DOORS, TYP. OF 2</div></div> <div><div>20</div><div>RAYCAP JUNCTION BOX</div></div> <div><div>21</div><div>BOND GPS ANTENNA TO M.G.B.</div></div> <div><div>22</div><div>4' X 8' X 3/4" THICK FIRE-TREATED PLYWOOD WITH FRP FINISHES CUT TO SIZE AS REQ'D. (COLOR WHITE) SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR.</div></div> <div><div>23</div><div>NOT USED</div></div> <div><div>24</div><div>6"X6" ALARM JUNCTION BOX. SUPPLIED AND INSTALLED BY ELECTRICAL CONTRACTOR. ALL ALARM WIRING CONDUITS WILL JOIN HERE AND BE ROUTED TO 66 PUNCH BLOCK.</div></div> <div><div>25</div><div>DATA PUNCH DOWN BLOCK MOUNTED ON TELCO BOARD</div></div> <div><div>26</div><div>4" X 24" X 1/4" MASTER GROUND BAR (INSIDE LOCATION)-LIGHTNING PROTECTION</div></div> <div><div>27</div><div>INTERIOR CABLE TRAY ("NEWTON" 24" WIDE, ) OR APPROVED EQUAL. SUPPLIED AND INSTALLED BY CONTRACTOR.</div></div>	<div><div>28</div><div>INTERNAL GROUND RING - PROVIDE #2 AWG, GREEN INSULATED STRANDED COPPER WIRE AROUND THE PERIMETER OF THE ROOM. SUPPORT WITH INSULATED STANDOFFS (T &amp; C #TC5376 OR PANDUIT #PP2S-S10-X). AT 16" O/C HORIZONTALLY AND VERTICALLY. THE #2 GREEN INSULATED STRANDED COPPER WIRE SHALL BE ATTACHED TO THE STANDOFFS WITH PLASTIC CLAMPS (MCMaster CARR #322T63).</div></div> <div><div>29</div><div>TELCO BOX</div></div> <div><div>30</div><div>TELCO GROUND BAR 1/4"X3"X8" WITH TINNED COATING-LIGHTNING PROTECTION BY ELEC. CONTRACTOR.</div></div> <div><div>31</div><div>ANTENNA CABLE SURGE SUPPRESSOR TRAPEZE (BY HARGER, P/N: LABKT18VER)</div></div> <div><div>32</div><div>NOT USED</div></div> <div><div>33</div><div>NOT USED</div></div> <div><div>34</div><div>NOT USED</div></div> <div><div>35</div><div>NOT USED</div></div> <div><div>36</div><div>NOTE USED</div></div> <div><div>37</div><div>MAGNETIC DOOR ALARM ("SENTROL" #1085-N). SUPPLIED AND INSTALLED BY CONTRACTOR. PROVIDE SIGNAL WIRE TO 66 PUNCH DOWN BLOCK IN ALARM JUNCTION BOX.</div></div> <div><div>38</div><div>NOT USED</div></div> <div><div>39</div><div>NOTE USED</div></div> <div><div>40</div><div>BOND DOOR FRAME TO HALO</div></div> <div><div>41</div><div>BOND HALO TO MAIN GROUND BAR OUTSIDE ROOM</div></div>	<div><div>A.B.</div><div>ANCHOR BOLT</div></div> <div><div>A.F.F.</div><div>ABOVE FINISHED FLOOR</div></div> <div><div>ALT.</div><div>ALTERNATE</div></div> <div><div>ALUM.</div><div>ALUMINUM</div></div> <div><div>ARCH.</div><div>ARCHITECTURAL</div></div> <div><div>BLDG.</div><div>BUILDING</div></div> <div><div>BLK</div><div>BLOCK</div></div> <div><div>BLK'G.</div><div>BLOCKING</div></div> <div><div>BM.</div><div>BEAM</div></div> <div><div>BOT.</div><div>BOTTOM</div></div> <div><div>C.J.</div><div>CONTROL JT.</div></div> <div><div>CLR.</div><div>CLEAR</div></div> <div><div>C.M.U.</div><div>CONCRETE MASONRY</div></div> <div><div>COL.</div><div>UNIT</div></div> <div><div>CONC.</div><div>COLUMN</div></div> <div><div>CONSTR.</div><div>CONCRETE</div></div> <div><div>CONT.</div><div>CONSTRUCTION</div></div> <div><div>DEG.</div><div>CONTINUOUS</div></div> <div><div>DET./DTL.</div><div>DEGREE</div></div> <div><div>DIA.</div><div>DETAIL</div></div> <div><div>DN.</div><div>DIAMETER</div></div> <div><div>DN.</div><div>DOWN</div></div> <div><div>DS.</div><div>DOWNSPOUT</div></div> <div><div>DWG.</div><div>DRAWING</div></div> <div><div>EXIST.</div><div>EXISTING</div></div> <div><div>EA.</div><div>EACH</div></div> <div><div>E.J.</div><div>EXPANSION JOINT</div></div> <div><div>EL.</div><div>ELEVATION</div></div> <div><div>ELEC.</div><div>ELECTRICAL</div></div> <div><div>ENCL.</div><div>ENCLOSURE</div></div> <div><div>EQ.</div><div>EQUAL</div></div> <div><div>EQUIP.</div><div>EQUIPMENT</div></div> <div><div>EXPAN.</div><div>EXPANSION</div></div> <div><div>EXT.</div><div>EXTERIOR</div></div> <div><div>C</div><div>CENTERLINE</div></div> <div><div>P</div><div>PLATE</div></div> <div><div>F.D.</div><div>FLOOR DRAIN</div></div> <div><div>F.D.C.</div><div>FIRE DEPARTMENT CONNECT.</div></div> <div><div>FDN.</div><div>FOUNDATION</div></div> <div><div>F.F.</div><div>FINISH FLOOR</div></div> <div><div>FIN.</div><div>FINISH</div></div> <div><div>FLR.</div><div>FLOOR</div></div> <div><div>FLUOR.</div><div>FLUORESCENT</div></div> <div><div>FND.</div><div>FOUNDATION</div></div> <div><div>F.O.B.</div><div>FACE OF BRICK</div></div> <div><div>F.O.C.</div><div>FACE OF CONCRETE</div></div> <div><div>FT.</div><div>FOOT OR FEET</div></div> <div><div>FTG.</div><div>FOOTING</div></div> <div><div>GA.</div><div>GAUGE</div></div> <div><div>GALV.</div><div>GALVANIZED</div></div> <div><div>G.C.</div><div>GENERAL CONTRACTOR</div></div> <div><div>GR.</div><div>GRADE</div></div> <div><div>GWB</div><div>GYPsum WALL BOARD</div></div> <div><div>H.B.</div><div>HOSE BIBB</div></div> <div><div>H/C</div><div>HANDICAPPED</div></div> <div><div>H.M.</div><div>HOLLOW METAL</div></div> <div><div>HT.</div><div>HEIGHT</div></div> <div><div>HVAC</div><div>HEATING, VENTILATION AND AIR CONDITIONING</div></div> <div><div>INSUL.</div><div>INSULATION</div></div> <div><div>INT.</div><div>INTERIOR</div></div> <div><div>JNT.</div><div>JOINT</div></div> <div><div>JST.</div><div>JOIST</div></div> <div><div>LAV.</div><div>LAVATORY</div></div> <div><div>LT.</div><div>LIGHT</div></div> <div><div>MAX.</div><div>MAXIMUM</div></div> <div><div>MECH.</div><div>MECHANICAL</div></div> <div><div>MEMB.</div><div>MEMBRANE</div></div> <div><div>MFR.</div><div>MANUFACTURER</div></div> <div><div>M.H.</div><div>MANHOLE</div></div> <div><div>MIN.</div><div>MINIMUM</div></div> <div><div>MISC.</div><div>MISCELLANEOUS</div></div> <div><div>MIR.</div><div>MIRROR IMAGE</div></div> <div><div>M.O.</div><div>MASONRY OPENING</div></div> <div><div>MTL.</div><div>METAL</div></div> <div><div>N</div><div>NORTH</div></div> <div><div>N.I.C.</div><div>NOT IN CONTRACT</div></div> <div><div>NO.</div><div>NUMBER</div></div> <div><div>NOM.</div><div>NOMINAL</div></div> <div><div>N.T.S.</div><div>NOT TO SCALE</div></div> <div><div>O.C.</div><div>ON CENTER</div></div> <div><div>O.D.</div><div>OUTSIDE DIAMETER</div></div>	<div><div>OPP.</div><div>OPPOSITE</div></div> <div><div>P.L.</div><div>PROPERTY</div></div> <div><div>PLAS.</div><div>LINE PLASTER</div></div> <div><div>PLYWD.</div><div>PLYWOOD</div></div> <div><div>PR.</div><div>PAIR</div></div> <div><div>R.</div><div>RISER</div></div> <div><div>R.D.</div><div>ROOF DRAIN</div></div> <div><div>RE.</div><div>REFER TO ...</div></div> <div><div>REINF.</div><div>REINFORCED</div></div> <div><div>REQ'D.</div><div>REQUIRED</div></div> <div><div>RM</div><div>ROOM</div></div> <div><div>R.O.</div><div>ROUGH OPENING</div></div> <div><div>S</div><div>SOUTH</div></div> <div><div>SCHED.</div><div>SCHEDULE</div></div> <div><div>SECT.</div><div>SECTION</div></div> <div><div>S.F.</div><div>SQUARE FOOT</div></div> <div><div>SHT.</div><div>SHEET</div></div> <div><div>SIM.</div><div>SIMILAR</div></div> <div><div>SPEC.</div><div>SPECIFICATION</div></div> <div><div>SQ. OR</div><div>SQUARE</div></div> <div><div>S.S.</div><div>STAINLESS STEEL</div></div> <div><div>STAGG.</div><div>STAGGERED</div></div> <div><div>STD.</div><div>STANDARD</div></div> <div><div>STIFF</div><div>STIFFENER</div></div> <div><div>STL.</div><div>STEEL</div></div> <div><div>STRUC.</div><div>STRUCTURAL</div></div> <div><div>SUSP.</div><div>SUSPENDED</div></div> <div><div>TR</div><div>TREAD</div></div> <div><div>T &amp; B</div><div>TOP AND BOTTOM</div></div> <div><div>T.O.</div><div>TOP OF</div></div> <div><div>TYP.</div><div>TYPICAL</div></div> <div><div>U.O.N.</div><div>UNLESS OTHERWISE NOT.</div></div> <div><div>V.I.F.</div><div>VERIFY IN FIELD</div></div> <div><div>VERT.</div><div>VERTICAL</div></div> <div><div>W</div><div>WEST</div></div> <div><div>W/</div><div>WITH</div></div> <div><div>WD.</div><div>WOOD</div></div> <div><div>W.P.</div><div>WORK POINT</div></div> <div><div>W/O</div><div>WITHOUT</div></div>	<div><div>1.</div><div>STRUCTURAL DRAWINGS ARE INTENDED TO BE USED WITH ARCHITECTURAL MECHANICAL DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REQUIREMENTS OF ALL DRAWINGS INTO THEIR SHOP DRAWINGS AND WORK.</div></div> <div><div>2.</div><div>NO OPENINGS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.</div></div> <div><div>3.</div><div>NO CHANGE IN SIZE OR DIMENSION OF STRUCTURAL MEMBERS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.</div></div> <div><div>4.</div><div>OPENINGS OF 1'-4" AND LESS ON A SIDE ARE GENERALLY NOT SHOWN ON THE STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR LOCATIONS AND DIMENSIONS OF THOSE OPENINGS. PROVIDE REINFORCING AROUND OPENINGS PER TYPICAL DETAILS SHOWN ON STRUCTURAL DRAWINGS.</div></div> <div><div>5.</div><div>THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.</div></div> <div><div>6.</div><div>THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR SHALL FURNISH ALL TEMPORARY BRACING AND/OR SUPPORTS REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES.</div></div> <div><div>7.</div><div>DO NOT SCALE THESE DRAWINGS, USE DIMENSIONS.</div></div> <div><div>8.</div><div>CONTRACTOR'S CONSTRUCTION AND/OR ERECTION SEQUENCES SHALL RECOGNIZE AND CONSIDER THE EFFECTS OF THERMAL MOVEMENTS OF STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PERIOD.</div></div> <div><div>9.</div><div>THE CONTRACTOR SHALL INFORM THE DESIGNER IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY FOR SUCH DEVIATION BY THE DESIGNER'S APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, ETC., UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE DESIGNER OF SUCH DEVIATION AT THE TIME OF SUBMISSION, AND THE DESIGNER HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.</div></div> <div><div>10.</div><div>ALL THINGS WHICH, IN THE OPINION OF THE CONTRACTOR, APPEAR TO BE DEFICIENCIES, OMISSIONS CONTRADICTIONS AND AMBIGUITIES, IN THE PLANS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER. PLANS AND/OR SPECIFICATIONS WILL BE CORRECTED, OR A WRITTEN INTERPRETATION OF THE ALLEGED DEFICIENCY, OMISSION, CONTRADICTION OR AMBIGUITY WILL BE MADE BY THE DESIGNER BEFORE THE AFFECTED WORK PROCEEDS.</div></div>																																																		
<table><tr><th colspan="2" rowspan="2">REVISIONS</th><th colspan="2">BY</th></tr><tr><th>DATE</th><th></th></tr><tr><td rowspan="2">NO</td><td>DESCRIPTION</td><td>10/29/18</td><td>JTM</td></tr><tr><td>UPDATE WITH POWER DESIGN</td><td>12/11/18</td><td>RA</td></tr><tr><td>2</td><td>UPDATE PER FIBER COORDINATION</td><td>04/08/19</td><td>JJR</td></tr><tr><td>3</td><td>UPDATE PER LATEST COMED WALK</td><td>05/17/19</td><td>TH</td></tr><tr><td>4</td><td>REVISED FIBER PER RESERVOIR INFO</td><td>08/06/19</td><td>JJR</td></tr><tr><td>5</td><td>UPDATE WITH NEW UTILITY HANDHOLES &amp; CONDUITS</td><td>09/04/19</td><td>JJR</td></tr><tr><td>6</td><td>UPDATE WITH NEW UTILITY HANDHOLES &amp; CONDUITS</td><td>10/28/19</td><td>AM</td></tr><tr><td>7</td><td>ISSUED FOR PERMIT</td><td></td><td></td></tr><tr><td>8</td><td></td><td></td><td></td></tr></table>			REVISIONS		BY		DATE		NO	DESCRIPTION	10/29/18	JTM	UPDATE WITH POWER DESIGN	12/11/18	RA	2	UPDATE PER FIBER COORDINATION	04/08/19	JJR	3	UPDATE PER LATEST COMED WALK	05/17/19	TH	4	REVISED FIBER PER RESERVOIR INFO	08/06/19	JJR	5	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS	09/04/19	JJR	6	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS	10/28/19	AM	7	ISSUED FOR PERMIT			8				<div>LOC. # 282573</div> <div>45 &amp; 175th</div> <div>9000 W. 171ST TINLEY PARK, IL 60487</div> <table><tr><td>DRAWN BY:</td><td>TJS</td></tr><tr><td>CHECKED BY:</td><td>TAZ</td></tr><tr><td>DATE:</td><td>07/03/18</td></tr><tr><td>PROJECT #:</td><td>33-1566</td></tr></table> <div>SHEET TITLE</div> <div>ITEM LIST AND ABBREVIATIONS</div> <div>SHEET NUMBER</div> <div>A-1</div>			DRAWN BY:	TJS	CHECKED BY:	TAZ	DATE:	07/03/18	PROJECT #:	33-1566
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**CHICAGO**  
**SMSA**  
limited partnership  
d/b/a VERIZON WIRELESS



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TINLEY PARK, IL 60487

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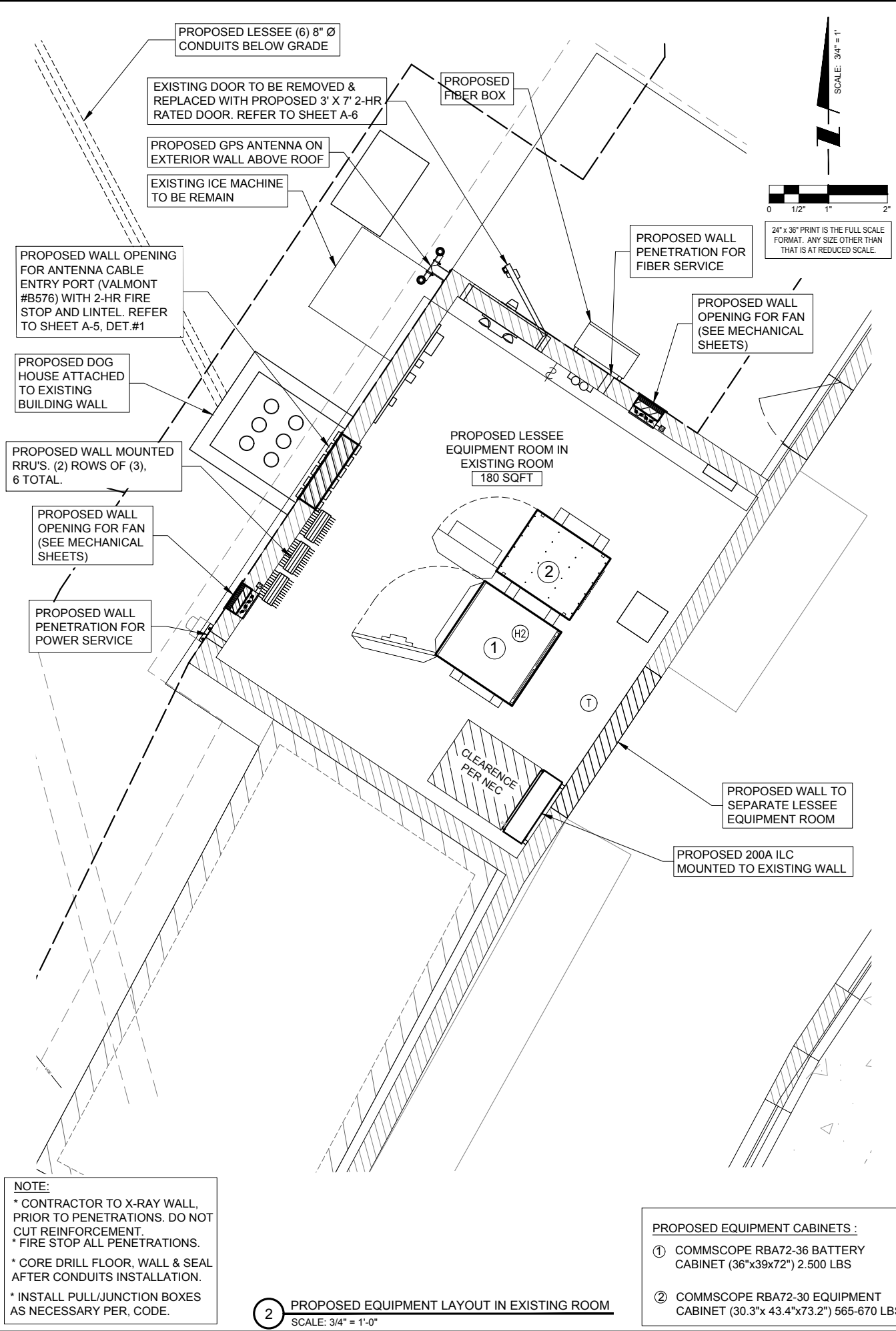
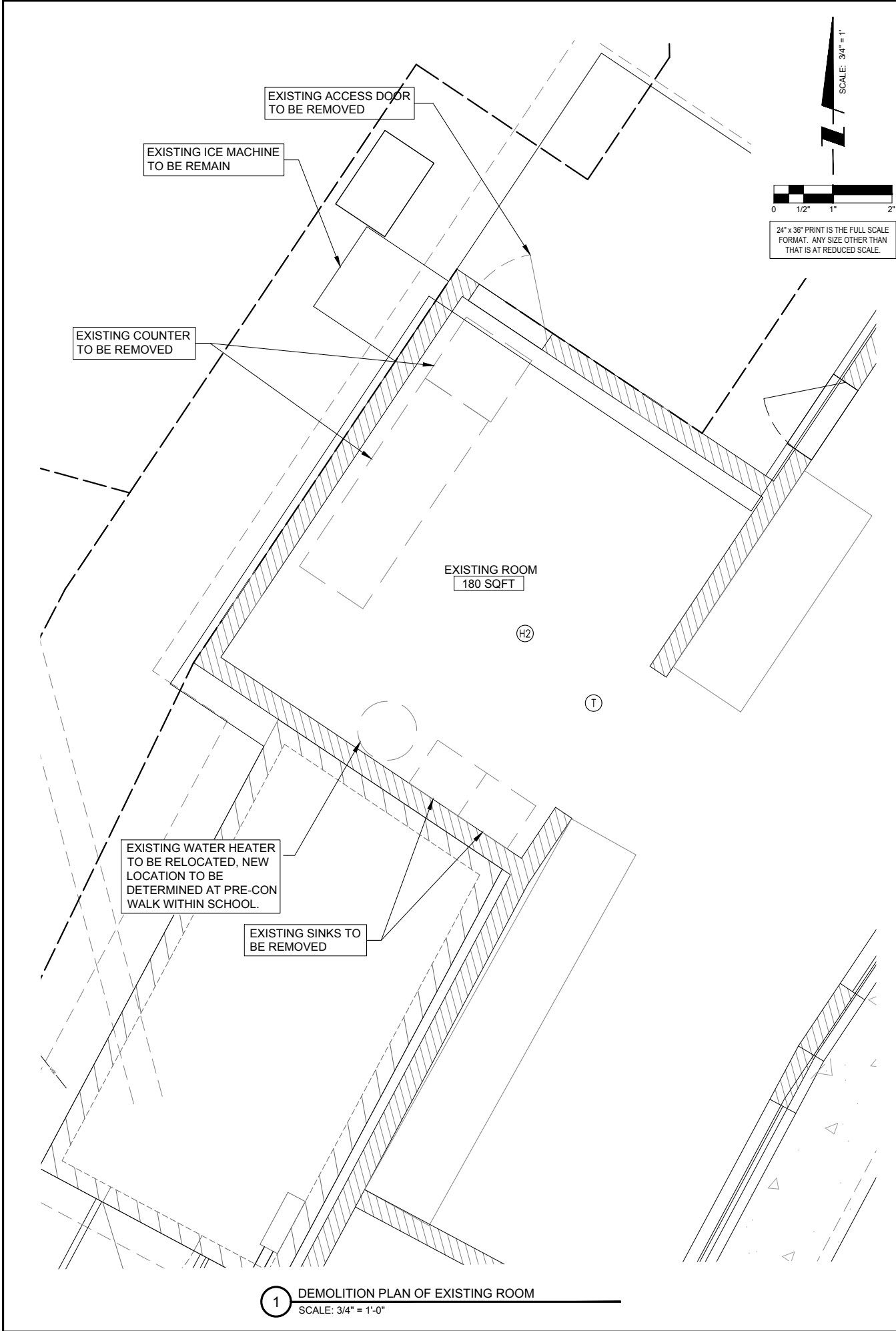
SHEET TITLE

ITEM LIST  
AND ABBREVIATIONS

SHEET NUMBER

A-1





**CHICAGO SMSA**  
limited partnership  
d/b/a VERIZON WIRELESS

**TERRA**  
CONSTRUCTING GROUP, LTD.  
600 BUSSE HIGHWAY  
PARK RIDGE, IL 60068  
PH: 847-698-6400  
FAX: 847-698-6401

REVISONS		NO	DESCRIPTION	DATE	BY
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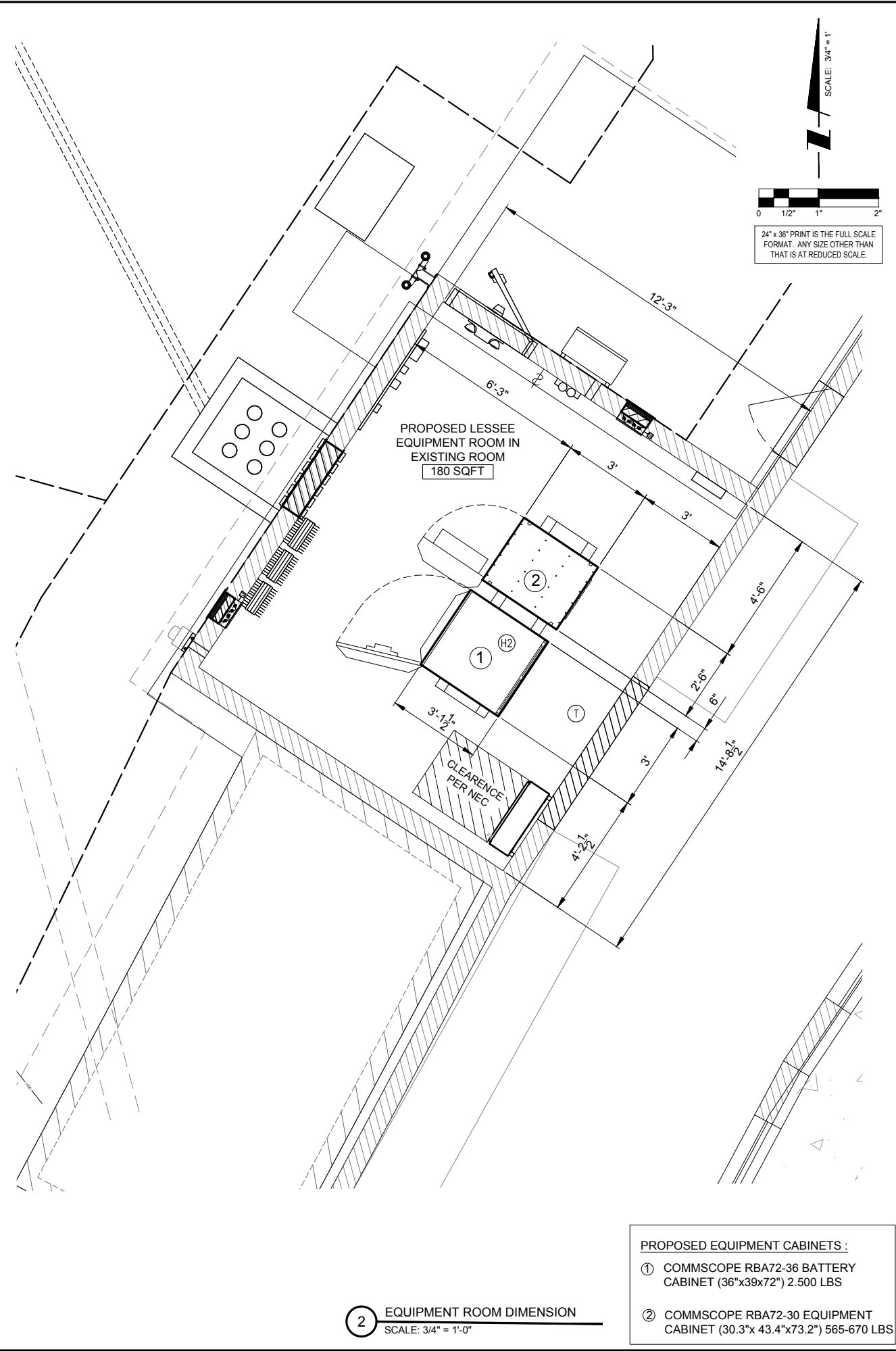
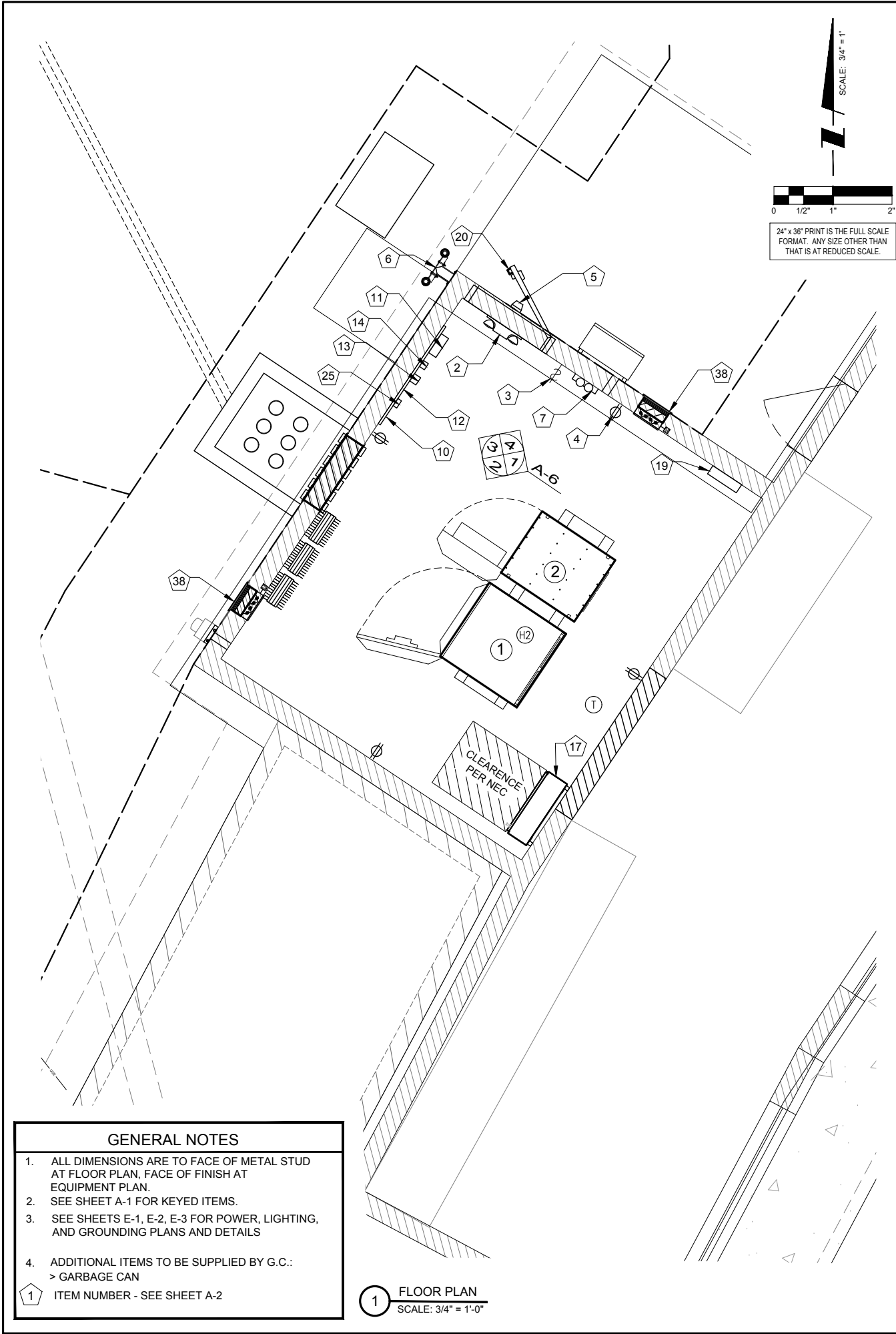
DATE: 07/03/18

PROJECT #: 33-1566

SHEET TITLE  
EXIST.DEMOLITION PLAN /  
PROPOSED EQUIPMENT  
LAYOUT

SHEET NUMBER  
**A-2**





**CHICAGO**  
**SMSA**

limited partnership  
d/b/a VERIZON WIRELESS

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SHEET TITLE

FLOOR PLAN  
AND EQUIPMENT  
ROOM DIMENSIONS

SHEET NUMBER

**A-3**

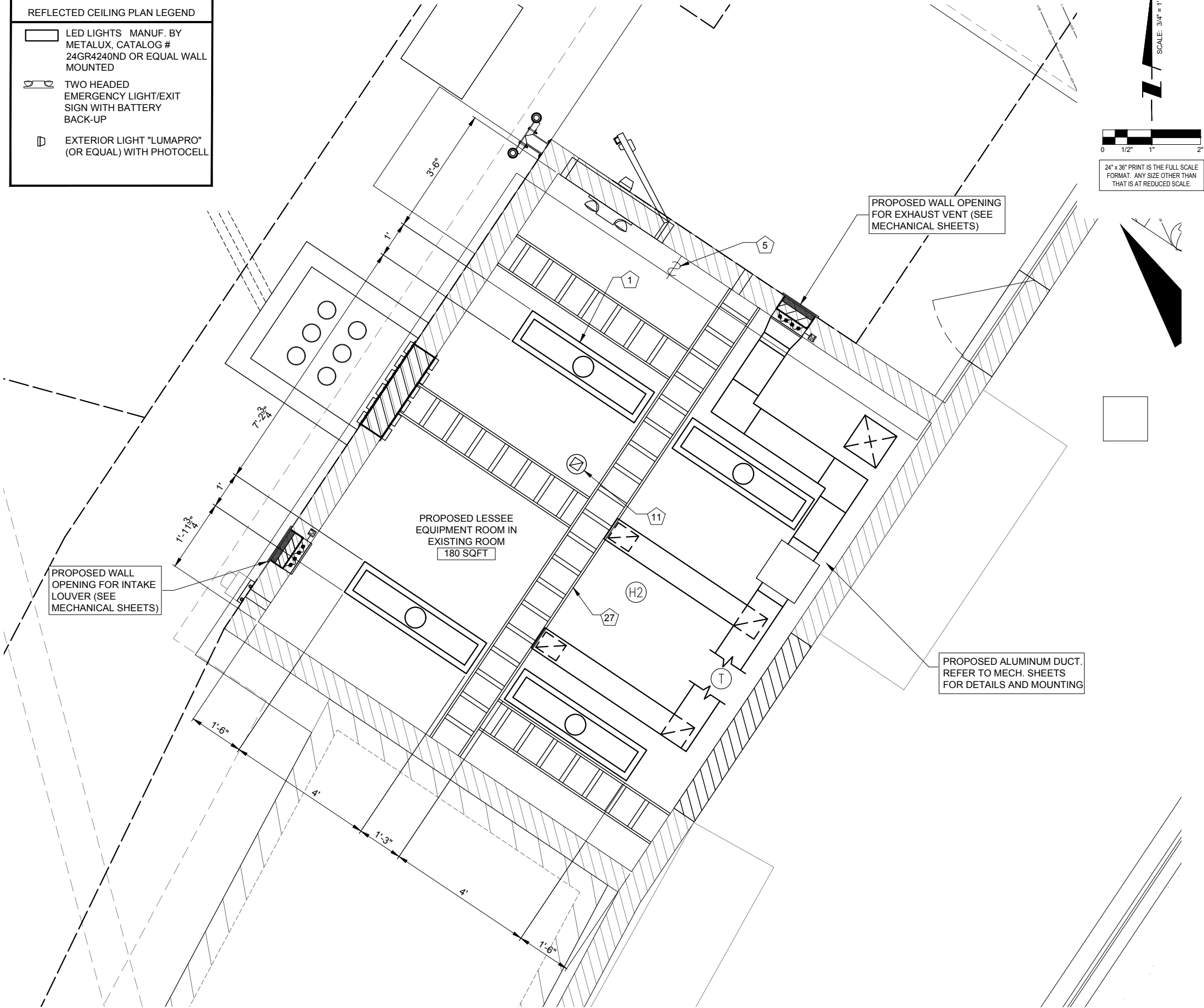


GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF METAL STUD AT FLOOR PLAN, FACE OF FINISH AT EQUIPMENT PLAN.
  - SEE SHEET A-1 FOR KEYED ITEMS.
  - SEE SHEETS E-1, E-2, E-3 FOR POWER, LIGHTING, AND GROUNDING PLANS AND DETAILS
  - ADDITIONAL ITEMS TO BE SUPPLIED BY G.C.:  
> GARBAGE CAN
- 1 ITEM NUMBER - SEE SHEET A-2

REFLECTED CEILING PLAN LEGEND

- LED LIGHTS MANUF. BY METALUX, CATALOG # 24GR4240ND OR EQUAL WALL MOUNTED
- TWO HEADED EMERGENCY LIGHT/EXIT SIGN WITH BATTERY BACK-UP
- EXTERIOR LIGHT "LUMAPRO" (OR EQUAL) WITH PHOTOCELL



1 LIGHTING PLAN  
SCALE: 3/4" = 1'-0"

**CHICAGO SMTA**  
limited partnership  
d/b/a VERIZON WIRELESS



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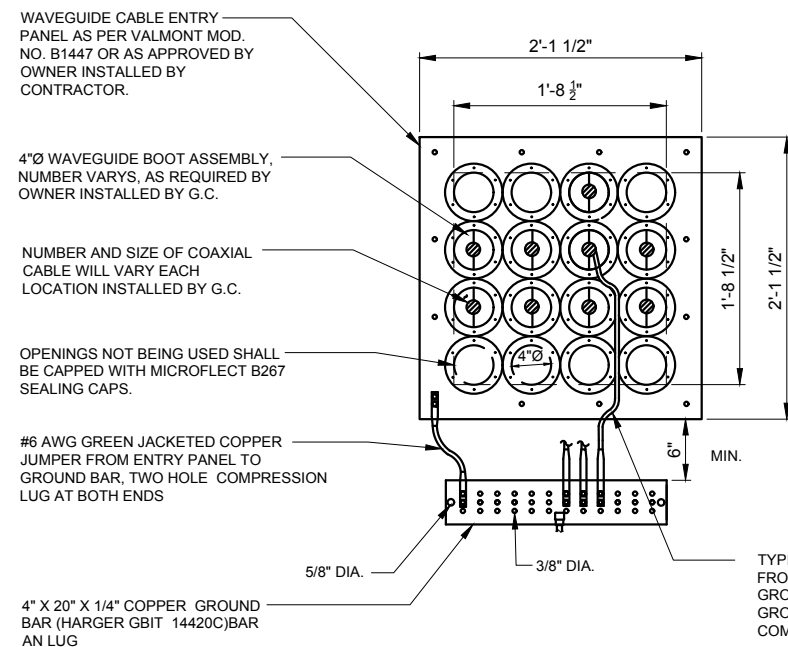
DRAWN BY:	TJS
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SHEET TITLE  
LIGHTING PLAN

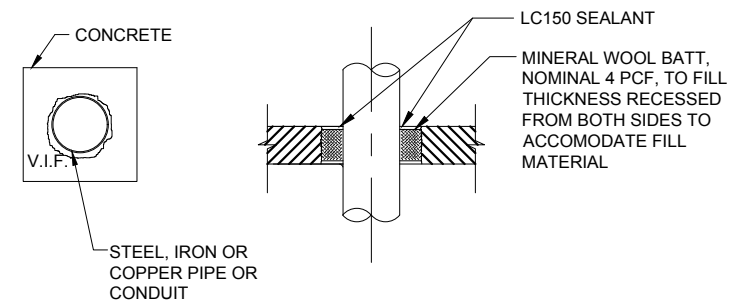
SHEET NUMBER

**A-4**



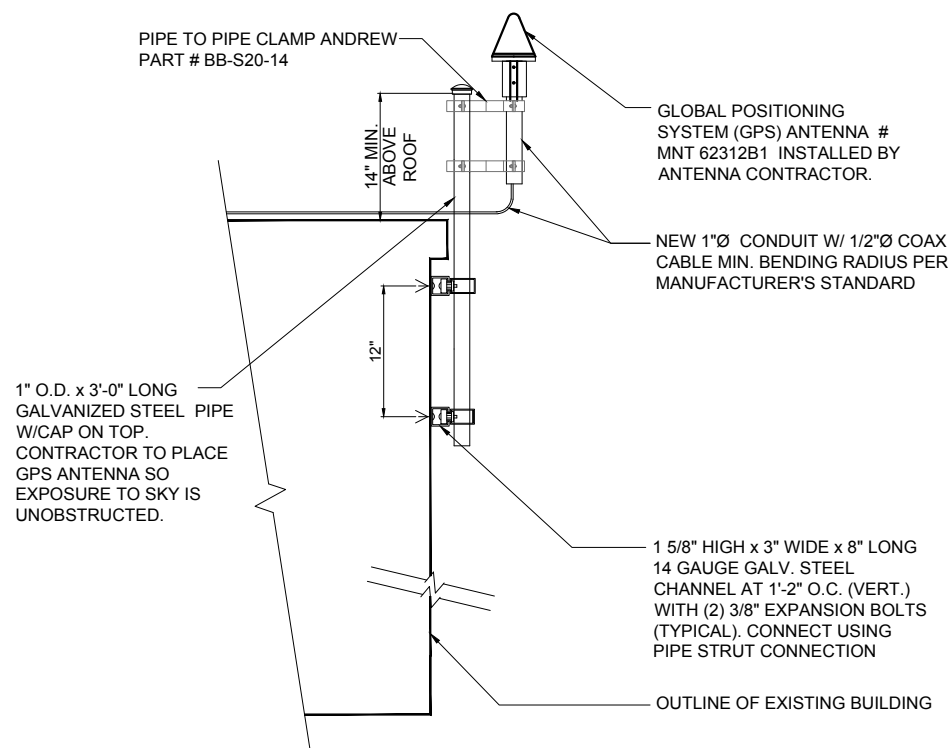


1 CABLE WALL ENTRY PORT  
N.T.S.

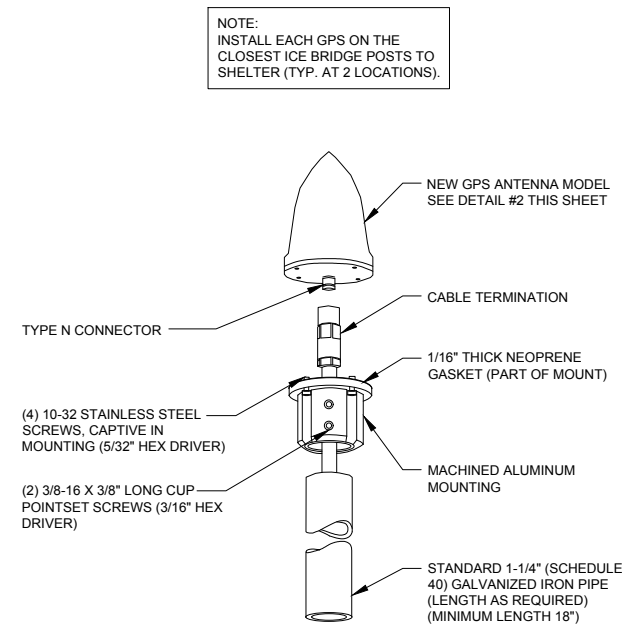


PENETRANT	MAXIMUM TRADE SIZE (IN.)	SEALANT DEPTH (IN.)	MINERAL WOOL (IN.)	ANNULUS (IN.)	
				MINIMUM	MAXIMUM
STEEL OR IRON	24	1/2	3	POINT CONTACT	2
STEEL OR IRON	4	1	NONE REQ'D	POINT CONTACT	1-1/2
COPPER	4	1/2	3	POINT CONTACT	2

