



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

**September 5, 2019 – 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 August 15, 2019 Regular Meeting

Item #1 **WORKSHOP/APPROVAL: UNION SQUARE NORTH- 6822 179TH STREET, 17884-17890 OAK PARK AVENUE – SITE PLAN, PLAT OF RESUBDIVISION, PLAT OF ABROGATION**
Consider a request from Michael and Kevin Halleran to approve the Site Plan for Union Square North and the Plat of Re-Subdivision and Plat of Abrogation for properties located at 6822 179th Street, 17884-17890 Oak Park Avenue.

Item #2 **WORKSHOP: HOLIDAY INN- 18320 NORTH CREEK DRIVE-SITE PLAN, SPECIAL USE FOR A SUBSTANTIAL DEVIATION**
Consider the application from SC Hospitality to approve a Site Plan and a Special Use Permit for a Substantial Deviation from the North Creek Business Park Planned Unit Development (PUD) to allow for the construction of a 63,471 sq. ft. four-story hotel. Exceptions to the PUD include deviations from the sign regulations and the Urban Overlay District related to the location of the parking lot in the front and side yards, the depth of the front yard setback, and allow for two curb cuts rather than cross-access easements for property located at 18320 North Creek Drive.

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**

August 15, 2019

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on August 15, 2019 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Plan Commissioners: Garrett Gray, Chairman
 Tim Stanton
 Eduardo Mani
 Lucas Engel
 Angela Gatto
 MaryAnn Aitchison
 James Gaskill
 Curt Fielder – Arrived at 7:26
 Stephen Vick

Absent Plan Commissioner(s): None

Village Officials and Staff: Kimberly Clarke, Community Development Director
 Paula Wallrich, Planning Manager
 Michael Mueller, Village Trustee
 Douglas Spale, Village Attorney
 Patrick Connelly, Village Attorney
 Barbara Bennett, Commission Secretary

CALL TO ORDER

PLAN COMMISSION CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for August 15, 2019 at 7:00 p.m.

COMMUNICATIONS

KIMBERLY CLARKE, COMMUNITY DEVELOPMENT DIRECTOR noted the agenda will be modified. Item #1 will be the Racino. CHAIRMAN GRAY noted the meeting will be adjourned no later than 10:15 due to a planned power outage.

APPROVAL OF MINUTES

Minutes of the August 1, 2019 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER AITCHISON, to approve the minutes as presented. The Motion was approved by voice call. CHAIRMAN GRAY declared the Motion approved as presented.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE AUGUST 15, 2019 REGULAR MEETING

Item #1 PUBLIC HEARING: RACINO ENTERTAINMENT COMPLEX USE ADDITION – TEXT AMENDMENT

Consider Text Amendments amending Section II.B (Definitions) and Section V.B. (Schedule of Regulations) of the Zoning Ordinance to incorporate a Racino Entertainment Complex use. The purpose of this amendment is to add a definition and to modify the schedule of use regulations to allow a Racino Entertainment Complex in the Office and Restricted Industrial District (ORI) as a Permitted Use.

Present were the following:

Plan Commissioners: Garrett Gray, Chairman
Tim Stanton
Eduardo Mani
Lucas Engel
Angela Gatto
MaryAnn Aitchison
James Gaskill
Curt Fielder – Arrived at 7:26
Stephen Vick

Absent Plan Commissioner(s): None

Village Officials and Staff: Kimberly Clarke, Community Development Director
Paula Wallrich, Planning Manager
Michael Mueller, Village Trustee
Douglas Spale, Village Attorney
Patrick Connelly, Village Attorney
Barbara Bennett, Commission Secretary

Guests: None

A motion was made by COMMISSIONER ENGEL, seconded By COMMISSIONER GATTO, to open the Public Hearing for Racino Entertainment Complex Use Addition – Text Amendment. The Motion was approved by voice call. 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.

Kimberly Clarke, Community Development Director gave a presentation as noted in the Staff Report. Staff is proposing a text amendment to the Tinley Park Zoning Ordinance, Section II.B (Definitions) and Section V.B (Schedule of Regulations) for a Racino Entertainment Complex due to the recent gaming bill that will support and enhance the Illinois Horse racing

industry. The purpose of the amendment is to add definitions and to modify the schedule of use regulations to permit a Racino Entertainment Complex in the Office and Restricted Industrial District (ORI) as a Permitted Use. The Mayor and Village Board have expressed an interest in entertaining the possibility of obtaining a horse track in the Village. The Bill provides for one racetrack to be located in either Bloom, Bremen, Calumet, Orland, Rich Thornton or Worth Townships. Tinley Park Mental Health Center (TMPHC) is a site being considered for the construction of a new racetrack and combined Casino. As part of the gaming application process the Village must demonstrate a racetrack and casino are permitted uses within the Zoning Code. Listing such uses as a permitted use will not automatically approve such development. The development will be required to go through the necessary site plan approval process to critically analyze the design and impacts to the community.

Ms. Clarke presented the following definition to further articulate what is meant by a Racino Entertainment Complex:

Racino Entertainment Complex: A racetrack combined with a casino and other similar and compatible uses included but not limited to spectator events conducted outdoors in open or partially enclosed facilities as a for-profit enterprise which typically charges an entrance fee.

Ms. Clarke also noted it is the desire of the Village to allow a Racino and that the Village has two options on how they can permit the use. The easiest way is to list it as a permitted use in the Zoning Code. Currently the only viable location within the Village's boundaries is the Tinley Park Mental Health Center (TPMHC) site. This property is approximately 280-acres in size and is zoned Office and Restricted Industrial District (ORI).

Mr. Patrick Connelly, Village Attorney, noted he has worked with staff to revise the definition. The application for race dates has been submitted by the developer and is before the Illinois Horse Racing Board. If and when the Illinois Horse Racing Board grants a license to the developer, more plans will start to come into fruition. The main reason for the proposed definition is for a horse racing track which is the intent and primary purpose of the Bill passed by the State.

CHAIRMAN GRAY asked for questions from the Commissioners.

COMMISSIONER GASKILL inquired as to what type of horse racing this is for. Attorney Connelly replied this is for harness racing.

COMMISSIONER STANTON inquired as to what other race tracks are in the area. Attorney Connelly replied there is Hawthorne in Stickney, Arlington in Arlington Heights and one down state in Fairmont. Most of these are thoroughbred racing. Part of this bill is to reinvigorate the harness racing industry.

CHAIRMAN GRAY asked for comments from the audience.

Camille Tess inquired if the Village would be voting on this in the future. Attorney Connelly replied there will be no referendum, but there will be a Public Hearing on any proposal for a track.

Ken Shaw noted he would like to express his support for this concept if it is done correctly and tastefully.

A motion was made by COMMISSIONER STANTON, seconded By COMMISSIONER GASKILL, to close the Public Hearing for Racino Entertainment Complex Use Addition – Text Amendment. The Motion was approved by roll call. CHAIRMAN GRAY declared the Motion approved.

AYES: STANTON, ENGEL, MANI, GATTO, GASKILL, FIELDER, AITCHISON, VICK AND CHAIRMAN GRAY

NAYS: NONE

CHAIRMAN GRAY declared the Motion unanimously approved

Motion 1: A motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER GASKILL to recommend that the Village Board approve Text Amendments to Section II.B (Definitions) and Section V.B. Schedule I (Schedule of Permitted Uses) of the Village of Tinley Park Zoning Ordinance as indicated in Staff's most recent staff report dated 8/15/2019 as amended. The proposed Text Amendments will create a new definition for "Racino" in Section II (Definitions) and amend portions of Section V.B. Schedule I to allow "Racino" as a Permitted Use in the Office, Restricted and Limited Industrial (ORI) Zoning District.

AYES: STANTON, ENGEL, MANI, GATTO, GASKILL, FIELDER, AITCHISON, VICK AND CHAIRMAN GRAY

NAYS: NONE

CHAIRMAN GRAY declared the Motion unanimously approved.

Motion 2: A motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER ENGEL to recommend that the Village Board approve Text Amendments to Section V.D.3 Rich Township Entertainment and Tourism Overlay District of the Village of Tinley Park Zoning Ordinance as indicated in Staff's most recent staff report dated 8/15/2019. The proposed Text Amendment would amend paragraph A.3. Uses to list a "Racino" as a Permitted Principal Use in the Rich Township Entertainment and Tourism Overlay District .

AYES: STANTON, ENGEL, MANI, GATTO, GASKILL, FIELDER, AITCHISON, VICK AND CHAIRMAN GRAY

NAYS: NONE

CHAIRMAN GRAY declared the Motion unanimously approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE AUGUST 15, 2019 REGULAR MEETING

Item #2 PUBLIC HEARING: JAMES VROEGH/PARK OAKS COMMERCIAL CONDO ASSOCIATION BUILDING ADDITION, 17322 OAK PARK AVENUE – SITE PLAN AND VARIATIONS

The Petitioner, James Vroegh (Authorized Agent), on behalf of Park Oaks Commercial Condominium Association (Owner) is seeking the following Variations to permit the construction of a 376 sq. ft. 1-story addition on an existing 3-story Park Oaks Condominium mixed-use development on the property located at 17322 Oak Park Avenue in the DC (Downtown Core) Zoning District

Present were the following:

Plan Commissioners: Garrett Gray, Chairman
Tim Stanton
Eduardo Mani
Lucas Engel
Angela Gatto
MaryAnn Aitchison
James Gaskill
Curt Fielder – Arrived at 7:26
Stephen Vick

Absent Plan Commissioner(s): None

Village Officials and Staff: Kimberly Clarke, Community Development Director
Paula Wallrich, Planning Manager
Michael Mueller, Village Trustee
Douglas Spale, Village Attorney
Patrick Connelly, Village Attorney
Barbara Bennett, Commission Secretary

Guests: Thomas Courtney, Petitioner Attorney
James Vroegh, Petitioner

A motion was made by COMMISSIONER GATTO, seconded By COMMISSIONER ENGEL, to open the Public Hearing for James Vroegh/Park Oaks Commercial Condominium Association Building Addition located at 17322 Oak Park Avenue. The Motion was approved by voice call. 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.

Kimberly Clarke, Community Development Director gave a presentation as noted in the Staff Report. Ms. Clarke noted this is a continued hearing from the August 1, 2019 Plan Commission Meeting. The Petitioner, Dr. James Vroegh (Authorized Agent), on behalf of Park Oaks Commercial Condominium Association (Owner) is seeking Variations to permit the construction of a 376 sq. ft. 1-story addition of 23.5 feet by 16 feet in size on the existing patio area of an

existing 3-story Park Oaks Condominium mixed-use development on the property located at 17322 Oak Park Avenue in the DC (Downtown Core) Zoning District.

Ms. Clarke noted there were comments in favor of the request at the last meeting noting that there was not much left that could be done with this space if there was not an addition to the building. There were also other comments that expressed concern about the one-story addition and how it looked on the streetscape and that it was not in compliance with the Legacy Code requirements. At the last meeting the Commission requested the applicant make some revisions. Ms. Clarke displayed renderings of the revisions including a change to the roof line. The addition was also setback from the adjacent building approximately 2 feet to align more with the next door Wyman's storefront. She noted that the roof parapet does block the view from the two windows on the second floor residential unit. She recommended the Commission discuss this further and noted that there should be an opportunity for the residential unit owners to comment on it since they were not aware of this change in roof design that has potential to block their view. .

The building setback is noted in the revised rendering but the site plan was not updated. The revised dimensions of the addition is now 22 feet by 16 feet resulting in a total area of 352 sq. ft. in size. This also changes the variation for the commercial space depth. They have also added a door on the south side of the addition that opens up into the alley.

Ms. Clarke noted that the Commissioner's had questioned if approval of this Variation could be applied to other properties in the downtown. This list was not compiled because it would essentially include every property in the downtown. Some properties with similar conditions are Springfort Hall and the PASS/Crack the Code building, existing historic buildings such as Ed & Joes, Holstein's, Teehan's and Mickey's as well as future developments such as The Boulevard at Central Station, Bremen Station and Encore Crossing (North Street).

Ms. Clarke displayed renderings of how the addition will look in relation to adjacent buildings. She also presented a view of the parapet of the roof front to back. The floor plan will house a break room, an exam room and a dispensary.

CHAIRMAN GRAY asked for comments from the Commissioners.

COMMISSIONER AITCHISON noted she liked the new renderings. She does not like the view being obstructed for the residential unit. The biggest objection is the ownership of the area. If the Petitioner was able to own this spot, she would be more apt to be open to the idea.

COMMISSIONER GASKILL noted he does not think it is a good use of the property. He does not think the addition looks nice. The setback of the building looks worse than it did before. It looks more like a shed.

COMMISSIONER STANTON doesn't think it looks that bad. He would like to see the gangway have an agreement for maintenance. He inquired if Dr. Vroegh got formal approval from the homeowners and the businesses in the building, He also asked if he does not get approval for this addition, would he be moving his business out of Tinley Park. Dr. Vroegh replied there is unanimous approval from the residential units and 3 of 4 approvals from the businesses. Dr. Vroegh replied that currently the overflow patients are being sent to Orland Park and he would continue to do that. COMMISSIONER STANTON inquired if there would be additional cost to the other owners in the building. Dr. Vroegh replied it would not increase the taxes and he did not want to have an appraisal of the property down because it could trigger a property tax increase. He stated that he doesn't want to go through an ownership change for this reason.

CHAIRMAN GRAY noted the Limited Common Element is owned by the 4 commercial owners. Dr. Vroegh noted that is correct. He also noted he does not want to block the windows above.

COMMISSIONER ENGEL likes the drawing showing the streetscape and it gives a better perspective. He does not like the addition of the door to the alley. Dr. Vroegh replied he also does not prefer the door.