2 UL C-AJ-1213 FIRE STOP DETAIL (FOR ALL PENETRATIONS)  
(3 HOUR RATED)



3 GPS ANTENNA MOUNTING DETAIL  
N.T.S.



4 TYPICAL GPS DETAIL  
N.T.S.

**CHICAGO**  
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SHEET TITLE  
SITE DETAILS

SHEET NUMBER

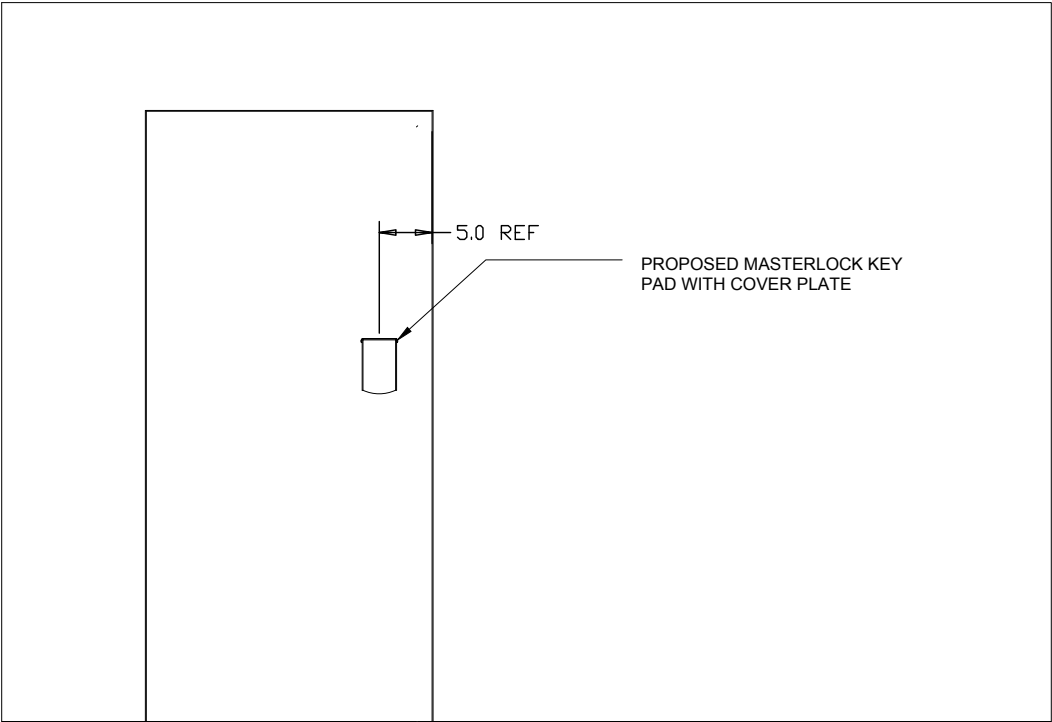
**A-5**



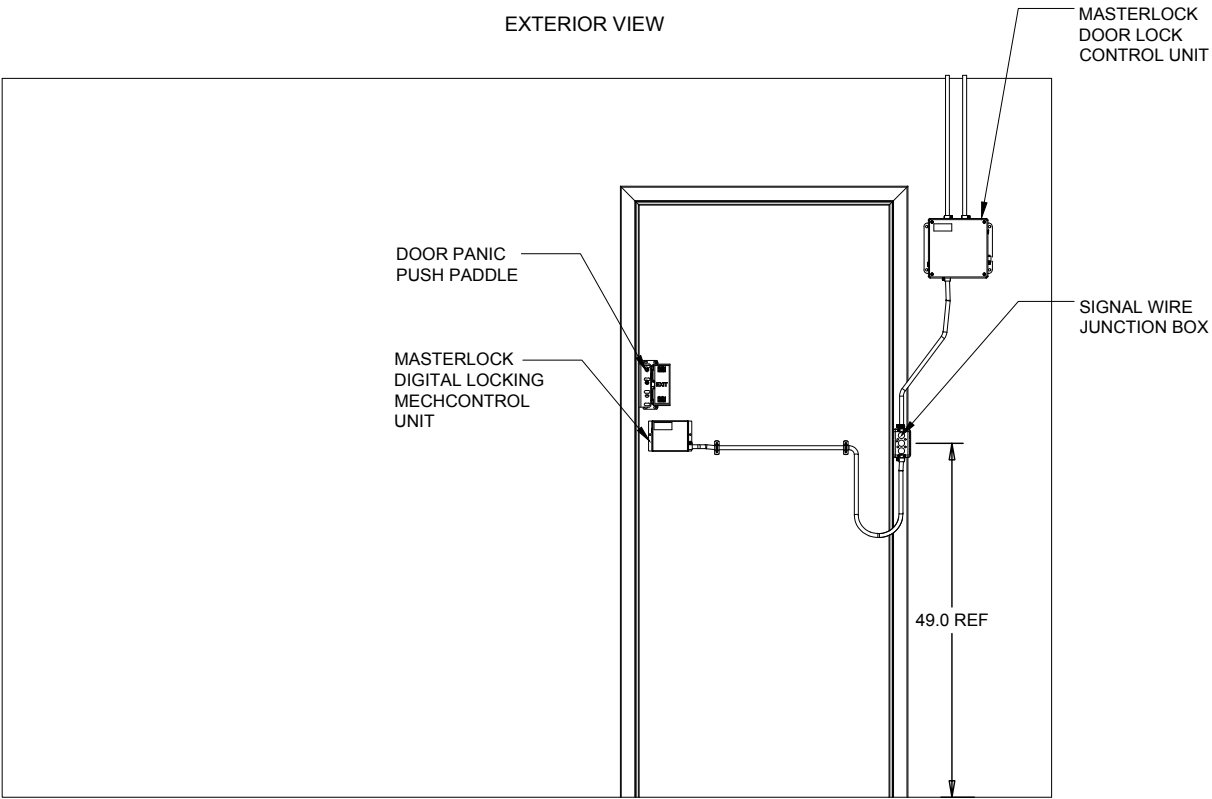
Master Lock		Waukegan, Wisconsin	PROD FAM	-	DRAWING NO.	7201NDVZW	REV.	2
TITLE 7201 NETWORK DUAL OUTWARD SWING DOOR SYSTEM								
MATERIAL -								
PLATING/FINISH -			LIMITS NOT SPECIFIED					
			IN [MM]					
			X.XXX ± 0.005 [-(-.2)]					
			X.XX ± 0.01 [-(-.1)]					
HEAT TREAT -			CORNERS ± R0.010 MAX R[-(-.2)] MAX					
			ANGULAR ± 1° DRAFT 1" MAX					
ECN NUMBER	FILE NAME	SHEET	SCALE	SIZE	THIRD ANGLE PROJECTION			
-	7201NDVZW	2 OF 2		D				

NOTE:

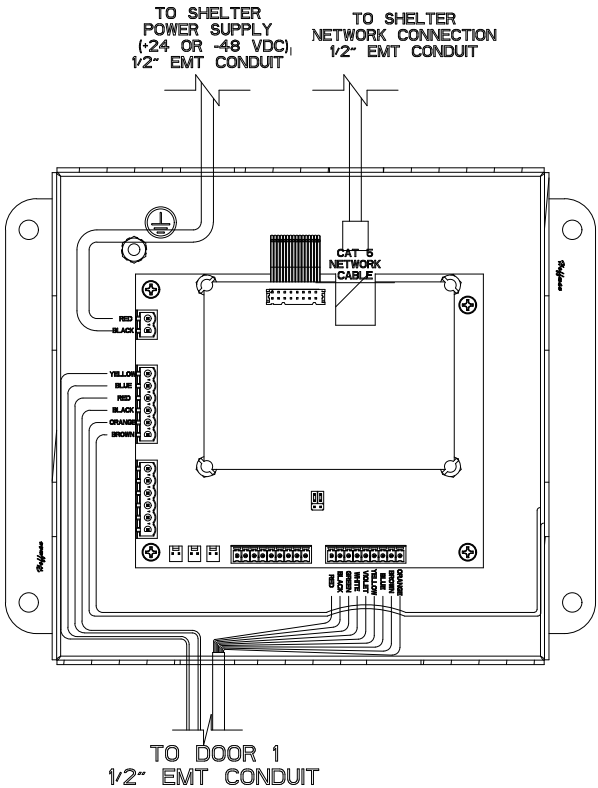
MASTERLOCK SYSTEM TO BE  
INSTALLED AND PROVIDED BY OTHERS



EXTERIOR VIEW



INTERIOR VIEW



**CHICAGO  
SMSA**  
limited partnership  
d/b/a VERIZON WIRELESS



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SHEET TITLE  
DOOR LOCKS  
DETAILS

SHEET NUMBER

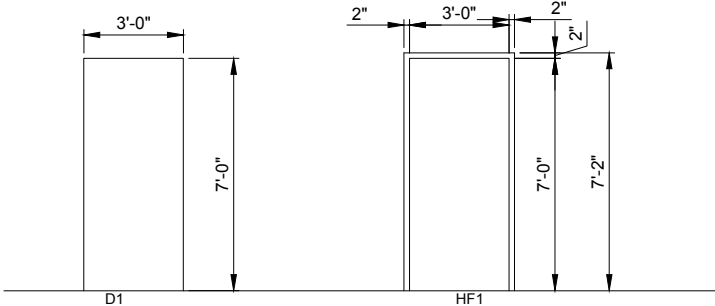
**A-6**



DOOR SCHEDULE													
NO.	ROOM NAME	DOOR				FRAME			UL LABEL	DETAILS			REMARKS
		SIZE	MAT	FIN	TYPE	MAT	FIN	TYPE		HEAD	JAMB	SILL	
101	EQUIPMENT ROOM	3'-0" X 7'-0"	HM	PT-2	D1	HM	PT-2	HF1	B	1/A-11	3/A-11	2/A-11	R-1

ROOM FINISH SCHEDULE																	
NO.	ROOM NAME	FLOOR		WALL BASE		WALLS								CEILING			REMARKS
		MAT	FIN	MAT	FIN	NORTH		EAST		SOUTH		WEST		MAT	FIN	HEIGHT	
						MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN				
101	EQUIPMENT ROOM	VCT	--	RB	--	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	-	PT-1	9'	R-2

ABBREVIATIONS					REMARKS				
CONC	CONCRETE	PT	PAINT	R-1	PROVIDE DOOR HARDWARE SET HW1				
GWB	GYPSUM WALL BOARD	RB	RESILIENT WALL BASE	R-2	VCT TO BE 12" X 12" X 3/32"				
HM	HOLLOW METAL	VCT	VINYL COMPOSITION TILE		ARMSTRONG #51836 WHITE				
SW	SOLID WOOD	ST	STAINED						

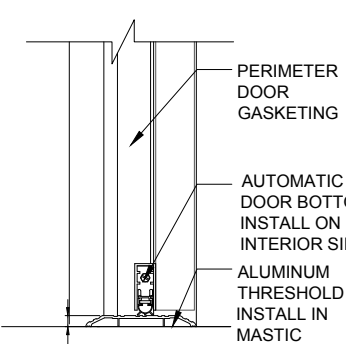


HOLLOW METAL DOOR TYPES

SCALE: 1/32" = 1'-0"

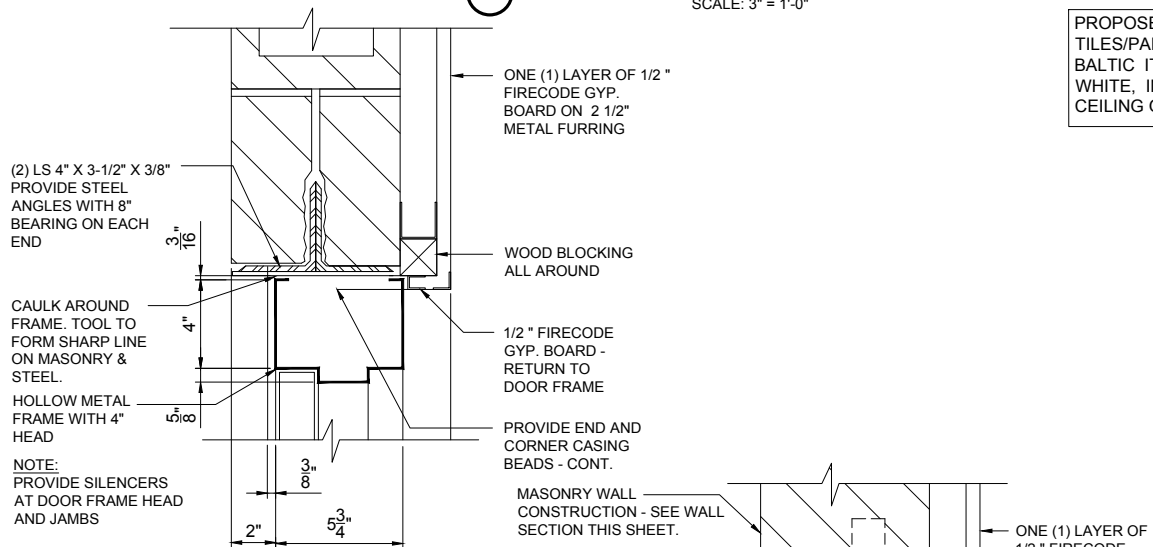
HOLLOW METAL FRAME TYPES

SCALE: 1/32" = 1'-0"



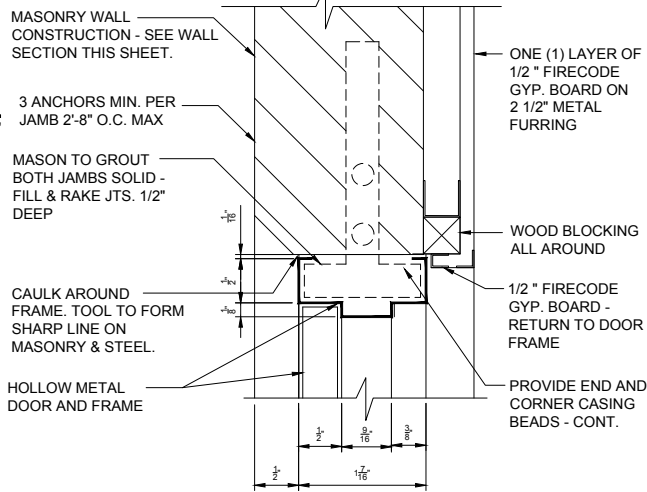
HOLLOW METAL FRAME SILL DETAIL

SCALE: 3" = 1'-0"



HOLLOW METAL FRAME HEAD DETAIL

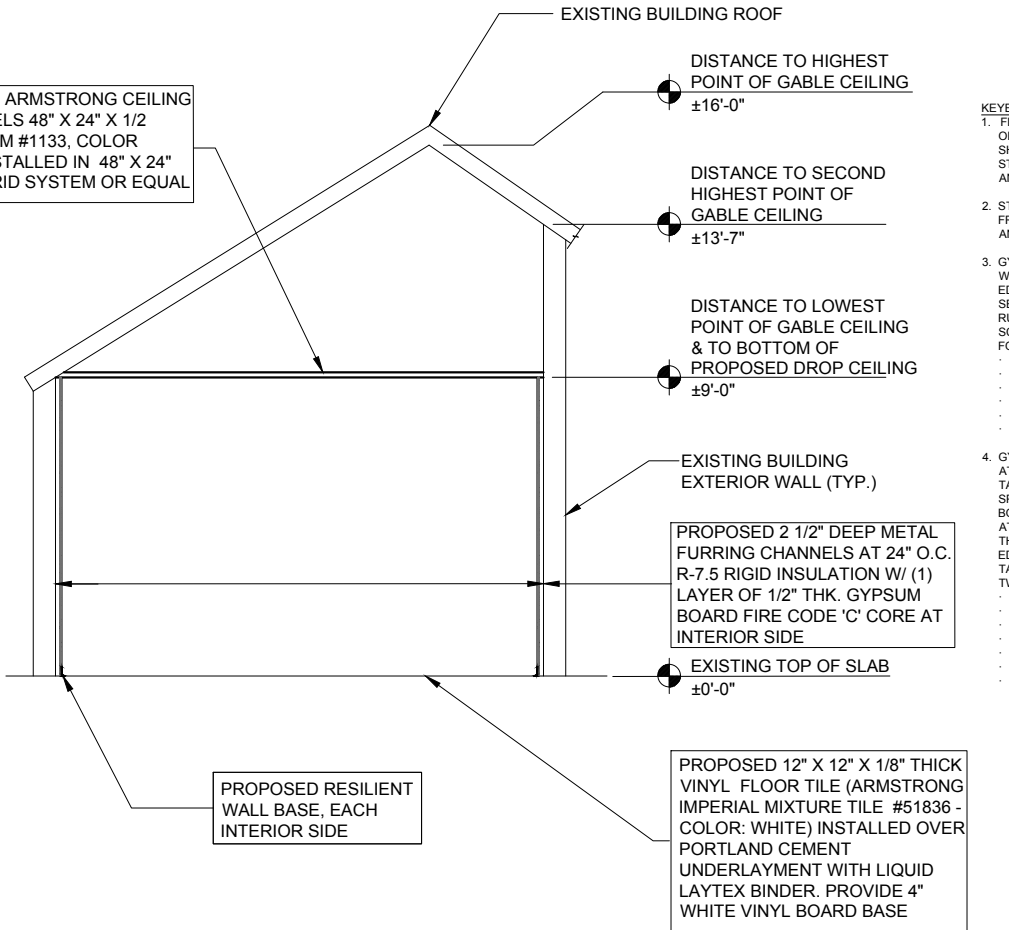
SCALE: 3" = 1'-0"



HOLLOW METAL FRAME JAMB DETAIL

SCALE: 3" = 1'-0"

- KEYED NOTES**
- FLOOR AND CEILING RUNNERS - "J" SHAPED RUNNERS, 2 1/2" WIDE WITH UNEQUAL LEGS OF 1" AND 2 1/4", FABRICATED FROM 25 MSG GALV. STEEL. RUNNERS POSITIONED WITH SHORT LEG TOWARD FINISHED SIDE OF WALL. RUNNERS ATTACHED TO STRUCTURAL SUPPORTS WITH STEEL FASTNERS LOCATED NOT MORE THAN 2" FROM ENDS AND NOT MORE THAN 24" O.C.
  - STEEL STUDS - "C-T" OR "C-H" SHAPED STUDS 1 5/8" WIDE BY 2 1/2" DEEP. FABRICATED FROM 25 MSG GALV STEEL. CUT TO LENGTHS 3/4" LESS THAN FLOOR TO CEILING HEIGHT AND SPACED 24" O.C.
  - GYPSUM BOARD - 1" THICK GYPSUM WALLBOARD LINER PANELS, SUPPLIED IN NOMINAL 24" WIDTHS. PANELS CUT 1" LESS IN LENGTH THAN THE FLOOR TO CEILING HEIGHT. VERTICAL EDGES OF THE PANELS INSERTED INTO "T" SHAPED SECTION OF C-T STUDS OR THE "H" SECTION OF THE C-H STUDS. FREE EDGE OF END PANELS SECURED TO LONG LEG OF J RUNNER WITH TABS IN RUNNER OR 1 5/8" LONG TYPE S SELF TAPPING BUGLE HEAD STEEL SCREWS SPACED NOT MORE THAN 12" O.C. GYPSUM BOARD MUST BE ONE OF THE FOLLOWING:
    - AMERICAN GYPSUM CO - TYPE AG-S
    - BPB AMERICA INC - PROROC SHAFTLINER
    - NATIONAL GYPSUM CO - TYPES FSW, FSW-B
    - PABCO BUILDING PRODUCTS LLC, DBA
    - PABCO GYPSUM - TYPE PG-10
    - TEMPLE-INLAND FOREST PRODUCTS CORP - TYPE TP-6
  - GYPSUM BOARD - 1/2" OR 5/8" THICK, 4' WIDE, APPLIED IN TWO LAYERS. BASE LAYER ATTACHED HORIZONTALLY TO STUDS AND SIDE "J" RUNNERS WITH 1" LONG TYPE S SELF TAPPING STEEL SCREWS STARTING AT 2" FROM THE FLOOR AND CEILING RUNNERS AND SPACED A MAXIMUM 24" O.C. ALONG THE VERTICAL EDGES AND IN THE FIELD OF THE BOARDS. FACE LAYER INSTALLED VERTICALLY TO STUDS AND SIDE "J" RUNNERS AND ATTACHED WITH 1 5/8" LONG TYPE S SELF TAPPING STEEL SCREWS, STARTING AT 3" FROM THE FLOOR AND CEILING RUNNERS AND SPACED A MAXIMUM 12" O.C. ALONG THE VERTICAL EDGES AND IN THE FIELD OF THE BOARDS. FACE LAYER JOINTS COVERED WITH PAPER TAPE AND TWO COATS OF JOINT COMPOUND. EXPOSED SCREW HEADS COVERED WITH TWO COATS OF JOINT COMPOUND. GYPSUM BOARD MUST BE ONE OF THE FOLLOWING:
    - AMERICAN GYPSUM CO - TYPE AG-C
    - BPB AMERICA INC - PROROC TYPE C
    - LAFARGE NORTH AMERICA INC - TYPE LGFC-C/A
    - NATIONAL GYPSUM CO - TYPE FSW-C, FSW-G
    - PABCO BUILDING PRODUCTS LLC, DBA
    - PABCO GYPSUM - TYPES PG-C, 5/8" TYPE C
    - TEMPLE-INLAND FOREST PRODUCTS CORP - TYPE TG-C
- Door Hardware Sets**
- Note:** All cylinders shall have interchangeable cores that will accept "Best" interchangeable cores. Contractor to provide temporary construction cores, all in accordance with the owner's requirements.
- Set HW1:**
- Finish: BHMA 626/US 26D
- One (1) Heavy-Duty Access Control Lockset
- Heavy duty conforming to ANSI A156.2, Grade 1.
- Series/Manufacturer:
- a. MASTER LOCK, Milwaukee, Wisconsin
- 7201 Network Dual Outward Swing Door System.
- Refer to sheet A-13 for details.
- 4 1/2" x 4 1/2" Five Knuckle Standard weight, Stainless Steel, ball bearing, ANSI A5112 - with non-removable pins.
- a. FBB191/Stanley
- b. B81191/Hager
- c. TA3313/McKinney
- One (1) Closer
- Fully enclosed with full metal cover; surface mounted - Locate closer inside of room. Provide heavy duty rigid parallel arm installation where required; rack and pinion type; non-handed; fully adjustable with separate adjustments for latch speed, general speed, and back check - Provide barrier free and delayed action features to comply with ANSI A117.1 - ANSI CO 2000.
- a. 7500/Norton
- b. 4040-4041/LCN
- c. 4400/Yale
- d. DC2000-Series/Corbin-Russwin
- e. 350-351-Series/Sargent
- One (1) Mag Security #8849-S latch guard.
- One Set (1 Set) Heavy Duty Perimeter Gasketing: Provide continuous weatherstripping at jams and head. Provide noncorrosive fasteners for exterior applications and elsewhere as indicated. Hardware compatible type, installed uncut ahead of closers, holders, etc., sponge neoprene insert, extruded aluminum base, anodized.
- e. 290APK and 2891APK/Pemko
- One (1) Automatic Door Bottom: Automatic door bottom; surface mounted; adjustable; nominal size 1" x 2-1/2"; sponge neoprene floor seal with internal pile seal; anodized aluminum finish. Provide end plates.
- a. 4301CRL/Pemko
- One (1) Aluminium Threshold: Provide extruded aluminum type; extend full width of door, at all exterior doors and as otherwise indicated. Non-interlocking, 1/2" high x 5" wide x 0.200" thick, handiapped accessible, extruded aluminum, flat saddle.
- f. 171A/Pemko
- One (1) Heavy Duty Chain Stop:
- a. IVES CS115-30 Heavy-Duty Chain Door Stop.
- One (1) Door Viewer: Adjustable door viewer to allow for 160 degree viewing from inside of room to the outside with chrome finish. ANSI A156.16, BHMA L03172
- a. 975/Trimco



WALL SECTION THRU PROPOSED EQUIPMENT ROOM

SCALE: 3/8" = 1'-0"

All hollow metal doors to comply with SDI 100/ANSI a250.8-1998. All hollow metal doors to be 1-3/4" and be Level 3 Model 2 per SDI 100/ANSI a250.8 - 1998, A60 galvanized.

FABRICATION

Fabricate frames with mitered corners, welded continuously and completely, and ground smooth. All metal-to-metal joints to be completely welded and ground smooth leaving no open joints at the intersection of the pieces.

Door core shall be polystyrene insulation as required to meet door quality standards and fire ratings. Doors and Frames shall be mortised, reinforced, machined and prepared for all hardware per approved door hardware schedule and door shop drawings with templates provided by hardware supplier. Conceal all fasteners and fabricate frames with all reinforcement plates welded in place. Provide 3 approved Metal Stud Anchors, minimum per jamb, minimum 3 resilient rubber door silencers, floor knees and removable angle spreaders by the manufacturer.

Finish: A60 Galvanized.

INSTALLATION

Install frames per manufacturer's data and to comply with provisions of SDI 105. Install doors per manufacturer's data and to comply with clearances specified in SDI100/ANSI a250.8-1998 and as follows:

Jams and heads: 1/8"

Bottom: 3/4"

**Paint**

Walls and ceilings designated on the Room Finish Schedule to be painted and hollow metal doors and frames shall receive the following:

GYPSUM WALLBOARD:

Primer: One coat of an Interior Latex Primer/Sealer from the following manufacturer:

1) Benjamin Moore Super Spec Latex primer sealer 253

Finish: Two coats of an Interior Latex - Eggshell to a 2.5 mils dry film thickness minimum in color PT-1 from the following manufacturer:

1) Benjamin Moore Super Spec Latex eggshell enamel 274

**GALVANIZED STEEL:**

Primer: One coat of a Galvanized Metal Primer from the following manufacturer:

1) M04 Acrylic Metal Primer/B. Moore

Finish: Two coats of Exterior Alkyd Gloss Enamel in color PT-2 from the following manufacturer:

1) Urethane Alkyd Gloss Enamel M22/B. Moore

**EXTERIOR CONCRETE BLOCK:**

Primer: One coat Exterior Primer for masonry:

Finish: Two coats Exterior Latex - Gloss in color PT-2 from the following manufacturer:

1) Super Spec Latex House and Trim 170/B. Moore

**PAINT COLORS:**

PT-1: BENJAMIN MOORE INTERIOR READY MIX 'SUPER WHITE'

PT-2: BENJAMIN MOORE 'ROCKPORT GRAY' HC-105

**RESILIENT WALL BASE**

PROVIDE BASE COMPLYING WITH ASTM F1861-98, TYPE 1 RUBBER, WITH MATCHING END STOPS AND PREFORMED OR MOLDED CORNER UNITS.

1. HEIGHT: 4" HIGH.

2. THICKNESS: 1/8".

3. STYLES: STANDARD TOP-SET COVE

4. FINISH: MATTE.

5. COLORS: #29 MOON ROCK.

6. MANUFACTURER: JOHNSONITE

INSTALLATION:

INSTALL RESILIENT BASE TO WALLS IN ROOMS WHERE BASE IS REQUIRED IN LENGTHS AS LONG AS PRACTICABLE. TIGHTLY BOND BASE TO SUBSTRATE THROUGHOUT LENGTH OF EACH PIECE, WITH CONTINUOUS CONTACT AT HORIZONTAL AND VERTICAL SURFACE

**KEYED NOTES**

- FLOOR AND CEILING RUNNERS - "J" SHAPED RUNNERS, 2 1/2" WIDE WITH UNEQUAL LEGS OF 1" AND 2 1/4", FABRICATED FROM 25 MSG GALV. STEEL. RUNNERS POSITIONED WITH SHORT LEG TOWARD FINISHED SIDE OF WALL. RUNNERS ATTACHED TO STRUCTURAL SUPPORTS WITH STEEL FASTNERS LOCATED NOT MORE THAN 2" FROM ENDS AND NOT MORE THAN 24" O.C.
- STEEL STUDS - "C-T" OR "C-H" SHAPED STUDS 3 1/2" WIDE BY 2 1/2" DEEP, FABRICATED FROM 18 MSG GALV STEEL. CUT TO LENGTHS 3/4" LESS THAN FLOOR TO CEILING HEIGHT AND SPACED 16" O.C.
- GYPSUM BOARD - 5/8" THICK GYPSUM WALLBOARD LINER PANELS, SUPPLIED IN NOMINAL 24" WIDTHS. PANELS CUT 1" LESS IN LENGTH THAN THE FLOOR TO CEILING HEIGHT. VERTICAL EDGES OF THE PANELS INSERTED INTO "T" SHAPED SECTION OF C-T STUDS OR THE "H" SECTION OF THE C-H STUDS. FREE EDGE OF END PANELS SECURED TO LONG LEG OF J RUNNER WITH TABS IN RUNNER OR 1 5/8" LONG TYPE S SELF TAPPING BUGLE HEAD STEEL SCREWS SPACED NOT MORE THAN 12" O.C. GYPSUM BOARD MUST BE ONE OF THE FOLLOWING:
  - AMERICAN GYPSUM CO - TYPE AG-S
  - BPB AMERICA INC - PROROC SHAFTLINER
  - NATIONAL GYPSUM CO - TYPES FSW, FSW-B
  - PABCO BUILDING PRODUCTS LLC, DBA
  - PABCO GYPSUM - TYPE PG-10
  - TEMPLE-INLAND FOREST PRODUCTS CORP - TYPE TP-6
- GYPSUM BOARD - 1/2" OR 5/8" THICK, 4' WIDE, APPLIED IN TWO LAYERS. BASE LAYER ATTACHED HORIZONTALLY TO STUDS AND SIDE "J" RUNNERS WITH 1" LONG TYPE S SELF TAPPING STEEL SCREWS STARTING AT 2" FROM THE FLOOR AND CEILING RUNNERS AND SPACED A MAXIMUM 24" O.C. ALONG THE VERTICAL EDGES AND IN THE FIELD OF THE BOARDS. FACE LAYER INSTALLED VERTICALLY TO STUDS AND SIDE "J" RUNNERS AND ATTACHED WITH 1 5/8" LONG TYPE S SELF TAPPING STEEL SCREWS, STARTING AT 3" FROM THE FLOOR AND CEILING RUNNERS AND SPACED A MAXIMUM 12" O.C. ALONG THE VERTICAL EDGES AND IN THE FIELD OF THE BOARDS. FACE LAYER JOINTS COVERED WITH PAPER TAPE AND TWO COATS OF JOINT COMPOUND. EXPOSED SCREW HEADS COVERED WITH TWO COATS OF JOINT COMPOUND. GYPSUM BOARD MUST BE ONE OF THE FOLLOWING:
  - AMERICAN GYPSUM CO - TYPE AG-C
  - BPB AMERICA INC - PROROC TYPE C
  - LAFARGE NORTH AMERICA INC - TYPE LGFC-C/A
  - NATIONAL GYPSUM CO - TYPE FSW-C, FSW-G
  - PABCO BUILDING PRODUCTS LLC, DBA
  - PABCO GYPSUM - TYPES PG-C, 5/8" TYPE C
  - TEMPLE-INLAND FOREST PRODUCTS CORP - TYPE TG-C

**CHICAGO SMSA**

limited partnership

d/b/a VERIZON WIRELESS

**TERRA**

CONSTRUCTION GROUP, LTD.

600 BUSSE HIGHWAY

PARK RIDGE, IL 60068

PH: 847-698-6400

FAX: 847-698-6401

NO.	DESCRIPTION	BY	DATE	JTM	RA	JUR	TH	JUR	JUR	AM
2	UPDATE WITH POWER DESIGN		10/29/18							
3	UPDATE PER FIBER COORDINATION		12/11/18							
4	UPDATE PER LATEST COMED WALK		04/08/19							
5	REVISED FIBER PER RESERVOR INFO		05/17/19							
6	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS		08/06/19							
7	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS		08/04/19							
8	ISSUED FOR PERMIT		10/28/19							

LOC. # 282573

45 & 175th

9000 W. 171ST

TINLEY PARK, IL 60487

DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	07/03/18
PROJECT #:	33-1566

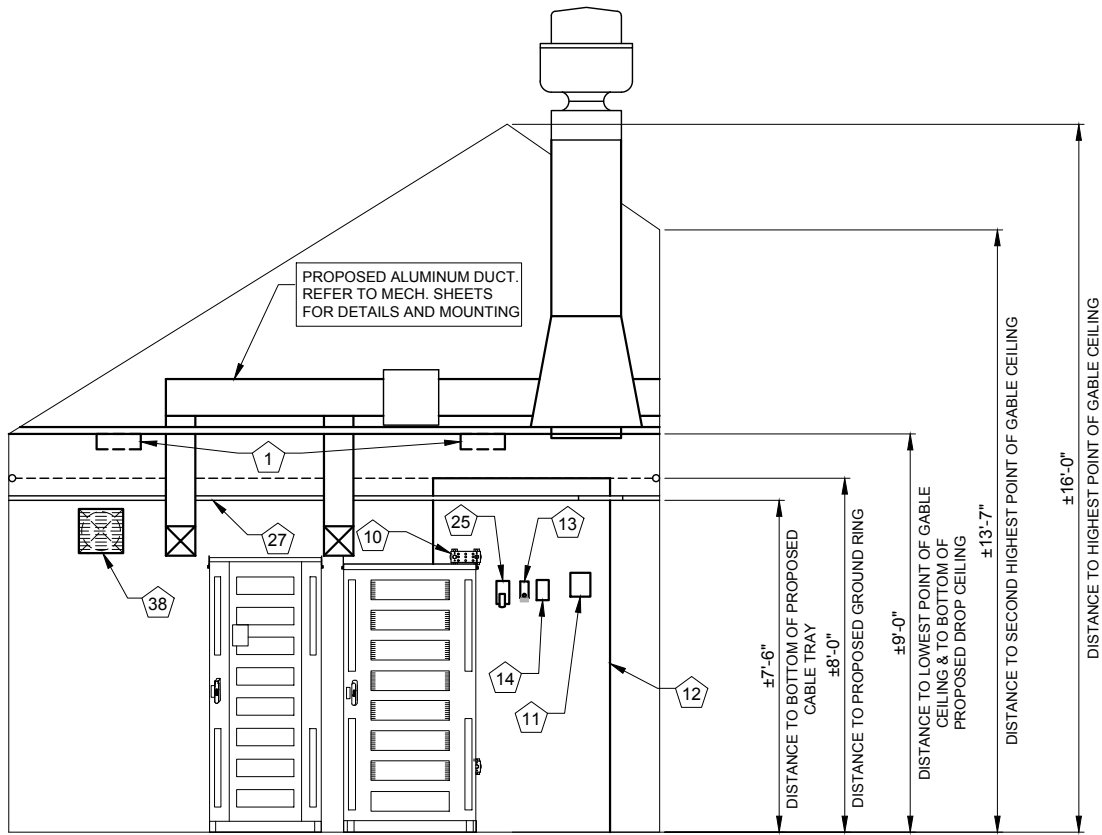
SHEET TITLE

ROOM FINISH SCHEDULE, SPECIFICATIONS AND DETAILS

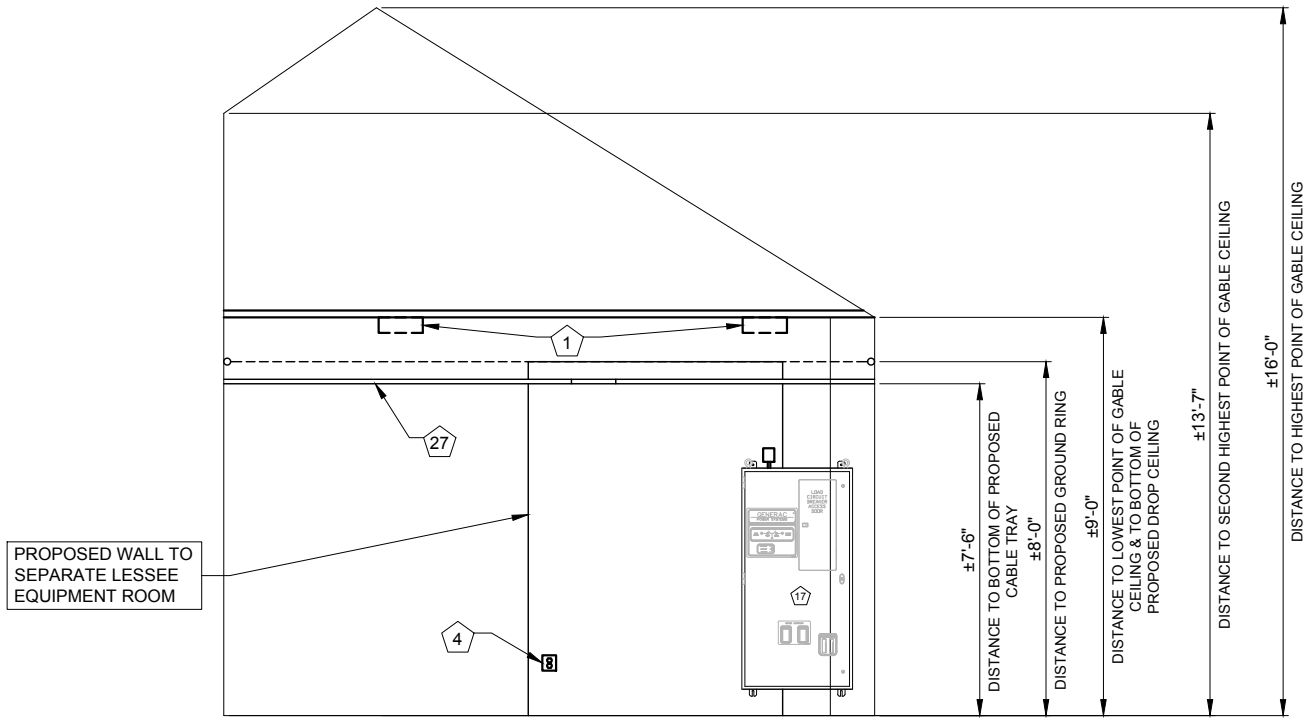
SHEET NUMBER

**A-7**





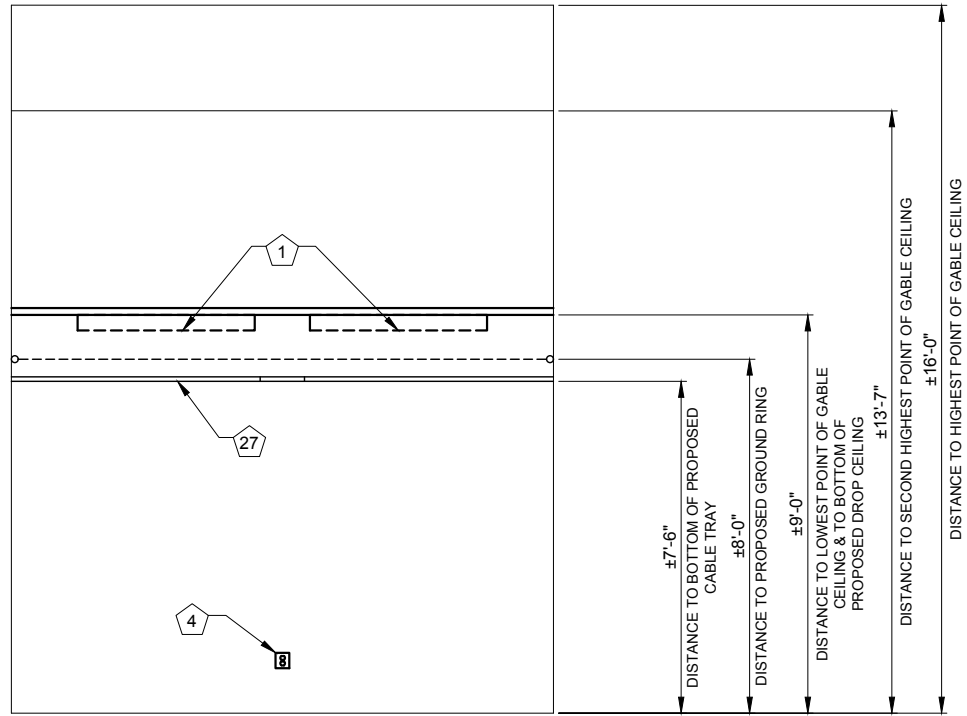
1 INTERIOR ELEVATION - SOUTHEAST  
SCALE: 1/2" = 1'-0"



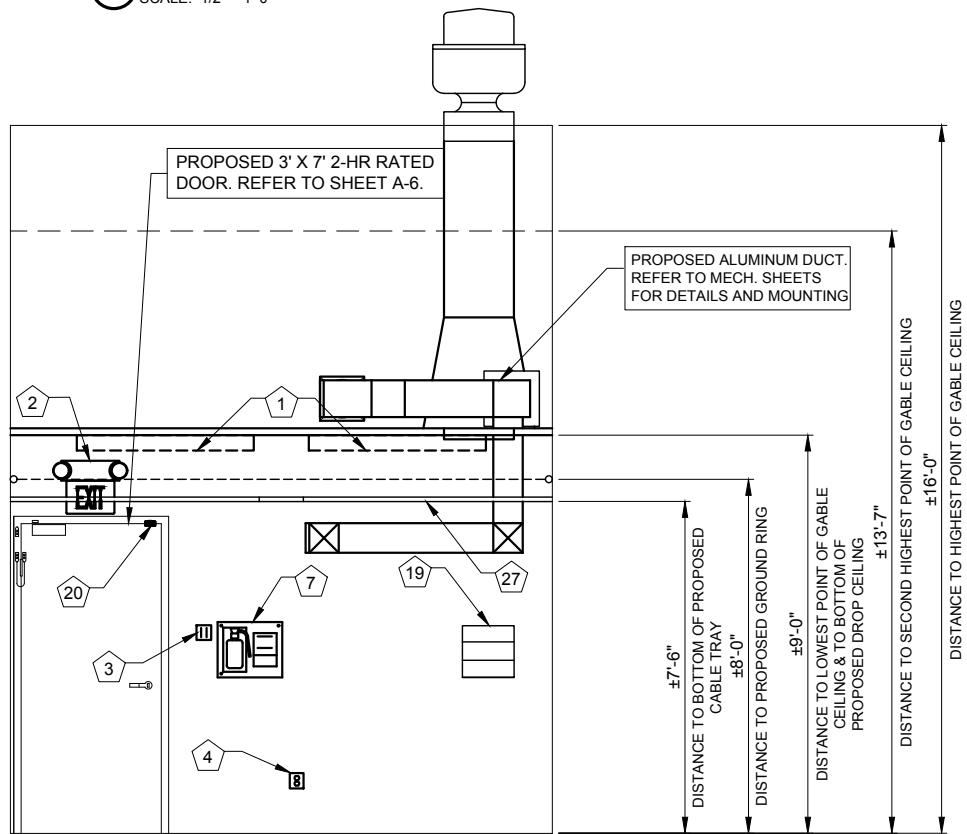
3 INTERIOR ELEVATION - NORTHWEST  
SCALE: 1/2" = 1'-0"

#### GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF FINISH OR CENTERLINE OF OBJECT.
- SEE SHEET A-2 FOR KEYED ITEMS



2 INTERIOR ELEVATION - SOUTHWEST  
SCALE: 1/2" = 1'-0"



4 INTERIOR ELEVATION - NORTHEAST  
SCALE: 1/2" = 1'-0"



SCALE IS FOR 11x17 MEDIA  
(USE HALF SCALE FOR 24x36 MEDIA)

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REVISIONS		NO	DESCRIPTION	DATE	BY
1				10/29/18	JTM
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7			ISSUED FOR PERMIT	10/28/19	AM
8					

LOC. # 282573

45 & 175th

9000 W. 171ST  
TINLEY PARK, IL 60487

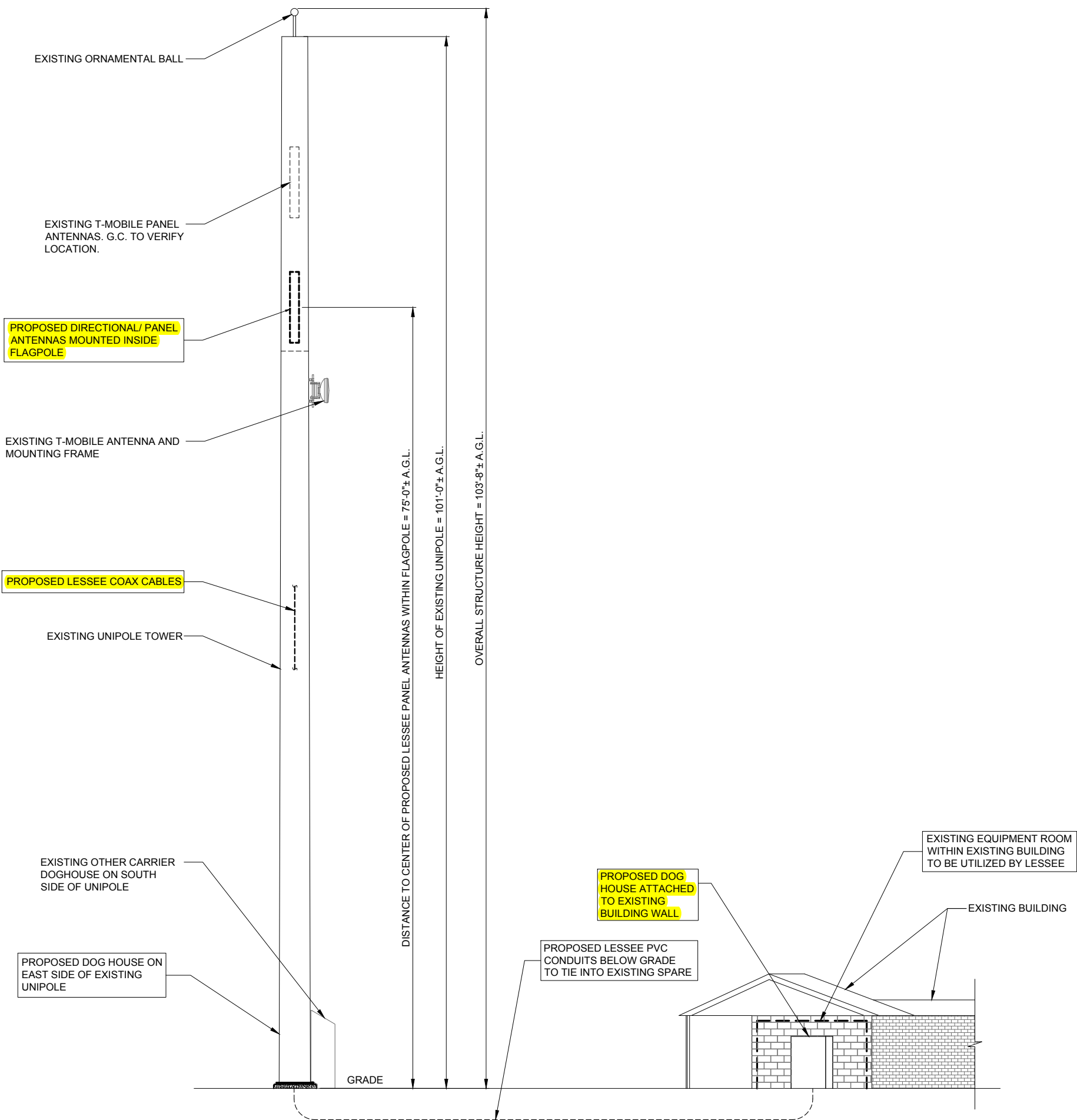
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DATE:	07/03/18
PROJECT #:	33-1566

SHEET TITLE  
EQUIPMENT ROOM  
INTERIOR  
ELEVATIONS

SHEET NUMBER

**A-8**





0

2.5'

5'

10'

SCALE: 1" = 5'

24" x 36" PRINT IS THE FULL SCALE FORMAT. ANY SIZE OTHER THAN THAT IS AT REDUCED SCALE.