COMMISSIONER MANI noted he like the additional setback. This is still against the Legacy Code and it sets a precedent.

COMMISSIONER VICK likes the new drawings. The biggest problem is setting the precedence. This looks weird and does look like a shed.

COMMISSIONER GATTO agrees with the other Commissioners about the ownership. She had previous experience with this. She has read the 1st amendment declaration of the Condo Association. Not one owner signed this and it was not filed with the Recorder of Deeds. Mr. Courtney replied this was an action of the Board of Directors and does not require each individual to sign it. The Board members have the power to amend. He would like to address the ownership issue. A condo owner only owns a percentage of the building. The occupancy under the law grants separate use for each of the spaces. Any condo building has separate reassigned spaces. The owners buy their air space and have the right to do things inside the unit. This space could have been completed as part of the commercial units. Dr. Vroegh already owns an interest in the footprint, just like he does of the common elements that he occupies.

CHAIRMAN GRAY noted that from the bylaws of the Park Oaks Condominium Association, Article III #4, Transfer of Common Limited Elements, - states the use of the Limited Common Elements may be transferred between unit owners at their expense provided that the transfer may be made only in accordance with condominium instruments and provisions of the act. Each transfer shall be made by an amendment to the declaration executed by ALL unit owners who are party to the transfer and consent to by ALL the units who have the right to use the Limited Common Elements affected.

On the last page it states the Board of Directors of the Park Oaks Commercial Condominium and the consent of ALL the owners of the condominiums, herein referred to as the Association. He agrees with some of the Commissioners that you do not have the consent of all the Commercial owners.

CHAIRMAN GRAY read a letter to the Commission dated August 15, 2019 from Chiropractic Wellness of Tinley Park.

To Whom It May Concern:

I am the owner of the business condo unit at 17314 Oak Park Avenue. I am a chiropractor with a practice that operates out of the above location. I have been approached multiple times by Dr. James Vroegh, as well as his attorney, Thomas Courtney, in attempts to persuade me to approve an addition being built on our building's common element.

I am strongly opposed to this construction taking place for several reasons. I am concerned about parking, the appearance of the addition, and an increase in my property taxes.

Parking is already limited in our shared public parking lot, which is owned by the Village of Tinley Park. I am concerned that extra retail space will create a bigger demand for parking, which is already limited at times due to the building's upstairs resident, the businesses in the building and especially the customers of Ed and Joes.

I am also very concerned about the appearance of our building being altered. In my opinion, a three story building should not have a one-story addition on one side. It is also my understanding that the Legacy Code of Tinley Park prohibits the construction of new one-story buildings in the Downtown area of Oak Park Avenue.

The proposed building addition would be placed on the common element of our building. According to our business condo association bylaws (which he just read), this common element belongs to all four condo owners. An increase in building square footage will cause an increase in taxes. I am unwilling to be held responsible for any additional tax expense. Dr. Vroegh has announced his retirement within the next year or so, and I am not interested in assuming any financial burden that he may leave me with when he leaves his practice.

I firmly oppose the construction of any structure being built on our building's common element.

Thank you,

Dr. Jeffrey R. Hoekstra
Chiropractic Wellness of Tinley Park

Mr. Courtney noted with that said they are not transferring Limited Common Elements so the signatures are not necessary. In the declaration there are two permissions that establish the right to improve that. In the declaration for the space in particular for improvements it actually contemplated improvements to the Limited Common Element. He noted they took it a step further and felt it was important to have the owners on board to know what is going on and the bylaws were amended. Dr. Vroegh already owns these Limited Common Elements. He has exclusive right. He could put a wall up around those Limited Common Elements. Dr. Hoekstra talked about added tax on parking and all they are going to do is enhance their current space. They are doing nothing to add employees. In terms of scheduling there is no additional impact. When you look at the building, the beauty is in the eye of the beholder. The architect did a significant change to the flat roof and it is not my job to comment on how it looks and what it was before. The window issue causes no decrease in the amount of light that goes to that unit. Yes the view is partially obstructed, but we don't know if there is any adverse effect on the ownership. The residential owners unanimously consented. We do not need everyone to sign the amendment, we only need the Board of Directors action on it. We respectfully submit that we don't need the consent of all the owners.

CHAIRMAN GRAY noted that in the workshop it was discussed that it would be cleaner if Dr. Vroegh was able to purchase that property. This way, down the line if any of the other three owners, who own 25% equally, would change it wouldn't be a problem. It could be a problem if you have a common element that others own a part of and they want to have a different use for it.

Mr. Courtney replied that they cannot do that. Condominium law assigns a Limited Common Element unless the bylaws are amended by all the owners, so they would not have any right to control it. That space would be owned and controlled exclusively by the adjoining unit. This would be correct if they were transferring it, but it is locked forever in the ownership of that unit.

CHAIRMAN GRAY inquired what the purpose was to send out a letter in October to all the owners to get signatures.

Mr. Courtney replied he did not send it out to get signatures. He only sent a letter to make them completely informed. There are no residential owners here tonight. He stated further that Dr. Hoekstra's letter parrots what the Plan Commission is saying. On the other hand, in terms of any tax changes, he did not want the building to be reassessed. If we transfer ownership or amend the floorplan and file an amendment to the survey, it will cause a reassessment. What we are doing will not. If the assessor looks at this unit now based on the floor area, there is nothing to prevent the assessor from now increasing the floor area and increasing the assessment on this unit. We don't want to record this area because it will trigger and will result in a reassessment. We hope you understand that this is simple the use of space by enclosing it, nothing else.

COMMISSIONER GATTO noted she understands that Dr. Vroegh has already sold the practice and plans to retire in a year. Mr. Courtney replied this is not common knowledge. Dr. Vroegh replied he sold the practice to Dr. Rosen but he is not retiring in one year.

COMMISSIONER GASKILL noted that the Applicant stated the addition would have no impact on traffic or parking because he is just using this for his own personal use of the business. However he wants the room to bring clients in so he does not have to send them to Orland Park. He stated this is conflicting. Dr. Vroegh replied the parking is not an issued as long as the people taking the train do not park in our lot. There is a line of cars using the lot and taking our parking up. Ideally we will get more patients but it will not be an issue if the people running to the train did not park there. Mr. Courtney replied the additional parking resulting from this addition would be minimal.

Ms. Lisa Laferre, Office Manager explained the need for the extra room. There is a machine that is called an OPTEST Machine that we use for imagery. We need the room for the use of this machine so patients will not have to wait. This will make the flow work better with the use of another room. We will be able to see more patients.

Ms. Clarke noted that when we receive a building permit, it is sent to the county and wouldn't that then cause an assessment as part of an addition to the building. Mr. Courtney replied that Common Elements are not taxed with the value of the land, they are taxed in the unit price itself. Those assessments share 25% of the unit itself, so in this case the assessment would share 25% of the value of the real estate. In this case the use of the Limited Common Elements is only going to impact the value of the unit. In this case Vroegh is paying about 30% of the lowest assessed unit out of the four units. This is an anomaly and it shouldn't happen but the assessor may have done it because he has an outside wall. This will not affect other owners. Paula Wallrich, Planning Manager replied that the building will have to have a new assessment as it is new construction. Mr. Courtney replied this will be like any other addition. If you put an addition on your house, they do not reassess it. In terms of cycle, your building permit would increase the value of this unit. There is no separate tax ID for this Limited Common Element. Ms. Wallrich noted she felt it will increase the taxes. Mr. Courtney replied most likely only for this unit, not the whole building.

CHAIRMAN GRAY noted he said "most likely". One of things we heard from the dissenter was that he was worried about the increase in taxes. There are no assurances unless you want to put something in writing and even then it would not be a wise thing to do. Mr. Courtney replied there are only two things in life that are true, death and taxes. It may not be fair but these unit owners will pay an assessed valuation of the fair market value that the assessor sees on their unit and will be taxed accordingly. This addition is like any addition and will be added on to this unit. When the assessor comes out he will most likely reassess this unit and will not have to reassess the other units. Yes the building permit will trigger a look at the assessed valuation. They will look at the amendment also and he would expect that this will not impact the other units.

COMMISSIONER FIELDER inquired if they have had any conversations with the assessor. The south suburbs will be reassessed within the next year. The reassessments of the properties on the north side have seen a large increase. They have been increased between 30% and 70% of the assessed value. He understands the concerns of the increased taxes irrespective if this goes through. He does not feel that Mr. Courtney can say this will not affect the other owners. If every owner has 25% interest then they have 25% responsibility on the taxes. If the assessor disagrees with the interpretation and decides to do it that way, he can.

COMMISSIONER FIELDER noted he was concerned about what other properties in the downtown doing the same thing. Just about every building on Oak Park Avenue could do this. Teehan's is tearing down their addition to comply with the code and then we will switch back and with this limited circumstance, sets a precedence and will start to creep into other buildings. We want businesses to expand but not at the expense of our downtown area. This is not something that should take place as it will cause problems down the line. Mr. Courtney replied this is a tiny footprint that could have been part of the original building. When you look at the drawing you will see it is an extension of the building foundation that is not improved and will not open the floodgates. This is a unique circumstance trying to develop the building that is already there. This predates the Legacy Code.

Ms. Clarke replied any new addition has to comply with the code and this is why they are asking for the Variations.

CHAIRMAN GRAY echoes the comments to not set a precedence.

CHAIRMAN GRAY asked for comments from the Public.

Ken Shaw commented that staff did an excellent job of outlining the major concerns are. Many of the issues are not relevant to the Plan Commission. There is more than enough to show it would be a complete disservice to the community if the Plan Commission voted to recommend approval. The ownership issue is not relevant to the Legacy Plan. If this project is recommended it would be a giant step backwards from the Legacy Plan. There are flaws in the Legacy Code but the Legacy Plan is solid. Taxes are not relevant. Parking is not relevant because the Legacy Code does not require any parking. The Plan Commission should be thinking more in consistency rather than precedence. Staff has done an excellent job of siting the Legacy Plan in the staff report. The Plan Commission must think long term. Enclosing the patio area is a net negative for the community and the downtown core. The Variations will alter the downtown core. This does not meet a single Standard for Variations. Everything is in the staff report.

COMMISSIONER STANTON mentioned that the patio area is not being maintained by the Village. Ms. Clarke replied that the patio does not belong to the Village and it is the pathway between the buildings. Mr. Shaw replied this is a property maintenance issue.

CHAIRMAN GRAY noted he agrees with many of Mr. Shaw's comments.

Kathy & Dan Wyman noted they are the business owner next door and feels the patio area has never been maintained other than by them. We are getting business from them. This is a wonderful idea for a business to expand. We understand the concerns, but we would hate to see a business leave the community. There will still be ample space to walk back between the buildings and it will be lighted. No one uses this space. All the other people in the building are for this except for the one.

A motion was made by COMMISSIONER STANTON, seconded By COMMISSIONER fielder, to close the Public Hearing for James Vroegh/Park Oaks Commercial Condominium Association Building Addition located at 17322 Oak Park Avenue. The Motion was approved by roll call.

AYES: STANTON, ENGEL, MANI, GATTO, GASKILL, FIELDER, AITCHISON, VICK AND CHAIRMAN GRAY

NAYS: NONE

CHAIRMAN GRAY declared the Motion unanimously approved.

Ms. Clarke went through the Legacy Code Standards

- a. The proposed improvement meets the Legacy Plan and its Principles, as presented in Section 1.A-B: Purpose and Intent, of this ordinance;
 1. *The proposed improvement does not meet the intent of the Legacy Plan or its principals.*
- b. The new improvement is compatible with uses already developed or planned in this district and will not exercise undue detrimental influences upon surrounding properties.
 1. *The improvement is not compatible with planned improvements in the downtown core that include the development of a street wall and removal of other one-story additions that do not accomplish the Legacy Plan's vision or principals.*
- c. Any improvement meets the architectural standards set forth in the Legacy Code.
 1. *While the addition extends the existing first-story architecture, the addition does not meet the architectural principals due to the minimum requirement of a three-story building along the primary frontage. While the addition of the roof element addresses concerns of the Commission regarding a consistent roof line it raises additional concerns regarding blocking or negatively impacting the view from the residential condo above the Vroegh Family Eye care unit.*
- d. The improvement will have the effect of protecting and enhancing the economic development of the Legacy Plan area.
 1. *The resulting tenant space will be utilized by the existing staff to have separate offices and a break area. While it may create a better working environment, the addition will not add additional visitors or tax generation as proposed. The space will remain under ownership of the Condo Association and will not be usable by a different tenant due to lack of separate utilities, entrances, restrooms and the small amount of space*

Ms. Clarke went through the Standards for Variation

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.
 - a. *The property in question can yield a reasonable return meeting the current regulations. The property was originally constructed as it exists today, with a patio area that is in compliance with the Code and the intent of the original plan. The Petitioner purchased this property at market rate with the patio existing as a limited common element.*
2. The plight of the owner is due to unique circumstances.
 - a. *Condo ownership is not a unique circumstance as it can be applicable to almost any building in the Village and Legacy District. The building was constructed with a uniform and intentional design along with the existing patio area to remain under common association ownership. The Variations are not connected with any unique physical property characteristics.*
3. The Variation, if granted, will not alter the essential character of the locality.
 - a. *The Variations if granted will alter the character of the Downtown Core and will not be consistent with recently approved and proposed projects within the district. The proposed addition does not comply with a number of the characteristics and goals outlined in the Legacy Plan, including the development of a consistent street wall along Oak Park Avenue.*
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
 - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Motion 1 (Site Plan) - COMMISSIONER FIELDER, seconded by COMMISSIONER AITCHISON made a motion to grant the Petitioner, James Vroegh (Petitioner), on behalf of Park Oaks Commercial Condominium Association (Owner), Site Plan Approval to construct an approximately 352 sq. ft. one-story addition on an existing three-story Park Oaks

Condominium mixed-use development located at 17322 Oak Park Avenue in the DC (Downtown Core) Zoning District, in accordance with the plans submitted and listed herein and subject to the following conditions:

- a) A Landscape Plan be submitted indicated all existing and proposed landscaping. Installation of a parkway tree as required by the Legacy Code and Village's streetscape plan shall be indicated on the plan.
- b) The engineering plans indicate placement of sidewalk at the location of the existing parkway tree in compliance with the Village Engineer's standards for public sidewalks.
- c) Plans are revised to install adequate lighting along the south side where an alley will be created in compliance with the Village lighting standards.
- d) Plans shall be revised to indicate a two foot setback of the front façade along Oak Park Avenue with updated grading and site plans.
- e) All final staff review and engineering comments shall be addressed.

AYES: STANTON, ENGEL

NAYS: MANI, GATTO, GASKILL, FIELDER, AITCHISON, VICK AND CHAIRMAN GRAY

CHAIRMAN GRAY declared the Motion DECLINED.

Motion 2 (Variations) - COMMISSIONER ENGEL, seconded by COMMISSIONER STANTON made a motion to recommend that the Village Board grant five Variations, as listed in the August 1, 2019 Staff Report, to the Petitioner, James Vroegh (Petitioner), on behalf of Park Oaks Commercial Condominium Association (Owner), at the property located at 17322 Oak Park Avenue in the DC (Downtown Core) Zoning District, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff and recommended conditions as listed in the August 15, 2019 Staff Report.

1. A 2-story Variation from Section 2-A-9, Table 2.A.6 of the Legacy Code to permit a 1-story building addition on an existing 3-story building where the minimum building height is 3-stories.
2. A 28 foot Variation from Section 2-A-4, Table 2.A.1 of the Legacy Code to permit a commercial space that only has a depth of 22 feet instead of the required commercial space depth of 50 feet where street-level commercial is permitted.
3. A Variation from Section 3-B-6-a of the Legacy Code to permit a building addition with less than the required 60 percent of the street-level façade to be glazed.
4. A Variation from Section 3-B-7 of the Legacy Code to permit the building addition to not have brick or masonry where a new building or addition is required to consist of 75 percent brick, stone, or fiber cement siding.
5. A Variation from Section 3-B-8 of the Legacy Code to permit a building addition to be constructed that does not comply with the required Architectural Guidelines including, "A consistent style of architectural composition should be applied throughout a structure".

Subject to the following conditions:

- a) No signage shall be allowed on the exterior of the proposed building addition.
- b) All final staff review and engineering comments shall be addressed.
- c) The condition space will not be used for storage.

AYES: STANTON, ENGEL

NAYS: MANI, GATTO, GASKILL, FIELDER, AITCHISON, VICK AND CHAIRMAN GRAY

CHAIRMAN GRAY declared the Motion DECLINED.

This will be heard at the September 3, 2019 Village Board Meeting.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE AUGUST 15, 2019 REGULAR MEETING

**Item #3 PUBLIC HEARING: LENNY’S GAS & WASH, 19420 HARLEM AVE –
REZONING, ANNEXATION AND SPECIAL USE**

Consider the application of, Leonard McEnery, for a map amendment rezoning property located at 19420 Harlem Avenue, from R-1 (Single Family Residential) to B-3 (General Business and Commercial District) with Special Uses to allow the continuation of the existing Automobile Service Station and Automobile Car Wash

Present were the following:

Plan Commissioners: Garrett Gray, Chairman
Tim Stanton
Eduardo Mani
Lucas Engel
Angela Gatto
MaryAnn Aitchison
James Gaskill
Curt Fielder
Stephen Vick

Absent Plan Commissioner(s): None

Village Officials and Staff: Kimberly Clarke, Community Development Director
Paula Wallrich, Planning Manager
Michael Mueller, Village Trustee
Douglas Spale, Village Attorney
Patrick Connelly, Village Attorney
Barbara Bennett, Commission Secretary

Guests: Leonard McEnery, Petitioner
Lyman Tieman, Attorney
Cass Wennlund, Attorney
Michael Werthmann, Traffic Consultant

A motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER GASKILL, to open the Public Hearing for Lenny’s Gas & Wash, 19420 Harlem Ave – Rezoning, Annexation and Special Use. The Motion was approved by roll call.

AYES: STANTON, ENGEL, MANI, GATTO, GASKILL, FIELDER, AITCHISON, VICK AND CHAIRMAN GRAY

NAYS: NONE

CHAIRMAN GRAY declared the Motion unanimously 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.

Paula Wallrich, Planning Manager gave a presentation as noted in the Staff Report. Mr. Leonard McEnery, Lenny's Food N Fuel Harlem Avenue, LLC, has petitioned the Village of Tinley Park to annex his 4.87-acre parcel located at 19420 Harlem Avenue. Mr. McEnery is requested a rezoning his property upon annexation to B-3 (General Business and Commercial) and a Special Use Permit for the existing uses on the property (service station and the car wash).

The, rezoning and special use requests were previously reviewed by the Plan Commission in April 2018. At that meeting the Commission made the following recommendations to the Village Board:

1. Motion to deem the property unsuitable for annexation – Motion failed 4-4
2. Rezoning to B-3 – Motion passed 6-2
3. Special Use for a Service Station – Motion Failed 5-3
4. Special Use for a Car Wash – Motion Failed 5-3

The annexation and zoning entitlements were then reviewed by the Village Board at their July 17, 2018 meeting. A motion at the Village Board meeting authorizing the execution of an annexation agreement failed with a 3 to 2 vote, therefore, the project did not move forward. There are copies of the minutes from the previous meetings included in the packet.

Since that time the business has continued to operate as it exists today. The applicant continues to desire to come into the Village so he has resubmitted his application. There have been no substantial changes on the property and he has not suggested that there will be any changes to the property.

Ms. Wallrich displayed photos of the property as it currently exists showing the contiguity to the Village of Tinley Park. Immediately to the west is one single family home and to the north is a commercial property. The county property is surrounded to the south and Cook County is to the east.

The subject property is currently zoned C-2 (Local Commercial) in Will County. There are single family residential uses to the west of the subject parcel; those in Tinley Park are zoned R-2, (Single-Family Residential) those in Will County are zoned R-4 (Single-Family Residential). To the north there is an office in Tinley Park zoned B-4 (Office and Service Business) and another office use zoned C-2 (Local Commercial) in Will County. To the south the property is all in Will County with a bank zoned C-2 (Local Commercial). There is Tinley Park B-3 zoning along the Harlem Avenue corridor north of the subject property leading to the I-80 intersection. The Comprehensive Plan indicates commercial uses in this area. The car wash was built in 2017 and the gas station was built in 2015.

In considering the zoning assignment for this parcel, Staff considered both the B-3 (General Business and Commercial) District and the B-5 (Automotive Service District) District. After researching all permitted and special uses in both districts, Staff recommends a zoning of B-3 (General Business and Commercial) upon annexation with Special Use Permits for the Service Station and Car Wash. Even though a Service Station and Car Wash are permitted uses in the B-5 (Automotive Service District), there are other uses (auto repair, on-site repair, light equipment sales/rental, vehicle sales/rental) that are also permitted uses in the B-5 and special uses (Body Shop) that are not desirable uses in close proximity to residential uses.

Ms. Wallrich went on to discuss the issues that were part of the discussion with the original petition in 2018. One of the issues was the existing signs on the property. She noted that as part of annexation process the existing signs are rendered legal non-conforming. Essentially the property can be annexed with the signs as

they exist even though they do not conform to Village code. At the previous meeting Mr. McEnery agreed to make some adjustments to the signs to bring the vast majority of signs into the conformance with the Village code. Ms. Wallrich then went over the existing signs and identified those that Mr. McEnery agreed to bring into compliance.

The chart below identifies signs that are not in conformance and Mr. McEnery's proposal

	Sign Name	Deficiency	Mr. McEnery's Proposal
A.	C-Store east	3 signs over limit, 28 SF over allowance(not counting 39.6 SF of changeable copy)	Remove 2 wall signs ("No Cook County taxes" and second "Dunkin sign") Changeable copy sign on east façade to remain.
	C-Store north	Size is ok- changeable copy sign is prohibited	Agreed to remove changeable copy sign
B.	Car Wash - east	6 SF over limit	No change
C.	Car Wash -north	conforms	No change
	Car Wash -south	Size ok, 1 additional sign	Agreed to remove "Pet Wash" sign
D.	Gas N Wash Canopy – east	3.31 SF over limit	No change
	Gas N Wash Canopy- N & S	conforms	No change
E.	Car Wash Canopy	conforms	No change
F.	Truck Canopy/Directional signage	2.33 SF over or considered directional	No change
G.	Car Wash-Monument	Size is ok, 10" too tall; changeable copy is prohibited	No change
H.	Gas N Wash Monument	1'10" too tall; size is ok, Changeable EMC is ok	No Change

At the workshop there was discussion regarding allowing the manual changeable copy signs. She noted that manual changeable copy signs were permitted at one time but were prohibited in 2007 with text amendments to the Zoning Ordinance. Ms. Wallrich displayed photos of other manual changeable signs that exist today in the Village.

Ms. Wallrich noted that the subject site is well maintained with improvements since the last submission. Staff's presentation continued noting the landscape architecture was done in conformance with the Will County code. The buffer yard to the west between the subject parcel and the single-family homes exceeds the Village's landscape requirements. The buffer yard is 119 feet wide exceeding the maximum buffer yard requirement of 60 feet. While the planting standards are different between the County and the Village, the eight foot brick wall reduces the Village's requirements by 50%. Ms. Wallrich displayed photos of 22 evergreen trees along the east side of the neighboring residential properties on the west side of the brick wall. Some of the street trees have died and these replacements are included as a condition in the annexation agreement.

Will County's Transition Yard	Tinley Park Bufferyard 'D'	Existing Transition Yard
10 Feet wide	30-60 feet wide	119 Feet
Offers 3 options for screening: A. Provide a landscape area with a certain amount of trees.	4.8 Canopy trees, 2.4 understory, 19 shrubs per 100 linear feet Reduced by 50% if a wall is provided. Required plantings:	Installed 8 foot fence; 3 foot berm, landscaping on both sides of the fence and both sides of the pond.

B. Landscape area plus a 6-foot solid wood fence. C. Landscape berm with a certain amount trees.	645' frontage $6.45 \times 4.8 = 31/2 = 16$ canopy trees $6.45 \times 2.4 = 15/2 = 8$ understory $6.45 \times 19 = 123/2 = 62$ shrubs	Provided: 35 Canopy trees 22 Evergreen 13 understory/shrubs
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The Petitioner has provided a traffic study prepared by KLOA, Transportation and Parking Planning consultants with their original Petition. A copy was included in the Commissioner's packet. The consultant has estimated an average of about 12 – 13% increase in traffic and parking as a result of 5 gaming seats and the sale of alcohol.

Ms. Wallrich noted 42 parking spaces are required with the existing and proposed uses and there are 52 parking spaces on the site. There are 2 parking spaces in the back for semi-trucks. The Village Zoning ordinance provides some guidance for required parking for various uses however there is no specific reference for a convenience store associated with a gas station, a car wash or video gaming. The table below provides the number of required parking spaces.

	USE CLASSIFICATION	MIN PARKING PER CODE	DATA	TOTAL REQUIRED
Dunkin Donut w/drive thru	Eating or drinking place	1 space for each 3 seats plus 1 for each employee	7 people per largest shift. 8 seats provided	10 parking stalls
C-STORE (including packaged liquor)	Retail Store or Personal Service Establishment	1 space for each 150 sf of gross leasable floor area.	3570 SF	24 parking stalls
CAR WASH	Retail Store or Personal Service Establishment	1 space for each 150 sf of gross leasable floor area. If we just use employees this would be 3 at largest shift	4,584 SF This doesn't seem a like a good way measurement for this use for determining parking. Especially because the car wash is mostly automated	3 Parking Stalls
VIDEO GAMING	Our code does not address this use. It will be part of the C-Store use.	Could require that an additional 5 stalls be added in addition to the C-Store requirements	5 Video Gaming Machines	5 parking stalls
Parking Required				42 stalls
Existing Parking				52 stalls
Extra parking				10 stalls

The neighbors have complained about the idling of trucks and cars. There is a "no idling" sign in the lot. As a point of

comparison, staff also visited the Lenny's on 191st St. that has gaming and packaged liquor sales; a table of parking occupancy is provided in the report. Staff has also provided in the staff report the most recent table of the amount of cars on the Harlem site at given times during the day. As indicated in the table there is adequate parking available on site. The greatest occupancy was 25 spaces leaving 27 spaces available. In 2018 there was an average of 12.6 cars and in 2019 the average was 17.84. There are 52 parking spaces and there is only about 50% occupancy.

Truck parking has also been documented. In 2018 the greatest number of trucks parked was 4 trucks. In 2019 there was no greater than 2 trucks at any given time.

There were questions as to what could happen with the addition of packaged liquor sales and gaming. Staff compared the location at 191st Street that is also one of his facilities. There is 5 gaming seats and packaged liquor sales at this location. Trucks are not the typical client at this location. In 2018 the highest traffic count was 20 with 5 seats being occupied.

At the previous Public Hearing and workshop there were also concerns about public safety with the additional uses. Police activity reports from Will County, Mokena and Tinley Park were obtained. As a point of comparison for the facility at 8810 W. 191st St. an email from Mokena staff stated there have been no notable police issues. The station is always very clean and well stocked. The Dunkin Donuts drive thru does very well. Police reports were supplied in the packet.