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TERRA

CONSULTING GROUP, LTD.

600 BUSSE HIGHWAY  
PARK RIDGE, IL 60068  
PH: 847-698-6400  
FAX: 847-698-6401

REVISIONS			NO	DESCRIPTION	DATE	BY
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SHEET TITLE

SITE ELEVATION

SHEET NUMBER

ANT-1



RF EMISSIONS REPORT REQUIRED

☐ YES ☒ NO

DATE OF REPORT: \_\_\_\_\_

EQUIPMENT CHANGE REQUEST FORM- ECR

Cell Name		45 & 175th		Cell ID		TBD											
Location Number		282573		Address		9000 West 171th St											
Date of Request		7/20/2018		City/State/Zip		Tinley Park, IL 60487											
PROPOSED CONFIGURATION				Configuration													
Antenna				Option-A2													
Sector	Pos	Port	RF Path	Antenna Manufacturer	Antenna Model	Antenna Serial Number	Centerline	Azimuth	Variable Tilt	Mechanical Tilt	Action						
Alpha	A1	L1 (-45)	700/850 - RxTx0	COMMSCOPE	NHH-65B-R2B		75	30	3	0	Add- Install						
		L2 (+45)	700/850 - RxTx1						1								
		H1 (-45)	AWS/PCS - RxTx0						1								
		H2 (+45)	AWS/PCS - RxTx1						1								
		H3 (-45)	AWS/PCS - RxTx2						1								
	A2	H4 (+45)	AWS/PCS - RxTx3							Unchanged							
		L1 (-45)	Unused at this time														
		L2 (+45)	Unused at this time														
		H1 (-45)	Unused at this time														
		H2 (+45)	Unused at this time														
	A3	H3 (-45)	Unused at this time							Unchanged							
		H4 (+45)	Unused at this time														
		L1 (-45)	Unused at this time														
		L2 (+45)	Unused at this time														
		H1 (-45)	Unused at this time														
	A4	H2 (+45)	Unused at this time							Unchanged							
		H3 (-45)	Unused at this time														
		H4 (+45)	Unused at this time														
		L1 (-45)	Unused at this time														
		L2 (+45)	Unused at this time														
Beta	B1	H1 (-45)	Unused at this time	COMMSCOPE	NHH-65B-R2B		75	150	4	0	Add- Install						
		L2 (+45)	Unused at this time						2								
		H2 (+45)	Unused at this time						2								
		H3 (-45)	Unused at this time						2								
		H4 (+45)	Unused at this time						2								
	B2	L1 (-45)	Unused at this time							Unchanged							
		L2 (+45)	Unused at this time														
		H1 (-45)	Unused at this time														
		H2 (+45)	Unused at this time														
		H3 (-45)	Unused at this time														
	B3	H4 (+45)	Unused at this time							Unchanged							
		L1 (-45)	Unused at this time														
		L2 (+45)	Unused at this time														
		H1 (-45)	Unused at this time														
		H2 (+45)	Unused at this time														
	B4	H3 (-45)	Unused at this time							Unchanged							
		H4 (+45)	Unused at this time														
		L1 (-45)	Unused at this time														
		L2 (+45)	Unused at this time														
		H1 (-45)	Unused at this time														
GAMMA	G1	H2 (+45)	Unused at this time	COMMSCOPE	NHH-65B-R2B		75	270	2	0	Add- Install						
		H3 (-45)	Unused at this time						1								
		H4 (+45)	Unused at this time						1								
		L1 (-45)	Unused at this time														Unchanged
		L2 (+45)	Unused at this time														
	H1 (-45)	Unused at this time															
	H2 (+45)	Unused at this time															
	G2	H3 (-45)	Unused at this time							Unchanged							
		H4 (+45)	Unused at this time														
		L1 (-45)	Unused at this time														
		L2 (+45)	Unused at this time														
		H1 (-45)	Unused at this time														
	G3	H2 (+45)	Unused at this time							Unchanged							
		H3 (-45)	Unused at this time														
		H4 (+45)	Unused at this time														
		L1 (-45)	Unused at this time														
		L2 (+45)	Unused at this time														
	G4	H1 (-45)	Unused at this time							Unchanged							
		H2 (+45)	Unused at this time														
		H3 (-45)	Unused at this time														
H4 (+45)		Unused at this time															
L1 (-45)		Unused at this time															
Comments																	

COAX LENGTH

SECTOR	AT GROUND		AT STRUCTURE		TOTAL (±)
	HOR (±)	VER (±)	HOR (±)	RAYCAP CL (±)	
MAIN	50'	0'	8'	75'	133'

FINAL CONFIGURATION

Passive Components	Location	Manufacturer	Component Model	Count	
	Top (Platform)				
	Top (Platform)	CommScope	CBC426T-DS-43	3	
	Top (Platform)				
	Top (Platform)				
	Top (Platform)				
	Bottom (Shelter)	Ericsson	4449 B13/B5	3	
Coax	Sector	Coax Manufacturer	Type	Size	Count
	Alpha		COAX	1 5/8"	4
	Beta		COAX	1 5/8"	4
	Gamma		COAX	1 5/8"	4
	Raycap				
Comments					

CHICAGO  
SMSA  
limited partnership  
d/b/a VERIZON WIRELESS



NO	DESCRIPTION	BY	DATE	JTM	RA	JJR	TH	JJR	AM
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8	ISSUED FOR PERMIT		10/28/19						

LOC. # 282573

45 & 175th

9000 W. 171ST  
TINLEY PARK, IL 60487

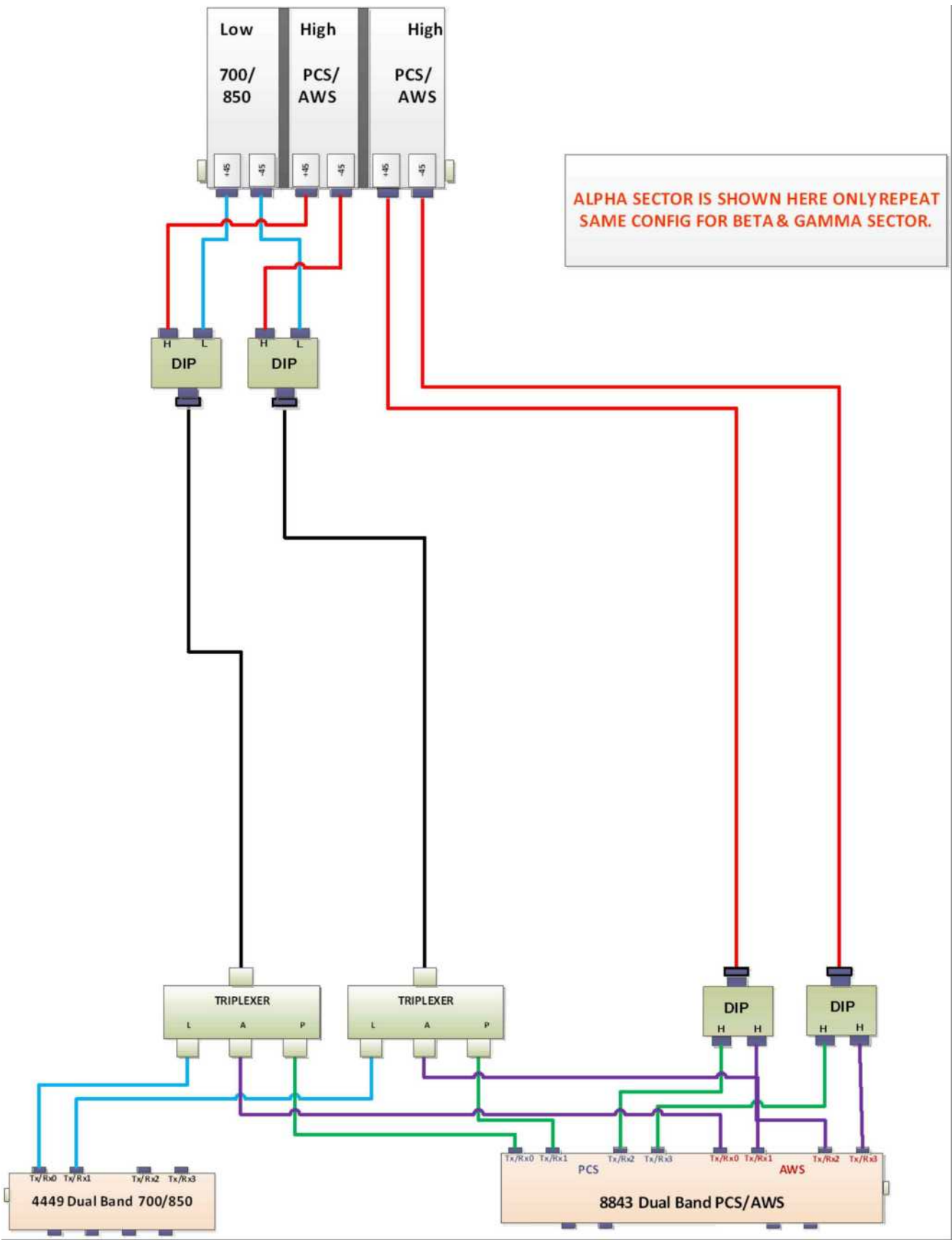
DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	07/03/18
PROJECT #:	33-1566

SHEET TITLE  
ANTENNA INFORMATION

SHEET NUMBER

ANT-2





1 CABLE DIAGRAM  
N.T.S.

**CHICAGO  
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limited partnership  
d/b/a VERIZON WIRELESS



REVISIONS			
NO	DESCRIPTION	DATE	BY
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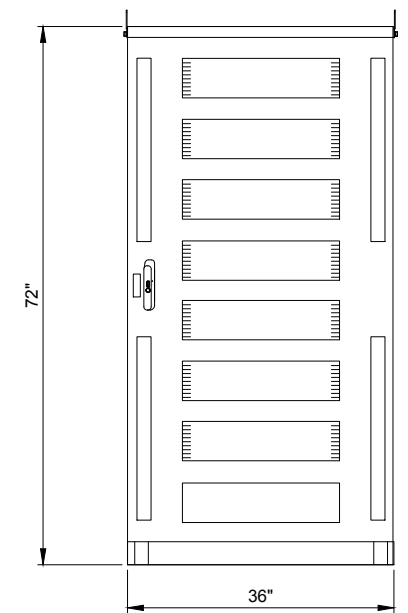
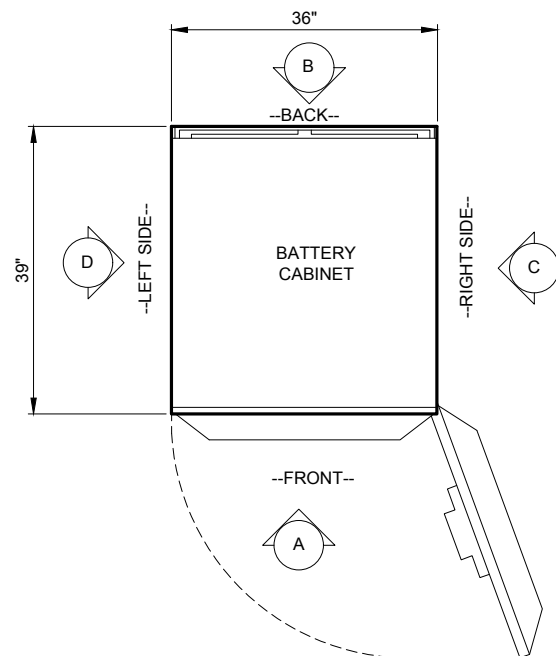
DRAWN BY:	TJS
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DATE:	07/03/18
PROJECT #:	33-1566

SHEET TITLE  
ANTENNA INFORMATION

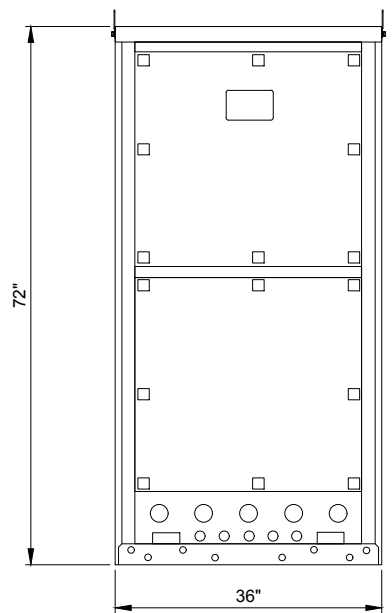
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**ANT-2A**



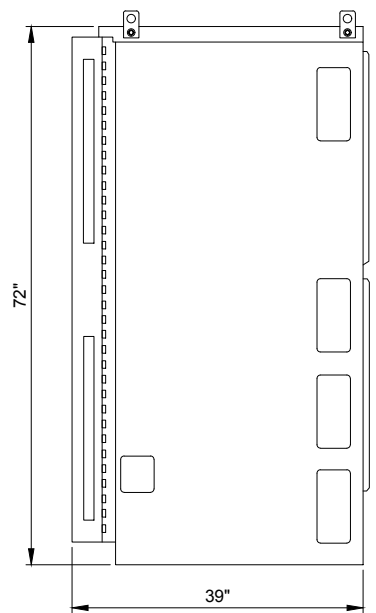
COMMSCOPE RBA72-36	
DIMENSIONS	36"W x 39"D x 72"H
WEIGHT	650 LBS (EMPTY)
WEIGHT W/BATT	2,500 LBS (TYP.)



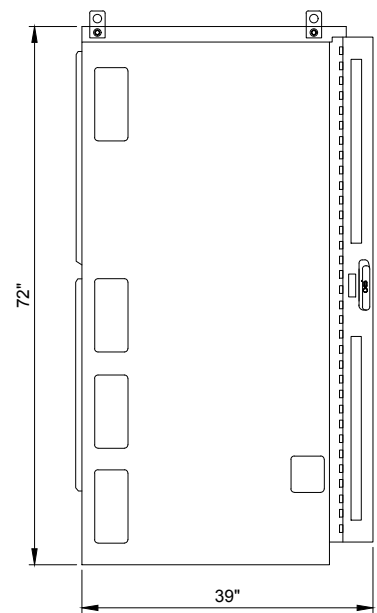
CABINET ELEVATION A



CABINET ELEVATION B



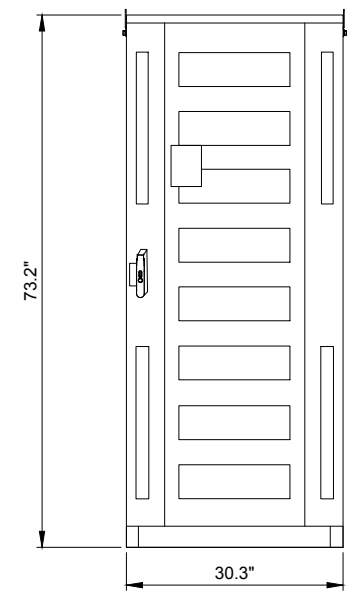
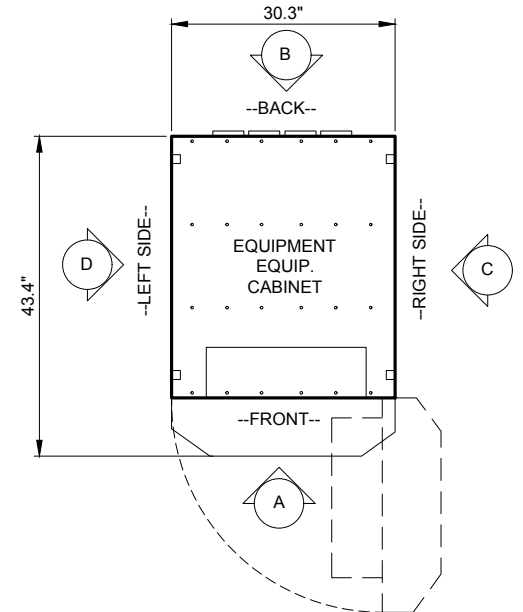
CABINET ELEVATION C



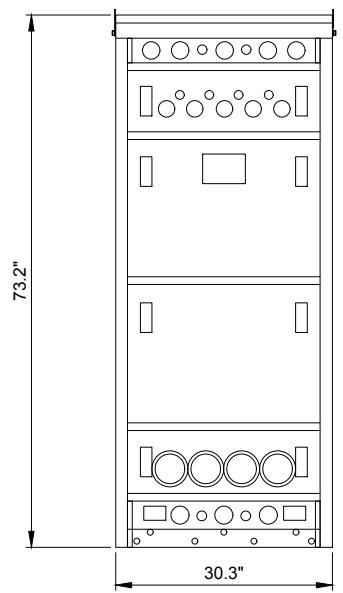
CABINET ELEVATION D

1 COMMSCOPE RBA72-36 CABINET DIMENSIONS  
N.T.S.

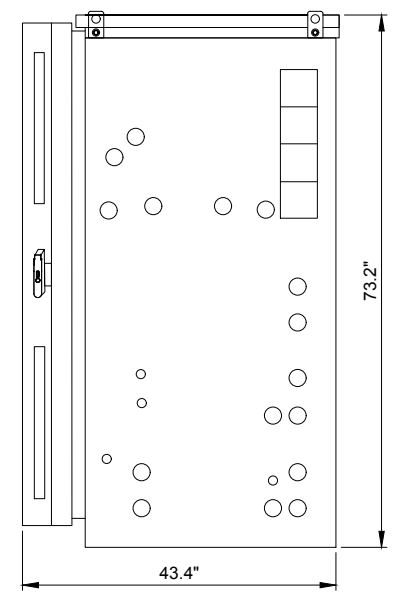
COMMSCOPE RBA72-30	
DIMENSIONS	30.3"W x 43.4"D x 73.2"H
WEIGHT	565 - 670 LBS



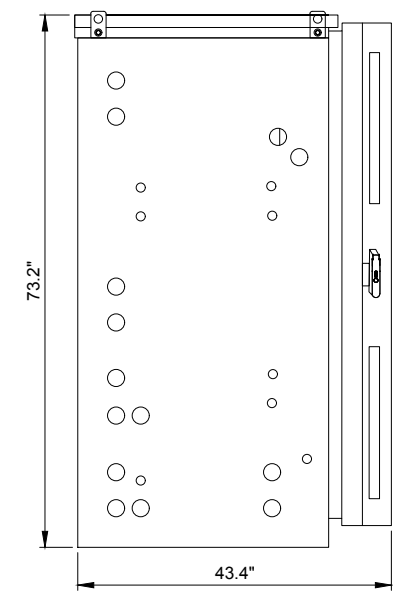
CABINET ELEVATION A



CABINET ELEVATION B



CABINET ELEVATION C



CABINET ELEVATION D

2 COMMSCOPE RBA72-30 EQUIPMENT CABINET DIMENSIONS  
N.T.S.

**CHICAGO**  
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limited partnership  
d/b/a VERIZON WIRELESS



REVISIONS		DATE	BY
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8	ISSUED FOR PERMIT		

LOC. # 282573

45 & 175th

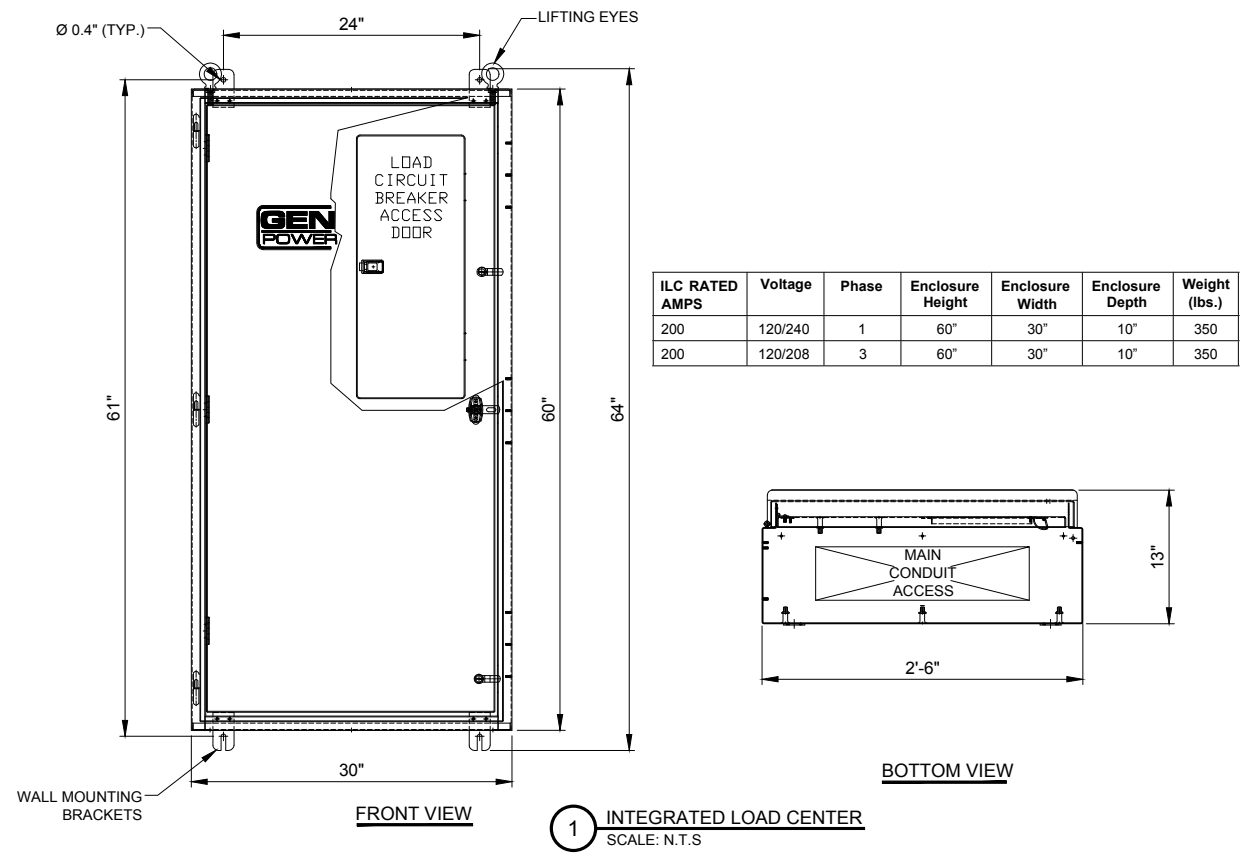
9000 W. 171ST  
TINLEY PARK, IL 60487

DRAWN BY:	TJS
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SHEET TITLE  
EQUIPMENT  
DETAILS

SHEET NUMBER  
**EQ-1**





**CHICAGO  
SMSA**  
limited partnership  
d/b/a VERIZON WIRELESS

**TERRA**  
CONSTRUCTING GROUP, LTD.  
600 BUSSE HIGHWAY  
PARK RIDGE, IL 60068  
PH: 847-698-6400  
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






























SHEET NUMBER  
**EQ-2**



ELECTRICAL NOTES

1. CONTRACTOR SHALL PERFORM ALL VERIFICATION OBSERVATION TEST AND EXAMINATION WORK PRIOR TO THE ORDERING OF THE ELECTRICAL EQUIPMENT AND THE ACTUAL ARCHITECT LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
2. THESE PLANS ARE DIAGRAMMATIC ONLY. FOLLOW AS POSSIBLE.
3. EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANELBOARD, PULLBOX, J-BOX, SWITCH BOX, ETC., IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ACT (O.S.H.A.).
4. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION TOOLS TRANSPORTATION, ETC., FOR A COMPLETE AND PROPERLY OPERATIVE SYSTEM ENERGISED THROUGHOUT AND AS INDICATED ON DRAWINGS, AS SPECIFIED HEREIN AND/OR OTHERWISE REQUIRED.
5. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED AND APPROVED BY UNDERWRITER'S LABORATORY AND SHALL BEAR THE INSPECTION LABEL "J" WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH APPROVAL OF THE DIVISION OF INDUSTRIAL SAFETY AND ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA AND NBFU.
6. CONTRACTOR SHALL CARRY OUT HIS WORK IN ACCORDANCE WITH ALL GOVERNING STATE, COUNTY AND LOCAL CODES AND O.S.H.A.
7. CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS AND PAY ALL REQUIRED FEES.
8. COMPLETE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF JOB ACCEPTANCE BY OWNER. ANY WORK, MATERIAL OR EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.
9. ALL CONDUIT ON (C.O.) SHALL HAVE A PULL WIRE OR A ROPE.
10. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS AND CIRCUITS.
11. ALL BROCHURES, OPERATING MANUALS, CATALOGS, SHOP DRAWINGS, ETC., SHALL BE TURNED OVER TO OWNER AT JOB COMPLETION.
12. EACH CIRCUIT TO HAVE DEDICATED NEUTRAL. EACH CIRCUIT TO HAVE EQUIPMENT GROUND
13. ALL CONDUCTORS SHALL BE COPPER.
14. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN THE MAXIMUM SHORT CIRCUIT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.L.C.
15. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.
16. PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
17. IN DRILLING HOLES INTO CONCRETE, WHETHER FOR FASTENING OF ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC., IT MUST BE CLEARLY UNDERSTOOD THAT TENDONS AND/OR REINFORCING STEEL WILL NOT BE DRILLED INTO, CUT OR DAMAGED UNDER ANY CIRCUMSTANCES.
18. LOCATION OF TENDONS AND/OR REINFORCING ARE NOT DEFINITELY KNOWN AND MUST BE SEARCHED FOR BY APPROPRIATE METHODS, EQUIPMENT VIA X-RAY OR OTHER DEVICES FOR LOCATING REINFORCING BARS.
19. RECEPTACLES SHALL BE 20 AMP, 125V, AC HUBBELL #5326, WHITE, AS REQUIRED BY THE ARCHITECT.
20. PLASTIC PLATES FOR ALL SWITCHES, RECEPTACLES, TELEPHONE AND BLANKED OUTLET SHALL HAVE ENGRAVED LETTERING WHERE INDICATED ON THE DRAWINGS. WEATHERPROOF RECEPTACLES SHALL HAVE RACO #800, RAISED COVERS.
21. WIRE AND CABLE CONDUCTORS SHALL BE COPPER #12 AWG MIN., NO BX OR ROMEX CABLE IS PERMITTED.
22. GROUNDING CONDUCTS SHALL BE SOLID TINNED COPPER AND ANNEALED #2.
23. METER SOCKET AMPS, VOLTAGE, PHASES, SHALL BE NOTED ON THE DRAWINGS MANUFACTURED BY SQUARE D OR EQUAL.
24. ALL MATERIALS SHALL BE UL LISTED.

25. CONDUIT  
A. RIGID CONDUIT SHALL BE UL LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH EARTH, IN MASONARY WALLS OR EXPOSED ON BUILDING EXTERIOR.  
B. ELECTRIC METALLIC TUBING SHALL HAVE UL LABEL, FITTINGS SHALL BE GLAND RING COMPRESSION TYPE, EMT FOR INTERIOR RUNS ONLY.  
C. FLEXIBLE METALLIC CONDUIT SHALL BE UL LISTED, USED ONLY AS PERMITTED BY CODES.  
D. ALL CONDUITS SHALL BE SURFACE MOUNTED, NO HORIZONTAL CONDUITS SHALL BE BELOW 7'-6" AFF. CONDUIT INDICATED SHALL RUN PARALLEL OR AT RIGHT ANGLES TO CEILING, FLOOR OR BEAMS. VERIFY EXACT ROUTING OF ALL EXPOSED CONDUIT WITH ARCHITECT PRIOR TO INSTALLING.
26. ALL ELECTRICAL EQUIPMENT SHALL BE LABLED WITH PERMANENT ENGRAVED PLASTIC LABELS.
27. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS. IF THE RESISTANCE VALUE IS EXCEEDING, NOTIFY THE OWNER FOR FURTHER INSTRUCTIONS ON METHODS FOR REDUCING THE RESISTANCE VALUE. SUBMIT TEST REPORTS AND FURNISH TO VERIZON WIRELESS ONE COMPLETE SET OF PRINTS SHOWING INSTALLED WORK.
28. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT AND FALL POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK.
29. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COST TO BE PAID BY CONTRACTOR.

ELECTRICAL SYMBOL LEGEND			
ELECTRICAL SYMBOL GENERAL NOTES		SYMBOL	DESCRIPTION
1. THESE SYMBOLS COMPRISE A STANDARD LIST. NOT ALL SYMBOLS MAY APPEAR ON THIS PROJECT.	SYMBOL	DESCRIPTION	
2. ALL MOUNTING HEIGHTS ARE TO CENTER OF DEVICE ABOVE FINISHED FLOOR. MOUNTING HEIGHTS INDICATED ON ARCHITECTURAL WALL ELEVATIONS OR AS NOTED SPECIFICALLY ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER MOUNTING HEIGHTS LISTED BELOW.		ELECTRICAL NOTE (see electrical notes on same sheet) unless otherwise noted.	
3. DASHED SYMBOL INDICATES EXISTING.		fixture type (capitol letter-see fixture schedule)	
4. SLASHED SYMBOL INDICATES TO BE REMOVED.		circuit number	
5. SHADED LIGHT FIXTURE INDICATES CONNECTION TO THE EMERGENCY SYSTEM CIRCUITS.		switch identification (lower case letter) Letters indicate double switching. Switch nearest door to control outboard lamp(s), other switch to control inboard lamp(s).	
		SURFACE POINT SOURCE LIGHT FIXTURE (stem indicates wall mounted)	
		RECESSED POINT SOURCE LIGHT FIXTURE	
		POLE LIGHT, ARM MOUNTED (open circle indicates number & orientation of luminaire)	
		POLE LIGHT, POLE TOP MOUNTED	
		BATTERY EMERGENCY LIGHTING UNIT (triangles indicate lighting heads)	
		REMOTE EMERGENCY LIGHTING UNIT (triangles indicate lighting heads)	
		RECESSED BATTERY EMERGENCY LIGHTING UNIT (triangles indicate exposed lighting heads)	
		SURFACE OR PENDANT FLUORESCENT FIXTURE (shown to scale, stem indicates wall mounted)	
		RECESSED FLUORESCENT FIXTURE (shown to scale)	
		TRACK LIGHTS & TRACK	
		BARE LAMP FLUORESCENT STRIP (length shown to scale)	
		EXIT SIGN (stem = wall mtd, shaded quadrants = faces, provide arrows where shown)	
		COMBINATION EXIT & EMERGENCY LIGHTING HEADS (stem = wall mtd, shaded quadrants = faces, provide arrows where shown)	
		WALL WASH LIGHT FIXTURE (shaded portion indicates orientation away from wall)	
		RECESSED ACCENT LIGHT FIXTURE (arrow indicates orientation)	
		CEILING JUNCTION BOX (stem = wall mtd.)	
		SINGLE RECEPTACLE	
		DUPLEX RECEPTACLE	
		DUPLEX RECEPTACLE, EMERGENCY POWER	
		FOUR-PLEX RECEPTACLE	
		FOUR-PLEX RECEPTACLE, EMERGENCY POWER	
		GFI DUPLEX RECEPTACLE	
		GFI DUPLEX RECEPTACLE, EMERGENCY POWER	
			
			
			
			

**CHICAGO  
SMSA**  
limited partnership  
d/b/a VERIZON WIRELESS



REVISIONS				
NO.	DESCRIPTION	DATE	BY	
2.	UPDATE WITH POWER DESIGN	10/29/18	JTM	
3.	UPDATE PER FIBER COORDINATION	12/11/18	RA	
4.	UPDATE PER LATEST COMED WALK	04/08/19	JJR	
5.	REVISED FIBER PER RESERVOIR INFO	05/17/19	TH	
6.	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS	08/06/19	JJR	
7.	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS	09/04/19	JJR	
8.	ISSUED FOR PERMIT	10/28/19	AM	

LOC. # 282573

45 & 175th

9000 W. 171ST  
TINLEY PARK, IL 60487

DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	07/03/18
PROJECT #:	33-1566

SHEET TITLE  
ELECTRICAL  
NOTES AND  
LEGEND

SHEET NUMBER

E-0



- GENERAL NOTES
1.

ALL DIMENSIONS ARE TO FACE OF METAL STUD AT FLOOR PLAN, FACE OF FINISH AT EQUIPMENT PLAN.
2.

SEE SHEET A-2 FOR KEYED ITEMS.
3.

SEE SHEETS E-1, E-2 AND E-3 FOR POWER, LIGHTING, CABLE TRAY AND GROUNDING PLANS AND DETAILS
4.

ADDITIONAL ITEMS TO BE SUPPLIED BY G.C.:  
> GARBAGE CAN, DUST PAN, BROOM
- 1

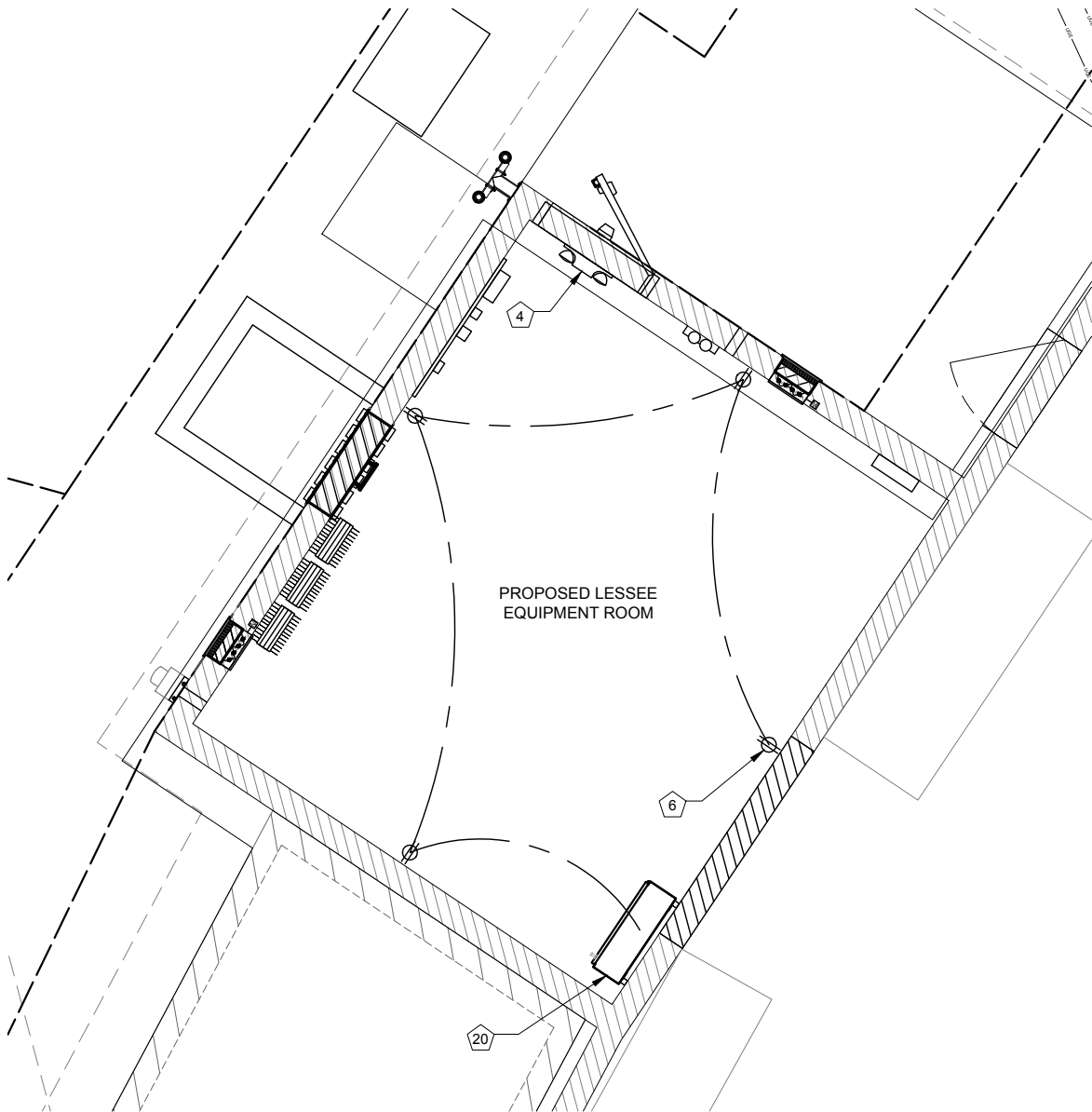
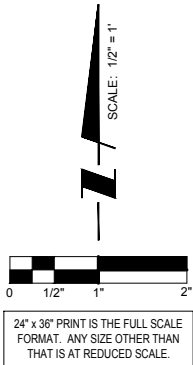
ITEM NUMBER - SEE SHEET A-2
- 1

A-1

ELEVATION REFERENCE:  
DETAIL NUMBER (TOP)  
SHEET NUMBER (BOTTOM)

FLOOR PLAN LEGEND

EQUIPMENT ROOM 101	ROOM NAME AND NUMBER - SEE SHEET A-10 FOR ROOM FINISH SCHEDULE.
-----------------------	---



1

POWER PLAN

SCALE: 1/2" = 1'-0"

- GENERAL NOTES
1.

ALL DIMENSIONS ARE TO FACE OF METAL STUD AT FLOOR PLAN, FACE OF FINISH AT EQUIPMENT PLAN.
2.

SEE SHEET A-2 FOR KEYED ITEMS.
3.

SEE SHEETS E-1, E-2 AND E-3 FOR POWER, LIGHTING, CABLE TRAY AND GROUNDING PLANS AND DETAILS
4.

ADDITIONAL ITEMS TO BE SUPPLIED BY G.C.:  
> GARBAGE CAN, DUST PAN, BROOM
- 1

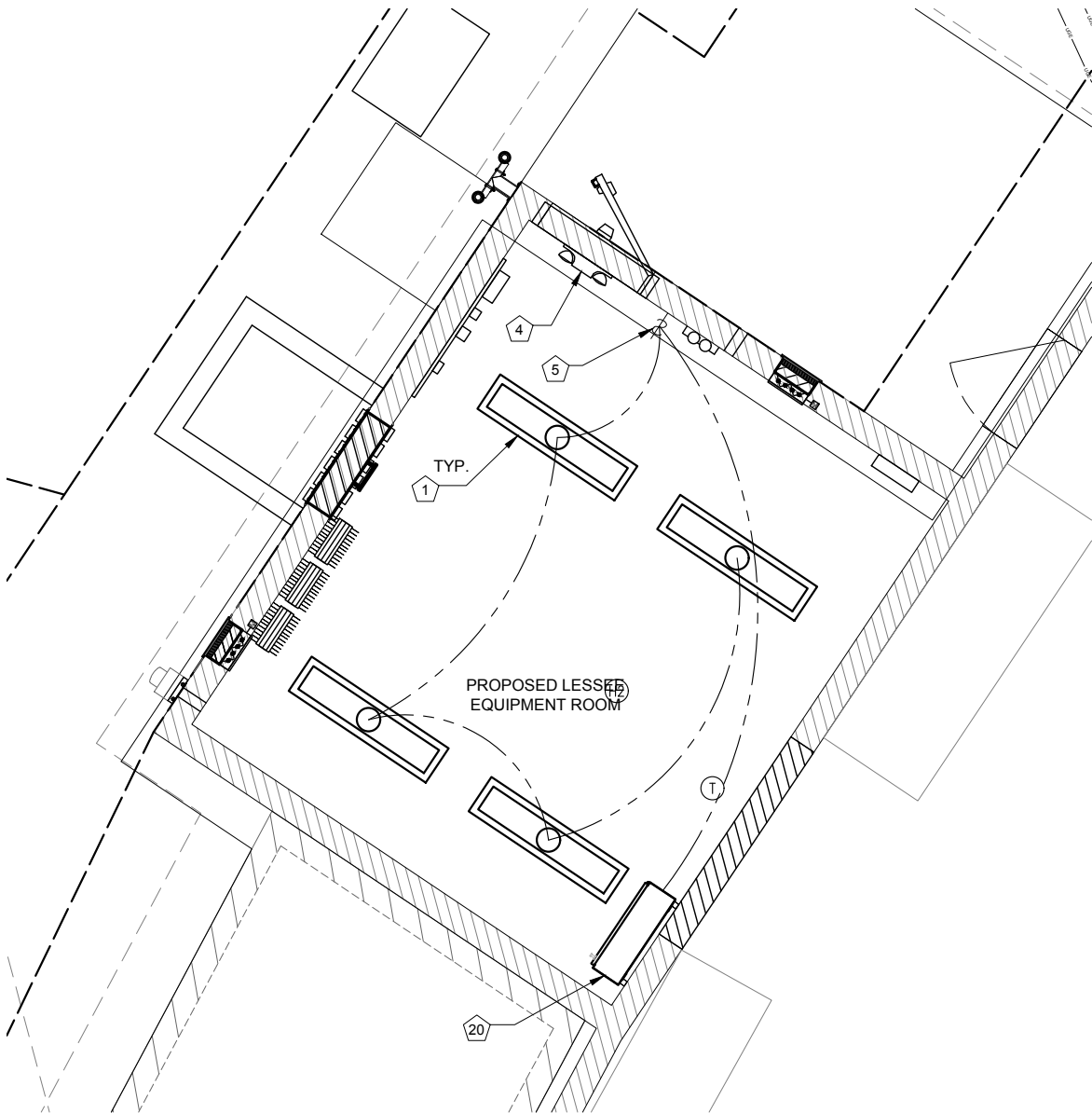
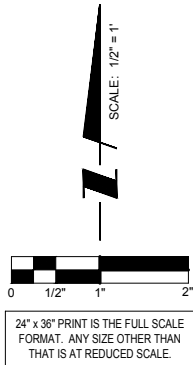
ITEM NUMBER - SEE SHEET A-2
- 1

A-1

ELEVATION REFERENCE:  
DETAIL NUMBER (TOP)  
SHEET NUMBER (BOTTOM)

FLOOR PLAN LEGEND

EQUIPMENT ROOM 101	ROOM NAME AND NUMBER - SEE SHEET A-10 FOR ROOM FINISH SCHEDULE.
-----------------------	---



2

LIGHTING PLAN

SCALE: 1/2" = 1'-0"

CHICAGO  
SMSA

limited partnership  
d/b/a VERIZON WIRELESS



REVISIONS		DATE	BY
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6	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS	09/04/19	JJR
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8	ISSUED FOR PERMIT		

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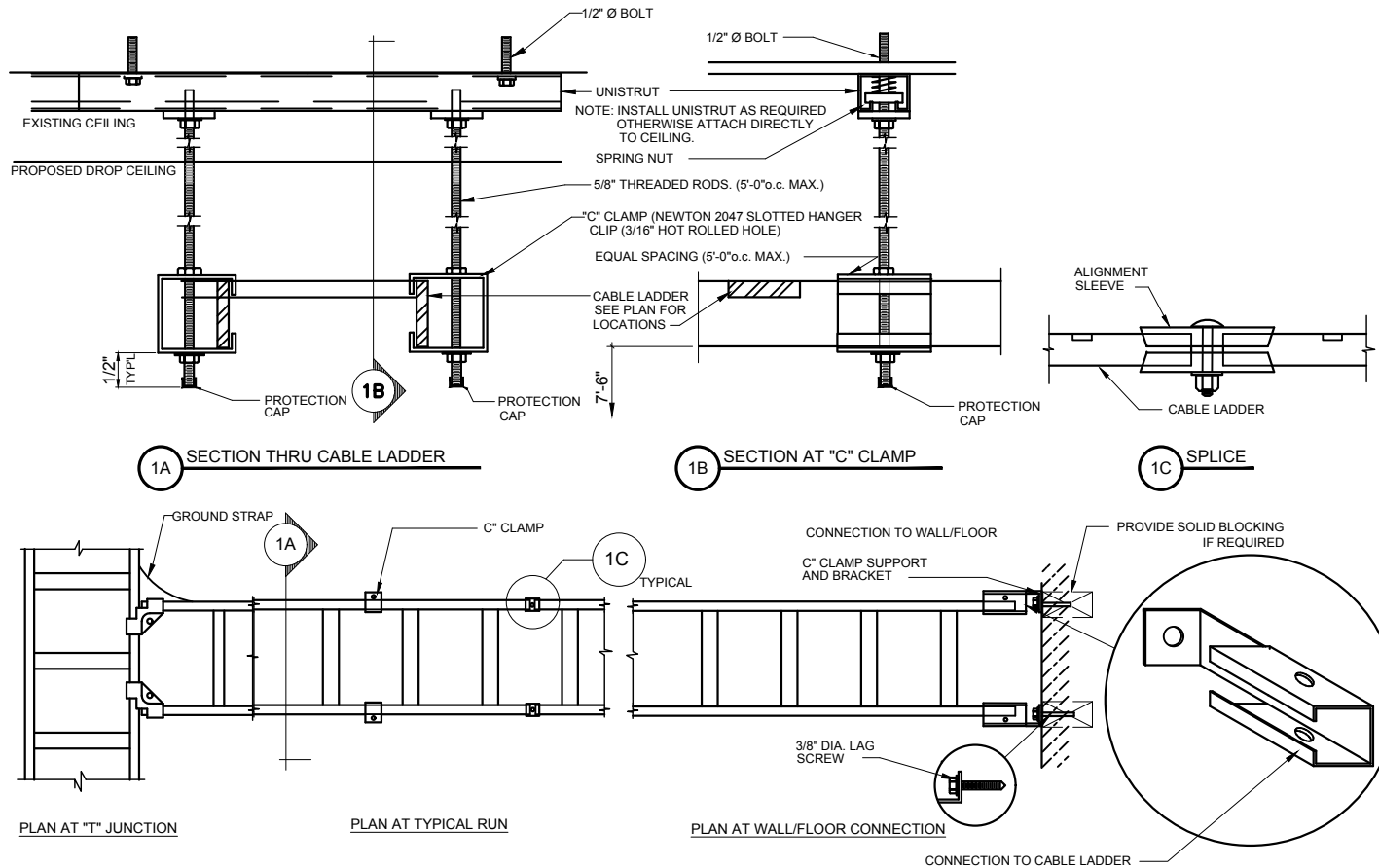
SHEET TITLE

POWER AND LIGHTING  
PLANS

SHEET NUMBER

E-1





### CABLE LADDER GENERAL NOTES

1. ALL CUT ENDS OF CABLE LADDER TO BE FILED SMOOTH AND PAINTED WITH MATCHING COLOR.
2. BOTTOM OF CABLE LADDER TO BE 7'-6" ABOVE FINISH FLOOR, UNLESS NOTED OTHERWISE.
3. CORNER BRACKETS TO BE ON THE INSIDE, UNLESS LADDER RUNGS INTERFERER THEN CORNER BRACKETS MAY BE ON THE OUTSIDE.
4. CABLE LADDER RUNGS TO BE ON TOP OF HORIZONTAL LADDER AND AWAY FROM WALL ON VERTICAL LADDERS.
5. NUTS TO BE ON BOTTOM OF ASSEMBLY, OR TOWARDS WALL.
6. 5/8" THREADED RODS, SUPPORTING CABLE LADDER, SPACED 5'-0" APART.
7. AFTER FINAL LEVELING OF CABLE LADDER CUT ROD SO THAT 1/2" OF THE THREADS ARE EXPOSED BELOW THE NUT. CAP WITH SAUNDERS BROS. PN SB 300-D.

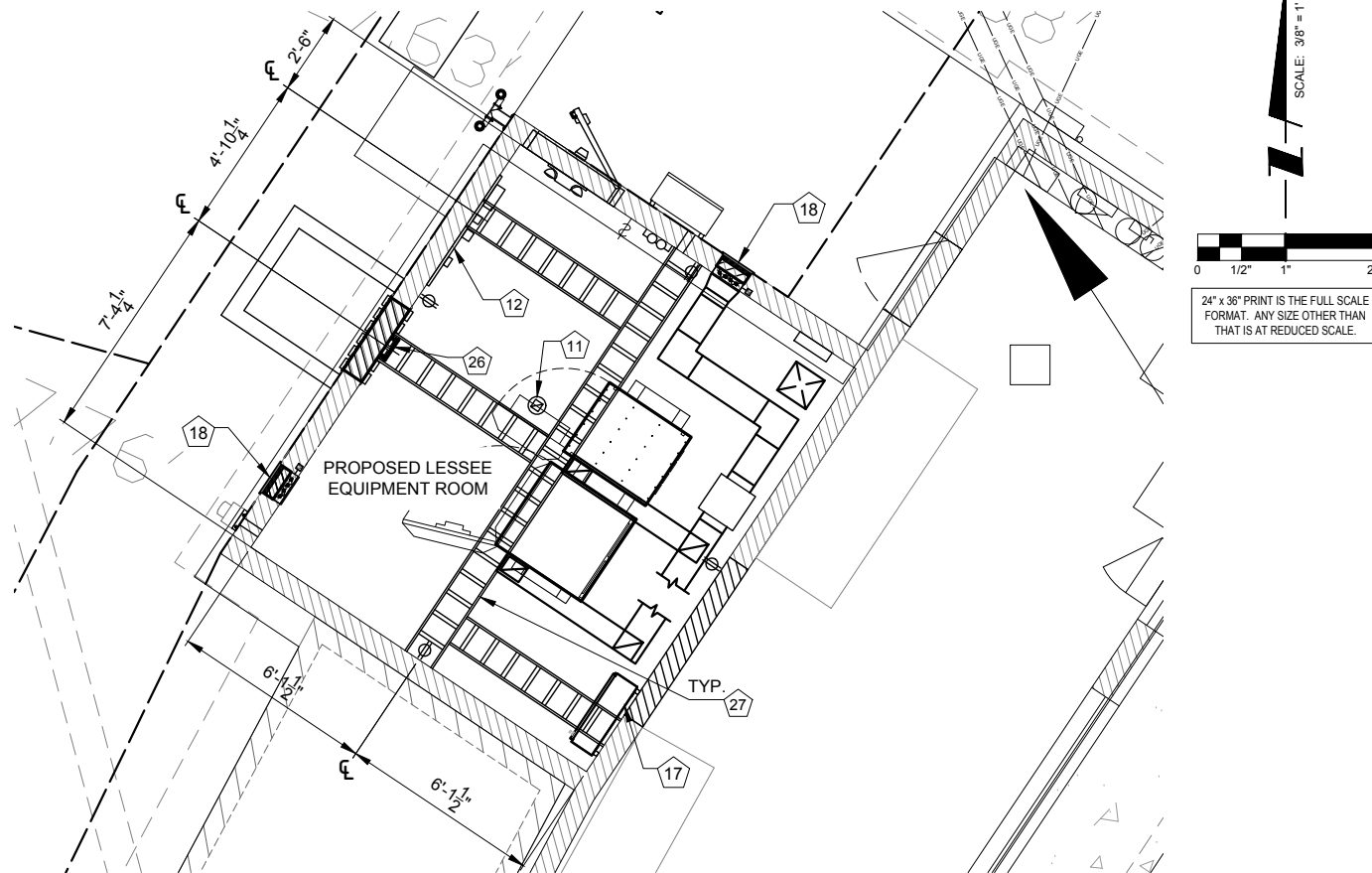
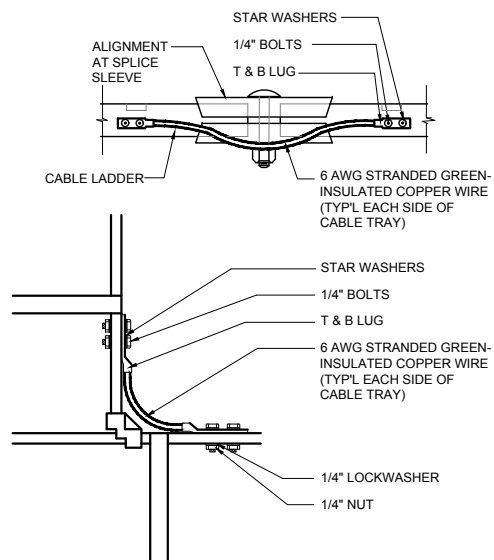
### CABLE LADDER MATERIAL LIST

12" WIDE CABLE TRAY - NEWTON # 2003-21  
WALL BRACKET - NEWTON # 3033-4  
CEILING HANGER BRACKET - NEWTON # 1044  
SUPPORTING CABLE RACK - NEWTON # 2047  
NEWTON 2012 CABLE RACK JUNCTIONS  
NEWTON 2014 T-JUNCTIONS

### 2 INTERIOR CABLE LADDER GENERAL NOTES

### GENERAL NOTES

1. SEE SHEET E-0 FOR GENERAL ELECTRICAL NOTES AND LEGEND
2. SEE SHEET A-2 FOR KEYED ITEMS



### 4 CABLE TRAY PLAN

SCALE: 3/8" = 1'-0"

### REVISIONS

NO	DESCRIPTION	DATE	BY	AM
1	UPDATE WITH POWER DESIGN	10/29/18	JTM	
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7	ISSUED FOR PERMIT	10/28/19	AM	
8				

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PROJECT #:	33-1566

SHEET TITLE  
CABLE TRAY PLAN  
AND  
DETAILS

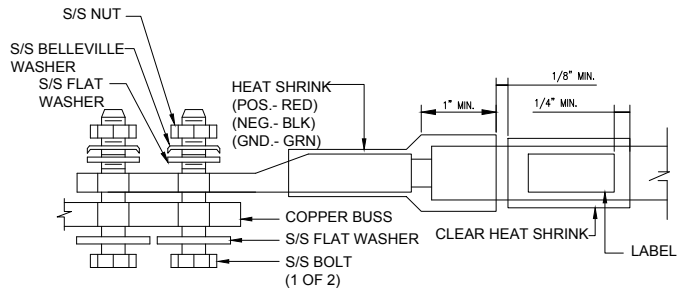
SHEET NUMBER

E-2

CHICAGO  
SMSA  
limited partnership  
d/b/a VERIZON WIRELESS



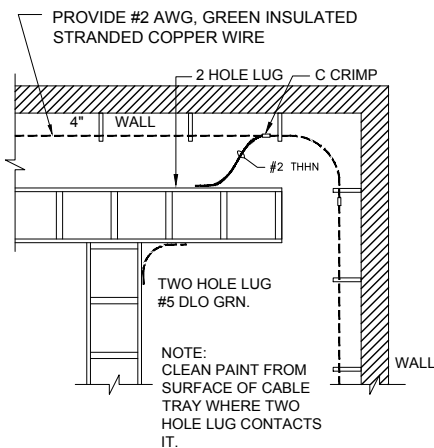




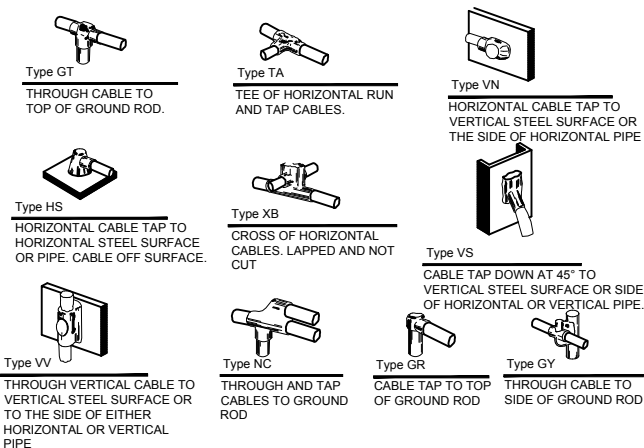
NOTES:

1. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING BELLEVILLES. COAT ALL SURFACES WITH KOPR-SHIELD BEFORE MATING.
2. FOR GROUND BOND TO STEEL ONLY: INSERT A DRAGON TOOTH WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH KOPR-SHIELD.

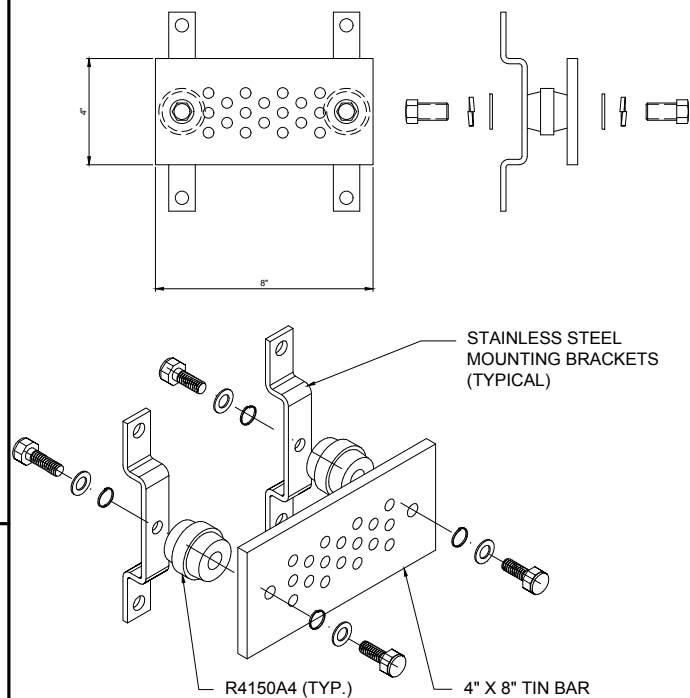
1 LUG DETAIL  
N.T.S.



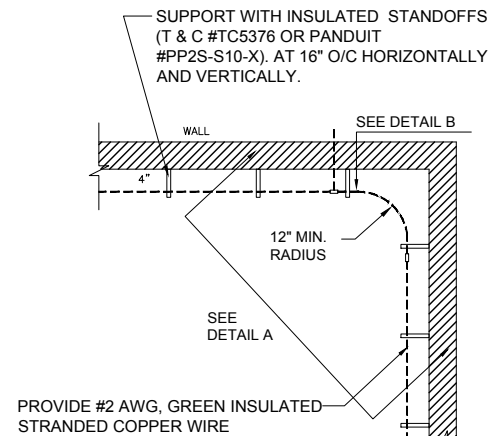
2 CABLE TRAY BONDING DETAIL  
N.T.S.



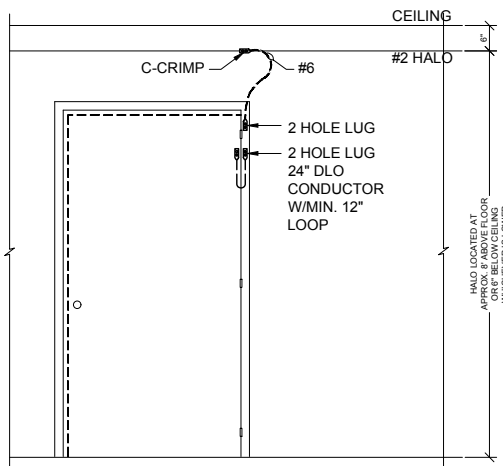
3 EXOTHERMIC WELD DETAILS  
EXOTHERMIC AND HARGER ULTRAWELD APPROVED EQUAL



7 SECTOR GROUND BAR DETAIL  
N.T.S.



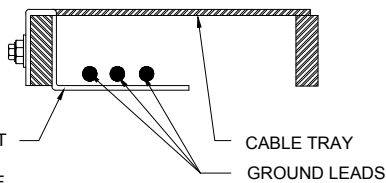
4 HALO DETAIL  
N.T.S.



5 DOOR FRAME BONDING DETAIL  
N.T.S.

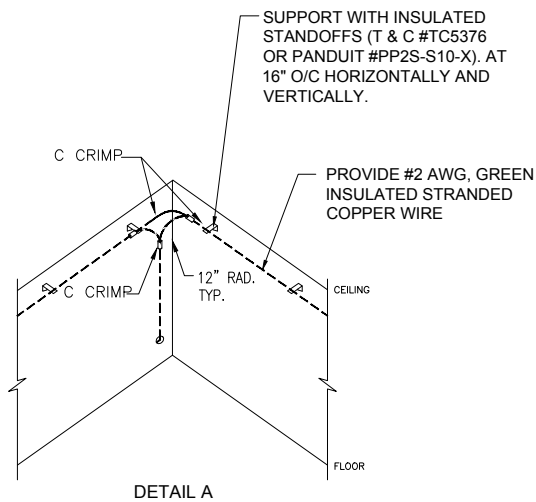
NOTE:  
PROVIDE DETAIL OF HANGERS UNDER THE CABLE RACK FOR ALL GROUND FEEDERS. #2AWG GREEN CABLE TO BE PROVIDED BY CONTRACTOR

NEWTON BRACKET  
2106 EVERY 18"  
LOCATE ON CABLE TRAY

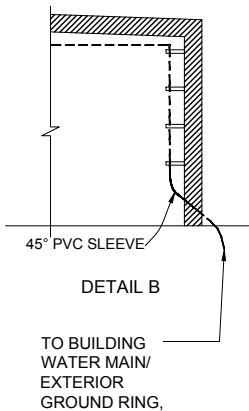


6 NEWTON BRACKET W/ GROUND INSTALLATION  
SCALE: N.T.S.

THE #2 GREEN INSULATED STRANDED COPPER WIRE SHALL BE ATTACHED TO THE STANDOFFS WITH PLASTIC CLAMPS (MCMaster CARR #322T63).



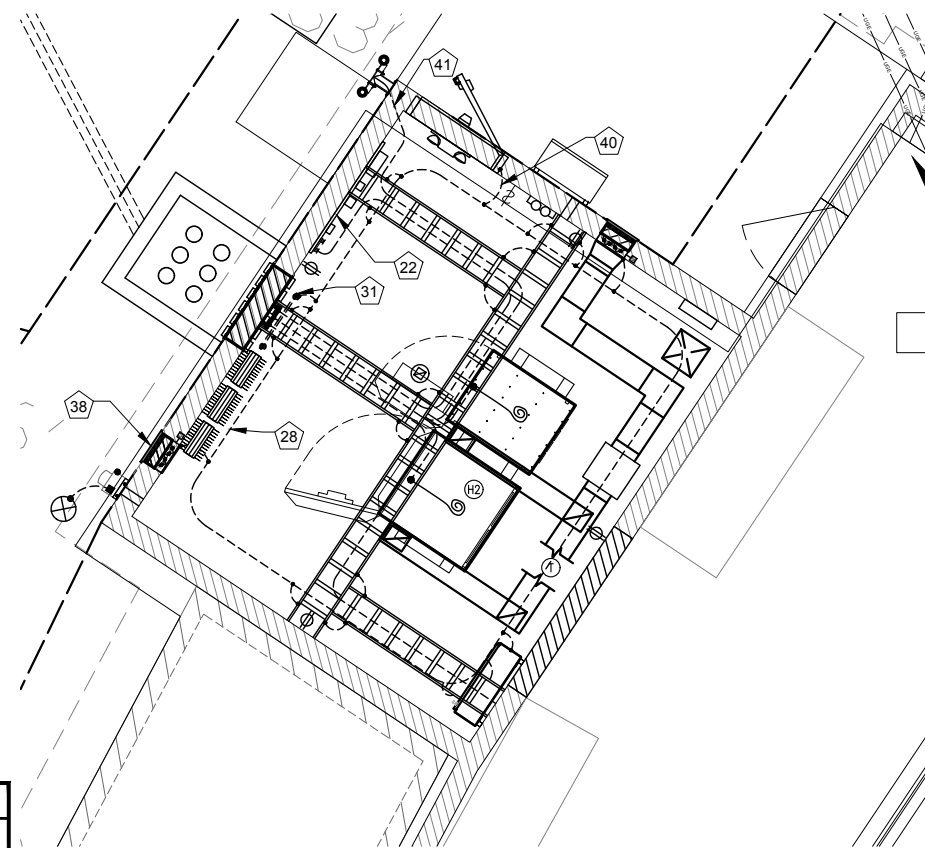
8 HALO DETAIL  
N.T.S.



9 CABLE GROUNDING DETAIL  
N.T.S.

GENERAL NOTES

1. SEE SHEET E-0 FOR GENERAL ELECTRICAL NOTES AND LEGEND
2. SEE SHEET A-2 FOR KEYED ITEMS



10 GROUNDING PLAN  
SCALE: 3/8" = 1'-0"

NOTE:

- \* CONTRACTOR TO X-RAY WALL, PRIOR TO PENETRATIONS. DO NOT CUT REINFORCEMENT.
- \* FIRE STOP ALL PENETRATIONS.
- \* CORE DRILL FLOOR, WALL & SEAL AFTER CONDUITS INSTALLATION.
- \* INSTALL PULL/JUNCTION BOXES AS NECESSARY PER, CODE.

REVISIONS

NO	DESCRIPTION	DATE	BY	AM
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SHEET TITLE  
GROUNDING PLAN  
AND  
DETAILS

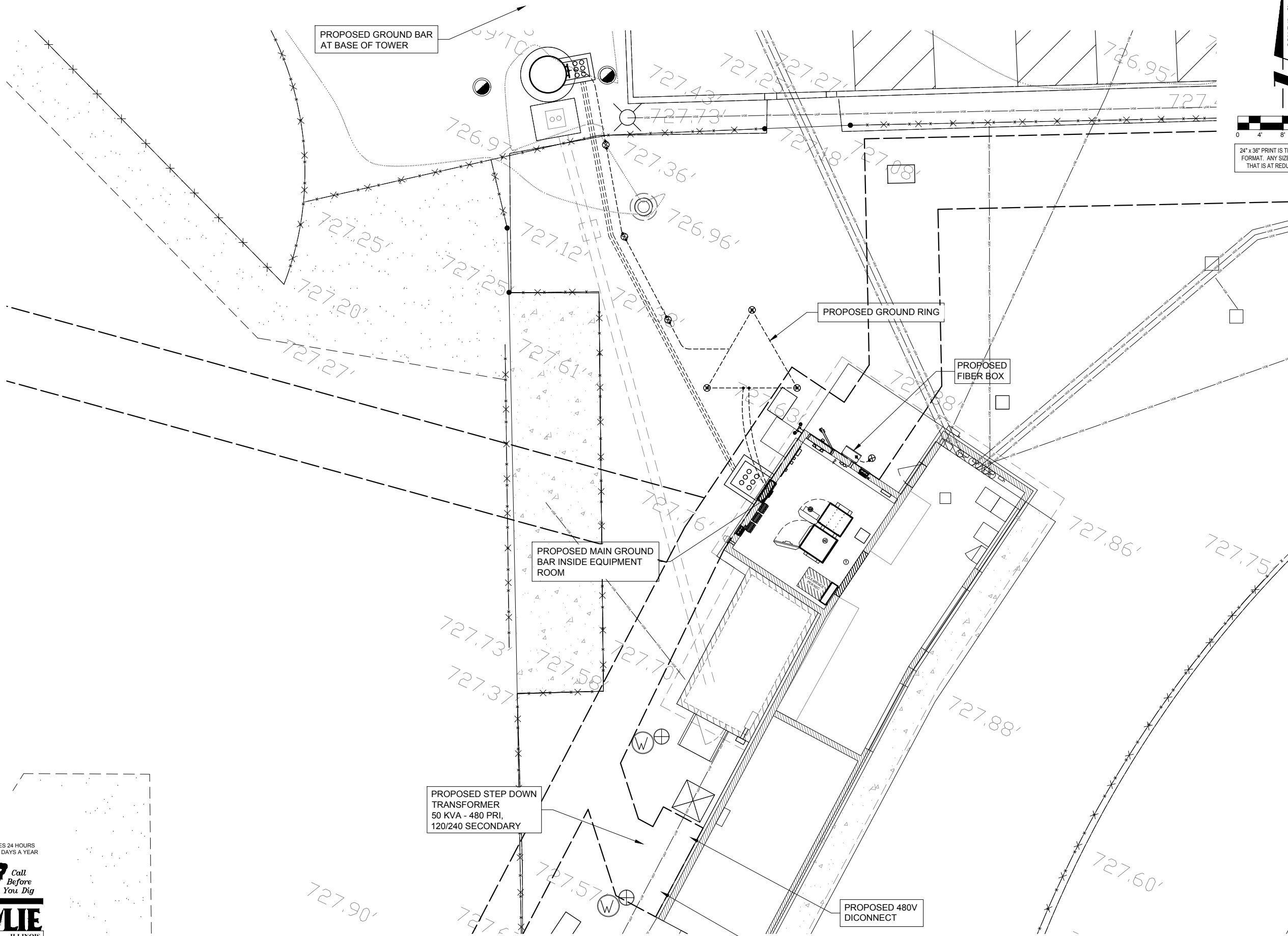
SHEET NUMBER

E-3

CHICAGO  
SMSA  
limited partnership  
d/b/a VERIZON WIRELESS







SCALE 1" = 8'

24" x 36" PRINT IS THE FULL SCALE  
FORMAT. ANY SIZE OTHER THAN  
THAT IS AT REDUCED SCALE.

OPERATES 24 HOURS  
A DAY 365 DAYS A YEAR

Call  
Before  
You Dig

**JULIE**  
ILLINOIS  
ONE CALL SYSTEM

CALL JULIE TOLL FREE  
1(800) 892-0123  
48 HOURS BEFORE  
YOU DIG

1 SITE GROUNDING PLAN  
SCALE: 1" = 5'

**CHICAGO  
SMSA**  
limited partnership  
d/b/a VERIZON WIRELESS

**TERRA**  
CONSTRUCTING GROUP, LTD.  
600 BUSSE HIGHWAY  
PARK RIDGE, IL 60068  
PH: 847-698-6400  
FAX: 847-698-6401

REVISIONS		NO	DESCRIPTION	DATE	BY
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SHEET TITLE  
SITE  
GROUNDING PLAN

SHEET NUMBER  
**E-3A**



UTILITY NOTES:

WORK INCLUDES:

THESE NOTES AND ACCOMPANYING DRAWINGS COMPLEMENT THE PROVISIONS AND INSTALLATIONS BY THE ELECTRICAL CONTRACTOR, OF ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO INSTALL THE ELECTRICAL WORK COMPLETE IN CONNECTION WITH THIS VERIZON WIRELESS SITE AND SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

1. THE PROVISIONS, INSTALLATION, AND CONNECTION OF A GROUNDING ELECTRODE SYSTEM COMPLETE WITH A BUILDING AND SECONDARY GROUNDING, CELLULAR TELEPHONE COMMUNICATIONS TOWER AND CONNECTIONS TO THE INCOMING ELECTRICAL DISTRIBUTION EQUIPMENT.
2. THE PROVISION AND INSTALLATION OF AN OVERHEAD ELECTRICAL SERVICE OR UNDERGROUND ELECTRICAL SERVICE AND ALL ASSOCIATED WIRE AND CONDUIT AS REQUIRED AND/OR INDICATED ON PLANS.
3. THE PROVISION, INSTALLATION OF CONDUIT AND CONNECTIONS FOR LOCAL TELEPHONE SERVICE.
4. THE FURNISHING AND INSTALLATION OF THE ELECTRICAL SERVICE ENTRANCE CONDUCTORS, CONDUITS, METER SOCKET, AND CONNECTIONS TO THE SERVICE EQUIPMENT WITHIN THE ENCLOSURE.
5. TWO INCH (2") AND THREE INCH (3") DIAMETER PVC CONDUITS SCHEDULE 40.
6. ALL PVC CONDUITS SHOULD BE LEFT WITH NYLON PULL CORD FOR FUTURE USE.
7. EXCAVATION, TRENCHING, AND BACKFILLING FOR CONDUIT(S), CABLE(S), AND EXTERNAL GROUNDING SYSTEM.

CODES, PERMITS, AND FEES:

1. ALL REQUIRED PERMITS, LICENSES, INSPECTIONS AND APPROVALS SHALL BE SECURED AND ALL FEES FOR SAME PAID BY CONTRACTOR.
2. THE INSTALLATION SHALL COMPLY WITH ALL APPLICABLE CODES: STATE, LOCAL AND NATIONAL, AND THE DESIGN, PERFORMANCE CHARACTERISTICS AND METHODS OF CONSTRUCTION OF ALL ITEMS AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE LATEST ISSUE OF THE VARIOUS APPLICABLE STANDARD SPECIFICATIONS OF THE FOLLOWING AUTHORITIES:

N.E.C.	NATIONAL ELECTRIC CODE
A.N.S.I.	AMERICAN NATIONAL STANDARDS INSTITUTE
I.E.E.E.	INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS
A.S.T.M.	AMERICAN SOCIETY FOR TESTING MATERIALS
N.E.M.A.	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
U.L.	UNDERWRITERS LABORATORIES, INC.
N.F.P.A.	NATIONAL FIRE PROTECTION ASSOCIATION

RACEWAYS AND WIRING:

1. WIRING OF EVERY KIND MUST BE INSTALLED IN CONDUIT, UNLESS NOTED OTHERWISE, OR AS APPROVED BY THE ENGINEER.
2. UNLESS OTHERWISE SPECIFIED, ALL WIRING SHALL BE COPPER (CU) TYPE THWN, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
3. RACEWAYS SHALL BE GALVANIZED STEEL, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, UNLESS OTHERWISE NOTED. ALL RACEWAYS SHALL BE APPROVED FOR THE INSTALLATION.
4. PULL OR JUNCTION BOXES SHALL BE PROVIDED AS REQUIRED TO FACILITATE INSTALLATION OF RACEWAYS AND WIRING. PROVIDE JUNCTION AND PULLBOXES FOR CONDUIT RUNS WITH MORE THAN (360) DEGREES OF BENDS.
5. PROVIDE A COMPLETE RACEWAY AND WIRING INSTALLATION, PERMANENTLY AND EFFECTIVELY GROUNDED IN ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE AND LOCAL CODES.
6. ELECTRICAL PANELBOARD SHALL BE FURNISHED AND INSTALLED BY OTHERS. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION.
7. ALL STEEL CONDUIT SHALL BE BONDED AT BOTH ENDS WITH GROUNDING BUSHING.

GENERAL NOTES:

SEE DETAILS AND SCHEDULES ON DRAWINGS AND SPECIFICATIONS FOR MEANING OF ABBREVIATIONS AND ADDITIONAL REQUIREMENTS AND INFORMATION. CHECK ARCHITECTURAL, STRUCTURAL AND OTHER MECHANICAL AND ELECTRICAL DRAWINGS FOR SCALE, SPACE LIMITATIONS, COORDINATION, AND ADDITIONAL INFORMATION, ETC. REPORT ANY DISCREPANCIES, CONFLICTS, ETC. TO ENGINEER BEFORE SUBMITTING BID. ALL EQUIPMENT FURNISHED BY OTHERS (FBO) SHALL BE PROVIDED WITH PROPER MOTOR STARTERS, DISCONNECTS, CONTROLS, ETC. BY THE ELECTRICAL CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE. THE ELECTRICAL CONTRACTOR SHALL INSTALL AND COMPLETELY WIRE ALL ASSOCIATED EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S WIRE DIAGRAM AND AS REQUIRED FOR A COMPLETE OPERATING INSTALLATION. ELECTRICAL CONTRACTOR SHALL VERIFY AND COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF (FBO) EQUIPMENT PRIOR TO ROUGH-IN OF CONDUIT AND WIRING TO AVOID CONFLICTS.

COORDINATION WITH UTILITY COMPANY:

THE ELECTRICAL CONTRACTOR SHALL COORDINATE COMPLETE ELECTRICAL SERVICE WITH LOCAL UTILITY COMPANY FOR A COMPLETE OPERATIONS SYSTEM, INCLUDING TRANSFORMER CONNECTIONS, CONCRETE TRANSFORMER PADS, IF REQUIRED, METER SOCKETS, PRIMARY CABLE RACEWAY REQUIREMENTS, SECONDARY SERVICE, ETC. PRIOR TO SUBMITTING BID TO INCLUDE ALL LABOR AND MATERIALS. THE ELECTRICAL CONTRACTOR SHALL INCLUDE IN THE BID ANY OPTIONAL OR EXCESS FACILITY CHARGES ASSOCIATED WITH PROVIDING ELECTRICAL SERVICE FROM LOCAL UTILITY COMPANY. VERIFY BEFORE BIDDING TO INCLUDE ALL COSTS. THE ELECTRICAL CONTRACTOR SHALL VERIFY THE AVAILABLE FAULT CURRENT WITH THE LOCAL UTILITY COMPANY PRIOR TO SUBMITTING BID. ADJUST A.I.C. RATINGS OF ALL OVER CURRENT PROTECTION DEVICES IN DISTRIBUTION EQUIPMENT AS REQUIRED TO COORDINATE WITH AVAILABLE FAULT CURRENT FROM LOCAL UTILITY COMPANY. ALL GROUNDING RODS PROVIDED BY THE POWER OR TELEPHONE UTILITY COMPANIES MUST BE TIED INTO THE MAIN EXTERNAL GROUND RING.

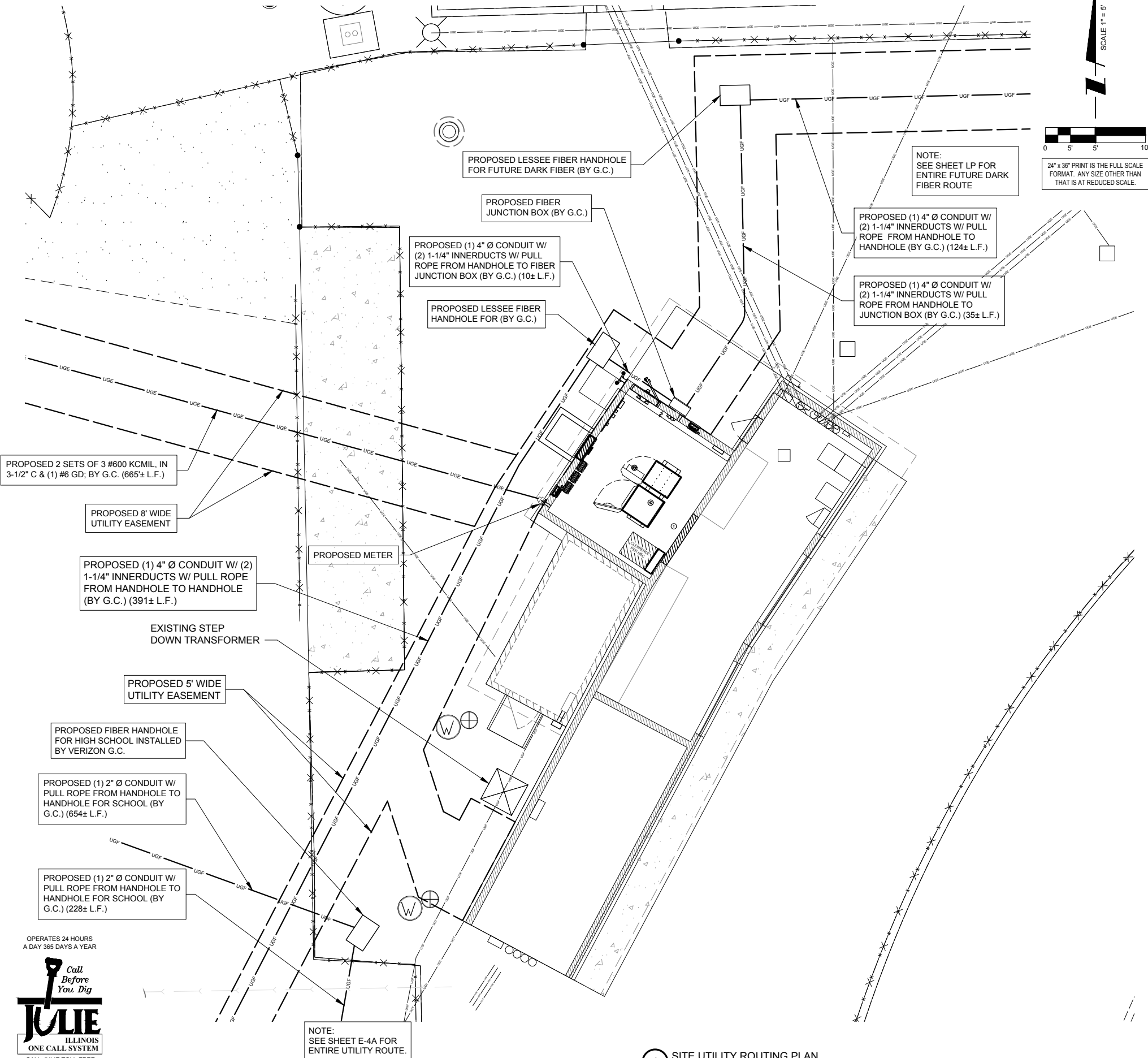
UTILITY CONTACTS:

POWER: COMED  
WARREN TAYLOR  
(708) 235-2328  
ACCT: #3139137066

FIBER: AT&T  
TIMOTHY ORES  
708-396-8037

ELECTRICAL CONTRACTOR SHALL COORDINATE WITH POWER COMPANY FOR ENTRY INTO FENCED AREA BY EITHER MAILING A KEY TO A SLAVE LOCKED CHAIN AT THE FENCE GATE OR CALLING AND LEAVING A COMBINATION.

FOR CONTINUATION AND CONNECTION OF ELECTRIC AND FIBER SERVICE. COORDINATE WITH ELECTRIC AND FIBER COMPANY.



1 SITE UTILITY ROUTING PLAN  
SCALE: 1" = 5'

**CHICAGO**  
**SMSA**  
limited partnership  
d/b/a VERIZON WIRELESS



REVISIONS		BY	DATE	DESCRIPTION
1	NO	JTM	10/29/18	UPDATE WITH POWER DESIGN
2	3	RA	12/11/18	UPDATE PER FIBER COORDINATION
3	4	JJR	04/08/19	UPDATE PER LATEST COMED WALK
4	5	TH	05/17/19	REVISED FIBER PER RESERVOIR INFO
5	6	JJR	08/06/19	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS
6	7	JJR	09/04/19	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS
7	8	AM	10/28/19	ISSUED FOR PERMIT

LOC. # 282573

45 & 175th

9000 W. 171ST  
TINLEY PARK, IL 60487

DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	07/03/18
PROJECT #:	33-1566

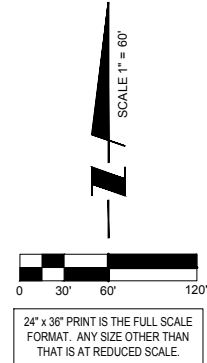
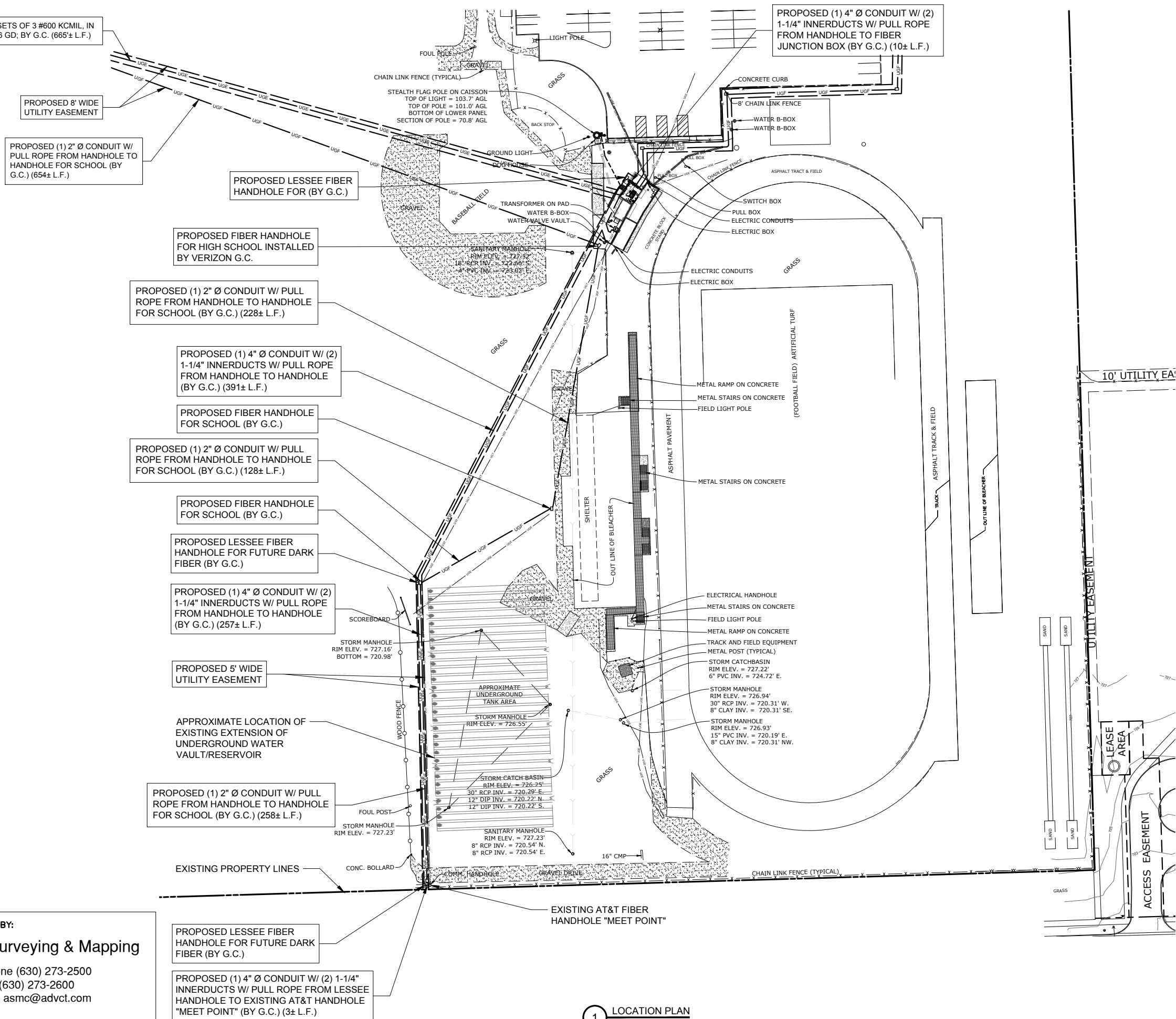
SHEET TITLE  
UTILITY ROUTING PLAN

SHEET NUMBER  
**E-4**





SURVEY PERFORMED BY:  
**Advanced Surveying & Mapping**  
Telephone (630) 273-2500  
Fax (630) 273-2600  
E-MAIL [asmc@advct.com](mailto:asmc@advct.com)



**1** LOCATION PLAN  
SCALE: 1" = 60'

**CHICAGO  
SMSA**  
limited partnership  
d/b/a VERIZON WIRELESS



REVISIONS		DATE	BY
		DESCRIPTION	
1	2	UPDATE WITH POWER DESIGN	JTM
2	3	UPDATE PER FIBER COORDINATION	RA
3	4	UPDATE PER LATEST COMED WALK	JJR
4	5	REVISED FIBER PER RESERVOIR INFO	TH
5	6	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS	JJR
6	7	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS	JJR
7	8	ISSUED FOR PERMIT	AM

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SHEET TITLE  
**UTILITY ROUTING PLAN**

SHEET NUMBER  
**E-4A**



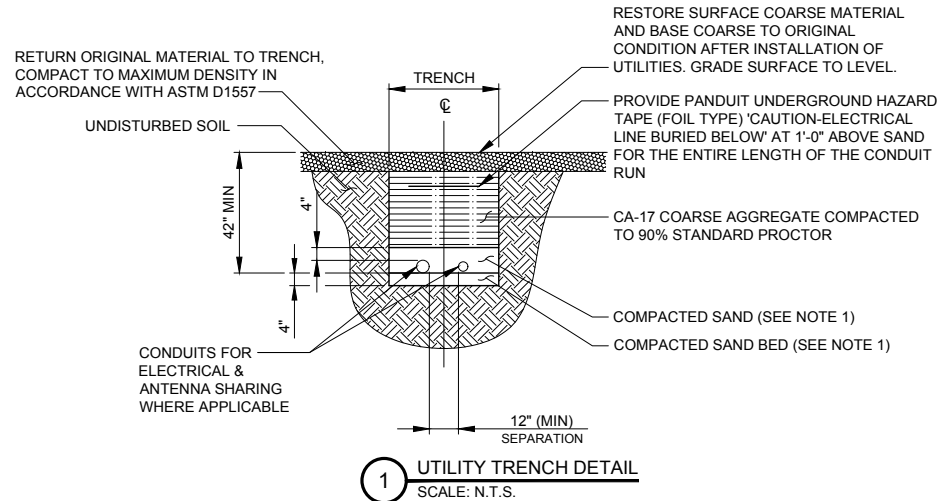
OPERATES 24 HOURS  
A DAY 365 DAYS A YEAR



CALL JULIE TOLL FREE  
1(800) 692-6123  
48 HOURS BEFORE  
YOU DIG

NOTES:

- LEAN CONCRETE, RED-COLORED TOP, MAY BE USED IN PLACE OF COMPACTED SAND.
- BURY CONDUITS 42" BELOW GRADE OR 6" BELOW FROST LINE, WHICHEVER IS GREATER
- CONDUIT SIZE, TYPE, QUANTITY AND SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS



VERIZON WIRELESS PANEL "A" SCHEDULE												
MAIN: 200/2		VOLTAGE: 120/240		PHASE: 1		WIRE: 3						
TO AUTOMATIC TRANSFER SWITCH ←												
DESCRIPTION	BRKR.	WATTS			WATTS	BRKR.	DESCRIPTION					
RECTIFIER 1	20/1	1000	1	2	1000	20/1	RECTIFIER 5					
RECTIFIER 2	20/1	1000	3	4	1000	20/1	RECTIFIER 6					
RECTIFIER 3	20/1	1000	5	6	1000	20/1	RECTIFIER 7					
RECTIFIER 4	20/1	1000	7	8	1000	20/1	RECTIFIER 8					
SPACE			9	10	3000	30/1	HVAC					
SPACE			11	12								
SPACE			13	14			SPACE					
SPACE			15	16			SPACE					
SPACE			17	18			SPACE					
SPACE			19	20			SPACE					
SPACE			21	22			SPACE					
SPACE			23	24			SPACE					
SPACE			25	26			SPACE					
SPACE			27	28			SPACE					
SPACE			29	30			SPACE					
EXTERIOR LIGHTS *	20/1	1800	31	32			SPACE					
GFCI RECEPTACLE *	20/1	1800	33	34	1800	20/1	GFCI RECEPTACLE *					
GEN BATTERY CHARGER *	20/1	1800	35	36	1850	20/1	GEN. BLOCK HEATER& CHARGER *					
			SURGE ARRESTOR									

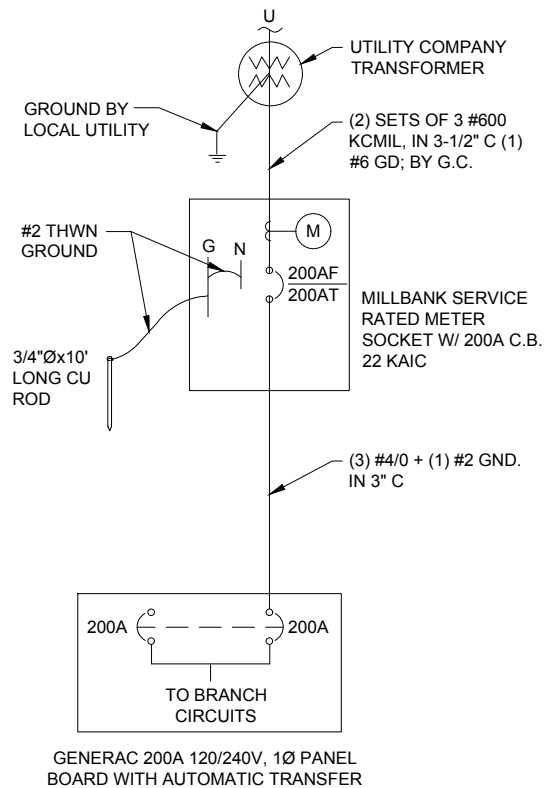
SURFACE MOUNTED NEMA 3R w/DOOR  
22K AIC BREAKERS  
(CONTRACTOR SHALL VERIFY AIC RATINGS W/LOCAL POWER CO.)