Property values were discussed. Ms. Wallrich presented a spread sheet with EAV's from the past year for the adjacent residential area. Brad Bettenhausen, Village Treasurer, reported via an email that the neighborhood remains very stable, only one new sales transaction since the last analysis from October 2017. There was overall growth of the EAV in Tinley Trails in the past 4 years. The rate of growth exceeded the rest of the Will County portion of Tinley Park. The EAV is better than the counterpart in Cook County, Tinley Park overall. The only decrease in EAV noted was the result of a tax appeal.

Ms. Wallrich also noted that the revenue anticipated from the site was stated to be a little over \$400,000.00 resulting from Mr. McEnery's projections for video gaming, liquor sales and existing sales. An email from Mr. Bettenhausen commented that these numbers are sound. The Mokena site is one of the highest in the state as it exists now.

There are no existing service station adjacency sites in the Village for single-family homes. There are sites for multi-family homes. At this site there is 133 feet from the truck canopy to the nearest home, there is 205 feet from the nearest home to the C-store and there is 252 feet to the car wash.

The chart below shows the Adjacency to Single Family Homes and Packaged Liquor Sales.

PACKAGED LIQUOR SALES WITH ADJACENCY TO SINGLE FAMILY HOMES			
Name of Business	Address of Business	Zoning/ Use	Distance (Ft)±
Lenny's	19420 Harlem	R-2 /SF Home	138' to canopy/210'
CVS Pharmacy #3693	16701 S Harlem Ave	R-2/SF Home	73
Famous Xpress	16658 S Oak Park	R-6/SF Home	209
George's Wine & Spirits	7032 W 183rd St	R-3 /SF Home	200
The Corner Store	9410 179th St	R-3 /SF Home	100
Walgreens #09331	8400 W 171st St	R3 /SF Home	200
7-Eleven #33834B	17055 S Oak Park Ave	R4/SF Home	87

The chart below shows the Adjacency to Single Family Homes and Video Gaming

VIDEO GAMING WITH ADJACENCY TO SINGLE FAMILY HOMES					
Name of Business	Address of Business	# of Machines	Abutting Zoning	Adbutting Use	Distance (FT) ±
Lenny's	19420 Harlem	5	R-2	SF Home	138' to canopy/210'
Little Joe's Restaurant & Pizza	7976 167th St	3	B1 & R4	SF Home	152
The Station Pub	6657 W South St	5	R4	SF Home	156
Harald Viking Lodge #13	6730 175th St	3	DG & R-6	SF Home	67
Bamboo Garden	16733 S Oak Park	3	R-4	SF Home	141
Nick's BBQ at Tinley Park	16638 S Oak Park Ave	5	DC	SF Home	191

There were 2 gas stations in the Village that sell packaged Liquor.

There are no 24 hour video gaming establishments in the Village.

CHAIRMAN GRAY asked for comments from the Commissioners.

COMMISSIONER ENGEL noted he is all for this and thinks this is a great business moving into our Village. If they are in the Village we can control any further buildings or signs that are requested.

COMMISSIONER MANI noted the Petitioner is telling us what he wants to do change and what not to change. If he want to come into the Village he should be willing to conform to our codes. He was told before by previous mayors and trustees what he would have to do to be annexed. This property is not suitable for Tinley Park.

COMMISSIONER VICK inquired what we were considering tonight. Ms. Wallrich replied the Commission is only considering the Special Uses of the Gas Station and the Car Wash. COMMISSIONER VICK noted he is for this. He has reservations on the manual changeable signs. The other signs are nice looking signs.

COMMISSIONER STANTON echoes COMMISSIONER ENGEL'S thoughts. He feels it is good.

COMMISSIONER GASKILL agrees that this is a good idea.

CHAIRMAN GRAY inquired about the buffer yard. Ms. Wallrich replied as the buffer yard expands less and less landscaping is required. What exists now are predominately evergreen trees and they carry a lot of points in the code. This meets the integrity of the code mainly because of the separation and a solid masonry wall. Our code allows you to take the required number of plants and cut them in half if there is a solid wall. CHAIRMAN GRAY noted the trees are planted on the resident's side and that really helps with not having to stare at a big wall. Ms. Wallrich replied that this helps visually and with the noise. CHAIRMAN GRAY noted that the 191st Street station is very clean. The Speedway station is not clean in comparison. He noted that the signs are not a point of contention for him.

COMMISSIONER MANI noted it is unfortunate that this location is in unincorporated County. This is poor planning. He read a sentence from former Mayor Seaman's letter regarding the B-3 zoning district is the most intense commercial zoning district allowing uses that are less associated with a residential neighborhood unless it is well screened. This is not a well screened area. This is not good for the residents in the area. If he wants to annex he should be willing to change all the signs according to the codes.

COMMISSIONER ENGEL noted there is already screening. This business is already there. With annexations the signs that are already there do not have to be changed to move into the Village.

COMMISSIONER STANTON noted Mr. McEnery is a good businessman and has great relationships.

COMMISSIONER GATTO noted that since he is not in the Village we cannot say anything about what he does if he annexes we will be able to control what he does. If there are issues we can help the residents.

COMMENTS FROM THE PUBLIC

Andy Tess, Resident, noted there is no doubt the Petitioner will paint a beautiful picture. The experts speaking do not live in the community. Previously every government body voted no in the past 7 years. This should never been built between two streets that serve a residential community. This is deemed hazardous and inappropriate. This was zoned as a gas station and the homes were built before the gas station was. In spite of the objections, the Petitioner built his truck stop under the idea of an automobile fueling facility. He now has regrets and he has said he wished he never bought the property. Will County declined his request for liquor sales and gaming. Most of his reasons are for profit and total disregard for the residents. One hundred homes were surveyed and the response was no liquor and no gaming and no more traffic. The expert has said the traffic will increase 12-13% this represents 1,200 – 1,300 car a day primarily coming down 194th Street. He went through the projected revenues. This building should never have been built. Children must walk directly in front of turning trucks to get to the station. This is an extreme hazard. The last vote at the Will County Board was 21 to 5 saying no.

Ken Shaw, Resident, noted in 2008 he supported annexation but voted against the Special Use Permits. In the last year since this measure failed at the Board level, he has paid attention to this. Although he had concerns about the Special Use, they have not materialized in the last year. One of the things that stood out to him was the Brad Bettenhausen report stating the property values were not negatively impacted, but in general the values are trending above many of the other areas of the community. This exists and having watched this over the past year, some of his concerns have faded over time. He is not in favor of gaming expansion and would like to see a better definition of gaming in the community. He is in favor of the Racino. In closing, while he has concerns, he recommends approval of Annexation and Special Use Permits.

Camille Tess, Resident, stated that the annexation of Lenny's into Tinley Park will be setting a precedent for more 24 hour gambling establishments. The Hollywood Amphitheater folks will easily be able to access liquor on their way to the show. She read a letter from the resident of Tinley Trails that were unable to be at this meeting. The letter explains gambling in Illinois.

Sandra Rennie, Resident, noted she is in the neighborhood watch group. Since 2012 the residents have opposed the annexation. She stated they went door to door and got 700 signatures of people who oppose it. They have the support of the Brookside Glen Homeowners Association who also oppose this. The Special Use Permits have been denied in the past. Our concerns remain the same. The traffic into our area has increased. It could take 4-5 minutes to make a left turn out of the subdivision. She displayed photos of the stacking in the area. We will need more police with the increase in traffic. The past mayors and trustees have opposed this. The noise affects the residents both day and night. Crime and safety is an issue. With liquor sales crime will be increased. The buffer yard wall that has been constructed is a plastic fence. The trees are sparse. The property values have declined. There is no need for gaming or packaged liquors in our neighborhood.

CHAIRMAN GRAY asked the Petitioner to speak.

Cass Wennlund, Attorney for the Petitioner noted staff has noted in the staff report that the Standards are met. As stated by Mr. Shaw a former Plan Commission Chairman, the concerns he had one year ago did not materialize. A Will County judge found that the resident's concerns were largely unsubstantiated. They were mostly about what might be. We are dealing with a business that exists now. It is a well-run, well maintained business. If this Village annexes this business it will have over \$400,000 in tax revenue. These numbers are substantiated. There will be more compliance with the Village Ordinances. The packaged liquor is simply another product, it is not a tavern. Crime with gambling in his other locations has not occurred.

Len McEnery, Petitioner stated he would really like to have his business in Tinley Park. He lived in Tinley Park and now lives in Orland Park. He is a local businessman and if things aren't right at the site, I am in the neighborhood. He is active in the business and he takes care of it. This location was zoned properly for a gas station and built according to all the proper building permits. There was nothing that was not done correctly. He has always believed this is the right thing to do at this location.

COMMISSIONER ENGEL inquired if when that residential subdivision was built, was the property zoned for a gas station?

Mr. McEnery replied yes it was. This property was owned by Gas City for some time. It was controlled by petroleum companies for quite some time. The gaming produced \$37,000 in the month of July, so if you run that out for 7 months it is \$257,000. When we were turned down in the county, he got signatures. He had 3,000 signatures from customers who supported liquor and the car wash. He noted that 158,000 people live within five miles of this location. We are good neighbors, we will take care of any problems. The security that comes from video gaming is important. We pay higher salaries and have people around all the time. We now have seven gaming licenses and nine liquor licenses and we have not had any issues with it.

CHAIRMAN GRAY asked for comments from the traffic consultant.

Michael Werthman, KLOA Traffic Consultant gave a presentation regarding the traffic. There are four access drives on three different roads that provides the site with excellent flexibility and helps to distribute the traffic over different access drives and different roadways. This minimized the impact. When the station was built several important roadway improvements were incorporated as part of the development. He noted that 194th Avenue was widened to provide a separate right and left turn lane. A separate right turn lane was provided on Harlem Avenue serving the right in-right out access drive. These were installed to minimize the impact on the roadway system. The last count was in March of last year. During the peak hours 97 – 98% of the traffic was passenger vehicles and only about 1-3% was truck traffic. On average the truck trips per day was around 53. The majority of the traffic is passenger traffic with 88% of the traffic coming from Harlem Avenue. The other 12% was coming to and from the neighborhood. With the annexation and the sale of liquor, most of the traffic will be from existing customers. There will be five gaming positions, which will not generate a significant amount of traffic. The 10-12% increase is the worst case scenario, as most of the traffic will be from existing customers for multi-purpose trips. The expectation is half of this. He noted that 75-80% of gas station traffic is already on the road. In general the roadways have sufficient capacity to accommodate the traffic. On 194th Street there is a stop sign and it can be difficult to make a left turn onto a high volume road like Harlem Avenue. The average queue is 1-2 cars. The traffic signal north and south help with the gaps in traffic.

Ms. Clarke inquired if a light could be added at the 194th location. Mr. Werthman replied it will probably not be added until the land to the east is developed.

COMMISSIONER VICK inquired if there have been traffic accidents at this location. Mr. Werthman replied in 2017 there were 7-8 accidents. Most other years there were only 1-2 accidents with only one injury and no fatalities.

Jerry Petrowski, resident noted the traffic is highly understated. He has had occasion to sit for 5 minutes trying to make a left hand turn. This is a lot bigger issue. Many years back Lenny said he would not build the gas station if he could not have a car wash. He built it anyway. The residents have not been happy with Lenny. The amount of noise coming out of there exceeds the noise standard. Truck noise and large boom boxes go on all day and night.

COMMISSIONER VICK noted that what we are looking for tonight has nothing to do with the gambling or liquor sales. This has to do with the gas station and car wash and annexing into Tinley Park. Ms. Wallrich replied this is for zoning and two special uses.

Sandra Rennie stated if he annexes into Tinley Park, he can go directly for the gaming and liquor sales.

A motion was made by COMMISSIONER ENGEL, seconded by COMMISSIONER GATTO to close the Public Hearing for Lenny's Gas & Wash, 19420 Harlem Ave – Rezoning, Annexation and Special Use. The Motion was approved by roll call.

AYES: STANTON, ENGEL, MANI, GATTO, GASKILL, FIELDER, AITCHISON, VICK AND CHAIRMAN GRAY

NAYS: NONE

CHAIRMAN GRAY declared the Motion unanimously approved.

Ms. Wallrich went through the Rezoning Standards.

- A. *The existing uses and zoning of nearby property;* The property currently functions as a service station with a car wash and drive-in restaurant. Properties to the north function as commercial properties and are zoned B-4, B-3 (Tinley Park) and C-2 (Will County); single-family uses are to the west and are zoned R-2 (Tinley Park) and R-4 (Will County). Property to the south operate as commercial property and are zoned C-2 (Will County). The property to the east is undeveloped farmland and is zoned R-4 Cook County. The Village's Comprehensive Plan identifies the subject property as commercial.
- B. *The extent to which property values are diminished by the particular zoning;* A review of the EAV for the neighboring subdivision (Tinley Trails) by the Village Treasurer, Brad Bettenhausen, reveals :
 - 1. Neighborhood remains very stable. Only one new sales transaction since last analysis. That sale occurred in October 2017.
 - 2. There has been overall growth in the Tinley Trails EAV over the past 4 tax years.
 - 3. The rate of growth in the Tinley Trails EAV exceeded the rate for the entire Will County portion of Tinley Park.
 - 4. The rate of growth in the Tinley Trails EAV was better than, or in line with, the rates for Cook County and Tinley Park overall (factoring in that 2017 was a triennial reassessment year for Cook County properties)
 - 5. The only decrease in EAV noted within Tinley Trails between 2017 and 2018 was clearly the result of a tax appeal.
- C. *The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public;* Destruction of property values has not been proven by the opposing party. Existing conditions exist which include the service station, car wash and drive-thru restaurant. Per a traffic study, the impact of proposed uses do not have a significant impact on service levels of adjacent intersections; parking surveys reveal adequate parking. Anticipated revenue from the existing and proposed uses total in excess of \$400,000/year.
- D. *The relative gain to the public as compared to the hardship imposed on the individual property owner;* Annexation to the Village of Tinley will provide local zoning and public safety control of an existing use. Impacts from the current uses will continue regardless of annexation and rezoning.
- E. *The suitability of the property for the zoned purpose;* The Comprehensive Plan identifies the property as commercial; the property is located immediately adjacent to a 4 –lane arterial roadway with ADT of 26,300 (IDOT 2017)
- F. *The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;* The property is currently developed as a service station, car wash and drive-thru restaurant.
- G. *The public need for the proposed use;* and the property is successfully operating with an anticipated revenue to the Village of over \$400,000 annually.
- H. *The thoroughness with which the municipality has planned and zoned its land use.* The Comprehensive Plan identifies the property for commercial uses; the B-3 District provides for the Service station and Car Wash as a Special Use; the drive in and C-store are permitted uses.

Ms. Wallrich went through the Special Use Standards.

- A. *That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;* The Special Use is for existing uses that were lawfully

approved as part of the Will County zoning process. Copies of police activity, traffic studies and parking studies have not revealed significant negative impact that will be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the area. Comparisons have been provided regarding the existing buffer between the subject property and adjacent homes which exceed County requirements and meet the integrity of the Village Code; a property value analysis indicates that the existing uses have not resulted in decreased property value.

- B. *That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;* The Special Uses under review (Service Station and Car Wash) are existing uses. A property value analysis was provided which indicates that the existing uses have not resulted in decreased property value. A buffer yard has been provided that exceeds Will County and Tinley Park requirements. Regarding the addition of video gaming and packaged liquor sales which are under consideration as part of the annexation agreement, a traffic study estimate these new uses will produce less than 21 to 25 round trips during the weekday morning and evening peak hours. No additional buffer or screening is proposed as part of the Application.
- 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 majority of the property in the area is currently developed; the granting of the Special Uses are consistent with the Comprehensive Plan for commercial uses. The subject property was developed legally under Will County regulations; any future development will be subject to Tinley Park regulation.
- D. *That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;* A traffic study presented no negative impact resulting from the approval of the existing special uses. The property is located adjacent to a major 4-lane commercial corridor with 26,300 ADT (2017 IDOT).
- E. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;* The Special Uses under consideration are for existing uses that have functioned at the site since 2015 (service station) and 2017 (carwash).
- F. *That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance; and* The annexation of the subject parcel will render the existing signs legal non-conforming. The Applicant has agreed to bring some of the existing signs into conformance with Village Code. A negotiated schedule for bringing any building non-conformities into conformance will be included in the annexation agreement.
- G. *The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.* The annexation of the subject parcel is anticipated to bring in over \$400,000 in annual revenue to the Village of Tinley Park.

Motion #1:

COMMISSIONER GATTO, seconded by COMMISSIONER FIELDER made a motion to recommend that the Village Board grant the Petitioner, Leonard McEnery, on behalf of Lenny's Food N Fuel Harlem Avenue, LLC, a rezoning (Map Amendment) of the property located at 19420 Harlem Avenue, upon annexation to B-3 (General Business and Commercial)

and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff and the Plan Commission at this meeting.”

AYES: STANTON, ENGEL, GATTO, GASKILL, FIELDER, AITCHISON, VICK AND CHAIRMAN GRAY

NAYS: MANI

CHAIRMAN GRAY declared the Motion approved.

Motion #2:

COMMISSIONER FIELDER, seconded by COMMISSIONER STANTON made a motion to recommend that the Village Board grant the Petitioner, Leonard McEnery, on behalf of Lenny’s Food N Fuel Harlem Avenue, LLC, property located at 19420 Harlem Avenue, a Special use for a Service Station and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff and the Plan Commission at this meeting consistent with the submitted plans with the following conditions:

1. Bring the following signs into conformance with Village Sign Regulations:

	Sign Name	Mr. McEnery’s Proposal
A.	C-Store east	Remove 2 wall signs (“No Cook County taxes” and second “Dunkin sign”)
	C-Store north	Remove changeable copy sign
	Car Wash -south	Remove “Pet Wash” sign
C.	Remove any temporary signs or banners in exchange for keeping the manual changeable copy sign on the convenience store and the car wash monument sign.	

2. Stripe the truck parking spaces.

AYES: STANTON, ENGEL, GATTO, GASKILL, FIELDER, AITCHISON, VICK AND CHAIRMAN GRAY

NAYS: MANI

CHAIRMAN GRAY declared the Motion approved.

Motion #3:

COMMISSIONER ENGEL, seconded by COMMISSIONER AITCHISON made a motion to recommend that the Village Board grant the Petitioner, Leonard McEnery, on behalf of Lenny’s Food N Fuel Harlem Avenue, LLC, property located at 19420 Harlem Avenue, a Special use for a Car Wash and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff and the Plan Commission at this meeting consistent with the submitted plans.”

AYES: STANTON, ENGEL, GATTO, GASKILL, FIELDER, AITCHISON, VICK AND CHAIRMAN GRAY

NAYS: MANI

CHAIRMAN GRAY declared the Motion approved.

This will be heard by the Village Board tentatively on 9/3/2019

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE AUGUST 15, 2019 REGULAR MEETING

Item #4 PUBLIC HEARING: ZONING CODE FEE CHANGES – TEXT AMENDMENT

Consider Text Amendments amending Section III-0-6-(2)-(C) (Outdoor Display Fees), Section IX.B.2. (Sign Fees), and Section X (Administration and Enforcement) of the Zoning Ordinance to update fee levels to cover initial upfront costs accrued by the Village while maintaining fees that are competitive with nearby communities. The text amendment will also move fees currently locate in the Zoning Code to a Comprehensive Fee Schedule containing all Village fees that will be located in the Village's Code of Ordinances.

Present were the following:

Plan Commissioners: Garrett Gray, Chairman
Tim Stanton
Eduardo Mani
Lucas Engel
Angela Gatto
MaryAnn Aitchison
James Gaskill
Curt Fielder
Stephen Vick

Absent Plan Commissioner(s): None

Village Officials and Staff: Kimberly Clarke, Community Development Director
Paula Wallrich, Planning Manager
Michael Mueller, Village Trustee
Douglas Spale, Village Attorney
Patrick Connelly, Village Attorney
Barbara Bennett, Commission Secretary

Guests: None

A Motion was made by COMMISSIONER FIELDER, seconded by COMMISSIONER MANI, to open the Public Hearing for Zoning Code Fee Changes – Text Amendments. The Motion was approved by voice call. 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.

Kimberly Clarke, Community Development Director gave a presentation as noted in the Staff Report. Staff is in the process of doing a comprehensive building code update and while they are doing that staff has recognized that there are other things that need to adjusted. The fees in the zoning code need to be brought over to another section in the zoning code. The fees

are throughout various codes and they would like to have one comprehensive section of the municipal code that brings all fees in one section so they are easier to review and easier to update. Staff was directed to proceed with the fee changes as proposed at the June 25, 2019 Community Development Committee meeting. Other department fee changes are in the process of going through their respective Committees before the final text amendments are drafted. As part of the adoption of the new comprehensive fee schedule ordinance amendments to the Zoning Code are necessary to remove the fees currently listed there.

There will be some additional fees added which will be discussed at the Village Board Level. For information purposes they did look at some of the fees and noted some need to be increased. Ms. Clarke noted that because this is in the zoning code and they are removing some of the fees from it, there must be a Public Hearing for the Text Amendment. This will be brought together in one comprehensive building code update. A municipal fee code section will be created.

Proposed Planning/Zoning Fee Levels

Fee Type	Code location/ Ordinance #	Current Fee	Proposed Fee	Comments	Comparable (O = Orland Park, F= Frankfort, M = Mokena, N = New Lenox)
Annexation	Zoning Code - N/A	\$0	\$750 > 1 acre \$1500 1-5 acres \$3000 < 5 acres	Raise - based on staff time, upfront costs and comparable communities.	O: \$750 - 1,350 N: \$1350 - 4100+ (+ \$200 Annexation Agreement) F: 750-3000+ M: \$800+
Variance - Commercial	Zoning: Sec. X-G-2 (2007-O-024)	\$200	\$500 + \$75 per additional Variation	Raise - based on staff time, upfront costs, and comparable communities. Avoids repetitive or arbitrary requests. Clarify multi-request fees.	O: \$500 N: \$850 F: \$300 M: \$1400 (includes separate Public hearing fee that can be split among multiple applicants)
Variance - Residential	Zoning: Sec. X-G-2 (2007-O-024)	\$150	\$250 + \$75 per additional Variation	Raise - based on staff time, upfront costs, and comparable communities. Avoids repetitive or arbitrary requests. Clarify multi-request fees.	O: \$500 N: \$350 F: \$200 M: \$1025 (includes separate Public hearing fee that can be split among applicants)

Rezoning	Zoning: Sec. X-K (2007-O-024)	\$400	\$750	Raise - based on staff time, physical changes to maps and comparable communities.	O: \$500 N: \$600 - 2000+ F: \$800 M: \$1400-1800 (includes separate hearing fee)
Special Use Permit / PUD	Zoning: Sec. X-J-3 (2007-O-024)	\$400	\$500	Raise - based on comparable communities.	O: \$500 N: \$850+ F: \$500 M: \$800
Site Plan (Includes site layout, architectural, landscaping and lighting)	Zoning: Sec. III-U (1987-O-002)	\$0	\$500 New/First Approval \$300 Amendment	Raise - based on staff time, upfront costs, and comparable communities. Removal of other unused development fees below.	O: \$600-1500 + Landscape review fees \$2500-5000 N: \$250 + Landscape review fees of \$500-1050+ F: \$700 (\$100-300 amendment) M: \$350
Plats (Preliminary/ Final Subdivision, Easement, etc.)	Subdivision: Sec. XIII-F (2007-O-041)	\$1 per lot (min. \$100 for preliminary; \$50 for final)	\$500 + \$5 per lot for multi-lot plats	Raise - based on staff time, upfront recording costs and comparable communities.	O: \$500 + 25 per lot N: \$150 + 25 per lot F: \$500 - 4000+ M: \$1600
New Development Approval Not Including Public Improvements	Subdivision: Sec. XIII-E (2007-O-041)	\$300 acre, \$1000 min.	Eliminate	Eliminate - Not Utilized. Combined with Site Plan and Plats.	N/A
Zoning or Subdivision Code Text Amendment	Zoning and Subdivision Codes - N/A	\$0	\$500	Raise - based on staff time, upfront costs and comparable communities. Avoids repetitive or arbitrary requests.	N/A

COMMISSIONER FIELDER inquired as to whether all will be listed under one section. He also inquired if the fees will still be a little lower than other communities so we are competitive. Ms. Clarke replied that the zoning code will refer to a specific chapter. She also noted the fees will be competitive. What they are proposing will not be excessive.

CHAIRMAN GRAY inquired as to why the New Development Fee was being eliminated. Ms. Clarke replied this was buried in the subdivision code and we noted it was not being applied. We now have an in-house engineer and some of those fees were not being applied.

A Motion was made by COMMISSIONER FIELDER, seconded by COMMISSIONER GASKILL, to close the Public Hearing for Zoning Code Fee Changes – Text Amendments. The Motion was approved by voice call. CHAIRMAN GRAY declared the Motion approved.

COMMISSIONER FIELDER, seconded by COMMISSIONER ENGEL made a motion to recommend that the Village Board approve Text Amendments to Section III-O-6-(2)-(C) (Outdoor Display Fees), Section IX.B.2. (Sign Fees), and Section X (Administration and Enforcement) of the Village of Tinley Park Zoning Ordinance as indicated in Staff's most recent Staff Report dated 8/15/2019. The proposed Text Amendments increase a number of planning and zoning-related fees and move all fees to a Comprehensive Fee Schedule located in the Village of Tinley Park's Code of Ordinances."

AYES: STANTON, ENGEL, GATTO, MANI, GASKILL, FIELDER, AITCHISON, VICK AND CHAIRMAN GRAY

NAYS: NONE

CHAIRMAN GRAY declared the Motion unanimously approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE AUGUST 15, 2019 REGULAR MEETING

**Item #5 PUBLIC HEARING: MASONRY REQUIREMENTS FOR MULTI-FAMILY, COMMERCIAL
AND INDUSTRIAL ZONING DISTRICTS – TEXT AMENDMENT**

Consider Text Amendments amending Section V.C.4. (Elevations and Facades), Section V.C.7 (General Requirements/All Business & Commercial Districts) and Section V.C.10 (Site Development Standards for Industrial Uses) of the Zoning Ordinance to incorporate masonry requirements for residential, commercial and industrial zoning districts.

Present were the following:

Plan Commissioners: Garrett Gray, Chairman
 Tim Stanton
 Eduardo Mani
 Lucas Engel
 Angela Gatto
 MaryAnn Aitchison
 James Gaskill
 Curt Fielder
 Stephen Vick

Absent Plan Commissioner(s): None

Village Officials and Staff: Kimberly Clarke, Community Development Director
 Paula Wallrich, Planning Manager
 Michael Mueller, Village Trustee
 Douglas Spale, Village Attorney
 Patrick Connelly, Village Attorney
 Barbara Bennett, Commission Secretary

Guests: None

Staff has requested that this Public Hearing be removed from the agenda until further notice. Staff is working through the text amendment in conjunction with the overall building code update. It is staff's intention to bring forth these amendments through at the same time. Staff will republish.

GOOD OF THE ORDER:

None at this time.

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 August 15, 2019 at 10:11 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN GRAY declared the meeting adjourned.