NOTE:

1. VERIZON WIRELESS EQUIPMENT ENGINEERING TO SUPPLY BREAKER FOR RADIO AND POWER CABINETS

2. GENERAL CONTRACTOR TO SUPPLY BREAKERS NOTED WITH " \* "

2 PANEL BOARD SCHEDULE  
N.T.S.



3 SINGLE LINE DIAGRAM  
N.T.S.

CHICAGO  
SMSA  
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SHEET TITLE  
PANEL BOARD SCHEDULE  
AND ONE-LINE DIAGRAM

SHEET NUMBER  
E-5



MECHANICAL SPECIFICATIONS

PART 1 - GENERAL

WORK INCLUDED

FURNISH ALL LABOR, MATERIALS AND INCIDENTALS REQUIRED TO COMPLETE THE MECHANICAL WORK WHICH IS CALLED FOR DIAGRAMMATICALLY IN THE DRAWINGS AND SPECIFIED HEREIN.

INTENT

FURNISH, ERECT, INSTALL, CONNECT, CLEAN, ADJUST, TEST AND PLACE IN SERVICE ALL MATERIALS, EQUIPMENT AND SYSTEMS SHOWN ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS.

APPARATUS, MATERIAL OR WORK NOT SHOWN ON DRAWINGS, OR ANY INCIDENTAL ACCESSORIES SUCH AS DAMPERS, GRILLES, SMOKE AND FIRE DETECTORS, FIRE DAMPERS, ETC. NECESSARY TO MAKE THE WORK COMPLETE SHALL BE FURNISHED AND INSTALLED AT NO ADDITIONAL EXPENSE TO THE OWNER.

THE INSTALLATION SHALL BE COMPLETE IN EVERY DETAIL ESSENTIAL TO PROPER AND SATISFACTORY OPERATION, READY FOR USE AND IN CONDITION FOR SERVICE WHEN DELIVERED TO THE OWNER. THIS INCLUDES THE FURNISHING AND INSTALLING OF ALL EQUIPMENT AND MATERIAL HEREIN DESCRIBED OR SHOWN OR CALLED FOR ON THESE DRAWINGS, OR REASONABLY IMPLIED BY THE DRAWINGS.

STANDARDS

THE FOLLOWING STANDARDS FORM A PART OF THIS SPECIFICATIONS.

- 1. ASHRAE STANDARDS
- 2. UNDERWRITERS LABORATORIES (U.L.)
- 3. SMACNA STANDARDS
- 4. ANSI STANDARD
- 5. ASME STANDARDS
- 6. NFPA STANDARDS
- 7. FEDERAL, STATE AND LOCAL CODES
- 8. IEPA REGULATIONS
- 9. OSHA STANDARD

QUALITY ASSURANCE

MATERIALS AND INSTALLATION SHALL COMPLY WITH LATEST CODES, LAWS AND ORDINANCES OF FEDERAL, STATE AND LOCAL GOVERNING BODIES HAVING JURISDICTION.

WHERE REGULATIONS OF ELECTRIC UTILITY AND TELEPHONE COMPANIES APPLY, CONFORMANCE WITH THEIR REGULATIONS IS MANDATORY AND ANY COSTS INVOLVED SHALL BE INCLUDED IN THE CONTRACT. CONSULT WITH THE POWER, TELEPHONE AND GAS COMPANY PRIOR TO BIDS.

ARRANGE AND PAY FOR ALL APPLICABLE FEES FOR TEST AND INSPECTIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL PAY FOR ALL PERMITS AND INSPECTIONS.

SUBMITTALS

PRIOR TO FABRICATION OF ANY WORK AND ORDERING EQUIPMENT, SUBMIT SHOP DRAWINGS TO ARCH/ENGINEER FOR REVIEW.

CONTRACTOR IS WARNED NOT TO ORDER ANY EQUIPMENT AND/OR MATERIAL PRIOR TO REVIEW BY ARCH/ENGINEER.

SHOP DRAWINGS AND SAMPLES: SUBMIT SIX COPIES OF ALL SHOP DRAWINGS, EQUIPMENT CATALOG NUMBERS AND PARTS SHALL BE UNDERLINED OR IDENTIFIED ON THE SHOP DRAWINGS.

INSTALLATION DRAWINGS: PREPARE INSTALLATION DRAWINGS AND SUBMIT FIVE COPIES TO THE ARCHITECT AND ENGINEER FOR REVIEW. FLOOR PLANS AND MECHANICAL EQUIPMENT ROOMS SHALL BE DRAWN TO 1/4 " SCALE MINIMUM.

OPERATION AND MAINTENANCE MANUALS: SUBMIT SIX COPIES OF OPERATION AND MAINTENANCE MANUALS IN HARD BOUND COVERS.

CERTIFICATIONS: ONE WEEK PRIOR TO THE FINAL INSPECTION, DELIVER TO THE ARCHITECT/ENGINEER FOUR TYPEWRITTEN COPIES OF EACH OF THE FOLLOWING:

- 1. CERTIFICATION FROM THE CONTRACTOR THAT ALL EQUIPMENT AND SYSTEMS HAVE BEEN PROPERLY INSTALLED, ADJUSTED AND TESTED.
- 2. CERTIFICATION FROM THE RESPECTIVE MANUFACTURER'S AUTHORIZED REPRESENTATIVE THAT THE EQUIPMENT AND SYSTEM(S) HAVE BEEN PROPERLY INSTALLED, ADJUSTED AND TESTED.

PROJECT RECORD DRAWINGS: PREPARE AND MAINTAIN IN CURRENT STATUS, A COMPLETE SET OF DETAILED DRAWINGS FOR ALL WORK INCLUDED UNDER THE CONTRACT. THESE DRAWINGS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.

WARRANTY

ALL WORK SHALL BE WARRANTED FOR BOTH MATERIALS AND LABOR FOR ONE YEAR. THE CONTRACTOR SHALL REPLACE AND/OR REPAIR ANY DEFECT WITHIN A TWELVE MONTH PERIOD TO THE SATISFACTION OF THE ARCHITECT AND AT NO ADDITIONAL COST TO THE OWNER.

WARRANTY SHALL INCLUDE AT LEAST ONE COMPLETE HEATING AND COOLING SEASON.

JOB CONDITIONS

THE CONTRACTOR SHALL INSPECT THE SITE AND BE THOROUGHLY FAMILIAR WITH JOB CONDITIONS BEFORE SUBMITTING HIS PROPOSAL.

- 1. NO EXTRA CHARGES SHALL BE ACCEPTED BY THE OWNER FOR WORK THAT HAS TO BE PERFORMED DUE TO THE CONTRACTOR'S NEGLIGENCE IN VERIFYING THE EXISTING JOB CONDITIONS.
- 2. CONTRACTOR TO SCHEDULE ALL HIS WORK WITH THE GENERAL CONTRACTOR.

PART 2 - PRODUCTS

MATERIAL AND EQUIPMENT

MATERIALS AND EQUIPMENT SHALL BE NEW AND UL LABELED. MATERIALS AND EQUIPMENT OF THE SAME GENERAL TYPE SHALL BE OF THE SAME MANUFACTURER THROUGHOUT THE PROJECT TO PROVIDE UNIFORM APPEARANCE, OPERATION AND MAINTENANCE.

ALL TENANT WORK EQUIPMENT SHALL BE AS PER BASE BUILDING STANDARDS. CONSULT BUILDING ENGINEER PRIOR TO BID FOR BASE BUILDING STANDARDS. ALL BASE BUILDING SPECIFICATIONS SHALL APPLY TO THIS PROJECT.

QUIET OPERATION AND VIBRATION

ALL EQUIPMENT AND/OR SYSTEMS SHALL OPERATE UNDER ALL CONDITIONS OF LOAD WITHOUT ANY SOUND OR VIBRATION WHICH IS OBTRUSIVE IN QUALITY. VIBRATION CONTROL SHALL BE BY MEANS OF APPROVED VIBRATION ELIMINATORS IN A MANNER AS RECOMMENDED BY THE MANUFACTURER. HVAC NOISE LEVELS SHALL NOT EXCEED 35 NC.

PART 3 - EXECUTION

DELIVERY, STORAGE, HANDLING

DELIVER MATERIALS IN ADEQUATE TIME TO MAINTAIN APPROVED CONSTRUCTION SCHEDULE AND STORE IN A SAFE DRY LOCATION OUT OF THE WAY OF CONSTRUCTION OPERATIONS AS APPROVED BY THE GENERAL CONTRACTOR.

INSTALLATION OF WORK

THE DRAWINGS ARE DIAGRAMATIC AND INDICATE THE GENERAL ARRANGEMENT OF EQUIPMENT, DUCTWORK, PIPING AND OTHER WORK. EXACT LOCATIONS NECESSARY TO SECURE THE BEST CONDITIONS AND RESULTS SHALL BE DETERMINED AT THE SITE AND SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.

CHECK DRAWINGS OF THE OTHER TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED AND FURNISH OTHER TRADES WITH ADVANCE INFORMATION ON LOCATIONS AND SIZES OF FRAMES, CONCRETE PADS, SLEEVES AND OPENINGS NEEDED FOR WORK.

AFTER REVIEWED BY THE ARCHITECT AND WITHOUT ADDITIONAL COST TO THE OWNER, MINOR MODIFICATIONS MAY BE MADE IN THE WORK AS REQUIRED BY THE STRUCTURAL INTERFERENCES AND WORK OF OTHER TRADES.

REFER TO ALL CONTRACT DOCUMENTS FOR DETAILS, INCLUDING REFLECTED CEILING PLANS AND LARGE SCALE DRAWINGS FOR ARCHITECTURAL, STRUCTURAL AND MECHANICAL WORK.

SCAFFOLDING, RIGGING, HOISTING

FURNISH ALL SCAFFOLDING, RIGGING, HOISTING AND SERVICES NECESSARY FOR THE ERECTION AND DELIVERY ONTO THE PROMISES OF ALL EQUIPMENT APPARATUS. FURNISHED AND REMOVE SAME FROM PREMISES WHEN NO LONGER REQUIRED.

CUTTING AND PATCHING

PROVIDE DRILLING, CUTTING, FITTING AND PATCHING NECESSARY FOR THE INSTALLATION OF EQUIPMENT, DUCTWORK, PIPING, CONTROL WIRING AND OTHER WORK AND PROVIDE SUPPORTS FOR BRACING AND ANCHORAGE OF WORK. NO CUTTING OF STRUCTURAL WORK OR OF FIREPROOFING SHALL BE DONE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

HOLES THROUGH CONCRETE AND MASONRY IN EXISTING STRUCTURES SHALL BE CUT WITH A DIAMOND CORE DRILL OR CONCRETE SAW. HOLES SHALL BE LOCATED SO AS NOT TO AFFECT STRUCTURAL RIBS OR BEAMS.

FLASHING

PROVIDE WEATHERPROOF FLASHING FOR VENTS AND PIPES THAT RUN THROUGH THE ROOF OR OTHER EXPOSED AREAS AS SPECIFIED IN THE ROOFING AND WEATHERPROOFING SECTIONS. COORDINATE ROOF PENETRATIONS WITH MECHANICAL PIPE CURBS.

PROTECTION

PROTECT ALL PIPING AGAINST ENTRANCE OF LIQUIDS AND FOREIGN MATTER BY MEANS OF PLUGS OR CAPS. COVER AND PROTECT ALL OTHER MATERIALS AND EQUIPMENT FURNISHED AND/OR INSTALLED UNDER THIS SECTION DURING THE CONSTRUCTION PERIOD. DAMAGED DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR REPLACED.

CLEANING AND PAINTING

ALL FINISHED METAL SURFACES SHALL BE CLEANED. ALL UNFINISHED METAL SURFACES SHALL BE CLEANED AND READIED FOR PAINTING.

ALL PANELBOARDS, SWITCHBOARDS, STARTERS, DISCONNECT SWITCHES AND OTHER ELECTRICAL EQUIPMENT SHALL BE FACTORY FINISHED WITH BAKED ENAMEL OR LACQUER PAINT.

TEMPORARY UTILITIES AND HEAT

PROVIDE, MAINTAIN AND REMOVE TEMPORARY HEAT UNTIL CONSTRUCTION IS COMPLETE AS REQUIRED AND APPROVED BY THE GENERAL CONTRACTOR.

GENERAL REQUIREMENTS

THE CONTRACTOR COVENANTS AND AGREES THAT HE AND HIS SUBCONTRACTORS AND HIS AND THEIR AGENTS, AND EMPLOYEES WILL PROVIDE AND MAINTAIN A SAFE PLACE TO WORK AND THAT HE AND THEY WILL COMPLY WITH ALL LAWS AND REGULATIONS OF ANY GOVERNMENTAL AUTHORITY HAVING JURISDICTION HEREOF, AND THE CONTRACTOR AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE ARCHITECT/ENGINEER(S) AND THE OWNER FROM AND ANY LIABILITY, LOSS, INJURY, DEATH, DAMAGE OR EXPENSE, INCLUDING ATTORNEYS' FEES.

BASIC MATERIALS AND METHODS

PART 1 - GENERAL

GENERAL

PROVIDE EQUIPMENT, MATERIALS, OPERATIONS, AND METHODS REQUIRED BY THE DRAWINGS AND SPECIFICATIONS INCLUDING LABOR, TOOLS, SUPPLIES AND NECESSARY ACCESSORIES.

PART 2 - PRODUCTS

HANGERS, SUPPORTS AND ANCHORS

PROVIDE CORROSION RESISTANT HANGERS, ANGLES, CHANNELS, ANCHORS AND OTHER SUPPORTS REQUIRED BY FIELD CONDITIONS TO INSTALL PIPING, DUCTWORK AND EQUIPMENT. SUPPORTS AND METHODS OF FASTENING TO BUILDING STRUCTURE SHALL BE ACCEPTABLE TO THE ARCHITECT.

HANGERS AND SUPPORTS EXPOSED TO MOISTURE OR OUTDOORS SHALL BE HOT DIPPED GALVANIZED STEEL.

NO MECHANICAL ITEMS SHALL REST ON, OR DEPEND FOR SUPPORT ON SUSPENDED CEILING MEDIA, SUCH AS TILES, LATH PLASTER, SPLINES, ETC.. IN SUSPENDED CEILING, SUPPORT PIPING AND DUCTWORK DIRECTLY FROM STRUCTURAL SLABS, DECKS OR FRAMING MEMBER. ALL FLOOR MOUNTED EQUIPMENT SHALL BE PROVIDED WITH CONCRETE HOUSEKEEPING PADS.

FLOOR AND WALL PENETRATIONS

NO CORING, DRILLING OR OTHER PENETRATIONS IN POST TENSION SLAB IS ALLOWED UNLESS AUTHORIZED BY THE STRUCTURAL ENGINEER. COORDINATE WORK WITH THE GENERAL CONTRACTOR.

WHERE PIPING PASSES THROUGH FIRE-RATED FLOORS OR WALLS, THE OPENINGS AROUND THE PIPES SHALL BE SEALED WITH 3M FIRE SAFING. PIPING FLOOR PENETRATIONS WITHIN FIRE-RATED CHASES SHALL BE SEALED WITH SMOKE BARRIER SEALANTS.

3" HIGH CURBS SHALL BE PROVIDED AROUND ALL OPENINGS THROUGH FLOORS. ALL SLEEVES SHALL BE STUBBED 3" ABOVE THE FLOOR AND FLUSH WITH WELLS.

INSERTS

CONCRETE INSERTS FOR SUSPENDED ITEMS SHALL BE MALLEABLE IRON.

PIPING MATERIALS AND FITTINGS

WELDING, BRAZING AND SOLDERING MATERIALS SHALL BE IN COMPLIANCE WITH "ASME" BOILER AND PRESSURE CODE.

DIELECTRIC FITTINGS SHALL BE PROVIDED WITH APPROPRIATE END CONNECTIONS TO EFFECTIVELY ISOLATE DISSIMILAR METALS, PREVENT GALVANIC ACTIONS AND STOP CORROSION.

SHEET METAL SLEEVES SHALL BE 10 GAUGE, GALVANIZED SHEETMETAL, ROUND TUBE CLOSED WITH WELDED LONGITUDINAL JOINT.

STEEL SLEEVES SHALL BE SCHEDULE 40, GALVANIZED, WELDED STEEL PIPE, ASTM A120/A53.

ALL BASE BUILDING PIPING MATERIALS AND SPECIFICATIONS SHALL APPLY TO THIS PROJECT.

MECHANICAL PIPING AND DUCT INSULATION

HEAT TRACED PIPING SHALL BE INSULATED WITH 1 1/2 " THICK GLASS FIBER INSULATION PROTECTED WITH ALUMINUM WEATHERPROOF JACKET. INSULATION SHALL BE LARGE ENOUGH TO ACCOMMODATE HEAT TRACING.

CONTROL AND INSTRUMENTATION

ALL TEMPERATURE CONTROL WORK SHALL BE INSTALLED BY A TEMPERATURE CONTROL CONTRACTOR WHO IS TOTALLY FAMILIAR WITH THE BASE BUILDING CONTROL SYSTEM AND STANDARDS. PROVIDE ALL NECESSARY COMPONENTS FOR A COMPLETE FULLY OPERATING SYSTEM.

CHICAGO  
SMSA  
limited partnership  
d/b/a VERIZON WIRELESS



REVISONS		DESCRIPTION	DATE	BY
NO	2	UPDATE WITH POWER DESIGN	10/29/18	JTM
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SHEET TITLE  
MECHANICAL  
NOTES

SHEET NUMBER

M-0



TYPICAL REGISTERS, DAMPERS, GRILLES, AND LOUVERS					
TAG	TYPE	MATERIAL	FINISH	MANUFACTURER	MODEL
BD-1	RECTANGULAR BALANCING DAMPER	22 GA GALV STEEL	MILL GALV	RUSKIN	MD25
BD-3	RECTANGULAR CONTROL DAMPER	0.125 IN. THICK 6063T5 AL	MILL GALV	RUSKIN	CD50
BD-4	INDUSTRIAL RECTANGULAR CONTROL DAMPER	14 GA 6063T5 AL	KYNAR	RUSKIN	CD80VG2
BDD-1	AUTOMATIC INTAKE DUAL COMBINATION BACKDRAFT DAMPER	0.080 IN. THICK 6063T5 AL	KYNAR	RUSKIN	ELBD812
BDD-2	AUTOMATIC EXHAUST DUAL COMBINATION BACKDRAFT DAMPER	0.080 IN. THICK 6063T5 AL	KYNAR	RUSKIN	ELBD813
BDD-3	HEAVY DUTY COUNTERBALANCED BACKDRAFT DAMPER	0.125 IN. THICK 6063T5 AL	KYNAR	RUSKIN	CDB6
BDD-4	HEAVY DUTY COUNTERBALANCED FIBERGLASS BACKDRAFT DAMPER	SERIES 625 0.125 IN FRP	MFR STANDARD	SWARTWOUT	426
DG-1	PARTITION DOOR GRILLE	AL FRAME AND BLADES	BAKED ACRYLIC	TITUS	CT-700-LF
FD-1	CURTAIN-TYPE FIRE DAMPER W/DUCT COLLARS	24 GA GALV STEEL	MILL	RUSKIN	DIBD 23 SYLES C, CR, OR CO
FD-2	CEILING FIRE DAMPER	20 GA GALV STEEL	MILL	RUSKIN	CFD2/CFD3, CDF OR CDFR
L-1	STATIONARY WEATHER LOUVERS	0.125 IN THICK 6063-T5 AL	KYNAR	RUSKIN	ELF 6375DXH
L-3	ACCOUSTICAL LOUVERS	6063-T5 AL	KYNAR	RUSKIN	ACL45
L-5	MOTOR OPERATED ADJUSTABLE LOUVERS	0.125 IN THICK 6063-T5 AL	KYNAR	AIROLITE	T645E
L-6	PENTHOUSE LOUVERS	0.063 IN THICK AL	KYNAR	RUSKIN	PH811(S)
RR-1	24 INCH SQ T-BAR CEILING SUSPENDE MOUNT RETURN REGISTER	AL FRAME & ACCESSORIES	MFR STANDARD	TITUS	PAR-AA
RR-2	SURFACE-MOUNTED T-BAR /GYPSUM CEILING SUPPLY REGISTER	AL W/GASKET	MFR STANDARD	TITUS	TDC-AA
RR-3	RECTANGULAR FOR GYPSUM CEILING OR DUCT-MOUNTING RETURN REGISTER	AL FRAME & ACCESSORIES	MFR STANDARD	TITUS	350FL OR 350FF1
SD-1	ULTRA LOW LEAKAGE SMOKE DAMPER	6063T5 AL	MILL	RUSKIN	SD50
SFD-1	SMOKE AND FIRE DAMPER	16 GA GALV STEEL	MILL	RUSKIN	FSD60-3 W/ EFL/SP-100 LINK
SR-1	24 INCH SQ T-BAR CEILING SUSPENDE MOUNT SUPPLY REGISTER	AL FRAME & ACCESSORIES	MFR STANDARD	KRUEGER	6200/6500 SERIES
SR-2	SURFACE-MOUNTED T-BAR CEILING SUPPLY REGISTER	AL WITH GASKET	MFR STANDARD	TITUS	TDCA-AA
SR-3	DUCT-MOUNTED ADJUSTIBLE SUPPLY REGISTER	AL	MFR STANDARD	TITUS	272FL

DAMPER OPERATORS SHALL BE HONEYWELL MODEL M445A, JOHNSON CONTROLS MODEL M100, OR APPROVED EQUAL  
PROVIDE 4-INCH FLANGED DROP FRAME FOR ALL DUCT MOUNTED REGISTERS

GENERAL MECHANICAL NOTES:

- SIZES OF EQUIPMENT PADS INDICATED ON THE DRAWINGS ARE APPROXIMATE. EXACT DIMENSIONS SHALL BE DETERMINED BY THE CONTRACTOR FOR THE EQUIPMENT FURNISHED.
- ALL FLOOR-MOUNTED EQUIPMENT SHALL BE SET ON CONCRETE PADS CONFORMING TO DETAILS SHOWN ON THE TYPICAL STRUCTURAL DRAWINGS.
- DIELECTRIC COUPLINGS, FLANGES OR UNIONS SHALL BE INSTALLED AT ALL CONNECTIONS OF COPPER PIPE TO OTHER TYPES OF METALLIC PIPING
- HVAC PIPING AND DUCTWORK DRAWINGS DO NOT SHOW ALL DRAINS, VENTS, OFFSETS AND FITTINGS ETC. REQUIRED FOR THE COMPLETE SYSTEM. SMALL PIPING IS SHOWN APPROXIMATELY TO SCALE BUT NOT EVERY FITTING AND OFFSET IS SHOWN. THE CONTRACTOR SHALL FURNISH, INSTALL, AND TEST ALL HVAC SYSTEMS TO PROVIDEE THE COMPLETE SYSTEM
- UNLESS OTHERWISE SHOWN ON THE DRAWINGS ALL FLOOR SLAB AND WALL PENETRATIONS SHALL BE AS SHOWN ON THE TYPICAL DETAILS.
- NOT ALL AND ONLY CERTAIN TYPES OF SUPPORTS ARE SHOWN ON THE HVAC DRAWINGS. SUPPORT PER SMACNA OR AS INDICATED ON DRAWINGS, WHICHEVER IS MORE STRINGENT.
- UNLESS OTHERWISE DETAILED ON THE DRAWINGS ALL PIPE AND DUCT SUPPORTS SHALL BE DESIGNED, FURNISHED AND INSTALLED BY THE CONTRACTOR AS SPECIFIED.

DUCTWORK CONSTRUCTION

MATERIAL	ALUMINUM ALLOY .3003-H14 ASTM B209
DIAMETER OR LARGEST DIMENSION (INCHES)	MINIMUM SHEET THICKNESS, INCHES (B&S GAUGE)
UP TO 12	.025 (22)
13 TO 30	.032 (20)
LARGER THAN 31	0.04 (18)

SUPPORT DUCTWORK PER SMACNA BUT NO LESS THAN THE FOLLOWING

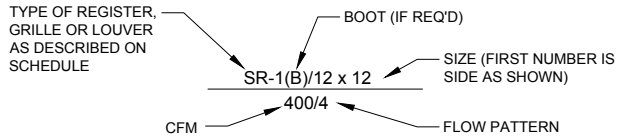
LARGEST DIMENSION	MAX SUPPORT SPACING	HANGER REINFORCEMENT
LESS THAN 18 INCHES	8 FEET ON CENTER	NONE
18 INCHES OR GREATER	4 FEET ON CENTER	1-1/2 INCHES BY 1-1/2 INCHES BY 1/8 INCH ANGLE

USE UNIFORMLY TAPERING SECTIONS; TAPER NOT MORE THAN 1 INCH IN 5 INCHES RUN  
INSTALL DUCT SLEEVE WHEN DUCTS PASS THROUGH CONCRETE OR MASONRY WALLS, SLABS, OR CEILINGS.  
SLEEVE FLANGES SHALL BE 4 INCHES WIDE, SIZED 2 INCHES LARGER THAN THE DUCT OR DUCT WITH INSULATION.  
INSTALL ACCESS OPENINGS IN LOCATIONS THAT ALLOW ACCESS TO DAMPERS, FUSIBLE LINKS, CONTROLLERS, AND SIMILAR DEVICES  
PROVIDE FLEXIBLE DUCTWORK CONNECTIONS AT CONNECTIONS TO AIR HANDLING EQUIPMENT AND AS INDICATED ON DRAWINGS  
SUPPORT CONNECTIONS TO METAL OR WOOD ROOFS SHALL BE LOCATED AT ROOF FRAMING MEMBERS  
WHERE PROVISIONS OF SMACNA, LOCAL CODES, OR THIS DOCUMENT ARE IN CONFLICT THE MORE STRINGENT SHALL PREVAIL

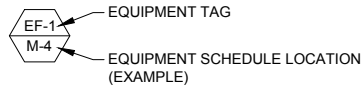
HVAC DUCTWORK SYMBOLS

SYMBOL	FEATURE
	DIRECTION OF FLOW
	DUCT SIZE - FIRST NUMBER IS SIDE SHOWN
	ROUND DUCT
	DUCT SECTION, POSITIVE PRESS. FIRST NUMBER IS TOP
	DUCT SECTION, POSITIVE PRESS. FIRST NUMBER IS TOP
	ELEVATION CHANGE (R) RISE, (D) DROP
	ACCESS DOOR
	BOTTOM MOUNT DEVICE REGISTER, GRILLE, DIFFUSER OR DUCT TAKEOFF
	FLEXIBLE CONNECTION
	FLEXIBLE DUCT
	DUCT LINING
	TURNING VANES
	BACKDRAFT DAMPER (BDD)
	BALANCING DAMPER (BD)
	RECTANGULAR TO REGTANGULAR TRANSITION

LEGEND FOR REGISTERS, GRILLES OR LOUVERS



LEGEND FOR SCHEDULED EQUIPMENT



HVAC DUCTWORKSYMBOLS (CONT'D)

SYMBOL	FEATURE
	RECTANGULAR TO ROUND TRANSITION
	POSITIVE PRESSURE DUCT - ELBOW TURNED UP (USE ONE DIAGONAL FOR NEGATIVE PRESSURE)
	POSITIVE PRESSURE DUCT - ELBOW TURNED DOWN (USE ONE DIAGONAL FOR NEGATIVE PRESSURE)
	SUPPLY DIFFUSER OR GRILLE ARROWS INDICATE FLOW DIRECTION OUT OF DIFFUSER
	RETURN/EXHAUST DIFFUSER OR GRILLE
	FAN
	LOUVER
	FILTERS
	FIRE DAMPER
	ADJUSTABLE DAMPER
	MOTOR OPERATED DAMPER (MOD)
	BACKDRAFT DAMPER
	HUMIDISTAT
	HYDROGEN DETECTOR
	THERMOSTAT 48" ABOVE FINISH
	FROM SPACE
	UNDERCUT DOOR

CHICAGO  
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NO	DESCRIPTION	BY	DATE	JTM	RA	JJR	TH	JJR	JJR	AM
2	UPDATE WITH POWER DESIGN		10/29/18							
3	UPDATE PER FIBER COORDINATION		12/11/18							
4	UPDATE PER LATEST COMED WALK		04/08/19							
5	REVISED FIBER PER RESERVOIR INFO		05/17/19							
6	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS		08/06/19							
7	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS		09/04/19							
8	ISSUED FOR PERMIT		10/28/19							

LOC. # 282573

45 & 175th

9000 W. 171ST  
TINLEY PARK, IL 60487

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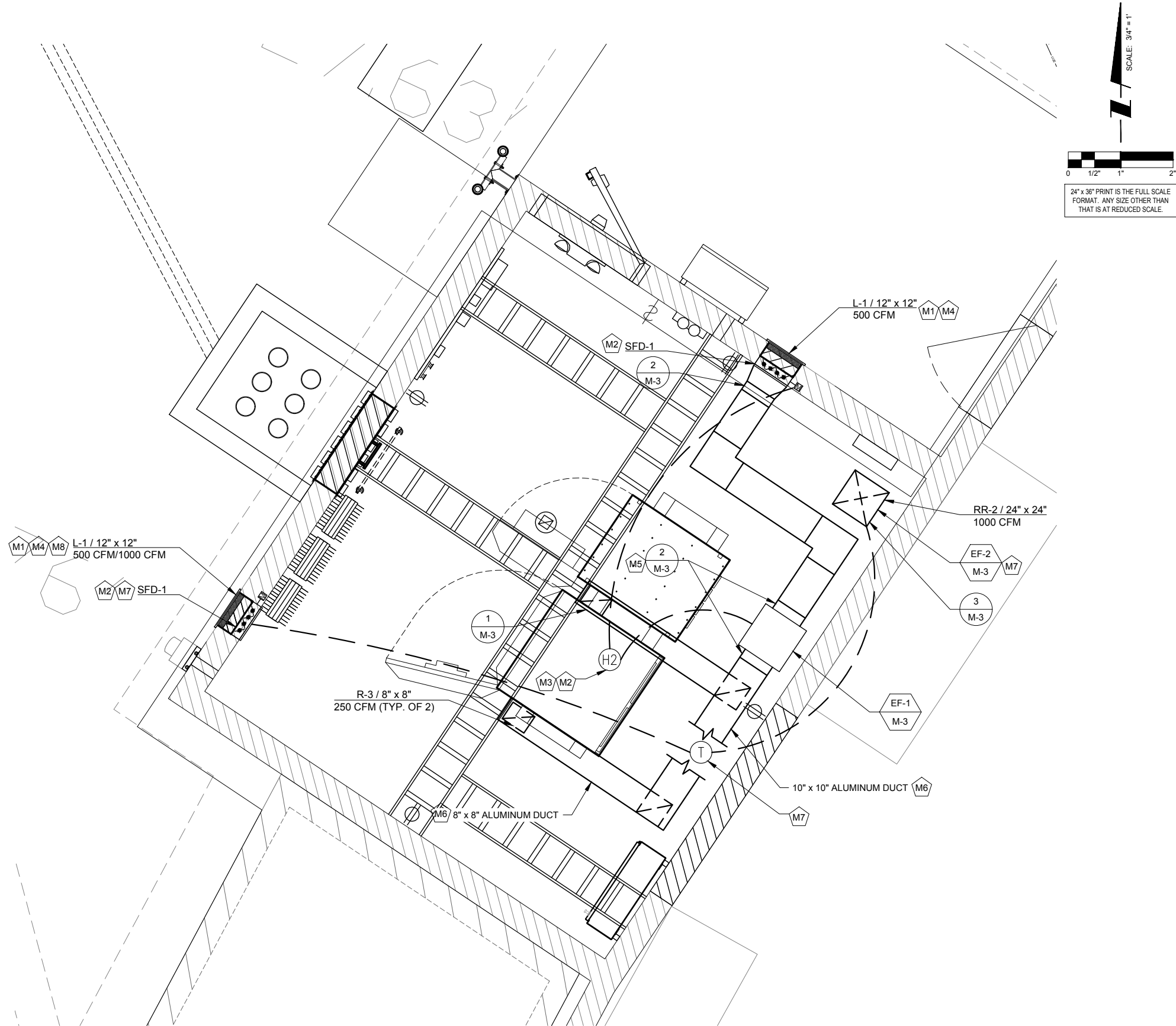
SHEET TITLE  
HVAC  
NOTES

SHEET NUMBER

M-1



- M1** INSTALL LOUVER AND MOTORIZED BALANCING DAMPER IN COMMON SLEEVE PER MANUFACTURER'S STANDARD DETAILS. INSTALL AT ELEVATION INDICATED IN ELEVATION DRAWINGS ON SHEET A-8.
- M2** SUPPLY FAN, EXHAUST FAN, AND SMOKE AND FIRE DAMPER SHALL INTERLOCK WITH HYDROGEN DETECTOR TO TURN ON FANS AND OPEN SMOKE AND FIRE DAMPER UPON DETECTION OF HYDROGEN. FANS SHALL TURN OFF AND SMOKE AND FIRE DAMPERS SHALL CLOSE WHEN HYDROGEN IS NO LONGER DETECTED. UPON DETECTION OF HYDROGEN ALARM SIGNAL SHALL BE TRANSMITTED TO OWNER.
- M3** HYDROGEN DETECTOR SHALL BE SBS-H2 TYPE AS MANUFACTURED BY STORAGE BATTERY SYSTEMS WITH EXTERNAL RELAY.
- M4** X-RAY ALL WALL PENETRATIONS TO AVOID INTERNAL STRUCTURAL MEMBERS PRIOR TO DRILLING OR CUTTING PENETRATIONS. EXPAND OR FILL EXISTING PENETRATIONS AS NECESSARY TO MATCH EQUIPMENT SIZE AND PENETRATION DIMENSIONS AS INDICATED ON DRAWINGS.
- M5** DUCT DIMENSIONS SHALL BE SIZED TO MATCH MANUFACTURER'S CONNECTION SIZE. PROVIDE FLEXIBLE CONNECTOR AT CONNECTION TO UNIT.
- M6** SUPPORT DUCTWORK FROM CEILING PER SMACNA. MOUNT BOTTOM OF DUCT 6" ABOVE TOP OF CABINET. ADJUST ROUTING AS NECESSARY FROM SHOWN TO AVOID CONFLICTS AND INTERFERENCES. DO NOT INSTALL DUCTWORK WITH LOW POINTS.
- M7** FAN EF-2 SHALL TURN ON AND SMOKE AND FIRE DAMPERS SHALL OPEN WHEN THERMOSTAT EXCEEDS SETPOINT. REGISTER TO CONNECT TO 20"x20" VERTICAL DUCTWORK. VERTICAL DUCTWORK TO TRANSITION AS NECESSARY TO MATCH INLET OF ROOF-MOUNTED EXHAUST FAN. MOUNT FAN PER TYPICAL DETAIL 3 ON DRAWING M-3. DUCTWORK AND FAN ARRANGEMENT SHALL BE AS SHOWN ON ELEVATION 1 ON DRAWING A-8. INSTALL FIRE DAMPER FD-1 IN VERTICAL DUCTWORK AT CEILING.
- M8** PROVIDE INSECT SCREEN.



**1** PROPOSED FIRST LEVEL MECHANICAL PLAN  
SCALE: 3/4" = 1'-0"

**CHICAGO  
SMSA**  
limited partnership  
d/b/a VERIZON WIRELESS



REVISIONS		DATE	BY
		DESCRIPTION	
1	NO	UPDATE WITH POWER DESIGN	JTM
2	NO	UPDATE PER FIBER COORDINATION	RA
3	NO	UPDATE PER LATEST COMED WALK	JJR
4	NO	REVISED FIBER PER RESERVOIR INFO	TH
5	NO	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS	JJR
6	NO	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS	JJR
7	NO	ISSUED FOR PERMIT	AM
8	NO		

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SHEET TITLE  
MECHANICAL  
FLOOR PLAN

SHEET NUMBER

**M-2**



FAN SCHEDULE													
TAG NO.	LOCATION	DRAWING	MANUFACTURER	MODEL	TYPE ①	DRIVE	FAN			MOTOR			REMARKS
							FAN SPEED (RPM)	CFM	SP	HP	V	PHASE	
EF-1	EQUIPMENT ROOM	M-3	GREENHECK	SQ-99-VG	E	DIRECT	1363	500	0.5"	1/4	115	1	8,9,10,11,12,13
EF-2	EQUIPMENT ROOM	M-3	GREENHECK	CW-099-A	A	DIRECT	1725	1000	0.5"	1/4	115	1	8,9,11,12,13
<div>① TYPE:</div> <div><div>A. CENTRIFUGAL WALL VENTILATORS</div><div>B. CEILING MOUNTED VENTILATORS</div><div>C. CENTRIFUGAL WALL VENTILATORS</div><div>D. UPBLAST PROPELLER ROOF EXHAUST</div><div>E. IN-LINE CENTRIFUGAL FAN</div><div>F. PROPELLER FAN</div><div>G. AXIAL ROOF VENTILATOR</div><div>H. SWSI CENTRIFUGAL:<div>H1. AIRFOIL</div><div>H2. BACKWARD INCLINE</div><div>H3. FORWARD CURVE</div></div></div> <div><div>I. DWDI CENTRIFUGAL</div><div>J. VANEXIAL FAN</div><div>K. TUBEXIAL FAN</div><div>L. PLUG FAN</div></div> <div>REMARKS:</div> <div><div>1. PROVIDE MANUFACTURER'S STANDARD MOTORIZED CONTROL DAMPER.</div><div>2. PROVIDE DRAIN AT LOW POINT</div><div>3. HOUSING COATING TO BE GALVANIZED</div><div>4. CITY OF CHICAGO PLENUM APPROVED</div><div>5. PROVIDE GRAVITY SHUTTER</div><div>6. PROVIDE BURGULAR BARS</div><div>7. PROVIDE INLET GUIDE VANES</div><div>8. ALL MATERIAL IN CONTACT WITH AIRSTREAM SHALL BE NON -FERROUS AND SPARK-RESISTANT</div><div>9. PROVIDE FLEXIBLE DUCT CONNECTION ON INLET AND OUTLET OF FAN.</div></div> <div><div>9. PROVIDE NEMA-1 DISCONNECT</div><div>10. PROVIDE VIBRATION ISOLATION</div><div>11. SUPPORT PER MANUFACTURER'S STANDARD DETAILS AS CLOSE AS POSSIBLE TO CEILING.</div><div>12. TRANSMIT ALARM TO OWNER UPON FAN FAILURE.</div><div>13. PROVIDE INLET FILTER, FILTER HOUSING, AND DIFFERENTIAL PRESSURE SWITCH TO TRANSMIT SIGNAL TO OWNER TO CHANGE FILTERS WHEN PRESSURE EXCEEDS SETPOINT.</div><div>14. PROVIDE EXTERIOR WEATHER HOOD.</div><div>15. PROVIDE INSECT SCREEN.</div></div>													

VENTILATION SCHEDULE							
ROOM NUMBER	ROOM NAME	AREA SQ. FT.	CODE REQUIREMENTS		ACTUAL		REMARKS
			SUPPLY CFM	EXHAUST CFM	SUPPLY CFM	EXHAUST CFM	
101	PROPOSED EQUIPMENT ROOM	180	0	0	0	500	1
	TOTALS:	180	0	0	0	500	1
<div>REMARKS:<div>1. FAN OPERATES IF SIGNAL RECEIVED FROM HYDROGEN DETECTOR. OTHERWISE FAN IS OFF.</div><div>2. FAN OPERATES IF SIGNAL RECEIVED FROM THERMOSTAT. OTHERWISE FAN IS OFF.</div></div>							

CHICAGO  
SMSA

limited partnership  
d/b/a VERIZON WIRELESS



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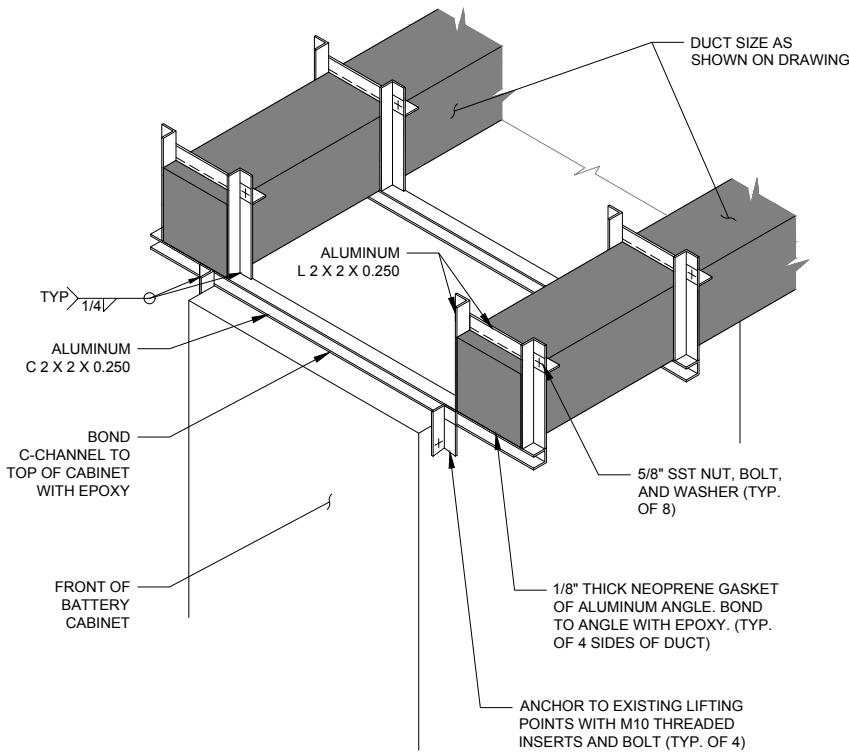
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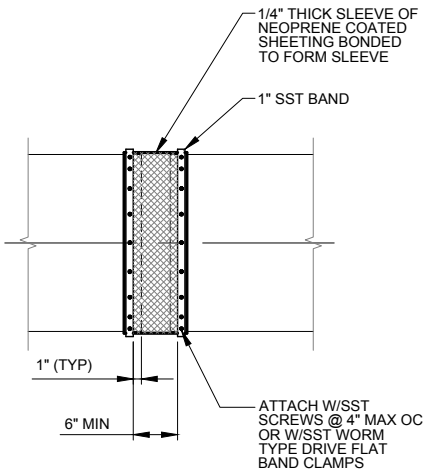
SHEET TITLE  
MECHANICAL  
SCHEDULE AND  
DETAILS

SHEET NUMBER

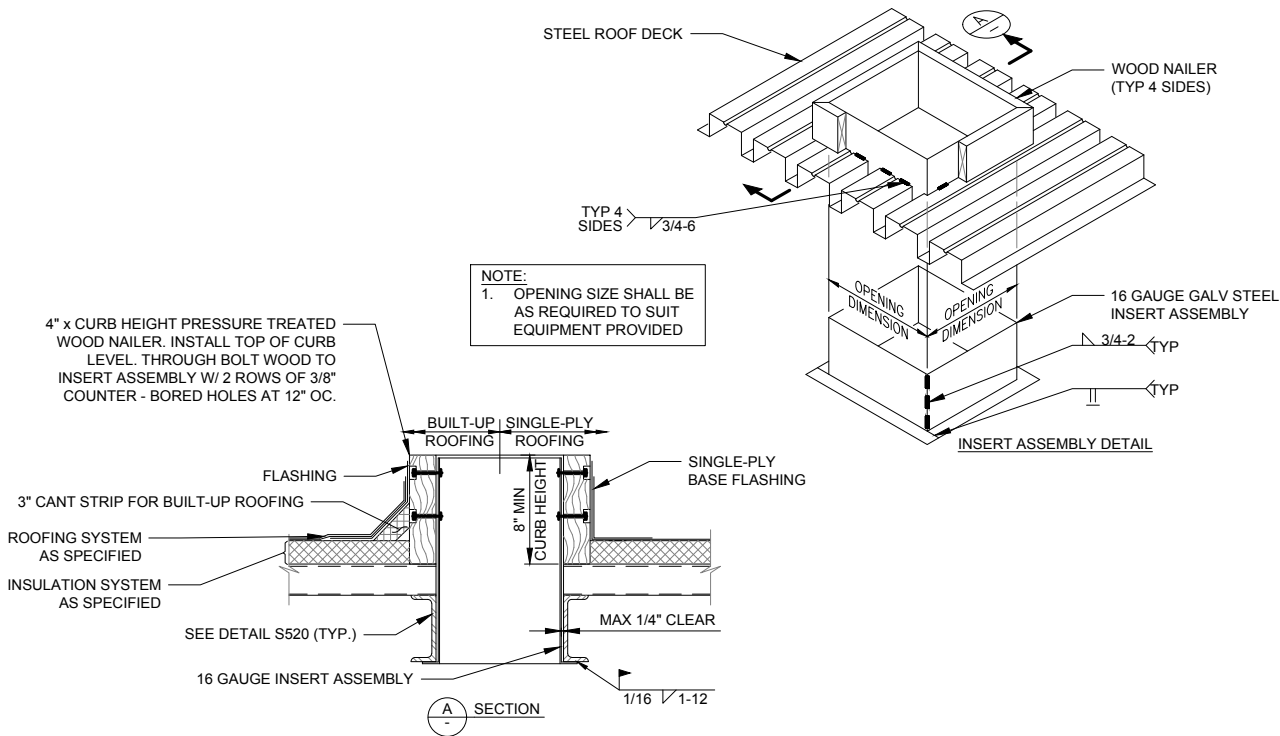
M-3



① DUCTWORK SUPPORT FROM TOP OF BATTERY CABINET  
N.T.S. H101



② FLEX CONNECTION FOR METAL DUCT  
N.T.S. H230



③ ROOF OPENING ASSEMBLY  
N.T.S. H312







DIVISION 5: METALS

SECTION 05000 – METALS

PART 1 – GENERAL

1. SECTION INCLUDES:  
STRUCTURAL STEEL FRAMING MEMBERS, BASE PLATES, PLATES, BARS AND GROUTING UNDER BASE PLATES.
2. SUBMITTALS:  
SHOP DRAWINGS: INDICATE SIZES, SPACING, AND LOCATIONS OF STRUCTURAL MEMBERS, OPENINGS, CONNECTIONS, CAMBERS, LOADS, AND WELDED SECTIONS.
3. QUALITY ASSURANCE

A. FABRICATE STRUCTURAL STEEL MEMBERS IN ACCORDANCE WITH AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.

B. PERFORM DESIGN UNDER DIRECT SUPERVISION OF A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE.

PART 2 – PRODUCTS

1. MATERIALS:

A. STRUCTURAL STEEL MEMBERS: ASTM A572, GRADE 50

B. STRUCTURAL TUBING: ASTM A500, GRADE B

C. PIPE: ASTM A53, TYPE E OR S, GRADE B

D. BOLTS, NUTS, AND WASHERS: ASTM A325

E. ANCHOR BOLTS: ASTM A307

F. WELDING MATERIALS: AWS D1.1, TYPE REQUIRED FOR MATERIALS BEING WELDED

G. GROUT: NON-SHRINK TYPE, PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICIZING ADDITIVES, CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 7000 psi AT 28 DAYS.

H. SHOP AND TOUCH-UP PRIMER: SSPC 15, TYPE 1, RED OXIDE

I. TOUCH-UP PRIMER FOR GALV. SURFACES: ZINC RICH TYPE
2. FABRICATION:  
CONTINUOUSLY SEAL JOINTED MEMBERS BY CONTINUOUS WELDS. GRIND EXPOSED WELDS SMOOTH.
3. FINISH:

A. PREPARE STRUCTURAL COMPONENT SURFACES IN ACCORDANCE WITH SSPC SP-1 TO SP-10 PROCEDURES.

B. STRUCTURAL STEEL MEMBERS SHALL BE HOT DIPPED GALVANIZED.

PART 3 – EXECUTION

1. EXAMINATION AND PREPARATION:  
VERIFY THAT THE FIELD CONDITIONS ARE ACCEPTABLE.
2. ERECTION:

A. ALLOW FOR ERECTION LOADS. PROVIDE TEMPORARY BRACING TO MAINTAIN FRAMING IN ALIGNMENT UNTIL COMPLETION OF ERECTION AND INSTALLATION OF PERMANENT BRIDGING AND BRACING.

B. FIELD WELD COMPONENTS INDICATED ON SHOP DRAWINGS.

C. DO NOT FIELD CUT OR ALTER STRUCTURAL MEMBERS WITHOUT APPROVAL OF THE ARCHITECT/ENGINEER.

D. AFTER ERECTION, TOUCH-UP WELDS, ABRASIONS, AND SURFACES NOT SHOP PRIMED OR GALVANIZED WITH TOUCH-UP PRIMERS AS SPECIFIED UNDER SECTION 05000–METALS, PART 2 – PRODUCTS, H & I. SURFACES TO BE IN CONTACT WITH CONCRETE NOT INCLUDED.
3. FIELD QUALITY CONTROL:  
FIELD INSPECTION OF MEMBERS, CONNECTIONS, WELDS AND TORQUING.

DIVISION 16: ELECTRICAL

SECTION 16050 – BASIC ELECTRICAL MATERIALS AND METHODS

1. CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS PRIOR TO ORDERING THE ELECTRICAL EQUIPMENT AND STARTING THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ARCHITECT LISTING ANY DISCREPANCIES OR CONFLICTING INFORMATION.
2. ELECTRICAL PLANS, DETAILS AND DIAGRAMS ARE DIAGRAMMATIC ONLY. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF ELECTRICAL EQUIPMENT WITH OWNER PRIOR TO INSTALLATION.
3. EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANELBOARD, PULLBOX, JUNCTION BOX, SWITCH BOX, ETC. THE TYPE OF TAGGING METHODS SHALL BE IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.).
4. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN GOOD WORKING CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED "J" WHERE APPLICABLE. MATERIALS SHALL MEET WITH APPROVAL OF ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, NBFU AND "UL" LISTED.
5. ALL CONDUIT SHALL HAVE A PULL CORD.
6. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS, AND CIRCUITS.
7. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.
8. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY UBC, NEC AND ALL APPLICABLE CODES.
9. PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
10. PLASTIC PLATES FOR ALL SWITCHES, RECEPTACLES, TELEPHONE AND BLANKED OUTLETS SHALL HAVE ENGRAVED LETTERING WHERE INDICATED ON THE DRAWINGS. WEATHERPROOF RECEPTACLES SHALL HAVE SIERRA #WPD-8 LIFT COVERPLATES.

SECTION 16400 – SERVICE AND DISTRIBUTION

1. WIRE AND CABLE CONDUCTORS SHALL BE COPPER, 600V, TYPE THHN OR THWN, WITH A MIN. SIZE OF #12 AWG, COLOR CODED. ALL RECTIFIER DROPS SHALL BE STRANDED TO ACCEPT CRIMP CONNECTORS.
2. ALL CHEMICAL GROUND RODS SHALL BE "UL" APPROVED.
3. METER SOCKET AMPERES, VOLTAGE, NUMBER OF PHASES SHALL BE AS NOTED ON THE DRAWINGS. MANUFACTURED BY MILBANK OR APPROVED EQUAL, AND SHALL BE UTILITY COMPANY APPROVED.
4. CONDUIT:

A. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH GALVANIZED ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.

B. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL, FITTING SHALL BE GLAND RING COMPRESSION TYPE.

C. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE. ALL FLEXIBLE CONDUITS SHALL HAVE FULL LENGTH GROUND WIRE.

D. ALL UNDERGROUND CONDUIT SHALL BE AS NOTED ON THE DRAWINGS AT A MINIMUM DEPTH OF 42" BELOW GRADE. IT IS REQUIRED AND WILL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO NOTIFY UTILITIES PROTECTION SERVICE AT 1-800-382-5544 OR OTHER SUCH NOTIFYING AGENCY 2 WORKING DAYS PRIOR TO DIGGING.
5. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS ARE TO BE PAID BY THE CONTRACTOR.
6. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLATE LABEL WITH WHITE ON BLUE BACKGROUND LETTERING (MINIMUM LETTER HEIGHT SHALL BE ONE FORTH INCH (1/4"). NAMEPLATES SHALL BE FASTENED WITH STAINLESS STEEL SCREWS, NOT ADHESIVE.
7. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS BY AN INDEPENDENT TESTING SERVICE ENGAGED BY THE CONTRACTOR SHALL BE SUBMITTED FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.
8. GROUNDING ELECTRODE SYSTEM

A. PREPARATION

1. SURFACE PREPARATION:  
ALL CONNECTIONS SHALL BE MADE TO BARE METAL. ALL PAINTED SURFACES SHALL BE FIELD INSPECTED AND MODIFIED TO ENSURE PROPER CONTACT. NO WASHERS ARE ALLOWED BETWEEN THE ITEMS BEING GROUNDED. ALL CONNECTIONS ARE TO HAVE A NON-OXIDIZING AGENT APPLIED PRIOR TO INSTALLATION.

2. GROUND BAR PREPARATION:  
ALL COPPER GROUND BARS SHALL BE CLEANED, POLISHED AND A NON-OXIDIZING AGENT APPLIED. NO FINGERPRINTS OR DISCOLORED COPPER WILL BE PERMITTED.

3. SLEEVES:  
ALL GROUNDING CONDUCTORS SHALL RUN THROUGH PVC SLEEVES WHEREVER CONDUCTORS RUN THROUGH WALLS, FLOORS OR CEILINGS. IF CONDUCTORS MUST RUN THROUGH EMT, BOTH ENDS OF CONDUIT SHALL BE GROUNDED. SEAL BOTH ENDS OF CONDUIT WITH SILICONE CAULK.

B. GROUND BARS

1. ALL GROUND BARS SHALL BE ONE FORTH INCH (1/4") THICK TINNED COPPER PLATE AND OF SIZE INDICATED ON DRAWINGS.

2. ALL CONNECTIONS TO THE GROUND BAR SHALL OBSERVE THE FOLLOWING SEQUENCE:

A. BOLT-HEAD

B. 2-HOLE LUG

C. TINNED COPPER BUSS BAR

D. STAR WASHER

E. NUT

C. EXTERNAL CONNECTIONS

1. ALL BURIED GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC WELD PROCESS. CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, TEE'S, GROSSES, ETC. ALL CABLE TO GROUND RODS, GROUND ROD SPLICES AND LIGHTNING PROTECTION SYSTEMS ARE TO BE AS INDICATED. ALL MATERIALS USED (MOLDS, WELDING METAL, TOOLS, ETC.) SHALL BE BY "CADWELD" AND INSTALLED PER MANUFACTURER'S RECOMMENDED PROCEDURES.

2. ALL ABOVE GRADE GROUNDING AND BONDING CONDUCTORS SHALL BE CONNECTED BY TWO HOLE CRIMP TYPE (COMPRESSION) CONNECTIONS (EXCEPT FOR THE ACEG AND GROUND ROD) MECHANICAL CONNECTIONS, FITTINGS OR CONNECTIONS THAT DEPEND SOLELY ON SOLDER SHALL NOT BE USED. ALL CABLE TO CABLE CONNECTIONS SHALL BE HIGH PRESSURE DOUBLE CRIMP TYPE CONNECTIONS. CONNECTIONS TO STRUCTURAL STEEL SHALL BE EXOTHERMIC WELDS.

D. GROUND RODS

ALL GROUND RODS SHALL BE 5/8-INCH DIAMETER X 10'-0" LONG "COPPERWELD" OR APPROVED EQUAL, OF THE NUMBER AND LOCATIONS INDICATED. GROUND RODS SHALL BE DRIVEN FULL LENGTH VERTICAL IN UNDISTURBED EARTH.

E. GROUND CONDUCTORS

ALL GROUND CONDUCTORS SHALL BE STANDARD TINNED SOLID BARE COPPER ANNEALED, AND OF SIZE INDICATED ON DRAWINGS UNLESS NOTED OTHERWISE.

F. LUGS

1. LUGS SHALL BE 2-HOLE, LONG BARREL, STRAND COPPER UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. LUGS SHALL BE THOMAS AND BETTS SERIES #548, \_BE OR EQUIVALENT

A. 535 MCM DLO 54880BE

B. 262 MCM DLO 54872BE

C. #1/0 DLO 54862BE

D. #4/0 THWN AND BARE 54866BE

E. #2/0 THWN 54862BE

F. #2 THHN 54207BE

G. #6 DLO 54205BE

2. WHEN THE DIRECTION OF THE CONDUCTOR MUST CHANGE, IT SHALL BE DONE GRADUALLY. THE CURVATURE OF THE TURN SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING CHART:

GROUNDING CONDUCTOR SIZE	MINIMUM BENDING RADIUS TO INSIDE EDGE
--------------------------	---------------------------------------

NO. 6 AWG TO NO. 4 AWG	6 INCHES
NO. 2 AWG TO NO. 1/0 AWG	8 INCHES
NO. 2/0 AWG TO 4/0 MCM	12 INCHES
250 MCM TO 750 MCM	24 INCHES

G. GROUND RING

1. THE EXTERNAL GROUND RING ENCIRCLING THE TOWER (IF APPLICABLE) AND BETWEEN THE EQUIPMENT SHELTER PLATFORM ANCHORS SHALL BE MINIMUM NO. 2 A.W.G. SOLID TINNED BARE COPPER CONDUCTOR IN DIRECT CONTACT WITH THE EARTH AT THE DEPTH INDICATED ON THE DRAWINGS. CONDUCTOR BENDS SHALL HAVE A MINIMUM BENDING RADIUS OF EIGHT INCHES (8").
2. ALL EXTERNAL GROUND RINGS ARE TO BE JOINED TOGETHER AND ALL CONNECTIONS MUST BE CADWELDED. NO LUGS OR CLAMPS WILL BE ACCEPTED.

H. FENCE/GATE

- GROUND EACH GATE POST, CORNER POST AND GATE AS INDICATED ON DRAWING GROUND CONNECTIONS TO FENCE POSTS AND ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY EXOTHERMIC WELD PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES, AND SPRAYED WITH COLD-GALVANIZED PAINT.

9. I.E.E.E. FALL POTENTIAL TESTS

A. FOR RAW LAND SITE

1. GROUND TESTS SHALL BE PERFORMED AS INDICATED ON DRAWINGS. A BIDDLE GROUND OHMER OR THE METHOD OF USING TWO AUXILIARY GROUND RODS (AS DESCRIBED IN I.E.E.E. STANDARDS NO. 81-1983, PART 1) MAY BE USED. THE I.E.E.E. METHOD REQUIRES THE USE OF AN A.C. TEST CURRENT. THE AUXILIARY TEST RODS MUST BE SUFFICIENTLY FAR AWAY FROM THE ROD UNDER TEST SO THAT THE REGIONS IN WHICH THEIR RESISTANCE IS LOCALIZED DO NOT OVERLAP. THE TEST POINT WILL BE THE GROUND ROD AND WILL CONSIST OF THE THREE POINT FALL OF POTENTIAL MEGGER TEST METHOD, USING THE BIDDLE NULL-BALANCE EARTH TESTER (MEGGER #250220-2 OR EQUIVALENT)
2. CONTRACTOR TO CONDUCT GROUND RESISTANCE TEST IN THE FORMAT AS FOLLOWS:
1. FIRST TEST – SHALL BE WITH FOUR GROUND RODS INSTALLED, ONE AT EACH CORNER OF THE PAD BUT NOT CONNECTED TO THE MAIN GROUNDING BUS. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL FOUR GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 25 OHMS OR MORE, THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL FOUR RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.
2. SECOND TEST – SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST TEN (10) DAYS. THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND. IF THE RESISTANCE OF THE ENTIRE SYSTEM EXCEEDS 5 OHMS, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.

B. EQUIPMENT PAD

1. FIRST TEST – SHALL BE WITH FOUR GROUND RODS INSTALLED, ONE AT EACH CORNER OF THE PAD BUT NOT CONNECTED TO THE MAIN GROUNDING BUS. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL FOUR GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 25 OHMS OR MORE, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL THREE (3) RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.
2. SECOND TEST – SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST TEN (10) DAYS. THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND. IF THE RESISTANCE OF THE ENTIRE SYSTEM EXCEEDS 5 OHMS THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT EITHER ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.

C. TOWER

1. FIRST TEST – SHALL BE WITH THREE GROUND RODS INSTALLED (MINIMUM), EQUALLY SPACED AROUND THE TOWER FOUNDATION, BUT NOT CONNECTED TO THE SHELTER PAD EXTERNAL GROUND RING. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL THREE GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 25 OHMS OR MORE, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL THREE (3) RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.
2. SECOND TEST – SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST TEN (10) DAYS. THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND. IF THE RESISTANCE OF THE ENTIRE SYSTEM EXCEEDS 5 OHMS THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT EITHER ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.

D. EQUIPMENT PAD AND TOWER

1. AFTER THE EQUIPMENT PAD AND TOWER GROUND RESISTANCE TEST IS COMPLETED, CONTRACTOR SHALL TIE EQUIPMENT PAD EXTERNAL GROUND RING AND TOWER EXTERNAL GROUND RING TOGETHER. AFTER FIRST AND SECOND TEST ALL CONNECTIONS MUST BE MADE USING EXOTHERMIC WELD. NO LUGS OR CLAMPS WILL BE ACCEPTED.
2. AFTER ALL THE EXTERNAL GROUND RINGS ARE TIED TOGETHER, COMPLETE A MEGGER CHECK OF THE GROUND SYSTEM SHOULD BE DONE. THE MAXIMUM ALLOWABLE LEADING IS 5 OHMS TO GROUND.

10. GROUNDING RESISTANCE TEST REPORT

UPON COMPLETION OF THE TESTING FOR EACH SITE, A TEST REPORT SHOWING RESISTANCE IN OHMS WITH AUXILIARY POTENTIAL ELECTRODES AT 5 FEET AND 10 FEET INTERVALS UNTIL THE AVERAGE RESISTANCE STARTS INCREASING AND ALSO NOTE THAT 10-15 PHOTOS MUST BE TAKEN TO PROOF ENTIRE EXTERNAL GROUND RING SYSTEM BEFORE BACKFILL. TWO (2) SETS OF TEST DOCUMENTS ARE OF THE INDEPENDENT TESTING SERVICE TO BE BOUND AND SUBMITTED WITHIN ONE (1) WEEK OF WORK COMPLETION.

SECTION 16503 – POLES, POSTS, AND STANDARDS  
(SINGLE MAST AND SELF SUPPORTING TOWERS)

1. GENERAL

- A. LIGHTNING ROD AND EXTENSION PIPE INCLUDING ALL APPURTENANCES, TO BE FURNISHED BY OWNER, IF REQUIRED.
- B. PROVIDE TEMPORARY LIGHTING FOR TOWER AS PER FAA REGULATIONS DURING CONSTRUCTION, IF REQUIRED.
- C. GROUNDING:  
GROUND TOWER WITH A MINIMUM OF #2 AWG TINNED SOLID BARE COPPER CONDUCTOR CADWELDED TO TOWER BASE PLATE. TWO (2) GROUNDING LEADS PER TOWER BASE PLATE.

NO EXOTHERMIC WELDS SHALL BE ATTACHED DIRECTLY TO THE MONOPOLE TOWER SHAFT.

SECTION 16745 – TELECOMMUNICATIONS WIRING COMPONENTS  
(COAXIAL ANTENNA CABLE)

1. GENERAL

- A. ALL MATERIALS, PRODUCTS OR PROCEDURES INCORPORATED INTO WORK SHALL BE NEW AND OF STANDARD COMMERCIAL QUALITY.
- B. CERTAIN MATERIALS AND PRODUCTS WILL BE SUPPLIED BY THE OWNER (REFER TO GENERAL CONDITIONS FOR THE LIST OF OWNER FURNISHED EQUIPMENT, MATERIALS AND SUPPLIES FOR THESE ITEMS). THE CONTRACTOR IS RESPONSIBLE FOR PICKUP AND DELIVERY OF ALL SUCH MATERIALS
- C. ALL OTHER MATERIALS AND PRODUCTS SPECIFIED IN THE CONTRACT DOCUMENTS SHALL BE SUPPLIED BY THE CONTRACTOR.

2. MATERIALS:

- A. COAXIAL CABLE:

1. INSTALL COAXIAL CABLE AND TERMINATIONS BETWEEN ANTENNAS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS WITH COAXIAL CABLES SUPPORTED AT NO MORE THAN 3'-0" O.C. WEATHERPROOF ALL CONNECTORS BETWEEN THE ANTENNA AND EQUIPMENT PER MANUFACTURERS' REQUIREMENTS. TERMINATE ALL COAXIAL CABLE THREE FEET (3') IN EXCESS OF EQUIPMENT LOCATION UNLESS OTHERWISE STATED.

2. ALL COAX RUN LENGTHS GREATER THAN 175 FEET SHALL BE 1-5/8". ALL COAX. RUN LENGTH BETWEEN 101 FEET AND 174 FEET SHALL BE 1-1/4", AND IN LENGTH LESS THAN OR EQUAL TO 100 FEET SHALL BE 7/8".

3. ANTENNA AND COAXIAL CABLE GROUNDING

- A. ALL COAXIAL CABLE GROUNDING KITS ARE TO BE INSTALLED ON STRAIGHT RUNS OF COAXIAL CABLE (NOT WITHIN BENDS)

4. COAXIAL CABLE IDENTIFICATION

- A. TO PROVIDE EASY IDENTIFICATION AND UNIFORM MARKING OF ANTENNA CABLING, PLASTIC TAGS SHALL BE USED AT THE FOLLOWING LOCATIONS:

1. FIRST LOCATION IS AT THE END OF THE COAX NEAREST THE ANTENNA (WHERE THE COAXIAL CABLE AND JUMPER ARE CONNECTED)
2. SECOND LOCATION IS INSIDE THE EQUIPMENT SHELTER NEAR THE WAVEGUIDE ENTRY PORT.

- B. USE ANDREW CABLE TIES (PT.# 27290) TO SECURE IDENTIFICATION TAGS.

5. TESTING

LESSEE SHALL PROVIDE AN INDEPENDENT TESTING AGENCY TO PERFORM THE COAXIAL SWEEP TEST & REPORT. THE CONTRACTOR IS TO PROVIDE ONE CLIMBER / QUALIFIED PERSONNEL TO ASSIST IN ANY REPAIRS AND WEATHERPROOFING ONCE THE TEST IS COMPLETE. THE CONTRACTOR IS TO PROVIDE LESSEE WITH A MINIMUM OF 48 HOURS NOTICE PRIOR TO THE TIME OF THE SWEEP TEST.

REVISIONS									
NO	DESCRIPTION	DATE	BY	JTM	RA	JJR	TH	JJR	AM
2	UPDATE WITH POWER DESIGN	10/29/18							
3	UPDATE PER FIBER COORDINATION	12/11/18							
4	UPDATE PER LATEST COMED WALK	04/08/19							
5	REVISED FIBER PER RESERVIOIR INFO	05/17/19							
6	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS	08/06/19							
7	UPDATE WITH NEW UTILITY HANDHOLES & CONDUITS	09/04/19							
8	ISSUED FOR PERMIT	10/28/19							

LOC. # 282573

45 & 175th

9000 W. 171ST  
TINLEY PARK, IL 60487

DRAWN BY:	TJS
CHECKED BY:	TAZ
DATE:	07/03/18
PROJECT #:	33-1566

SHEET TITLE  
SPECIFICATIONS

SHEET NUMBER

SP-2

CHICAGO  
SMSA  
limited partnership  
d/b/a VERIZON WIRELESS







1 EXISTING OVERALL SITE  
SCALE: N.T.S.



2 NORTHEAST OUTSIDE VIEW OF ROOM  
SCALE: N.T.S.



3 NORTHWEST OUTSIDE VIEW OF ROOM  
SCALE: N.T.S.



4 NORTHWEST INSIDE VIEW OF ROOM  
SCALE: N.T.S.



5 EXISTING STEP DOWN TRANSFORMER  
SCALE: N.T.S.

**CHICAGO  
SMSA**  
limited partnership  
d/b/a VERIZON WIRELESS

**TERRA**  
CONSULTING GROUP, LTD.  
600 BUSSE HIGHWAY  
PARK RIDGE, IL 60068  
PH: 847-698-6400  
FAX: 847-698-6401

REVISIONS		DESCRIPTION	DATE	BY
1	NO	UPDATE WITH POWER DESIGN	10/29/18	JTM
2		UPDATE PER FIBER COORDINATION	12/11/18	RA
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45 & 175th

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SHEET TITLE  
EXISTING SITE PHOTOS

SHEET NUMBER

**P-1**



**LEGEND**

Light Post  
Power Pole  
Telephone Pedestal  
Manhole  
Water Valve Vault  
Water Service Valve  
Fire Hydrant  
Electric Meter  
Gas Meter  
Fence  
Centerline  
Section Line  
Underground Sanitary Line  
Underground Electric Line  
Underground Gas Line  
Underground Storm Line  
Underground Water Line  
Underground Fiber Optic Line  
Underground Communication Line

Found Section Corner Monument  
Found or Set Monument  
Found or Set Cut Cross  
59.75' Measured  
(60.00') Record  
DOC. NO. Document Number  
Building  
Asphalt  
Concrete  
PROPOSED  
Utility Easement  
P.O.B. Point of Beginning  
P.O.C. Point of Commencement  
COMM. Communications  
AGL Above Ground Level

**LOCATION MAP**

NOT TO SCALE

**SURVEY NOTES**

EASEMENTS AND SETBACKS SHOWN HEREON ARE BASED UPON THE RECORDED SUBDIVISION PLAT UNLESS NOTED OTHERWISE.

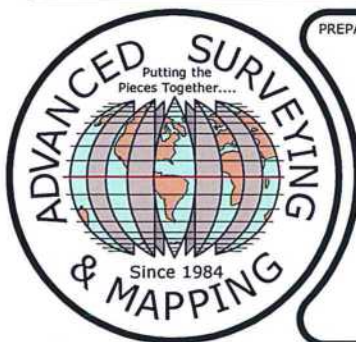
THE SURVEYOR EXPRESSES NO OPINION AS TO THE ACCURACY OF ANY UNDERGROUND UTILITIES WHEN NOT READILY VISIBLE FROM THE SURFACE. IT IS RECOMMENDED THAT THE APPROPRIATE GOVERNMENTAL AGENCY, MUNICIPALITY AND/OR UTILITY COMPANY BE CONTACTED FOR VERIFICATION.

THE PERMANENT PARCEL INDEX NUMBERS FOR THE PROPERTY ENCUMBERED BY THE LEASE SITE AND EASEMENT HEREON ARE 27-27-400-002 AND 27-27-416-006.

THE FLOOD INSURANCE RATE MAP SHOWS THAT THE PROPERTY DESCRIBED HEREON IS FALLING WITHIN ZONE "X", ACCORDING TO THE COMMUNITY PANEL NUMBER 1701690704J, VILLAGE OF TINLEY PARK, MAP NUMBER 17031C0704J, COOK COUNTY, ILLINOIS AND INCORPORATED AREAS, MAP REVISED AUGUST 19, 2008.

ZONE "X" IS AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, AND IDENTIFIED AS FILE NO. 1401008963493D1, WITH AN EFFECTIVE DATE OF MARCH 4, 2019.



PREPARED BY:



ASM Consultants, Inc.  
16 E Wilson St, Batavia IL 60510  
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advanced@advct.com  
Professional Design Firm #184-006014 expires 4/30/2021

## PLAT OF SURVEY OF EASEMENTS

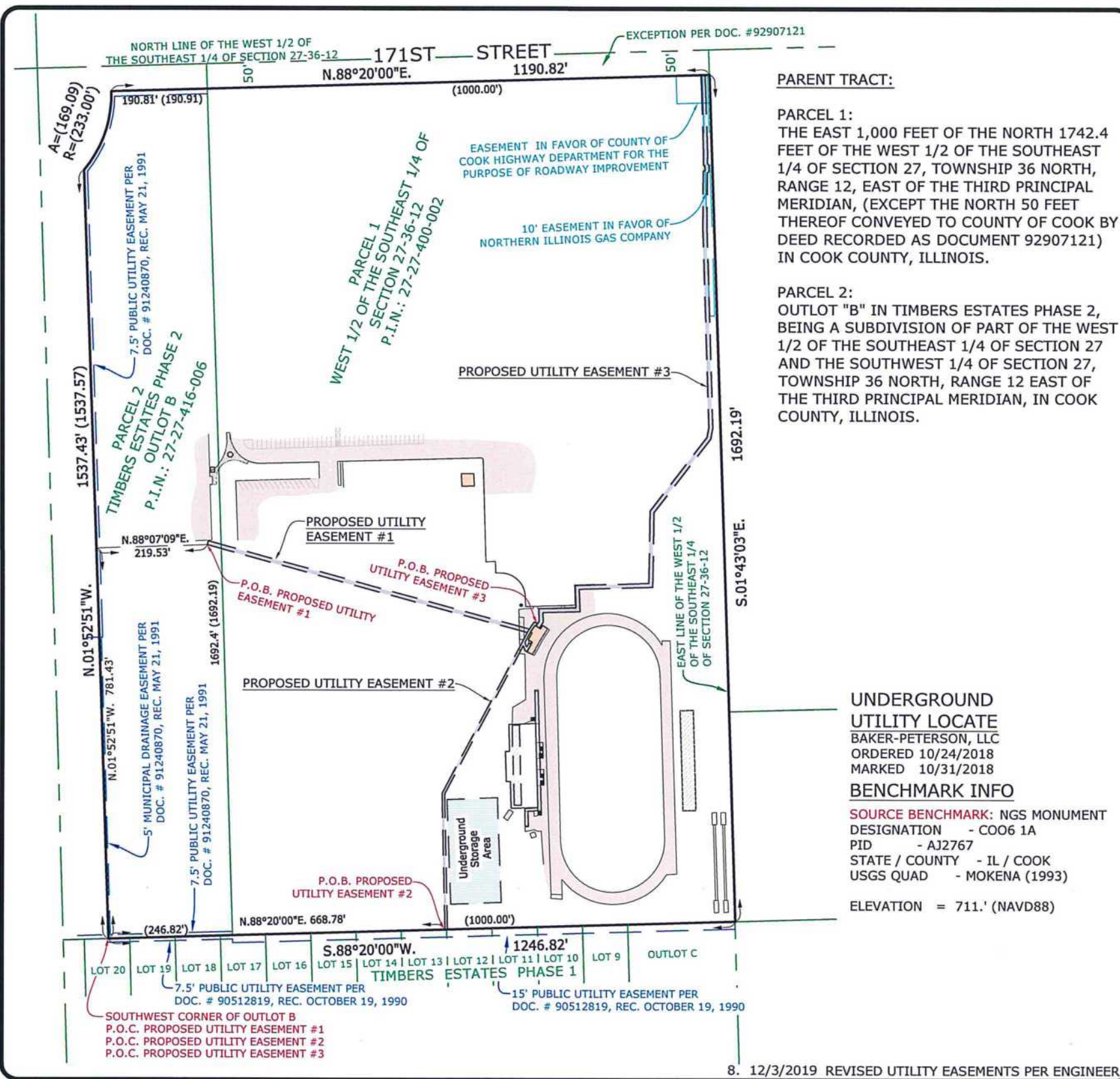
PREPARED FOR:

**Chicago SMSA**

CHICAGO SMSA LIMITED PARTNERSHIP  
d/b/a VERIZON WIRELESS  
1515 WOODFIELD ROAD, SUITE 1400  
SCHAUMBURG, ILLINOIS 60173  
PHONE: 847-619-5397 FAX: 847-706-7415

**TERRA**  
Consulting Group, LTD.  
600 Busse Highway  
Park Ridge, IL 60068  
(847) 698-6400

Job No.: 13-1566



**BASIS OF BEARING**

BEARINGS SHOWN HEREON ARE BASED ON ILLINOIS STATE PLANE, EAST ZONE, NAD83 (2011) MEAN MAGNETIC DECLINATION OBTAINED FROM U.S.G.S. 7 1/2 MINUTE SERIES MAP TINLEY PARK QUADRANGLE STATE OF ILLINOIS

LATITUDE: N 41° 34' 36.13"  
LONGITUDE: W 087° 50' 19.45"  
AT CENTER OF EXISTING STEALTH FLAG POLE WITH F.A.A. 1/A ACCURACY REQUIREMENTS

SCALE: 1" = 250'

11" X 17" PRINT IS THE FULL SCALE FORMAT OF THIS SURVEY. ANY OTHER SIZE IS AT AN ADJUSTED SCALE.

SHEET L-2 - TOPOGRAPHIC AND PROPOSED UTILITY EASEMENT #1 DETAIL

SHEET L-3 - TOPOGRAPHIC AND PROPOSED UTILITY EASEMENT #2 DETAIL

SHEET L-4 - PROPOSED UTILITY EASEMENT #2 DETAIL

SHEET L-5 - LEGAL DESCRIPTIONS FOR PROPOSED EASEMENTS

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS } SS  
COUNTY OF KANE }

I, CAROL A. SWEET-JOHNSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON, BEING COMPLETED IN THE FIELD ON 10/31/2018 IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND BOUNDARY AND TOPOGRAPHICAL SURVEYS SET FORTH BY ILLINOIS STATE LAW.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 3RD DAY OF DECEMBER, A.D. 2019.

CAROL A. SWEET-JOHNSON  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3342  
LICENSE EXPIRES 11/30/2020

NO.	DATE	REVISION
1.	10/31/2018	FIELD SURVEY COMPLETED
2.	11/12/2018	ISSUED PRELIMINARY SURVEY
3.	3/18/2019	ADDED TOPO & REISSUED PRELIMINARY SURVEY
4.	4/4/2019	ADDED EASEMENTS & REISSUED PRELIMINARY SURVEY
5.	4/30/2019	FINAL SURVEY COMPLETED
6.	5/23/2019	REVISED UTILITY EASEMENT PER ENGINEER
7.	9/23/2019	REVISED UTILITY EASEMENTS PER ENGINEER

SITE DESIGNATION INFORMATION:

**45 & 175TH**  
LOCATION: 282573  
PROJECT: 20130994344  
9001 W. 171ST STREET  
TINLEY PARK, IL 60487

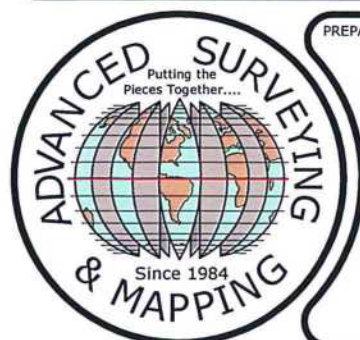
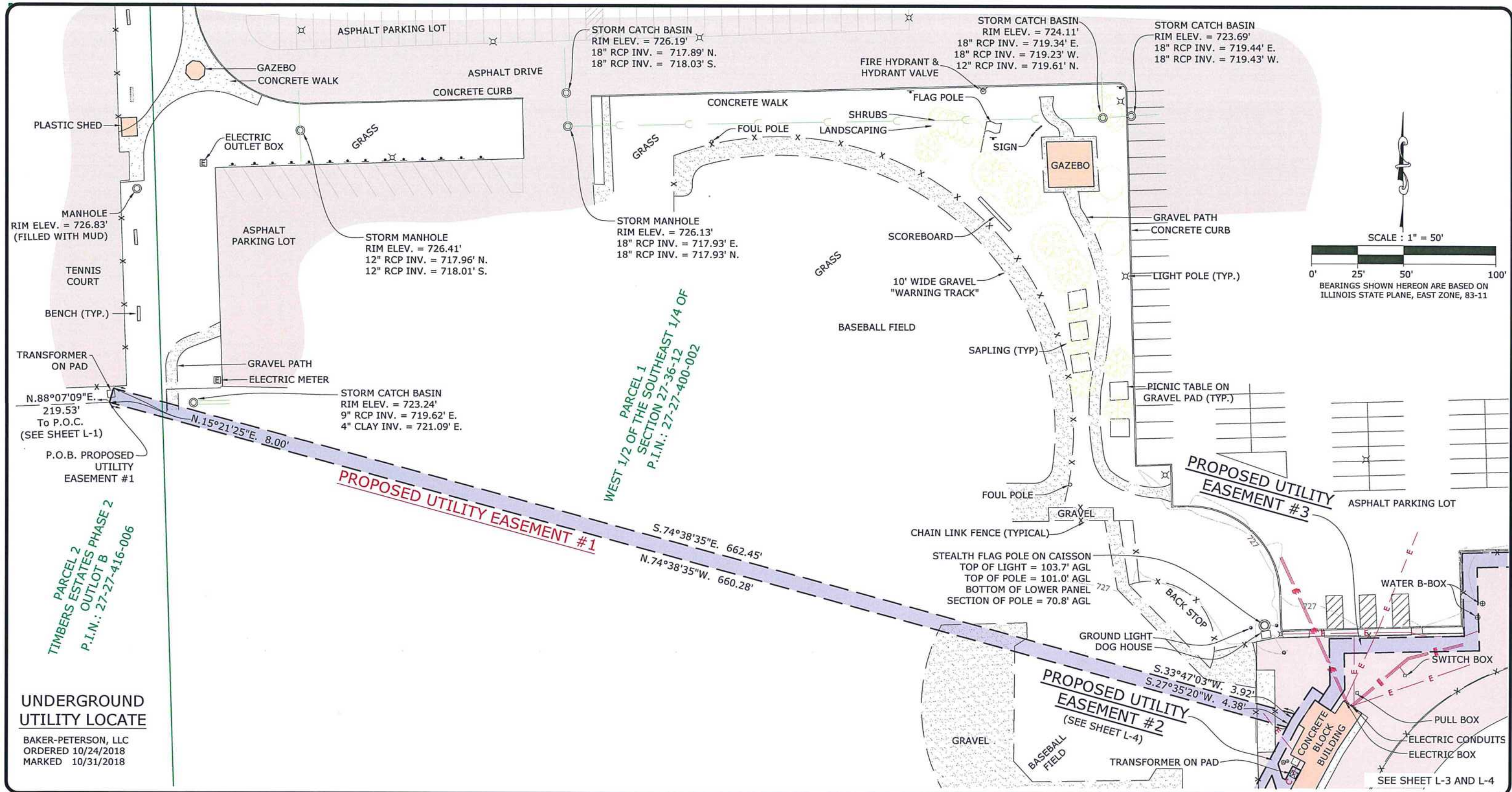
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CHECKED BY: CSM

PROJECT NO.  
720300E

L-1

SHEET 1 OF 5





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## PLAT OF SURVEY OF EASEMENTS

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PHONE: 847-619-5397 FAX: 847-706-7415

**TERRA**  
Consulting Group, LTD.  
600 Busse Highway  
Park Ridge, IL 60068  
(847) 698-6400

Job No.: 13-1566

NO.	DATE	REVISION
4.	4/30/2019	FINAL SURVEY COMPLETED
6.	5/23/2019	REVISED UTILITY EASEMENT PER ENGINEER
7.	9/23/2019	REVISED UTILITY EASEMENTS #1 & #2 PER ENGINEER
8.	12/3/2019	REVISED UTILITY EASEMENTS PER ENGINEER

SITE DESIGNATION INFORMATION:

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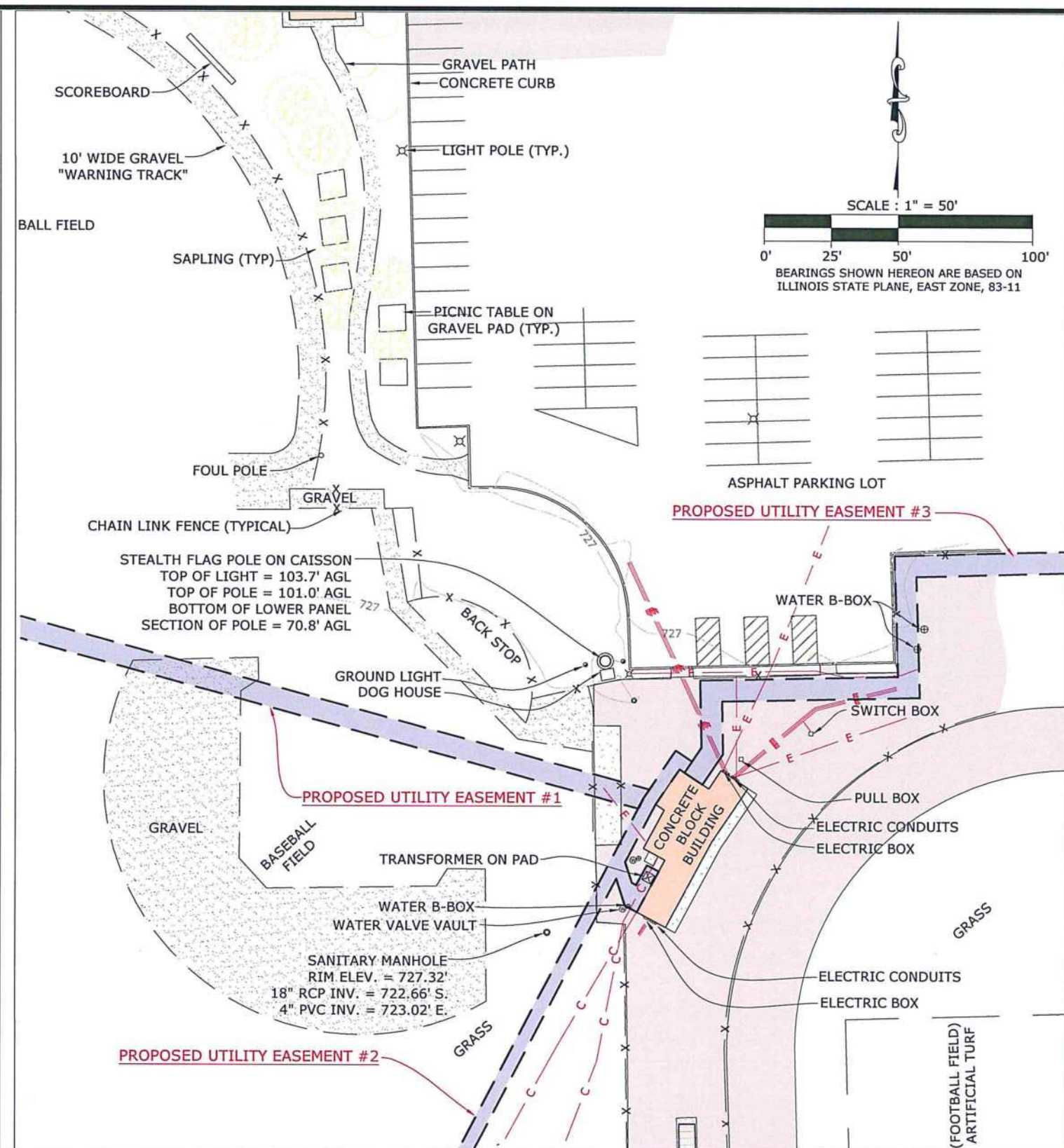
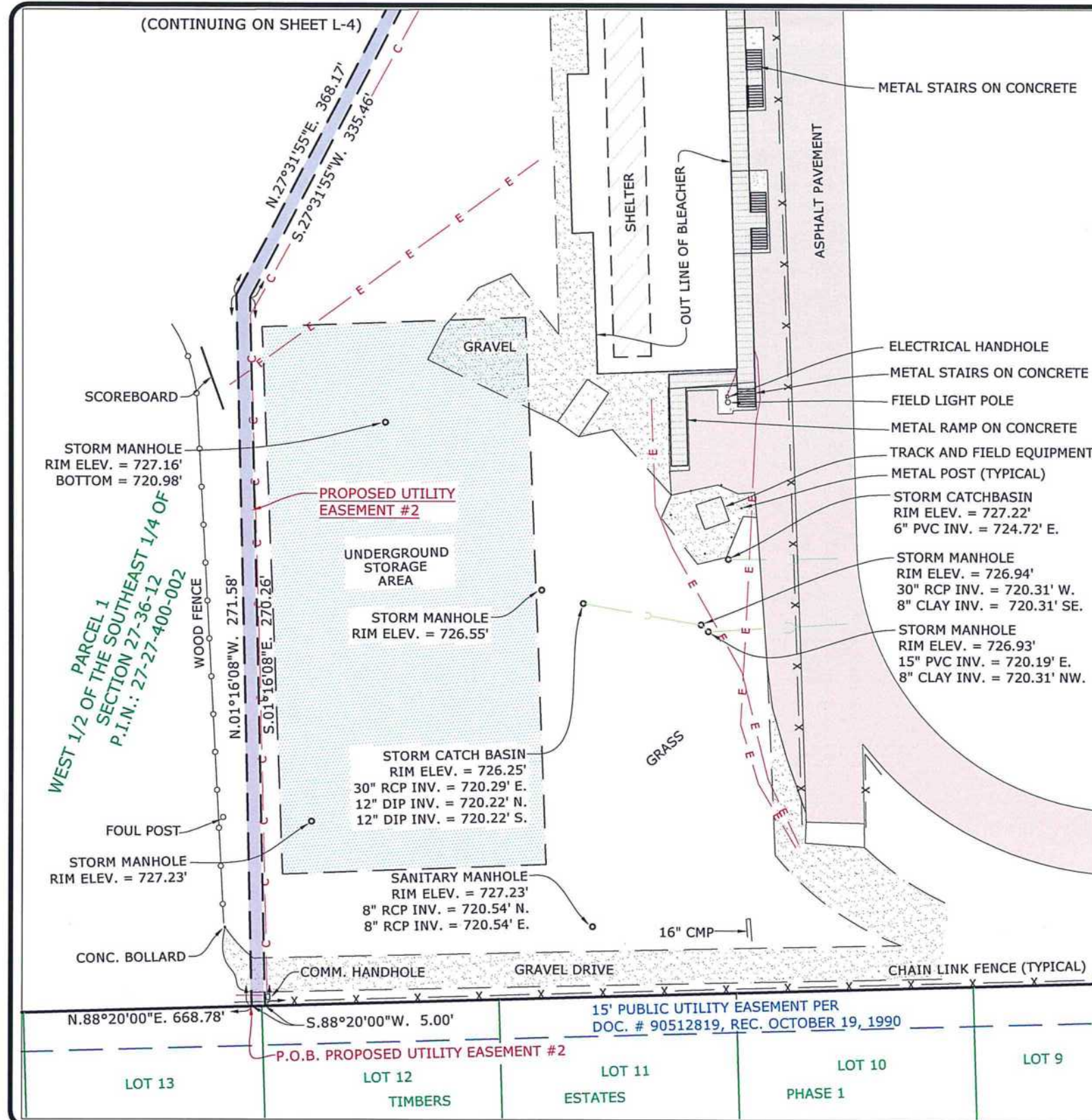
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CHECKED BY: CSM