PLAN COMMISSION STAFF REPORT

September 05, 2019

UNION SQUARE TOWNHOMES- Site Plan and Plat of Re-subdivision

6822-6830 179th Street, 17884-17890 Oak Park Avenue

Petitioner

Kevin Halleran
Mike Halleran

Property Location

6820-6830 179th Street

Parcel Size

.45 (north parcel)
.44 (south parcel)

Zoning

NG (Neighborhood
General)

Approvals Sought

Site Plan Approval
Plat of Subdivision

Project Planner

Paula J. Wallrich, AICP
Planner Manager



EXECUTIVE SUMMARY

Kevin and Mike Halleran, developers of Union Square Townhomes located at the corner of Oak Park Avenue and 179th Street, received approval of their Site Plan at the August 20, 2017 Plan Commission and their Plat of Subdivision at the June 7, 2016 Village Board meeting. Since that time the developers have constructed and sold their models on the south side of 179th Street, have begun construction on their second building and are ready to construct the last two buildings on the north side of 179th Street. Pre-sales have been good and the developers are anxious to break ground this spring.

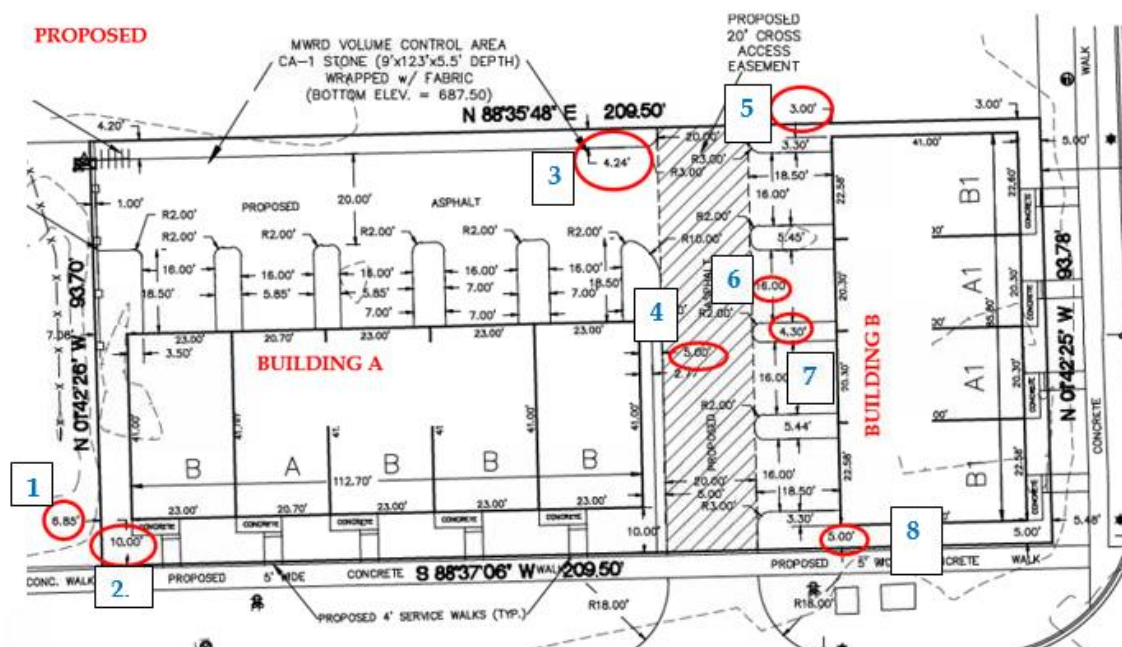
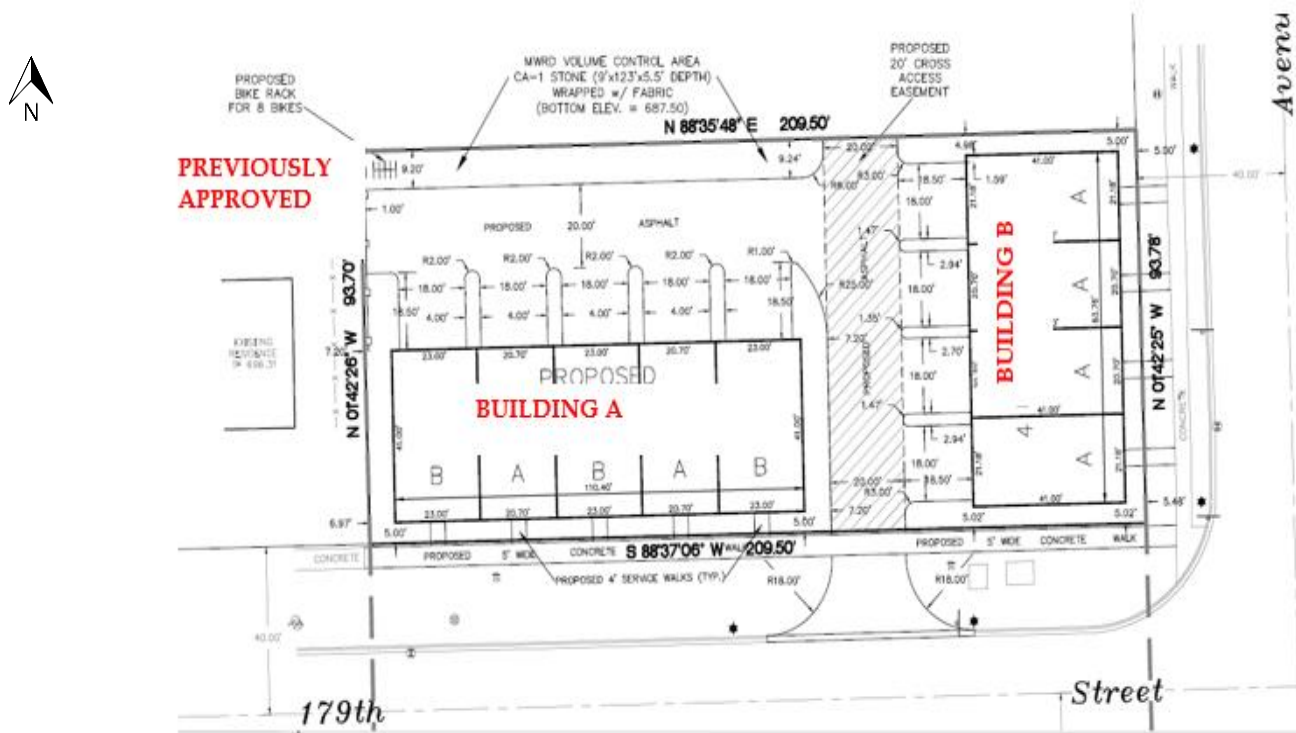
Sales for the first units indicated a preference for 3-bedroom units therefore the Halleran's have requested an amendment to their approved site plan. The total number of units will not change; however on the north side of 179th Street, which originally planned for six 2- bedroom "A" units and three 3-bedroom "B" units, is now proposed for three 2- bedroom "A" units and six 3-bedroom "B" units. In order to meet the required setbacks the building fronting Oak Park Avenue has decreased the width of the units slightly from what was originally proposed.

The proposed revisions meet all Legacy Code requirements for the designated zoning district (Neighborhood General (NG); it also meets the intent of the Landscape Ordinance. The façade will remain the same as originally proposed and constructed on the south side of 179th Street.

The proposed site plan changes necessitate a change in the Subdivision Plat therefore a Plat of Re-subdivision is submitted for the Commission's approval. In addition, the five foot Public Utility and Drainage Easement at the north end of the building fronting Oak Park Avenue has been reduced by two feet and therefore a Plat of Abrogation is also submitted for review.

SITE PLAN REVIEW

The proposed site plan provides for a change in the two structures on the north side of 179th Street. This is the result of a change in the market demand for the number of bedrooms which indicates a preference for 3-bedroom units. The two structures on the north side of 179th Street will still comprise nine condo units however the structure fronting 179th Street (Building A) will add one 3-bedroom "B" unit and reduce the number of 2-bedroom "A" units by one, and the structure facing Oak Park Avenue (Building B) will add two 3-bedroom "B-1" units and reduce the number of 2-bedroom units by two and revise the "A" units to a A-1" unit which is slightly smaller. (See the plans below.)



In addition Building A will increase its front yard setback by five feet due the utility poles in the front yard (see photo). Other proposed changes (noted in red circles above) are outlined in the table below.

The 2 and 3-bedroom units in Building B have also been slightly reduced in width from the 2 and 3-bedroom units in Building A so that they comply with Village setbacks. The 2-bedroom unit had been reduced from 20.7' to 20.3' and the 3-bedroom unit has been reduced from 23' to 22.58'. This change will be imperceptible and will not change the appearance of the façade.



PROPOSED CHANGES IN SITE PLAN			
	Approved	Proposed	Comment/code requirement
1	6.97'	6.85'	5' minimum
2	5'	10'	5' -15' FY setback (utility lines)
3	9.24'	4.24'	Reduction of green space/detention
4	7.20'	5.0'	5' minimum
5	5'	3'	5' max, reduction of easement
6	18'	16'	Reduced to accommodate AC units
7	2.7'	4.3'	Increased to accommodate AC units
8	5.02'	5.0'	5' -15' FY setback

Due to some outstanding issues related to the Plat of Re-subdivision staff recommends conditioning the Plan Commission's recommendation of the Site Plan on final engineering approval.

PLAT OF RE-SUBDIVISION REVIEW

Due to the changes in the Site Plan there are changes required in the Subdivision Plat. The proposed plat has received engineering. Staff recommends conditioning the Plan Commission's recommendation on final engineering approval.

PLAT OF ABROGATION REVIEW

Due to the Site Plan changes the Public Utility and Drainage Easement located at the northeast corner of the parcel has been reduced from 5 feet to 3 feet. Therefore a Plat of Abrogation is necessary to reduce the existing easement. The petitioner's engineer states this is adequate to accommodate utility needs; staff recommends conditioning the Plan Commission's recommendation on final engineering approval.

RECOMMENDATION/RECOMMENDED MOTION

If the Plan Commission wishes to take action, an appropriate wording of the following motions are:

Motion #1

"...make a motion to grant the Petitioners, Kevin Halleran and Mike Halleran (property owners), Site Plan Approval for the proposed property located at 6822-6830 179th Street & 17884-17890 Oak Park Avenue in the Neighborhood General (NG) Zoning District, consistent with the submitted plans and conditioned upon final engineering approval."

Motion # 2

"...make a motion to recommend the Village Board grant the Petitioners, Kevin Halleran and Mike Halleran (owners), approval of the Plat of Re-subdivision for Union Square North located at 6822-6830 179th Street & 17884-17890 Oak Park Avenue in the Neighborhood General (NG) Zoning District, conditioned upon final engineering approval."

Motion # 3

"...make a motion to recommend the Village Board grant the Petitioners, Kevin Halleran and Mike Halleran (owners), approval of the Plat of Abrogation of the Public Utility and Drainage Easement for Union Square North located at 6822-6830 179th Street & 17884-17890 Oak Park Avenue, conditioned upon final engineering approval."

LIST OF REVIEWED PLANS

Union Square – 6822-6830 179th Street, 17884-17890 Oak Park Avenue**LIST OF SUBMITTED PLANS**

Submitted Sheet Name		Prepared By	Date On Sheet
1 of 1	Union Square North ReSubdivision	JAS	undated
1 of 1	Site Geometric Plan	JAS	07/30/11of
1of 1	Plat of Abrogation	JAS	undated
3 of 3	Site Grading Plan	JAS	08/28/19
1 of 1	Site Utility Plan	JAS	7/22/19

*JAS Joseph A. Schudt & Associates**IRG Ives / Ryan Group, Inc.*



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 _____
- ☐ Annexation
- ☐ Rezoning (Map Amendment) From _____ to _____
- ☒ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☒ Final
- ☒ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: Union Square

Project Description: Reconfigure North Parcel for 9 units with new sizes

Project Address: 17884-17890 Oak Park Ave.
6822-6830 179th Street

Property Index No. (PIN): See Attached

Zoning District: NG Neighborhood (Legacy)

Lot Dimensions & Area: 94' x 209.50' (0.45 Acres)

Estimated Project Cost: \$ _____

OWNER OF RECORD INFORMATION

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

Name of Owner: Mike & Kevin Halleran

Company: 179 OPA, LLC

Street Address: 17331 Valley View Drive

City, State & Zip: Tinley Park, IL 60477

E-Mail Address: _____

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 representative.

I hereby authorize Warren Opperman (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): Kevin Halleran

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): Kevin Halleran

Applicant Signature:
(If other than Owner) _____

Applicant's Name (Print): _____

Date: 8/22/19

**VILLAGE OF TINLEY PARK, ILLINOIS
PLAT (SUBDIVISION, CONSOLIDATION, EASEMENT) ADDENDUM**

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they will not be accepted and may delay the review and hearing dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting **Plat Approval** from the terms of the Zoning and Subdivision Ordinance as well as the Illinois Plat Act. 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 or ideas prior to making a submittal.

- ☒ Schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, and receive preliminary feedback.
- ☒ General Application form is complete and is signed by all property owner(s) and applicant (if applicable). Include all engineering and surveyor contact information.
- ☒ Ownership documentation is submitted for all affected properties and indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied. All beneficiaries of properties must be disclosed.
- ☒ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on any existing or proposed uses, grading, utility, use or other property changes, existing uses/tenants.
- ☒ A Plat of Subdivision/Consolidation/Easement of the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated.
- ☒ Plan/plat indicating existing and proposed grading, utilities and structures.
- ☒ Preliminary grading, public right-of-way, utility and other engineering information may be required to be submitted for a Plat of Subdivision depending upon the extent of the subdivision project and related improvements. Please see the Village of Tinley Park's Subdivision and Development Regulations for specific info and standards.
- ☒ Hearing fees differ based upon the request and the need for engineering and construction review and observation fees. An expected fee total will be provided upon initial review of the plans and final fee total will need to be paid prior to the scheduling of a public meeting.