PROJECT NO.  
720300E

**L-2**

SHEET 2 OF 5





PREPARED BY:



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600 Busse Highway  
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Job No.: 13-1566

NO.	DATE	REVISION
4.	4/30/2019	FINAL SURVEY COMPLETED
6.	5/23/2019	REVISED UTILITY EASEMENT PER ENGINEER
7.	9/23/2019	REVISED UTILITY EASEMENTS #1 & #2 PER ENGINEER
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SITE DESIGNATION INFORMATION:

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LOCATION: 282573  
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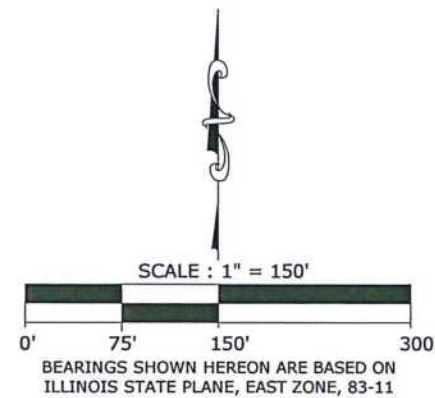
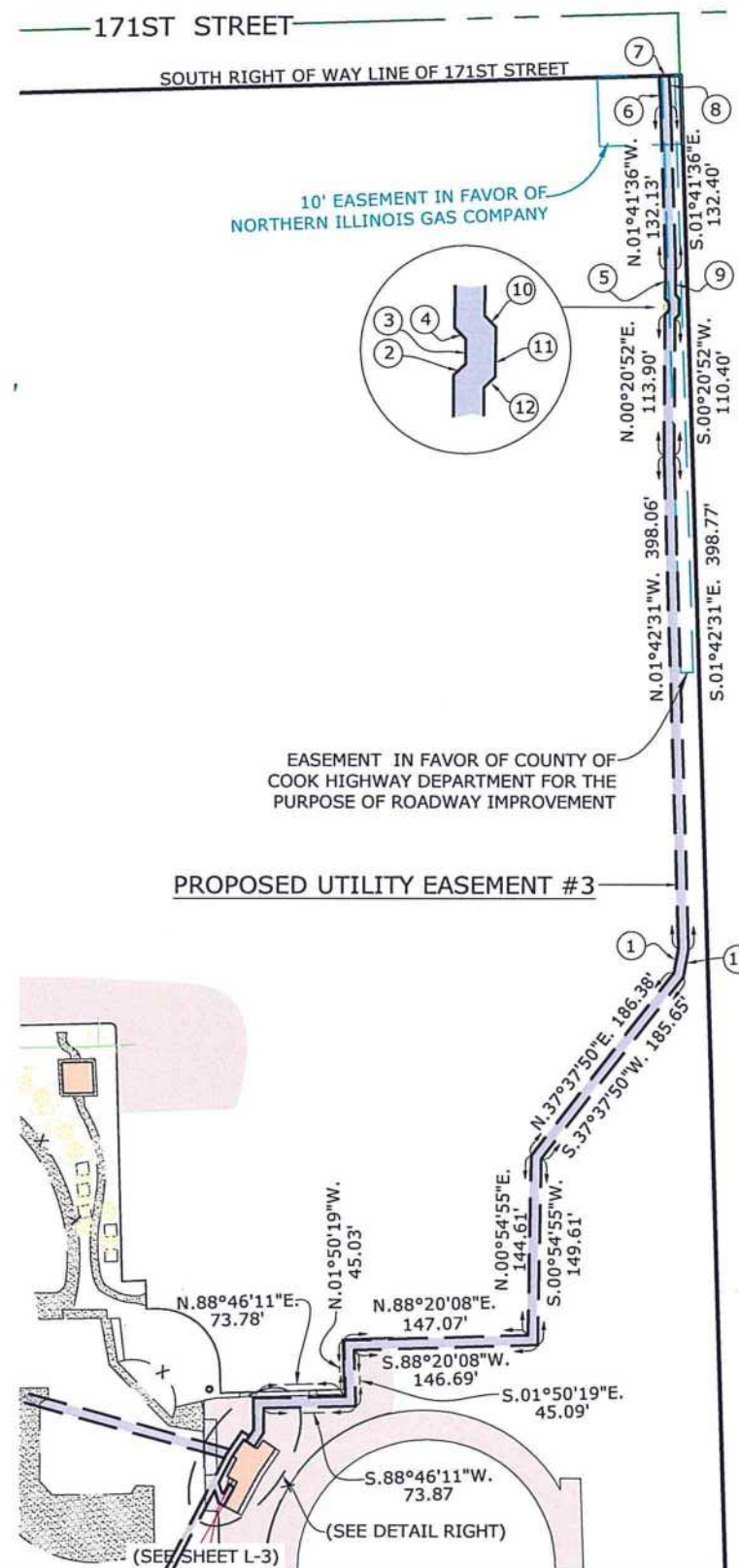
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PROJECT NO.  
720300E

**L-3**

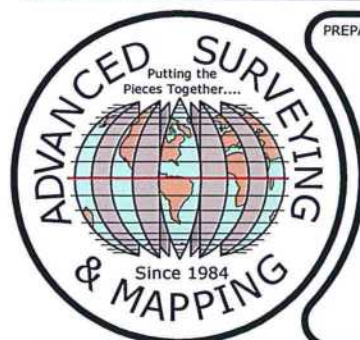
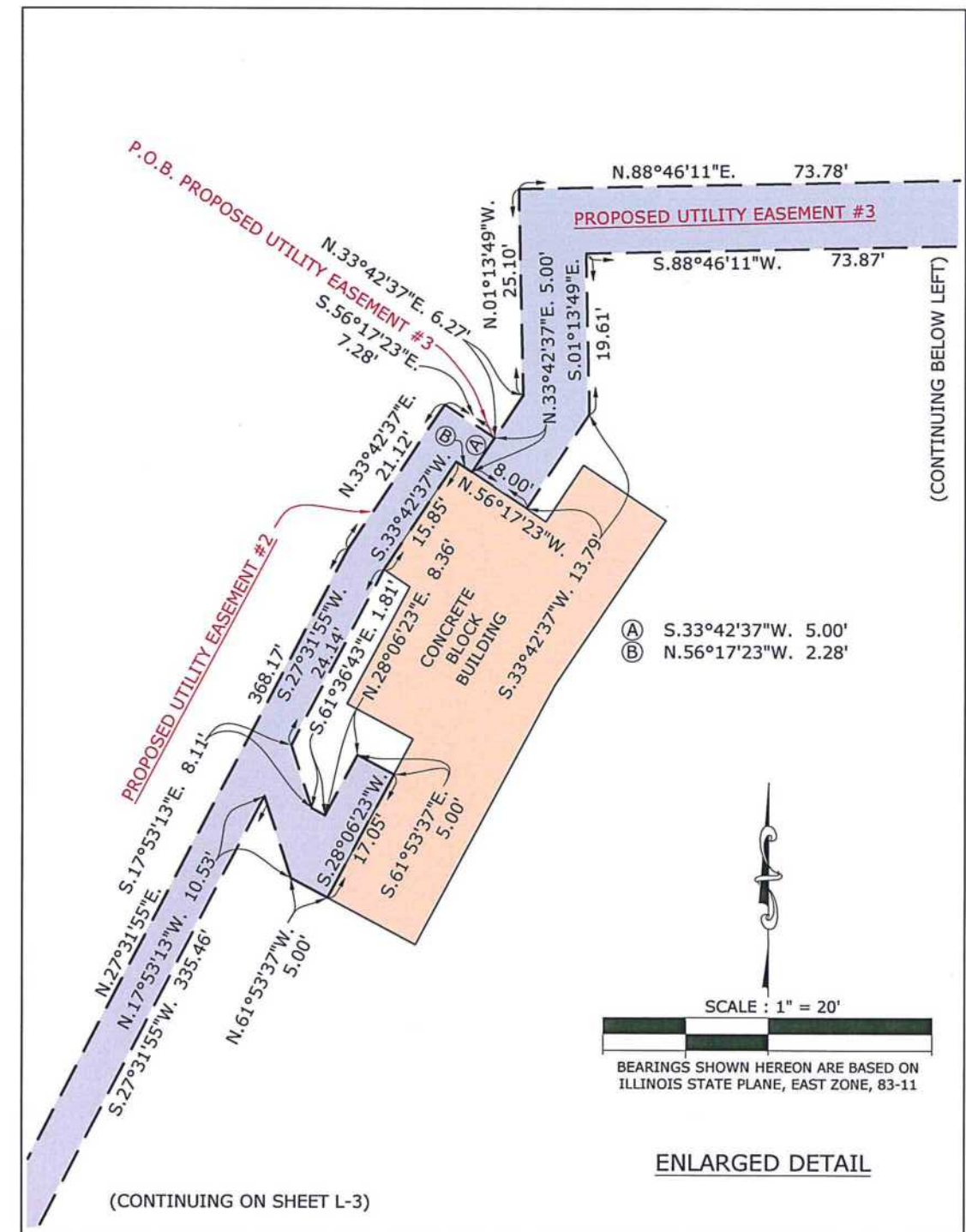
SHEET 3 OF 5





LINE DATA TABLE

①	N.10°29'51"E. 19.81'
②	N.45°54'01"E. 4.39'
③	N.00°54'01"E. 6.60'
④	N.44°05'59"W. 4.37'
⑤	N.00°57'08"E. 22.92'
⑥	N.02°51'51"W. 23.79'
⑦	N.88°20'00"E. 8.00'
⑧	S.02°51'51"E. 23.71'
⑨	S.00°57'08"W. 19.78'
⑩	S.44°05'59"E. 4.37'
⑪	S.00°54'01"W. 13.23'
⑫	S.45°54'01"W. 4.35'
⑬	S.10°29'51"W. 22.59'



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d/b/a VERIZON WIRELESS  
1515 WOODFIELD ROAD, SUITE 1400  
SCHAUMBURG, ILLINOIS 60173  
PHONE: 847-619-5397 FAX: 847-706-7415

**TERRA**  
Consulting Group, LTD.  
600 Busse Highway  
Park Ridge, IL 60068  
(847) 698-6400

Job No.: 13-1566

NO.	DATE	REVISION
4.	4/30/2019	FINAL SURVEY COMPLETED
6.	5/23/2019	REVISED UTILITY EASEMENT PER ENGINEER
7.	9/23/2019	REVISED UTILITY EASEMENTS #1 & #2 PER ENGINEER
8.	12/3/2019	REVISED UTILITY EASEMENTS PER ENGINEER

SITE DESIGNATION INFORMATION:

**45 & 175TH**  
LOCATION: 282573  
PROJECT: 20130994344  
9001 W. 171ST STREET  
TINLEY PARK, IL 60487

DRAWN BY: EM  
CHECKED BY: CSM

PROJECT NO.  
720300E

**L-4**

SHEET 4 OF 5



LEGAL DESCRIPTIONS

PROPOSED UTILITY EASEMENT #1:

A PARCEL OF LAND FOR UTILITY EASEMENT PURPOSES, BEING A PART OF THE EAST 1000.00 FEET OF THE NORTH 1742.4 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27 AND OUTLOT "B" IN TIMBER ESTATES PHASE 2, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 21, 1991 AS DOCUMENT NO. 91240870, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF OUTLOT B; THENCE NORTH 01 DEGREES 52 MINUTES 51 SECONDS WEST, ALONG THE WEST LINE OF OUTLOT B, 781.43 FEET; THENCE NORTH 88 DEGREES 07 MINUTES 09 SECONDS EAST, ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, 219.53 FEET FOR A POINT OF BEGINNING; THENCE NORTH 15 DEGREES 21 MINUTES 25 SECONDS EAST, 8.00 FEET; THENCE SOUTH 74 DEGREES 38 MINUTES 35 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 662.45 FEET; THENCE SOUTH 33 DEGREES 47 MINUTES 03 SECONDS WEST, 3.92 FEET; THENCE SOUTH 27 DEGREES 35 MINUTES 20 SECONDS WEST, 4.38 FEET; THENCE NORTH 74 DEGREES 38 MINUTES 35 SECONDS WEST, 660.28 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SAID PARCEL CONTAINS 5,290.0 SQUARE FEET OR 0.121 ACRES, MORE OR LESS.

PROPOSED UTILITY EASEMENT #2:

A PARCEL OF LAND FOR UTILITY EASEMENT PURPOSES, BEING A PART OF THE EAST 1000.00 FEET OF THE NORTH 1742.4 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE NORTHERLY 50 FEET THEREOF) OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF OUTLOT B IN TIMBERS ESTATES PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 21, 1991 AS DOCUMENT NO. 91240870; THENCE NORTH 88 DEGREES 20 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID OUTLOT "B" AND THE SOUTH LINE OF SAID NORTH 1742.4 FEET, 668.78 FEET FOR A POINT OF BEGINNING; THENCE NORTH 01 DEGREES 16 MINUTES 08 SECONDS WEST, 271.58 FEET; THENCE NORTH 27 DEGREES 31 MINUTES 55 SECONDS EAST, 368.17 FEET; THENCE NORTH 33 DEGREES 42 MINUTES 37 SECONDS EAST, 21.12 FEET; THENCE SOUTH 56 DEGREES 17 MINUTES 23 SECONDS EAST, ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, 7.28 FEET; THENCE SOUTH 33 DEGREES 42 MINUTES 37 SECONDS WEST, 5.00 FEET TO THE NORTHEASTERLY FACE OF A CONCRETE BLOCK BUILDING; THENCE NORTH 56 DEGREES 17 MINUTES 23 SECONDS WEST, ALONG SAID NORTHEASTERLY FACE, 2.28 FEET TO THE NORTHERLY CORNER OF SAID BUILDING; THENCE SOUTH 33 DEGREES 42 MINUTES 37 SECONDS WEST, ALONG THE MOST NORTHWESTERLY FACE OF SAID BUILDING, 15.85 FEET; THENCE SOUTH 27 DEGREES 31 MINUTES 55 SECONDS WEST, 24.14 FEET; THENCE SOUTH 17 DEGREES 53 MINUTES 13 SECONDS EAST, 8.11 FEET; THENCE SOUTH 61 DEGREES 36 MINUTES 43 SECONDS EAST, 1.81 FEET; THENCE NORTH 28 DEGREES 06 MINUTES 23 SECONDS EAST, 8.36 FEET; THENCE SOUTH 61 DEGREES 53 MINUTES 37 SECONDS EAST, 5.00 FEET TO THE WESTERLY FACE OF SAID CONCRETE BLOCK BUILDING; THENCE SOUTH 28 DEGREES 06 MINUTES 23 SECONDS WEST, ALONG SAID WESTERLY FACE, 17.05 FEET TO THE MOST WESTERLY CORNER OF SAID BUILDING; THENCE NORTH 61 DEGREES 53 MINUTES 37 SECONDS WEST, 5.00 FEET; THENCE NORTH 17 DEGREES 53 MINUTES 13 SECONDS WEST, 10.53 FEET; THENCE SOUTH 27 DEGREES 31 MINUTES 55 SECONDS WEST, 335.46 FEET; THENCE SOUTH 01 DEGREES 16 MINUTES 08 SECONDS EAST, 270.26 FEET TO SAID SOUTH LINE OF OUTLOT "B"; THENCE SOUTH 88 DEGREES 20 MINUTES 00 SECONDS WEST, ALONG SAID SOUTH LINE, 5.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

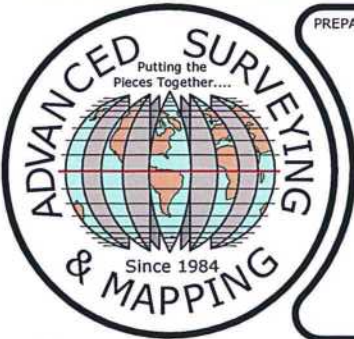
SAID PARCEL CONTAINS 3,447.6 SQUARE FEET OR 0.079 ACRES, MORE OR LESS.

PROPOSED UTILITY EASEMENT #3:

A PARCEL OF LAND FOR UTILITY EASEMENT PURPOSES, BEING A PART OF THE EAST 1000.00 FEET OF THE NORTH 1742.4 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE NORTHERLY 50 FEET THEREOF) OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF OUTLOT B IN TIMBERS ESTATES PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 21, 1991 AS DOCUMENT NO. 91240870; THENCE NORTH 88 DEGREES 20 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID OUTLOT "B" AND THE SOUTH LINE OF SAID NORTH 1742.4 FEET, 668.78 FEET; THENCE NORTH 01 DEGREES 16 MINUTES 08 SECONDS WEST, 271.58 FEET; THENCE NORTH 27 DEGREES 31 MINUTES 55 SECONDS EAST, 368.17 FEET; THENCE NORTH 33 DEGREES 42 MINUTES 37 SECONDS EAST, 21.12 FEET; THENCE SOUTH 56 DEGREES 17 MINUTES 23 SECONDS EAST, ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, 7.28 FEET FOR A POINT OF BEGINNING; THENCE NORTH 33 DEGREES 42 MINUTES 37 SECONDS EAST, 6.27 FEET; THENCE NORTH 01 DEGREES 13 MINUTES 49 SECONDS WEST, 25.10 FEET; THENCE NORTH 88 DEGREES 46 MINUTES 11 SECONDS EAST, 73.78 FEET; THENCE NORTH 01 DEGREES 50 MINUTES 19 SECONDS WEST, 45.03 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 08 SECONDS EAST, 147.07 FEET; THENCE NORTH 00 DEGREES 54 MINUTES 55 SECONDS EAST, 144.61 FEET; THENCE NORTH 37 DEGREES 37 MINUTES 50 SECONDS EAST, 186.38 FEET; THENCE NORTH 10 DEGREES 29 MINUTES 51 SECONDS EAST, 19.81 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 31 SECONDS WEST, 398.06 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 52 SECONDS EAST, 113.90 FEET; THENCE NORTH 45 DEGREES 54 MINUTES 01 SECONDS EAST, 4.39 FEET; THENCE NORTH 00 DEGREES 54 MINUTES 01 SECONDS EAST, 6.60 FEET; THENCE NORTH 44 DEGREES 05 MINUTES 59 SECONDS WEST, 4.37 FEET; THENCE NORTH 00 DEGREES 57 MINUTES 08 SECONDS EAST, 22.92 FEET; THENCE NORTH 01 DEGREES 41 MINUTES 36 SECONDS WEST, 132.13 FEET; THENCE NORTH 02 DEGREES 51 MINUTES 51 SECONDS WEST, 23.79 FEET TO THE SOUTH RIGHT OF WAY LINE OF 171ST STREET; THENCE NORTH 88 DEGREES 20 MINUTES 00 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, 8.00 FEET; THENCE SOUTH 02 DEGREES 51 MINUTES 51 SECONDS EAST, 23.71 FEET; THENCE SOUTH 01 DEGREES 41 MINUTES 36 SECONDS EAST, 132.40 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 08 SECONDS WEST, 19.78 FEET; THENCE SOUTH 44 DEGREES 05 MINUTES 59 SECONDS EAST, 4.37 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 01 SECONDS WEST, 13.23 FEET; THENCE SOUTH 45 DEGREES 54 MINUTES 01 SECONDS WEST, 4.35 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 52 SECONDS WEST, 110.40 FEET; THENCE SOUTH 01 DEGREES 42 MINUTES 31 SECONDS EAST, 398.77 FEET; THENCE SOUTH 10 DEGREES 29 MINUTES 51 SECONDS WEST, 22.59 FEET; THENCE SOUTH 37 DEGREES 37 MINUTES 50 SECONDS WEST, 185.65 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 55 SECONDS WEST, 149.61 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 08 SECONDS WEST, 146.69 FEET; THENCE SOUTH 01 DEGREES 50 MINUTES 19 SECONDS EAST, 45.09 FEET; THENCE SOUTH 88 DEGREES 46 MINUTES 11 SECONDS WEST, 73.87 FEET; THENCE SOUTH 01 DEGREES 13 MINUTES 49 SECONDS EAST, 19.61 FEET; THENCE SOUTH 33 DEGREES 42 MINUTES 37 SECONDS WEST, 13.79 FEET TO THE NORTHEASTERLY FACE OF A CONCRETE BLOCK BUILDING; THENCE NORTH 56 DEGREES 17 MINUTES 23 SECONDS WEST, ALONG SAID NORTHEASTERLY FACE, 8.00 FEET; THENCE NORTH 33 DEGREES 42 MINUTES 37 SECONDS EAST, 5.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 10,892.5 SQUARE FEET OR 0.250 ACRES, MORE OR LESS.



PREPARED BY:



ASM Consultants, Inc.  
16 E Wilson St, Batavia IL 60510  
Tel (630) 879-0200 Fax (630) 454-3774  
advanced@advct.com  
Professional Design Firm #184-006014 expires 4/30/2021

PLAT OF SURVEY OF EASEMENTS

PREPARED FOR:

**Chicago SMSA**

CHICAGO SMSA LIMITED PARTNERSHIP  
d/b/a VERIZON WIRELESS  
1515 WOODFIELD ROAD, SUITE 1400  
SCHAUMBURG, ILLINOIS 60173  
PHONE: 847-619-5397 FAX: 847-706-7415

**TERRA**  
Consulting Group, LTD.  
600 Busse Highway  
Park Ridge, IL 60068  
(847) 698-6400

Job No.: 13-1566

NO.	DATE	REVISION
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SITE DESIGNATION INFORMATION:

**45 & 175TH**  
LOCATION: 282573  
PROJECT: 20130994344  
9001 W. 171ST STREET  
TINLEY PARK, IL 60487

DRAWN BY: EM  
CHECKED BY: CSM

PROJECT NO.  
720300E

**L-5**

SHEET 5 OF 5

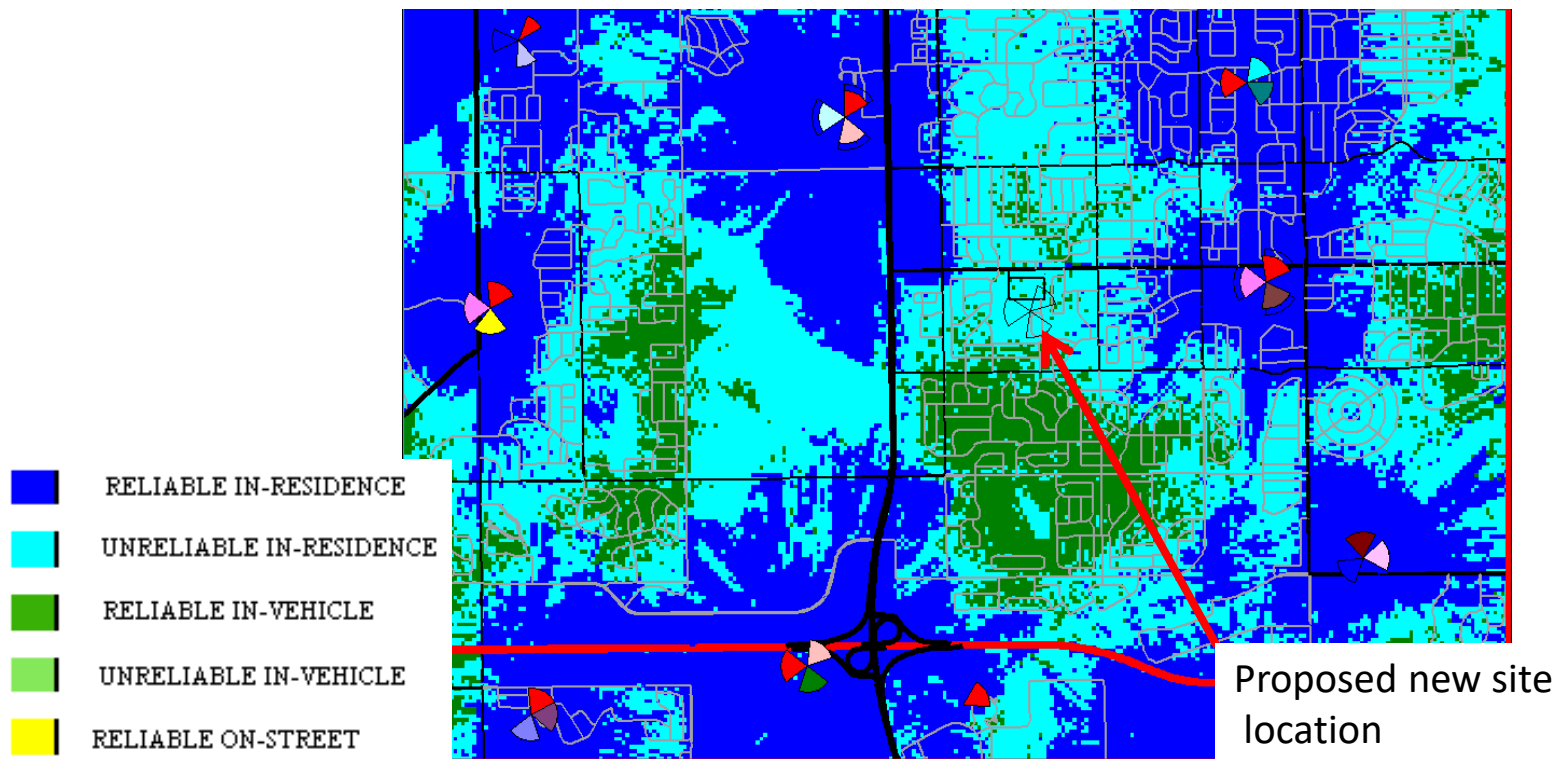


# 45 & 175th

## Pre & Post Simulations

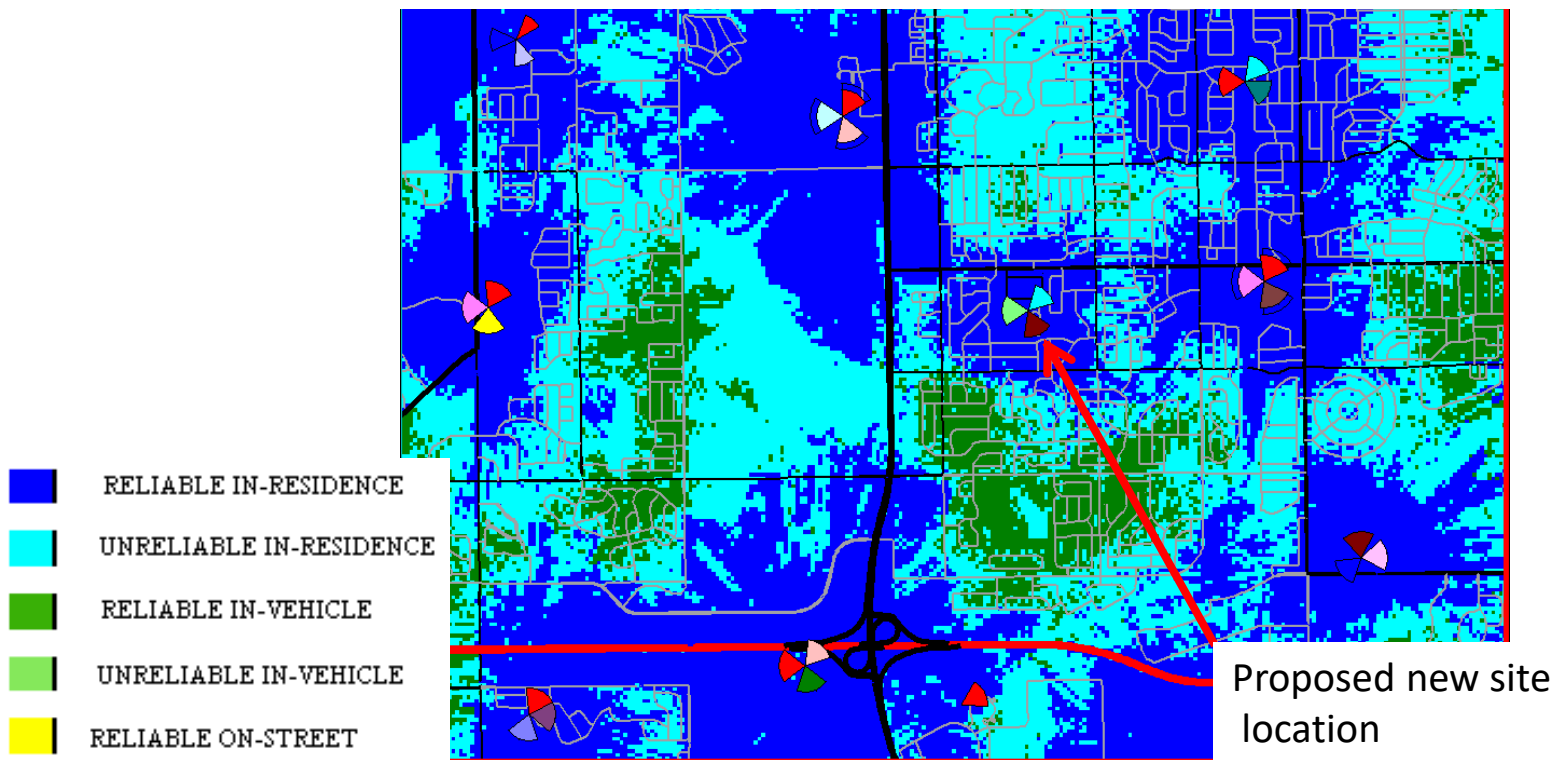


# Without Proposed 45 & 175<sup>th</sup> Site





## With Proposed 45 & 175<sup>th</sup> Site @ 75'









**PAMPHLET**  
**FRONT OF PAMPHLET**

**ORDINANCE NO. 2010-O-044**

**ORDINANCE GRANTING A SPECIAL USE  
FOR A WIRELESS CELLULAR FACILITY ON THE ANDREW HIGH SCHOOL  
PROPERTY**

Published in pamphlet form this 19<sup>th</sup> day of October, 2010, by Order of the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois.

By: 

PATRICK REA  
Village Clerk



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

**CLERK'S CERTIFICATE**

I, PATRICK REA, the duly qualified and acting Village Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois, do hereby certify that attached hereto is a true and correct copy of the Ordinance now on file in my office, entitled:

**ORDINANCE NO. 2010-O-044**

**ORDINANCE GRANTING A SPECIAL USE  
FOR A WIRELESS CELLULAR FACILITY ON THE ANDREW HIGH SCHOOL  
PROPERTY**

which was passed by the Board of Trustees of the Village of Tinley Park at a regular meeting held on the 19<sup>th</sup> day of October, 2010, at which meeting a quorum was present, and approved by the President of Tinley Park on the 19<sup>th</sup> day of October, 2010.

I further certify that the vote on the question of the passage of said Ordinance by the Board of Trustees of the Village of Tinley Park was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Tinley Park, and that the result of the vote was as follows, to wit:

**AYES:** Seaman, Hannon, Bettenhausen, Maher, Staunton, Leoni

**NAYS:** None

**ABSENT:** None

I do further certify that the original Ordinance, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Village of Tinley Park, this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

By: 

Village Clerk



**ORDINANCE NO. 2010-O-044**

**ORDINANCE GRANTING A SPECIAL USE  
FOR A WIRELESS CELLULAR FACILITY ON THE ANDREW HIGH SCHOOL  
PROPERTY**

**WHEREAS**, a petition for the granting of a Special Use, as set forth below, has been filed with the Village and has been referred to the Plan Commission of this Village and has been processed in accordance with the Tinley Park Zoning Ordinance, as amended; and

**WHEREAS**, said Plan Commission held a public hearing on the question of whether the requested Special Use should be granted on September 2, 2010, at the Village Hall of this Village, at which time all persons present were afforded an opportunity to be heard; and

**WHEREAS**, public notice in the form required by law was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said public hearing in the Tinley Junction, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

**WHEREAS**, the Plan Commission of this Village has filed its report of findings and recommendations regarding the Special Use with this Village President and Board of Trustees, and this President and Board of Trustees has duly considered said report and findings and recommendations.

**NOW, THEREFORE BE IT ORDAINED**, by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

**SECTION 1:** That the report and findings and recommendations of the Plan Commission are herein incorporated by reference as the findings of this President and the Board of Trustees, as completely as if fully recited herein at length. All exhibits submitted at the aforesaid public hearing are also incorporated by reference.



**SECTION 2:** That this President and Board of Trustees further finds that proposed granting of the Special Use is in the public good and in the best interests of the Village and its residents, and is consistent with and fosters the purposes and spirit of the Tinley Park Zoning Ordinance as set forth in Sections I,B, III,V, and VII thereof.

**SECTION 3:** That this President and Board of Trustees, after considering the report and findings and recommendations of the Plan Commission and other matters properly before it, finds, in addition to the findings set forth in Section 1 hereof as follows:

- (a) That the Petitioner is requesting a Special Use to locate a wireless cellular facility consisting of nine (9) panel antennas inside a stealth flagpole as well as electronic equipment cabinets mounted within a new shelter on the ground, on land leased from Consolidated High School District 230 on its Andrew High School site and within the R-3 Single Family Residential Zoning District.
- (b) That the establishment, maintenance or operation of the Special Use, with the conditions set forth below, will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. Instead, the granting of the Special Use will enhance cell phone service throughout the Village to the betterment of all Village residents.
- (c) That the Special Use, with the conditions set forth below, will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood because the design of the facility is for a stealth flag pole located on the largest open area (the High School site) in the part of the Village needing improved service.
- (d) That the Special Use, with the conditions set forth below, will not impede the normal and orderly development and improvement by surrounding property for the uses permitted in the district, since the surrounding area is for the most part already developed and improved.
- (e) That adequate utilities, access roads, drainage, and/or other necessary facilities have been already provided.
- (f) That adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. The facility itself does not generate any traffic other than occasional maintenance vehicles.
- (g) That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located.
- (h) The proposed location on the High School site is optimal and is the location favored by the School District, and is a substantial distance from adjacent homes in the area.
- (i) The Village's Zoning Ordinance favors the location of cell towers on publicly owned sites such as the High School site.



- (j) The provision of high quality cellular service is a rapidly growing need and to that end such facilities are governed and protected by the provisions of the federal Telecommunications Act of 1996.

**SECTION 4:** That the Special Use requested to locate a wireless cellular facility in the R-3 Single Family Residential Zoning District per the attached site plan is hereby granted subject to and conditioned on the following:

- (a) That the facility includes a stealth flag pole and related features and will be constructed in accordance with final plans approved by the Village.
- (b) That the Special Use shall be located as indicated on the site plan attached hereto and hereby made a part hereof as **EXHIBIT A.**

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

**PASSED** this 19<sup>th</sup> day of October, 2010, by the Corporate Authorities of the Village of Tinley Park on a roll call vote as follows:

**AYES:** Seaman, Hannon, Bettenhausen, Maher, Staunton, Leoni


**NAYS:** None

**ABSENT:** None

**APPROVED** by the President of the Village of Tinley Park on the 19<sup>th</sup> day of October, 2010.

ATTEST:

  
Village Clerk

  
Village President



**EXHIBIT A**

**Site Plan**



**T-Mobile.**

3005-777 (C/L) After  
1530477 Over-15  
3005-777 (C/L) After  
1530477 Over-15

CONCORDIA WIRELESS, INC.  
305 E. COLF ROAD  
WHITE OAK  
ARLINGTON HEIGHTS, IL 60005

[illegible]

0000-5142 ON 1234

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CH75-6080  
FOR J. ANDREW  
IGH SCHOOL  
W. 171ST STREET  
EY PARK, N. 60487

### OVERALL SITE PLAN

A-D

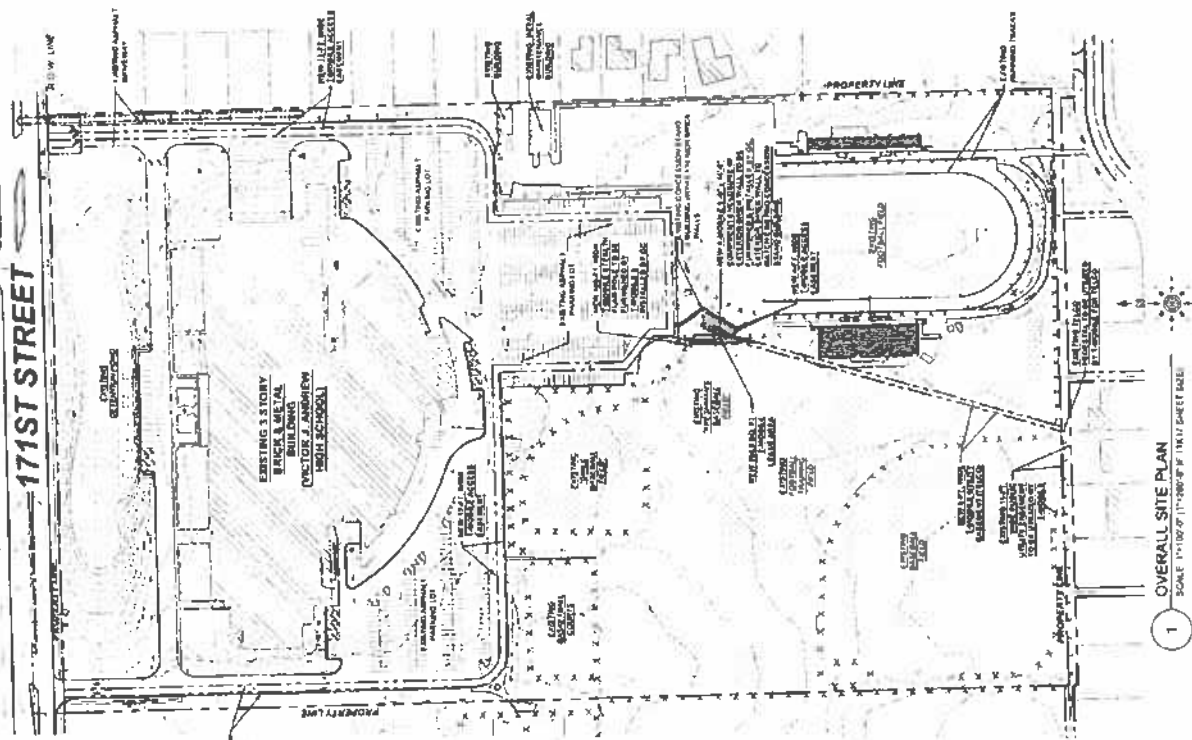
FINAL APPROVED PLAN

Rec Name: T-Mobile

Signature: Andrew H. S.

2/10/2019

Signature of Teacher: \_\_\_\_\_





Date: 9/2/10 Initials:   
Village of Tinley

**T-Mobile.**

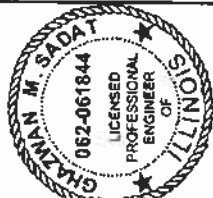
T-4000  
 1500 WEST 8TH AVE.  
 CHICAGO, IL 60611  
 (773) 444-6000

CORDIA WIRELESS, INC.  
105 E. GOLF ROAD  
SUITE 202  
Arlington Heights, IL 60005

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PROJECT NO. CH75-0009

DATE	BY	DESCRIPTION
10/1/2010	10/1/2010	10/1/2010
10/2/2010	10/2/2010	10/2/2010
10/3/2010	10/3/2010	10/3/2010
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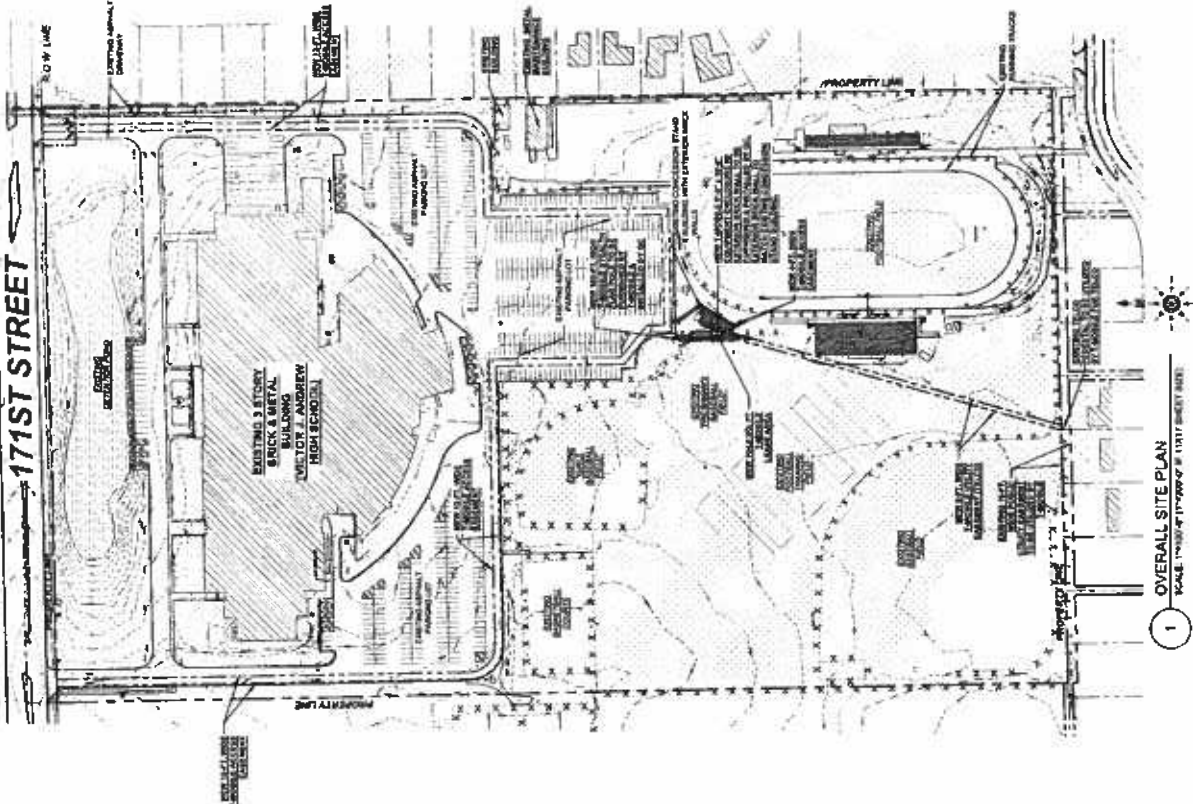


Gy Sadat.

CH75-8080  
VICTOR J. ANDREW  
HIGH SCHOOL  
9001 W. 171ST STREET  
TINLEY PARK, IL 60487

OVERALL SITE PLAN

**A-D**



1 OVERALL SITE PLAN

STATIONERY, PRINTING, BOOKS, AND MORE. WE HAVE THE BEST PRICES AND THE BEST SERVICE. WE ARE THE ONLY ONE IN THE AREA THAT CAN GIVE YOU ALL THAT AND MORE. WE ARE THE ONLY ONE IN THE AREA THAT CAN GIVE YOU ALL THAT AND MORE. WE ARE THE ONLY ONE IN THE AREA THAT CAN GIVE YOU ALL THAT AND MORE.

GC TO PROTECT ALL  
UNDERGROUND UTILITIES  
DURING CONSTRUCTION;  
GC TO USE HYDRO  
LOCATING SERVICES TO  
LOCATE UTILITIES.

RECEIVED  
SEP 10 1965

BY: .....



**PAMPHLET**  
**BACK OF PAMPHLET**

**ORDINANCE NO. 2010-O-044**

**ORDINANCE GRANTING A SPECIAL USE  
FOR A WIRELESS CELLULAR FACILITY ON THE ANDREW HIGH SCHOOL  
PROPERTY**

Published in pamphlet form by Order of the Corporate Authorities of the Village of Tinley Park,  
Cook and Will Counties, Illinois.





# CONSOLIDATED HIGH SCHOOL DISTRICT 230

15100 South 94th Avenue Orland Park, IL 60462 Phone: 708-745-5203 Fax: 708-349-2105 www.d230.org

Dr. James M. Gay  
SUPERINTENDENT

October 13, 2010

Amy Connolly  
Planning Director – Village of Tinley Park

Re: Cell Tower Location at Victor J. Andrew High School

Ms. Connolly,

This letter is in response to the latest site location Tinley Park has asked us to consider. To date, Tinley Park has proposed two sites for our consideration. Our administrative team reviewed both sites and the following provides our comments and concerns.