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

VILLAGE OF TINLEY PARK, ILLINOIS SITE PLAN 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 or meeting dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting Site Plan approval. 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 or ideas 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. 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 existing conditions, any parking requirements, property changes, landscaping, building design, proposed uses/tenants, public improvements or any other site design details should be described. Any additional requests such as a Special Use or 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.
- ☒ Plans and Surveys including all details listed on the Site Plan checklist (next page).
- ☒ Please make the following document submittals:
 - Submit all applications, plans and documents stated above electronically via email/USB drive/ShareFile upload to Community Development Staff (Note: Village email attachment size is limited to 10MB. Please utilize ShareFile if your submission exceeds 10MB).
 - One (1) paper copy of all plans in size 11" x 17"
 - One (1) paper copy of full size Arch D (24" x 36") plans (scalable).

Required Plan Submittal Items	Applicant Submitted	Village Received
1. Site Plan Approval Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Complete list and contact information for all project staff and design professionals (Architect, Engineer, Landscape Architect, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Plat of Survey, including: a. Existing conditions and dimensions; b. Legal Description; c. Surveyor information; and d. Date of completion.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Site Plan, including: a. Fully-dimensioned property boundaries; b. All building elements and physical improvements; c. Setbacks from all property lines; d. Identification as to whether all elements are "Existing" or "Proposed"; e. Dimensioned parking spaces and drive aisles per Section VIII of the Zoning Ordinance; f. Dimensioned sidewalks (within rights-of-way and interior to the site); g. Trash enclosure location and screening/gate materials; h. Loading spaces as required by Section VIII of the Zoning Ordinance; i. Fire hydrant locations as required by the Village Fire Prevention Bureau; j. Lighting standard locations; and k. Ground signs with setbacks noted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Zoning Analysis Table a. Showing existing, proposed, and required zoning conditions for all Lot and Bulk Regulations of the Zoning Ordinance, including but not limited to: i. Land area in acres and square feet (exclusive of rights-of-way); ii. Building area in square feet (including a breakdown by use for parking calculation); iii. Setbacks; iv. Floor Area Ratio (FAR); v. Lot coverage; vi. Height of all buildings and structures (see definition of height in Zoning Ordinance); vii. Percentage of greenspace; and viii. Parking spaces (with calculations).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Landscape Plan, including: a. Bufferyards (please include a table indicating required and proposed plant units); b. Parking lot landscape islands; c. Screening/fencing locations; d. Berms (if proposed); e. Plant lists, including: i. Latin and common names ii. Number of each planting material to be provided iii. Size at planting	<input type="checkbox"/>	<input type="checkbox"/>
7. Photometric Plan, including: a. Location of light fixtures; b. A cut sheet of light fixtures with indication of cut-offs or shielding; and c. Indicating lighting levels in foot-candles at the following locations: i. Interior of the subject property; ii. At the property lines (.5 foot candles maximum allowed at the property line); and iii. Ten (10) feet beyond the property lines.	<input type="checkbox"/>	<input type="checkbox"/>

8. Floor Plans, including: a. Preliminary floor plan layout of all buildings; b. Labels for the type of use of the area; and c. Labels for square footage of the area.	<input checked="checked" type="checkbox"/>	<input type="checkbox"/>
9. Preliminary Engineering Plans, including but not limited to: a. Drainage and water flow patterns or routes; b. On-site detention; c. Existing and proposed roadway configurations (adjacent public streets and interior roadways/driveways); d. Future roadway or access connections (if necessary); and e. Cross access easement(s).	<input checked="checked" type="checkbox"/>	<input type="checkbox"/>
10. Signage Plans, including: a. Dimensioned color elevations of ground, wall and directional signage b. A diagram showing the location of the proposed signage with setbacks from property lines and internal drive aisles or parking lots; and c. Include description of sign materials and method of illumination.	<input type="checkbox"/>	<input type="checkbox"/>
11. Elevations and Renderings a. Building elevations showing all four sides of all buildings. i. Elevations should be fully-dimensioned including height, width, and depth of all major building elements and components, and identify all building materials; and b. Color renderings or 3D model of site. c. Elevation of trash enclosure area with building materials identified (if applicable).	<input checked="checked" type="checkbox"/>	<input type="checkbox"/>
12. Building Material Samples <i>(may be submitted after initial Staff Review, but prior to placement on a Plan Commission agenda)</i> a. Samples of proposed materials including, but not limited to: i. Wall materials such as bricks, stone, and siding; ii. Roofing; iii. Light fixtures; and iv. Windows, moldings, shutters, and awnings. b. Provide final information on all building materials with vendor, color, and sizes, where relevant, in a table format.	<input checked="checked" type="checkbox"/>	<input type="checkbox"/>
13. Preliminary Plat(s) <i>(if applicable)</i>	<input checked="checked" type="checkbox"/>	<input type="checkbox"/>

The above information is intended as an outline of the Submission Requirements for Site Plan Approval and is neither mutually exclusive nor inclusive. The Village's Zoning Ordinance, Landscape Ordinance, Building Codes, and Subdivision Regulations can be found online at the Village website at <http://www.tinleypark.org>. Questions about Site Plan Approval and other Planning processes may be directed to the Planning Department at:

Village of Tinley Park
Planning Department
16250 S. Oak Park Avenue
Tinley Park, IL 60477
Phone: (708) 444-5100
Email: planning@tinleypark.org

Zoning Analysis Table
Union Square (North Parcel) 179th Street & Oak Park Ave.

Lot #	Address	PIN #	Original Footprint	Proposed Footprint
13	17884 Oak Park Ave	28-31-105-079	21.18' x 41.00'	22.58 x 41.00
12	17886 Oak Park Ave	28-31-105-078	20.70' x 41.00'	20.30 x 41.00
11	17888 Oak Park Ave	28-31-105-077	20.70' x 41.00'	20.30 x 41.00
10	17890 Oak Park Ave	28-31-105-076	21.18' x 41.00'	22.58 x 41.00
14	6822 179th Street	28-31-105-080	23.00' x 41.00'	23.00' x 41.00'
15	6824 179th Street	28-31-105-081	20.70' x 41.00'	23.00' x 41.00'
16	6826 179th Street	28-31-105-082	23.00' x 41.00'	23.00' x 41.00'
17	6828 179th Street	28-31-105-083	20.70' x 41.00'	20.70' x 41.00'
18	6830 179th Street	28-31-105-084	23.00' x 41.00'	23.00' x 41.00'
19	Common Area	28-31-105-085		

North Parcel - 9 Units

19,639 Sq. Ft. (0.45 Acres)

Residential Units = 9

Density = 20 Units/Acre

Parking Required = 14 Cars (1.5 cars/unit)

Parking Provided = 36 Cars (4/Unit (2 Garage + 2 Driveway))

Building Footprint Area

Lot Coverage

Original (9 units) = 7,961 Sq. Ft.

40.54%

Proposed (9 units) = 8,137 Sq. Ft.

41.43%

Greenspace

Original= 4,218 Sq. Ft. (21.48%)

Proposed= 3,942 Sq. Ft. (20.07%)

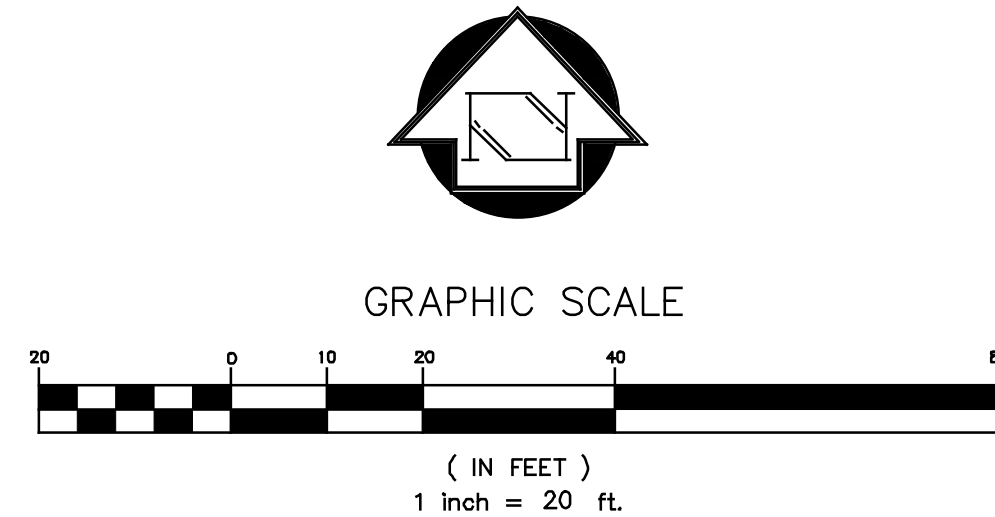
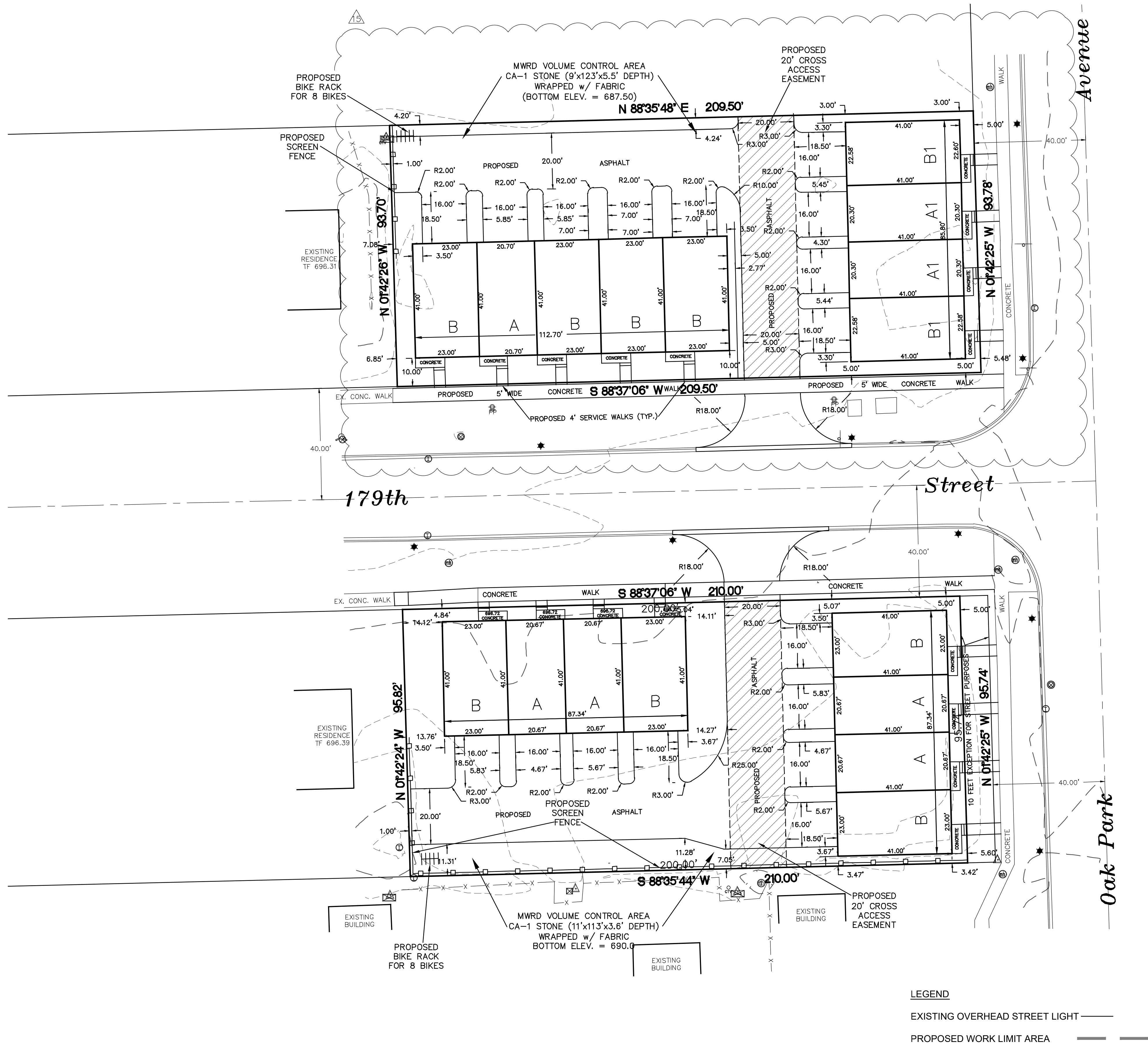
Frontyard Setback = 5.00'

Sideyard Setback = 3.00' Minimum / 6.85' Maximum

Building Height= 37'-7"

Gross Floor Area = 21,260.9

Floor Area Ratio (F.A.R.) = 1.08



15 NORTH PARCEL GEOMETRIC REVISIONS

14 DRIVEWAY WIDTHS REVISED TO 16' FROM 18' FOR MEP COORDINATION

SITE DATA:

NORTH LOT

LOT SIZE = 0.45 ACRES (19,639 SQ. FT.)
RESIDENTIAL UNITS = 9
DENSITY = 20.00 UNITS/ACRE
PARKING REQUIRED = 14 CARS (1.5 CARS/UNIT)
PARKING PROVIDED = 36 (4/UNIT)

SOUTH LOT

LOT SIZE = 0.44 ACRES (19,156 SQ. FT.)
RESIDENTIAL UNITS = 8
DENSITY = 18.19 UNITS/ACRE
PARKING REQUIRED = 12 CARS (1.5 CARS/UNIT)
PARKING PROVIDED = 32 (4/UNIT)

TOTAL

LOT SIZE = 0.89 ACRES (38,795 SQ. FT.)
RESIDENTIAL UNITS = 17
DENSITY = 19.09 UNITS/ACRE
PARKING REQUIRED = 26 CARS (1.5 CARS/UNIT)
PARKING PROVIDED = 68 (4/UNIT)

BUILDING FOOTPRINT AREA = 15,053 SQ. FT.