**Site #1 – Equipment building connected to the west side of the concession stand and flagpole cell tower behind the freshmen baseball field backstop**

1. Equipment building would appear as if it is part of the concession stand.
2. No apparent underground utility or cable issues to deal with.
3. Flagpole would be centrally located within the athletic fields and prominently displayed next to the stadium.

**Site #2 – Equipment building and flagpole cell tower behind the varsity softball center field fence and in front of Andrew's main entrance**

1. Equipment building would be freestanding and detract from the appearance surrounding our main entrance.
2. The storm sewer is located at this site and most likely would need to be relocated.
3. The District has fiber optic cable running through this site.
4. Depending on where the equipment building is situated, it could compromise the safety of students. Students walk by this corner from the athletic fields to the main entrance. Cars travel past this same corner and the equipment building could block the visibility of both the students and drivers.
5. A 100 foot flagpole does not fit ascetically across from the main entrance. Students and visitors would have to crane their necks to view the flag. A flag this size would more appropriate at site #1 in the middle of the fields and next to stadium bleachers.

We believe site #1 has no downside but site #2 has too many downsides, especially student safety, and we cannot recommend site #2. Thank you for all the consideration both the planning commissioners and trustees have put into the site selection. Please contact me if you have any further questions or concerns.

Sincerely,

Steve Langert

Assistant Superintendent for Business Services  
Consolidated High School District 230



## **T-Mobile Stealth Flagpole Personal Wireless Service Facility – Work Session Minutes**

**Date:** September 28, 2010  
**Time:** 6:00 PM – 7:05 PM  
**Location:** Village Hall – Kallsen Center  
**Participants:** Greg Hannon, Trustee  
Amy Connolly, Planning Director  
Matt Panfil, Village Planner 1  
Chuck Mott, Black & Veatch (representing T-Mobile)  
Steve Langert, High School District 230  
Dan Sedder – 9018 W. 174<sup>th</sup> Street  
Mike Hastings – 17112 Shetland Drive

The work session covered the following three topics:

1. *Summary of the History of the Proposal.*

Mr. Langert and Mr. Mott summarized the nature of the agreement between T-Mobile and High School District 230. T-Mobile has been looking to locate on this property for approximately two years and has already proposed several different locations. The first location suggested was on top of the football lights but this proved too difficult due to engineering issues. The next proposal was to replace the flagpole behind the center field fence of the varsity baseball field. The Plan Commission rejected this idea because the equipment shelter would be too close to the football practice field and could be a possible hazard for student-athletes. The current proposed location was an agreement between the assigned Plan Commissioners (Bob McClellan and Bill Reidy). The advantage of this location was that the equipment could be hidden within a matching addition to the concession stand.

Mr. Sedder and Mr. Hastings believe this location is too close to residential homes. Mr. Sedder also expressed concern that there was minimal contact between the High School District and surrounding property owners regarding this proposal.

2. *Other Proposed Locations.*

While Mr. Hastings opposes the location of a personal wireless service facility anywhere on the site, Mr. Sedder prepared documents indicating his desired alternative location. Mr. Sedder believes that the stealth flagpole should be relocated closer to the south entrance of Andrew High School to serve as a center piece of the entrance. Mr. Sedder stated this would also move the stealth flagpole away from homes approximately 100 feet.

3. *The Next Step in the Process.*

At the conclusion of the meeting it was agreed that T-Mobile would review the possibility of locating the stealth flagpole at the location proposed by Mr. Sedder. If the proposed location is feasible, Mr. Mott will forward the information to Mr. Langert for review by the School Board.



If the location changes as a result of the work session, Plan Commissioners Bill Reidy and Bob McClellan will be notified of the updated location.

The item was tabled at the Village Board meeting on September 28 until T-Mobile can respond to the relocation request.



## **DRAFT**

**TO:** THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES

**FROM:** THE TINLEY PARK PLAN COMMISSION

**SUBJECT:** THE MINUTES OF THE SEPTEMBER 2, 2010 MEETING

**PRESENT:** Chairman: Rita Walker and Commissioners: Jim Alroth, Kevin Berry, Mark Gasik, Thomas Mahoney, Bob McClellan, Maureen McLeod, Art Pierce and Bill Reidy

**GUESTS:** Amy Connolly – Planning Director; Mike Kowski – Village Planner; Matthew Panfil – Village Planner; and Charles Mott, Representing T-Mobile - Petitioner

**ABSENT:** None

**ITEM #2:** **T-MOBILE CELLULAR – 9001 W. 171<sup>ST</sup> STREET (ANDREW HIGH SCHOOL ATHLETIC FIELDS) – SITE PLAN APPROVAL AND SPECIAL USE**

This Item is to consider recommending that the Village Board grant a Special Use permit for the construction of a wireless cellular facility consisting of nine (9) panel antennas inside a stealth flagpole as well as electronic equipment cabinets mounted within a new shelter on the ground, on land leased from Consolidated High School District 230 and within the R-3, Single Family Residential Zoning District.

### **PETITIONER'S PRESENTATION**

Charles Mott, representing T-Mobile, reiterated that several sites had been researched for this proposal. The commercial properties along LaGrange Road were not suitable. The facility requires a space 50' x 50' so a small business parking lot would not suffice. The proposed location is the only open and feasible area to serve the neighborhood.

### **STAFF REPORT**

Matthew Panfil, Village Planner, stated the Village has preferred locations that do not require a Special Use permit. The nearest locations in that area would be the Village tower at 179<sup>th</sup> and Cloverview or an existing tower on the ComEd right-of-way at approximately 171<sup>st</sup> Street and 82<sup>nd</sup> Avenue. Staff ensured the Commission that the Petitioners did their due diligence. The next preferred sites are municipal, such as park districts and school districts and even some types of commercial sites where larger lots exist. Most of our existing towers are located on park district or ComEd property. There are very few on the west side of the Village.



## DRAFT

The original proposal was fairly close to 100' from the south property lines of the residents. The intent was to relocate it more centrally so no one felt the brunt of being too close to the tower.

The article mentioned at the Public Hearing was based on a response from the Plan Commission after a previous co-location on a building. Direction was given by the Plan Commission to have better, more established policy on co-location of such uses as related to commercial buildings.

With regard to the health concerns, some communities have denied based on this issue and wound up in federal court.

### COMMISSIONER COMMENTS

Commissioner Bob McClellan reported on meeting with the Petitioners over the last several months. Initially they wished to locate the flag pole behind the right centerfield of the baseball field. They were advised that this was unacceptable because it was too close to the homes abutting the property. After consideration of several other locations it was determined that the proposed location would be better.

Commissioner McClellan said the health concerns were discussed, but we can not deny the Petitioner based on what we perceive as a health concern without possibly ending up in Federal Court. Legally, we can not do this.

The Petitioner has been willing to make concessions such as the Village requests for a 100' tower to allow future co-locations to eliminate multiple towers in the area. They will provide two flags, comparable in size to those at the Park District. Mr. Sutter made the point at the Public Hearing that the maintenance crew at the High School tends to not keep things up. This is why we have requested two flags and the photocell light to go off in the daylight and on in the evening.

Commissioner McClellan said we did not consider getting closer to the school, and based on the comments at the Public Hearing he would prefer not to move forward and to explore all of the alternative sites. In answer to who receives the lease revenue, it is his understanding District 230 will receive \$1,900 per month. He was in favor of the proposal because the funds would go to the benefit of the entire District.

The Petitioner was also going to construct the shed without a roof, and that was unacceptable. They have agreed to place a roof to match the current concession stand if it is workable.

Commissioner McClellan is not comfortable taking a vote on this item this evening. He feels we owe the residents one more look to see if it would be feasible to locate this in the front of the building.

## DRAFT

Mr. Panfil said we are actually not allowed to place personal wireless facilities between the building and street in a front yard per our Ordinance. It can be located adjacent to the rear wall of a building or on the side of the, building. In this case, you would be closer to some houses than the others. The proposed location gives the maximum setback to all of the residents.

Commissioner Bill Reidy said that one of the locations discussed in some detail was the girls' softball field on the west side of the property.

Mr. Pritchett said it was insisted that the equipment shelter be located at the concession stand. At that location there was a limit as to how far we could go. This dictated the location of the tower. In answer to Commissioner McClellan's comments, the drawings show the flag pole as lighted. Also, the original plan was for a corrugated metal roof to cover the equipment. With the change in the roof, an air conditioner would be required to keep the equipment cool.

Commissioner McClellan said that all current cell providers provide a roof, and a corrugated roof would not match the shingles on a concession stand.

Commissioner McClellan will vote on the proposal if this is what the Petitioner wants. He would like to set up one more meeting to walk the site and to research other locations, and he asked if a variance could be requested to place the tower in front of the building.

Commissioner Mark Gasik feels the School District would not go along with this. He feels that with everything going on in the proposed location such as light poles, football and baseball, the flag pole will not be noticeable.

Commissioner McClellan would just like the opportunity to address the concerns of the residents even though we may wind up at the same location.

Commissioner McClellan said he requested the lighting of the flag because flag etiquette requires the flag be lit at dusk. He noted for the record that he is upset that the flag pole at the football field of the High School is unlit and the flag tattered.

Commissioner McClellan then asked if the Petitioner had a problem with setting up an additional meeting. Mr. Panfil said they had a working committee with a site walk after the last Commission meeting where this site was selected by the High School and the Plan Commission. He would like to see this go to a vote this evening.

Commissioner Thomas Mahoney said that if the equipment shed requires maintenance on a weekend when the school is closed, are the roads are open for access?

Mr. Panfil answered that they will have a chain on the fence, but normally maintenance takes place during business hours or in the evening when there is less traffic.



## **DRAFT**

Commissioner McClellan said that Andrew High School now has a locked gate in the driveway sectioning off the front from the rear of the building. Mr. Panfil said they understood they had 24 hours access and a key to the gate for emergencies.

Commissioner Kevin Berry commented if the location is moved to the north of the site there is no place for the equipment shelter.

Commissioner Art Pierce asked the status of the wireless communications text amendments, and if the reference to the prohibition is included. Staff said the amendments have been passed and the prohibition is in the Ordinance.

Motion was made by Commissioner Bill Reidy, seconded by Commissioner Mark Gasik, to grant Site Plan approval and recommend that the Village Board grant a Special Use permit for the construction of a wireless cellular facility on land owned by Consolidated High School District 230. The facility is to be a 100' tall stealth flagpole wireless telecommunication tower to house nine (9) panel antennas and unmanned equipment in a matching masonry enclosure to be added to the existing concession stand and having satisfied the Findings of Fact for a Special Use permit as outlined in Staff Memo dated 9/2/2010, with the condition that the roofing of the facility will match the surrounding buildings.

Commissioner McClellan requested adding that the Petitioner will give two (2) American flags equal to the size of the ones currently at 171<sup>st</sup> Street and 80<sup>th</sup> Avenue at the Park District, and they will install a photo light on the flag.

Vote by roll call as follows: Ayes: Bill Reidy, Jim Alroth, Kevin Berry, Mark Gasik, Art Pierce and Chairman Rita Walker. Nays: Bob McClellan, Thomas Mahoney and Maureen McLeod. Abstain: None.

Vote 6-3-0. Motion carried.

Chairman Walker advised the Petitioner that this request will now appear before the Village Board in two to three weeks.

**DRAFT**

**TO:** THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES  
**FROM:** THE TINLEY PARK PLAN COMMISSION  
**SUBJECT:** THE MINUTES OF THE SEPTEMBER 2, 2010 MEETING

The Public Hearing was called to order at 8:01 p.m. by Chairman Rita Walker, and roll call was taken as follows:

**PRESENT:** Chairman: Rita Walker and Commissioners: Jim Alroth, Kevin Berry, Mark Gasik, Thomas Mahoney, Bob McClellan, Maureen McLeod, Art Pierce and Bill Reidy

**GUESTS:** Amy Connolly– Planning Director; Mike Kowski – Village Planner; Matthew Panfil – Village Planner; Charles Mott, representing T-Mobile - Petitioners

**ABSENT:** None

**PUBLIC HEARING #2: T-MOBILE CELLULAR – 9001 W. 171<sup>ST</sup> STREET  
(ANDREW HIGH SCHOOL ATHLETIC FIELDS) –  
SPECIAL USE**

This Item is to consider recommending that the Village Board grant a Special Use permit for the construction of a wireless cellular facility consisting of nine (9) panel antennas inside a stealth flagpole as well as electronic equipment cabinets mounted within a new shelter on the ground, on land leased from Consolidated High School District 230 and within the R-3, Single Family Residential Zoning District.

Matthew Panfil, Village Planner, outlined the process followed prior to this Public Hearing. T-Mobile has been working on this project for approximately two years to obtain a site. Work on this specific proposal has occurred since February 2010, and has gone through modifications due to concerns of some of the Plan Commissioners as well as Staff. This request is for Site Plan approval and Special Use. The Plan Commission can vote on Site Plan approval, but the Special Use request will be their recommendation for a vote by the Village Board.

Charles Mott, representing T-Mobile, presented an overhead view of the Andrew High School site. He also provided an exhibit of the current T-Mobile coverage for outside, vehicle and indoor coverage. In the past cellular calls were made from outside of the home or vehicles. More people are eliminating in-house phone service in favor of cell phone service, which also allows them to surf the internet or watch TV indoors. More cell users are using band width, so T-Mobile is attempting to keep up with usage by adding antennas.



## DRAFT

For this reason a tower was proposed along 179<sup>th</sup> Street and LaGrange Road. The western half of the area designated is Forest Preserve or commercial areas that are not suitable sites. Researching recommended further in the residential area, but this is not allowed. Andrew High School is the largest open area. High School District 230 currently has a tower at Stagg High School, and this would be an identical lease to the one occurring there. An exhibit was then presented to show the future coverage that would occur for better service for the residents.

A Special Use permit is requested because this is a new tower.

An overhead view of the High School Athletic Fields was presented. The original proposal was for placement on the light poles of the athletic field but would have required moving one of the poles on the southeast corner. General Electric did a photometric study that determined the reconfiguration would cause a glare in the eyes of the players and spectators on the opposite side of the field.

The next proposal was to replace the flag pole in the middle of center field on the outfield fence of the baseball field with a taller flag pole with antennas inside and equipment next to the outfield fence. The problem with this location is that the practice football field is just to the north. The Plan Commissioners felt this would be too close to this area, and requested this be moved to the freshman baseball field. This is the location being proposed tonight. He presented an exhibit showing the location of the proposed tower to the property lines showing a distance of 400' from the east property line that is the closest; 500' feet from the south property line; almost 600' from the west property line; and over 1,000 feet from the north property line not near any resident.

The proposed tower is a 100' flag pole design with the antennas unseen. The Village Ordinance allows for 100' and required this be done to allow room for other companies that may wish to co-locate in the future. This reduces the number of towers constructed in the Village. These antennas would also be located within the tower. The School District would also receive the additional revenue from these users.

An example of the flag pole was shown. The lower section is metal with an RF transparent fiberglass at the top to allow the radial signals to go to the cell phones. This is being done at an additional cost and some sacrifice of radial performance because the antennas can not be placed at the same height.

The property site plan showed the public utility easement that would be used to come from the south side of the property to the proposed facility. The tower will be offset of the backstop of the freshman baseball field. The easement for the coaxial cable going through the radial telephone equipment in the shelter building to the tower was designated. Access and utility easements were also shown that would provide access and utility easements to get power and give the employees the right to cross the property to service the equipment approximately once a month. This is an unmanned facility that will not require parking.

## DRAFT

The new building would be an addition of a 9' x 5' of prefab construction with a fascia resembling the cement block of the concession stand as closely as possible. The original plan was for a corrugated roof to allow some air to cool the equipment, but there has been some discussion regarding this item. The flag will be lighted with a photoelectric eye to go on at night and off during the day.

Chairman Walker asked if there was anyone in the audience wishing to speak on this matter.

Mike Hastings resides at 17112 Shetland, just east of the High School closest to the proposed flag pole. His concern is health affects. He stated that he worked for years at the John Hancock building and needed to wear a mesh suit when going on the roof because it was unsafe due to the danger from the antenna. He does not wish to live near it 24 hours a day, 7 days a week. He does not feel it is proper to put it in a residential area when there is property along LaGrange Road or on water towers.

Mr. Mott thanked Mr. Hastings for his concern because T-Mobile, as well as the other wireless carriers, are also concerned about health affects. T-Mobile is controlled and licensed by the Federal Communications Commission (FCC) which limits the amount of radio energy that can be put out on this facility at 2% of whatever amount of energy is determined to have an effect. In addition, the tower is 400 or 500 feet away and 100 feet in the air. The situation at John Hancock is that there are several 5 million watt television antennas on the building. Mr. Hastings said the Government has said a number of things were good, which in fact were not.

Kevin Mies, RF Design, speaking to health concerns, stated that the FCC basically has the responsibility for regulating all TV, radio and wireless communications divisions. They said in the 1996 Communications Act that a community can not rule solely on the basis of health issues because of the studies that have been done. There have been approximately 5,000 studies done on this topic. The FCC reviewed the studies to establish rules and which ones are not appropriate. The minimum exposure level set by the FCC from the studies is 50 times below that as the level of maximum exposure. In a typical cell site the actual emissions put out are typically 20 watts on the ground and generally an amount of about one-tenth of a percent of the MPD, and that is not even close. The FCC has the company check that if an antenna is transmitting on site are more than 30' above the ground then it is not really worth the effort to check on the MPD because the amount of emission from a tower is going to be minuscule. The amounts are very small compared to light bulbs and the sealed microwave oven than exposure from a 100' cell site. You get more exposure from the phone you carry that runs one-half a watt and is close to your body during use. That is generally what studies are done about, and the best consensus of these studies is there are no health affects at this time. This is why the FCC has taken the responsibility of saying this issue should not be used at this time.

Mr. Hastings said the other factors are not 24/7.



## DRAFT

Agatha Jackowicz, who resides at 171<sup>st</sup> St. and Shetland, said that over time it does affect your cells and immunity. She does not feel assurance can be given that this does not affect your health.

Chairman Walker asked if there was anyone else wishing to address the Commission.

Dan Sutter, resident on 171<sup>st</sup> Street, said he was researching today that safety can not stop this proposal, so he wishes to discuss aesthetics. His kitchen will face this 100' flagpole, so he will be looking at a large lighted flag from his family room every night in the middle of a field with nothing around it. He asked why it could not have been put against the school or in front with the other flags. He has called the school a number of times to discuss this with no response. With the construction of the new Astroturf football field, there is now a 20' x 80' x 2" deep lake where they just finished grading over the sod. They can not take care of the property they have and they are going to work with these people on a cell tower. In today's paper the Village Board is setting preferred locations for cell towers and a residential variance in a residential neighborhood is not on the list. He asked how much the schools will receive from the cell tower, and if the School Board of District 230 or the Principal is pushing this through. When he had his house appraised ten years ago one of the undesirable comments was that it backs up to a school. Now there will be a 100' flag pole that will not have the flag changed when it is ripped. The current flag pole on the football fields is lit sometimes and sometimes not. He occasionally has to tie the flag to stop it from banging at night. If this goes through, he will go to everyone around the property with letters explaining what is occurring. He feels what the School District will receive is a piteous amount for what the residents have to go through. He also said that when you set this precedent the next thing will be to place billboards on 171<sup>st</sup> Street if they want to make money. He again asked why it could not be placed in front of the school.

Mr. Panfil said that this is the location identified by the Petitioner as an underserved service area.

Mr. Sutter said there is a need for towers, but ideal coverage is not required. They already have minimal coverage.

Mr. Mott said they receive complaints from customers who can not use their phones inside their house everyday and want to be able to use their phones in the area designated in the exhibits.

Mr. Mies said they have checked all of the areas, and it does not necessarily mean others were willing to lease in the residential area they are seeking to serve.

Chairman Walker said the point question before the Commission is the petition before us, not where it could have gone.

## **DRAFT**

There was a question as to whether a variance would be needed if they located on LaGrange Road. There was no suitable property in this area, but they would still need a Special Use even on commercial property.

There was also a question on why the County Forest Preserve District would not allow this. Mr. Panfil said that property is within Orland Park and he does not have an answer. We can not prohibit cell towers, but we do require them to do their due diligence. We have gone through three other sites within the Village before this site. We have been working on this project since February or March, and the Petitioner has been working with the school district for two years.

Mr. Sutter said that when you go to sell a house with a large antenna nearby, it is perception and would affect the value of the homes. He feels it should be closer to the school where it is not as noticeable.

Chairman Walker asked if there is anyone else in the audience who wishes to address the Commission.

Motion was made by Commissioner Bill Reidy and seconded by Commissioner Maureen McLeod to close Public Hearing #1 at 8:31 p.m. Vote by voice call. Motion carried.



# PLAN COMMISSION

September 2, 2010

**Location**

9001 W. 171<sup>st</sup> Street – Andrew High School Athletic Fields

**Applicant**

Charles J. Mott, Jr. – Black & Veatch Corporation on behalf of T-Mobile Central, LLC

**Property Owners**

Consolidated High School District 230

**Flagpole Height** ..... 100'

**Parcel Size** ..... 40 acres

**Zoning** ..... R-3

**Approval Sought**

Site Plan Approval and a Special Use Permit to operate a personal wireless service facility within property owned by a municipal body or district (Consolidated High School District 230).

**Requested Action**

That a recommendation vote be made to the Village Board for Site Plan Approval and a Special Use Permit.

**Project Planner**

Matt Panfil

## T-Mobile – Andrew High School



LOCATION MAP

white: previous location | red: proposed location

### Project Description

The subject property is generally located at 91<sup>st</sup> Ave. between 171<sup>st</sup> Street, and 174<sup>th</sup> Street. Significant changes have been made to the original proposal as a result of the work session with the assigned Plan Commissioners. The petitioner proposes to construct a one hundred (100) foot tall stealth flagpole wireless telecommunications tower. Located within the tower will be nine (9) new panel antennas.

In addition to the new stealth flagpole, a new one hundred and forty (140) square foot equipment enclosure is to be constructed as an addition to the existing concession stand. In order to accommodate the proposal the petitioner will be leasing land from Consolidated High School District 230.

Distance from Tower to Adjacent Residential Properties:

Previous Proposal				Current Proposal			
North	South	East	West	North	South	East	West
1,353'	339'	349'	651'	1,048'	644'	408'	591'

## RECOMMENDATION

That the Plan Commission make a vote regarding Site Plan approval and also to make a recommendation vote to the Village Board regarding a Special Use Permit.

## HISTORY

The original concept plan was for the equipment to be placed on a concrete pad and screened by a slatted chain link fence. The petitioner was notified that the Village requires a masonry equipment shelter for such projects. The request for the shelter increased the overall lease area necessary for the project.

The petitioner had previously indicated that the proximity to the field is a direct result of the Village's equipment shelter requirement. During the May 6 Plan Commission meeting, Commissioners requested the petitioner to coordinate with Consolidated High School District 230 to consider alternate location that are safer to athletes and less visually obtrusive to surrounding properties.

## VILLAGE CODE

### Special Use

Due to a recent update to Section III.V of the Zoning Ordinance, a Special Use Permit is required because the facility will be located on property owned by a municipal district or body. The petitioner has been working with staff regarding an acceptable location for a personal wireless service facility over the past few months and has successfully demonstrated that they have performed their due diligence in attempting to acquire a more desirable location.

### Height

Section III.V.2.a states that the maximum height of a freestanding tower shall not exceed 100 feet. The proposed elevations indicate a maximum height for the proposed flagpole/stealth wireless communications tower to be 100 feet and thus in compliance with Village Code.

## SITE PLAN REVIEW

### Access

Access to the site is to be provided via the existing fifteen (15) foot public utility and drainage easement to the south along the residential properties.

### Landscape

As the proposed new location will be within an enclosure addition to the concession stand, a landscape plan is no longer required from the petitioner.

## WORK SESSION

A work session was conducted on Monday, May 17. The assigned commissioners met with the petitioner as well as a representative from Consolidated High School District 230. Two potential alternative locations for the tower were discussed. After reviewing their access to utilities and other site features, the petitioner indicated the the current proposed location was most suitable for development.



**FINDINGS OF FACT – SPECIAL USE CONSIDERATION**

The property is currently owned by Consolidated High School District 230. Section III.V.1.b.2 of the Village of Tinley Park requires personal wireless service facilities that are to be located on school district property to obtain a Special Use Permit.

Section X.J.5 of the Village of Tinley Park Zoning Ordinance requires that the Plan Commission determine compliance with the following findings. In order for a Special Use Permit to be approved, the Petitioner must respond to and confirm each and every one of the following findings by indicating the facts supporting such findings. The Petitioner's responses are attached.

**SUGGESTED MOTION**

"... to grant Site Plan approval and to recommend that the Village Board grant a Special Land Use for a personal wireless service facility on land owned by Consolidated High School District 230. The facility is to be a one hundred (100) foot tall stealth flagpole wireless telecommunications tower to house nine (9) panel antennas and unmanned equipment within a matching masonry enclosure to be added to the existing concession stand and having satisfied the findings-of-fact for a Special Use Permit as outlined in the Staff Memo dated 9-2-2010."

1. The first part of the report deals with the general situation of the country and the position of the various groups of the population.

2. The second part of the report deals with the economic situation of the country and the position of the various groups of the population.

3. The third part of the report deals with the social situation of the country and the position of the various groups of the population.

4. The fourth part of the report deals with the cultural situation of the country and the position of the various groups of the population.

5. The fifth part of the report deals with the political situation of the country and the position of the various groups of the population.

6. The sixth part of the report deals with the international situation of the country and the position of the various groups of the population.



**FINDINGS OF FACT**  
**SPECIAL USE PERMIT -- (Including Planned Developments)**  
**PURSUANT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE**

Section X.J. of the Village of Tinley Park Zoning Ordinance requires that the Plan Commission determine compliance with the following findings. In order for a Special Use Permit to be approved, the Petitioner must respond to and confirm each and every one of the following findings by indicating the facts supporting such findings. Please attach additional pages as necessary to thoroughly respond to each of the following:

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

With such a small footprint, the proposed facility will not be detrimental to or endanger the public health, safety, morals or general welfare. PCS technology does not interfere with any other form of communication, whether public or private. To the contrary, PCS technology provides vital communications in emergency situations and will commonly be used by local residents and emergency personnel to protect the general public's health, safety and welfare.

Wireless telephone technology provides many benefits to the communities it serves. These services include, but are not limited to, the following:

- 911 program allowing motorists to summon aid and report dangerous situations.
- Support for emergency services by providing wireless communications to paramedics, firefighters, and law enforcement agencies.
- The ability to transmit data allowing for immediate access to vital information.
- A backup system to the land-line system in the event of a natural or man-made disaster.
- Immediate access to national hazardous material data bases from the site of a hazardous material spill.
- Communication capabilities in remote areas, enhancing the safety of travelers by allowing immediate access to emergency assistance.
- Support for the busy lives of people in the Village reducing stress and increasing productivity.

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

With such a small footprint and its location on a large parcel, this facility will have little impact on the use and enjoyment of property in the immediate vicinity for the purposes already permitted, nor will there be an adverse effect on property values within the neighborhood. To the contrary, enhanced wireless communications will have a positive influence.

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

Occupying such a small area, there will be little impact on the character of the locality with no adverse effect on existing or future development in the area. As stated above, due to the fact that T-Mobile has been sensitive in selecting a site that will minimize the impact on the surrounding property, its facility will be compatible with the existing environment and will not disrupt any future development of the area. Due to its diminutive size, it will not impede the normal and orderly development and improvements of surrounding property for uses permitted in this district.

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

As stated above, T-Mobile's proposed PCS facility is unstaffed. Therefore, the only utilities necessary for this facility are telephone and electricity both of which will be provided by T-Mobile. No drainage, sanitation, refuse removal, parks, library, or school services will be necessary for this facility. This site is entirely self-monitored and connects directly to a central office where sophisticated computers alert personnel to any equipment malfunction or breach of security. Existing police and fire protection are more than adequate to provide security for this facility. The proposed facility will not create any additional requirements at public cost for public facilities and services.

- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

An unstaffed PCS facility has no impact on the existing traffic patterns, and no traffic hazards or nuisances are generated. This site will be visited on the average of once or twice a month by maintenance personnel in an SUV or van-type vehicle, and thus, the safety and efficiency of public streets will be maintained. Access will be provided via the existing parking lot and asphalt paths. A short gravel driveway will connect the site to the asphalt path that runs along the southern property line.

- F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.

As discussed above, T-Mobile's installation and use will comply with the standards of the Regulations for Personal Wireless Service Facilities.



# PLAN COMMISSION STAFF REPORT

April 16, 2020 – Public Hearing

## Petitioner

Village Tinley Park

## Municipal Code

Zoning Code

## Approvals Sought

Text Amendment

## Project Planner

Daniel Ritter, AICP  
Senior Planner

## Zoning Code Text Amendment Corrections – Short Term Rental and Residential Masonry



## EXECUTIVE SUMMARY

Recently, the Village approved two text amendments to the Zoning Code relating to exterior masonry requirements (December 17, 2019; 2019-O-074) and for short-term rental uses (July 2, 2019; 2019-O-035). During the course of drafting and implementing the text changes, staff encountered a few text corrections to ensure the intent behind these codes is clear. This report clarifies the text corrections for each.

Masonry. The masonry requirements for residential properties were generally left as they previously existed in the Comprehensive Building Code and just moved into the Zoning Code. The definition of “masonry” was changed to include precast concrete panels. The definition change was intended for commercial properties to have some additional flexibility. However, based on the code’s wording, it could be interpreted that residential homes are permitted to be constructed with precast concrete panels on the first-floor. Staff is proposing a minor wording change to clarify that homes must utilize face brick or decorative stone on the first story on a new home as was originally intended.

Short –term rental. The short-term rental (STR) use text amendment has two clarifications that are needed. First, in the Medium-Density (R-6) and High-Density (R-7) residential zoning districts the regulations do not address STR use in single-family detached, single-family attached and two-family dwellings despite the fact they are allowable uses in those districts. The requirements in other residential zoning districts state that STR units in single-family detached, single-family attached and two-family dwellings “are only permitted when separated 500 feet from all property lot lines” from another STR. That distance requirement needs to be addressed in the Medium-Density (R-6) and High-Density (R-7) residential zoning districts as well. Second, the STR use was not addressed in the Legacy Code and clarification is needed for those zoning districts.

## RESIDENTIAL MASONRY REQUIREMENTS

The masonry requirements for residential properties were left as they were previously stated in the building code. However, the definition of masonry was changed to include pre-cast concrete panels to allow for some flexibility as an alternative masonry material on commercial and industrial structures. However, due to the wording of the residential masonry section, it can be interpreted that precast concrete panels can be used to comply with first-floor masonry requirements, which was not the intent. To rectify this issue, staff is proposing to make the following change to Section V.C.4.B as listed below to clarify that only face brick and decorative stone are permitted materials on the first-floor of new residential homes.

*In all single-family detached, single-family attached, townhomes, and in all single-family semi- detached dwellings, exterior walls shall be constructed of face brick or decorative stone, ~~or other approved masonry products as defined herein~~. Said construction shall commence from the finished grade and shall extend to the uppermost portion of the first story of such dwellings.*

## SHORT-TERM RENTAL DISCUSSION

### Short-Term Rental Background

Following a complaint about a short-term rental property in 2018, staff was directed to look into regulations for short-term rental uses. The proposed text changes were reviewed by Plan Commission in January 2019 and adopted by the Village Board in July 2019 with some minor changes that added requirements to limit the density of short-term rental in a particular area. Short-term rentals are required to obtain a license through the Village Clerk's office and must also comply with applicable zoning district regulations. Staff has identified two issues with the proposed Zoning Code text amendments which were not anticipated during the initial review.

The final adopted use chart and regulations are as follows:

**SHORT-TERM RENTAL:** *A dwelling unit that is used as a primary residence by owners or renters, or portion of such a unit, that is rented for less than 30 days at a time, with the exception of dwelling units owned by the federal government, the state, or any of their agencies or political subdivisions and facilities licensed by the state as health care facilities.*

	R-1	R-2	R-3	R-4	R-5	R-6	R-7	B-1	B-2	B-3	B-4	B-5	ORI	M-1	MU-1
<b>Other Uses</b>															
<u>Short-Term Rental, accessory to a dwelling unit</u>	P <sup>p</sup>	P <sup>p</sup>	P <sup>p</sup>	P <sup>p</sup>	P <sup>p</sup>	P <sup>q</sup>	P <sup>q</sup>	X	X	X	X	X	X	X	X

<sup>p</sup> Short-term rentals are only permitted when separated five hundred (500) feet on all property lot lines from another short-term rental property line.

<sup>q</sup> Short-term rentals in a multi-family cannot exceed twenty-five percent (25%) of the total number of units.



Medium (R-6) and High-Density (R-7) Residential District Homes

The only criteria noted in current STR regulations for Medium-Density Residential (R-6) and High-Density Residential (R-7) zoning districts is "Short-term rentals in a multi-family cannot exceed twenty-five percent (25%) of the total number of units." While this regulation provides guidance for multi-family units in the R-6 & R-7 zoning districts it also permits lower density single-family attached, single-family detached, and townhomes. The requirements for a 500-foot separation between STR properties that applies to other lower-density residential zoning districts, was not applied to those medium-density and high-density residential zoning districts. Staff is recommending the same restrictions for single-family attached, single-family detached, and townhomes in other single family districts also pertain to the R-6 and R-7 districts.

To clarify this portion of the code, staff is proposing the text additions as indicated in red below:

	R-1	R-2	R-3	R-4	R-5	R-6	R-7	B-1	B-2	B-3	B-4	B-5	ORI	M-1	MU-1
<b>Other Uses</b>															
<u>Short-Term Rental, accessory to a dwelling unit</u>	P <sup>p</sup>	P <sup>p</sup>	P <sup>p</sup>	P <sup>p</sup>	P <sup>p</sup>	P <sup>p/q</sup>	P <sup>p/q</sup>	X	X	X	X	X	X	X	X

<sup>p</sup> Short-term rentals *located in a single-family detached, single-family attached, single-family semi-detached, and two-family dwellings* are only permitted when separated five hundred (500) feet on all property lot lines from another short-term rental property line.

<sup>q</sup> Short-term rentals in a multi-family *dwellings* cannot exceed twenty-five percent (25%) of the total number of units.

Legacy Code Allowance

During the original adoption of the STR regulations, the discussion was focused on traditional residential zoning districts, and did not address STRs in the Legacy Code districts. The Legacy Code encompasses the downtown and Oak Park Avenue corridor between 167<sup>th</sup> Street and 183<sup>rd</sup> Street. Within the Legacy Code, all types of housing/dwellings are permitted depending on their specific zoning district (Downtown Core, Downtown Flex, Neighborhood General, etc.) and redevelopment status (Heritage Site or Redevelopment Site). Staff is looking to clarify the regulations for STRs in the Legacy District. Due to the lack of discussion on this topic during the original STR adoption, staff is looking for direction on the matter from the Commission. Options include prohibiting short-term rentals in the Legacy Code districts or allowing the use with conditions similar to the traditional zoning districts that relate to distance separation or a percentage of the total number of units in a multi-family structure.

The advantages of allowing STR in the Legacy District relates to adjacency to the Metra station, which could be an incentive for visitors to stay in the downtown area and patronize local businesses. While the current licensing requirements of STRs limit rentals to one license per year, that requirement could change in the future and is independent from zoning district decisions. Any allowance of STRs in the Legacy District needs to clearly outline how to regulate the use with a diverse mix of residential uses in the Legacy District (mixed-use, single family, multi-family, etc.)

By prohibiting STRs, it will eliminate the possibility that STR may negatively impact current or future uses due to the transient nature of the occupants. A "Boarding/Rooming House" is a similar use that is currently prohibited in the Legacy Code Districts.

If Plan Commission wishes to recommend prohibiting STRs in the Legacy Code Districts. "Short-term Rentals" would be added under the list of prohibited uses in Section XII.3.A. (Page 55) of the Legacy Code. If the STRs were to be permitted, staff recommends identifying any conditions that may help mitigate any perceived impact of the use on adjacent properties.

## **PLAN COMMISSION WORKSHOP DISCUSSION**

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The Plan Commission workshop discussion focused on the allowance of STR uses in the Legacy Code districts. The Plan Commission felt that if STRs were acceptable, the best location is in the Downtown Core (DC). The Downtown Core could be more of a tourist destination in the future and has easy access to the Metra and downtown Chicago, which might be attractive to visitors. At this time, with the licensing restrictions and lack of demand, the Commission noted that it might be best to prohibit it and reevaluate the restrictions in the future.

## **RECOMMENDED MOTIONS**

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### Motion 1 – Residential Masonry

“...make a motion to recommend that the Village Board approve Text Amendments to Section V.C.4.B. (Masonry Requirements) of the Village of Tinley Park Zoning Ordinance as indicated in the Staff Report dated April 16, 2020. The proposed Text Amendment will clarify the materials permitted to be utilized on the first story of new residential structures.”

### Motion 2 – Short-Term Rental

“...make a motion to recommend that the Village Board approve Text Amendments to Section V.B. Schedule I (Schedule of Permitted Uses) and Section XII.3.A. (Legacy Code Uses) of the Village of Tinley Park Zoning Ordinance as indicated in the Staff Report dated April 16, 2020. The proposed Text Amendment will amend Section V.B. Schedule I to add footnotes to the R-6 and R-7 zoning districts, clarify those footnotes, and to prohibit short-term rentals in the Legacy Code districts.”



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# **THE VILLAGE OF TINLEY PARK**

**Cook County, Illinois**

**Will County, Illinois**

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## **ORDINANCE**

**NO. \_\_\_\_\_**

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**AN ORDINANCE APPROVING TEXT AMENDMENT CLARIFICATIONS TO THE  
VILLAGE OF TINLEY PARK ZONING ORDINANCE PERTAINING TO SHORT-  
TERM RENTALS**

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

**CYNTHIA A. BERG  
WILLIAM P. BRADY  
WILLIAM A. BRENNAN  
DIANE M. GALANTE  
MICHAEL W. GLOTZ  
MICHAEL G. MUELLER  
Board of Trustees**

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Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park  
Peterson, Johnson, & Murray Chicago, LLC, Village Attorneys  
200 W. Adams, Suite 2125 Chicago, IL 60606

**VILLAGE OF TINLEY PARK**

Cook County, Illinois

Will County, Illinois

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING TEXT AMENDMENT CLARIFICATIONS TO THE  
VILLAGE OF TINLEY PARK ZONING ORDINANCE PERTAINING TO SHORT-  
TERM RENTALS**

**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”) recently passed Ordinance 2019-O-035 amending its Zoning Ordinance to include certain regulations pertaining to the allowable use of residential dwellings as short-term rentals (“STR Requirements”); and

**WHEREAS**, certain text amendments (“Amendments”) are required for clarification on the intent of the STR Requirements; and

**WHEREAS**, the proposed Amendments have been referred to the Plan Commission of the Village and have been processed in accordance with the Village of Tinley Park Ordinance; and

**WHEREAS**, the Plan Commission held a Public Hearing on the proposed Amendments on April 16, 2020, at which time all persons were afforded an opportunity to be heard; and

**WHEREAS**, the Plan Commission voted **XXX in favor** to recommend said Amendments to the Tinley Park Zoning Ordinance; and

**WHEREAS**, the Plan Commission of this Village has filed its report of findings and recommendations that the proposed Amendments be granted with this President and Board of Trustees, and this Board of Trustees has duly considered said report of findings and recommendations; and

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



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

**SECTION 1:** That the report and findings and recommendations of the Plan Commission of this Village are herein incorporated by reference as the findings of this Board of Trustees, as completely, as if fully recited herein at length.

**SECTION 2:** That Section V.B. of the Tinley Park Zoning Ordinance entitled “SCHEDULES OF REGULATIONS” is hereby amended by adding the following underlined language as follows:

**SCHEDULE I- SCHEDULE OF PERMITTED USE (BY USE TYPE)**

	R-1	R-2	R-3	R-4	R-5	R-6	R-7	B-1	B-2	B-3	B-4	B-5	ORI	M-1	MU-1
<b>Other Uses</b>															
<u>Short-Term Rental, accessory to a dwelling unit</u>	P <sup>P</sup>	P <sup>P</sup>	P <sup>P</sup>	P <sup>P</sup>	P <sup>P</sup>	P <sup>P/Q</sup>	P <sup>P/Q</sup>	X	X	X	X	X	X	X	X

**SECTION 3:** That Section V.B of the Tinley Park Zoning Ordinance entitled “SCHEDULES OF REGULATIONS” is hereby amended by adding the following underlined language footnotes in alphabetical order as follows:

<sup>P</sup> short-term rentals located in a single-family detached, single-family attached, single-family semi-detached, and two-family dwellings are only permitted when separated five hundred (500) feet on all property lot lines from another short-term rental property line.

<sup>Q</sup> short-term rentals in a multi-family dwellings cannot exceed twenty-five percent (25%) of the total number of units.

**SECTION 4:** That Section XII.3.A. Table 3.A.2 (Legacy Code List of Special Uses and Prohibited Uses) of the Tinley Park Zoning Ordinance in the column entitled “Prohibited Uses” is hereby amended by adding “Short-Term Rentals” to the list, shown in alphabetical order.

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

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

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

PASSED THIS 5<sup>th</sup> day of May, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 5<sup>th</sup> day of May, 2020.

ATTEST:

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VILLAGE PRESIDENT

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VILLAGE CLERK



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 Ordinance No. \_\_\_\_, “AN ORDINANCE APPROVING TEXT AMENDMENT CLARIFICATIONS TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE PERTAINING TO SHORT-TERM RENTALS,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on May 5, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 5<sup>th</sup> day of May, 2020.

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KRISTIN A. THIRION, VILLAGE CLERK

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# **THE VILLAGE OF TINLEY PARK**

**Cook County, Illinois**

**Will County, Illinois**

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## **ORDINANCE**

**NO. \_\_\_\_\_**

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**AN ORDINANCE APPROVING TEXT AMENDMENT CLARIFICATIONS TO THE  
VILLAGE OF TINLEY PARK ZONING ORDINANCE PERTAINING TO  
RESIDENTIAL MASONRY REQUIREMENTS**

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

**CYNTHIA A. BERG  
WILLIAM P. BRADY  
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Board of Trustees**

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Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park  
Peterson, Johnson, & Murray Chicago, LLC, Village Attorneys  
200 W. Adams, Suite 2125 Chicago, IL 60606



**VILLAGE OF TINLEY PARK**

Cook County, Illinois

Will County, Illinois

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING TEXT AMENDMENT CLARIFICATIONS TO THE  
VILLAGE OF TINLEY PARK ZONING ORDINANCE PERTAINING TO  
RESIDENTIAL MASONRY REQUIREMENTS**

**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”) recently passed Ordinance 2019-O-74 amending its Zoning Ordinance to include certain regulations pertaining to exterior masonry requirements (“Masonry Requirements”); and

**WHEREAS**, certain text amendments (“Amendments”) are required for clarification on the intent of the Masonry Requirements; and

**WHEREAS**, the Village recognizes that the aesthetics of real property has a direct bearing on the economic value of certain real property as well as adjacent and surrounding real property; and

**WHEREAS**, the appearance of a single parcel of real property can impact not only surrounding real property, but the cumulative impact can serve to enhance or diminish the aesthetics and economics of real property within the Village thereby impacting the general health, welfare, and safety of the Village and its residents; and

**WHEREAS**, an aesthetically pleasing environment is a clean, healthy and safe environment; and

**WHEREAS**, the proposed Amendments have been referred to the Plan Commission of the Village and have been processed in accordance with the Village of Tinley Park Ordinance; and

**WHEREAS**, the Plan Commission held a Public Hearing on the proposed Amendments on April 16, 2020, at which time all persons were afforded an opportunity to be heard; and

**WHEREAS**, the Plan Commission voted **XXX in favor** to recommend said Amendments to the Tinley Park Zoning Ordinance; and

**WHEREAS**, the Plan Commission of this Village has filed its report of findings and recommendations that the proposed Amendments be granted with this President and Board of Trustees, and this Board of Trustees has duly considered said report of findings and recommendations; and

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

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

**SECTION 1:** That the report and findings and recommendations of the Plan Commission of this Village are herein incorporated by reference as the findings of this Board of Trustees, as completely, as if fully recited herein at length.

**SECTION 2:** That Section V.C.4. of the Tinley Park Zoning Ordinance entitled “ELEVATIONS AND FACADES FOR RESIDENTIAL DISTRICTS” is hereby amended by adding the following underlined language and deleting the strike-through language, as follows:

B. In all single-family detached, single-family attached, townhomes, and in all single-family semi-detached dwellings, exterior walls shall be constructed of face brick or decorative stone, ~~or other approved masonry products as defined herein~~. Said construction shall commence from the finished grade and shall extend to the uppermost portion of the first story of such dwellings.

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

**SECTION 4:** That this Ordinance 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 Ordinance in pamphlet form, and this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 5<sup>th</sup> day of May, 2020.

AYES:



NAYS:

ABSENT:

APPROVED THIS 5<sup>th</sup> day of May, 2020.

ATTEST:

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VILLAGE PRESIDENT

---

VILLAGE CLERK

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 Ordinance No. \_\_\_\_, “AN ORDINANCE APPROVING TEXT AMENDMENT CLARIFICATIONS TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE PERTAINING TO RESIDENTIAL MASONRY REQUIREMENTS,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on May 5, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 5<sup>th</sup> day of May, 2020.

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KRISTIN A. THIRION, VILLAGE CLERK