LOT COVERAGE = 38.8%

REQUIRED SETBACK: 5 FOOT MINIMUM

PROPOSED SETBACKS: 5 FOOT

BUILDING SQUARE FOOTAGE:

"A" UNIT = 1,677 SQ. FT.

"B" UNIT = 1,876 SQ. FT.

TOTAL UNIT AREA = 29,703 SQ. FT.

FLOOR AREA RATIO (F.A.R.) = 0.766

BUILDING HEIGHT = 37 FEET

GREEN SPACE AREA = 9,049 SQ. FT.

GREEN SPACE PERCENTAGE = 23.3%

★ PROPOSED DECORATIVE VILLAGE LIGHT

(FINAL LIGHT LOCATIONS TO BE DETERMINED BY VILLAGE)

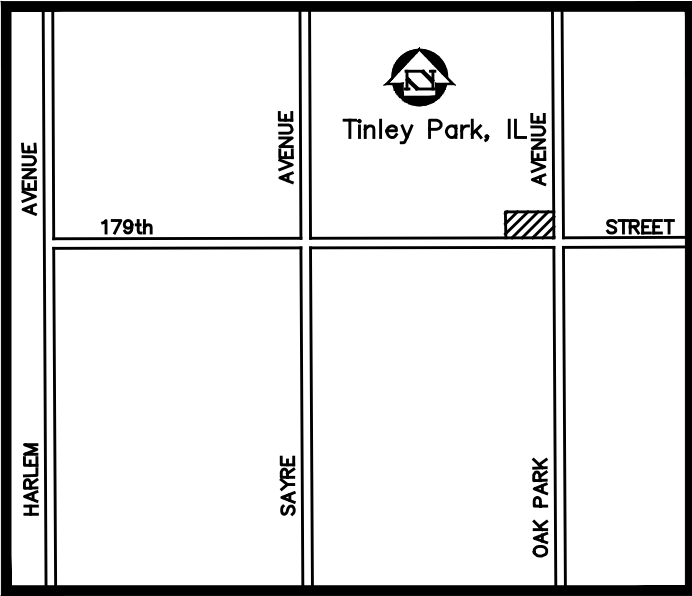
UNION SQUARE TOWNHOMES
TINLEY PARK, IL
SITE GEOMETRIC PLAN

Date: 7/30/19
Scale: 1" = 20'
Disk No.: 14-077-ENG
Drawn: JAR
Checked: DWO
Sheet:
4 of 11
Project No.:
14-077

REVISIONS: 10-19-15 17
5-27-15 12-10-15 17
7-13-15 08-05-16 07-22-19
7-29-15 08-05-16 07-22-19
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information and the attached drawings, in whole
or in part, without the written consent of
JOSEPH A. SCHUDT & ASSOCIATES

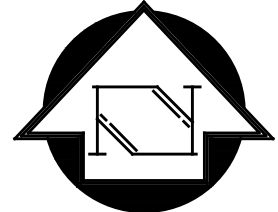
JOSEPH A. SCHUDT & ASSOCIATES
9455 ENTERPRISE DRIVE
MOKENA, IL 60448
PHONE: 1-708-720-1000
FAX: 1-708-720-1065
e-mail: jas@jaseng.com
http://www.jaseng.com
(184-001172)

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES



VICINITY MAP
(NOT TO SCALE)

INDICATES SITE LOCATION



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

UNION SQUARE NORTH RESUBDIVISION

BEING A RESUBDIVISION OF LOTS 10 TO 19, INCLUSIVE, IN UNION SQUARE SUBDIVISION, BEING A SUBDIVISION RECORDED AUGUST 24, 2016 PER DOCUMENT NUMBER 1623729105 IN THE WEST 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

P.I.N. 28-31-105-076
P.I.N. 28-31-105-077
P.I.N. 28-31-105-078
P.I.N. 28-31-105-079
P.I.N. 28-31-105-080
P.I.N. 28-31-105-081
P.I.N. 28-31-105-082
P.I.N. 28-31-105-083
P.I.N. 28-31-105-084
P.I.N. 28-31-105-085

Easement Provisions

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

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

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

MUNICIPAL UTILITY EASEMENTS

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

An easement is hereby reserved for and granted to

NF-COR Gas Company

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

OWNERS CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

179 OPA, LLC, An ILLINOIS LIMITED LIABILITY COMPANY, does hereby certify that it is the Owner of the hereon described property and that it, as such Owner, has caused the said property to be surveyed and subdivided with the dedications and easements as shown on the hereon drawn plat.

Dated This _____ day of _____, A.D. 20____.

179 OPA, LLC
17331 Valley View Drive
Tinley Park, IL 60477

By: _____

Title: _____

SCHOOL DISTRICT CERTIFICATE

This is to certify that to the best of my knowledge, we, the above, as Owners of the property herein described in the surveyor's certificate, which will be known as Union Square Subdivision is located within the boundaries of Community Consolidated School District 146, Bremen High School District 228, and South Suburban College District 510, in Cook County, Illinois.

Dated This _____ day of _____, A.D. 20____.

By: _____

Title: _____

NOTARY PUBLIC

STATE OF ILLINOIS }
COUNTY OF COOK } SS

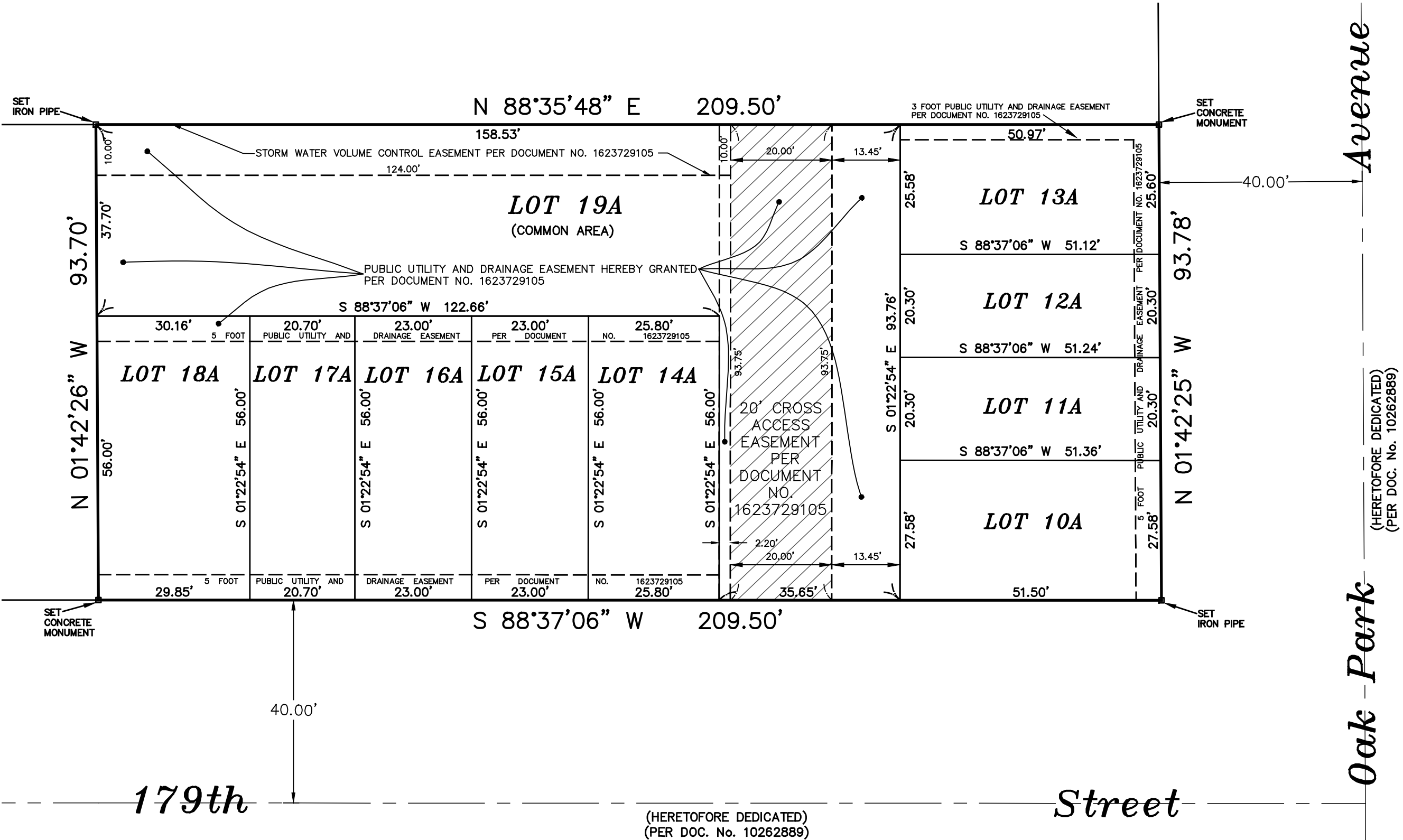
I, _____, a Notary Public in and for the County in the State aforesaid, do hereby certify that

_____, of 179 OPA, LLC, An ILLINOIS LIMITED LIABILITY COMPANY, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that they signed and delivered the foregoing instrument as their own free and voluntary act and as the free and voluntary act of said Limited Liability Company.

Given under my hand and Notarial seal this _____ day of _____, A.D. 20____.

Notary Public

My commission expires: _____



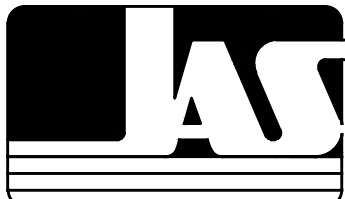
LOT AREAS

LOT 10A 1,418 SQ. FT. (0.033 ACRES)
LOT 11A 1,041 SQ. FT. (0.024 ACRES)
LOT 12A 1,039 SQ. FT. (0.024 ACRES)
LOT 13A 1,306 SQ. FT. (0.030 ACRES)
LOT 14A 1,445 SQ. FT. (0.033 ACRES)
LOT 15A 1,288 SQ. FT. (0.030 ACRES)
LOT 16A 1,288 SQ. FT. (0.029 ACRES)
LOT 17A 1,159 SQ. FT. (0.026 ACRES)
LOT 18A 1,680 SQ. FT. (0.038 ACRES)
LOT 19A 7,973 SQ. FT. (0.183 ACRES)
TOTAL 19,637 SQ. FT. (0.450 ACRES)

An Easement for Storm Water Volume Control is hereby reserved for and granted to the owners within Union Square Subdivision for purposes of meeting storm water requirements for the Metropolitan Water Reclamation District of Greater Chicago over and upon these areas marked "Storm Water Volume Control Easement".

A 20 foot wide Cross Access Easement is hereby reserved for and granted to adjoining property owners to Union Square Subdivision for means of access over and upon these areas marked "20' Cross Access Easement".

RETURN TO:



CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

Joseph A. Schudt & Associates

9455 ENTERPRISE DRIVE MOKENA, IL 60448
PHONE: 708-720-1000 FAX: 708-720-1065
e-mail: survey@jaseng.com http://www.jaseng.com

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ALL RIGHTS RESERVED
Any use or reproduction of this document or the attached drawings, or the use of the design approach ideas or Concepts described in this document and the attached drawings, in whole or in part by any means whatsoever is strictly prohibited except with written consent of JOSEPH A. SCHUDT & ASSOCIATES

PLAN COMMISSION

Approved by the Plan Commission of the Village of Tinley Park, Cook County, Illinois, at a meeting held on the _____ day of _____, A.D. 20____.

BY: _____
Chairman

BOARD OF TRUSTEES

Approved and accepted this _____ day of _____, A.D. 20____ by the President and Board of Trustees of the Village of Tinley Park, Cook County, Illinois.

BY: _____
Village President

ATTEST: _____
Village Clerk

VILLAGE CLERK

This is to certify that I, Village Clerk of the Village of Tinley Park, Cook County, Illinois, find no deferred installments of outstanding or unpaid special assessments dues against the hereon drawn property.

Dated this _____ day of _____, A.D. 20____.

Village Clerk

SURVEYORS CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF WILL } SS

This is to certify that I, D. Warren Opperman, Illinois Professional Land Surveyor No. 3152, have surveyed and subdivided the above described property and further described as follows:

LOTS 10 TO 19, INCLUSIVE, IN UNION SQUARE SUBDIVISION, BEING A SUBDIVISION RECORDED AUGUST 24, 2016 PER DOCUMENT NUMBER 1623729105 IN THE WEST 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This property contains 0.450 acres, more or less, all in the Village of Tinley Park, Cook County, Illinois.

Lot corner monuments to be set upon construction completion.

I further certify that I have Consolidated the same into lots as shown. This plat correctly represents said survey. Monuments shown are in place as located. Dimensions are in feet and decimal parts thereof.

This is to certify that we have examined FIRM Map Number 17031C0708 J, Effective date August 19, 2008, as issued by the Federal Emergency Management Agency for Cook County, with reference to the above named tract, by elevation, and find the property to be in Zone X (No shading) which is an area determined to be outside the 0.2% annual chance (500-year) flood plain and Zone AE which is a Special Flood Hazard Area subject to inundation by the 1% annual chance (100-Year) flood, also known as the base flood, where base flood elevations have been determined. This statement is for Flood Insurance purposes only and does not necessarily indicate all areas subject to flooding.

Dated: _____, A.D. 2019.

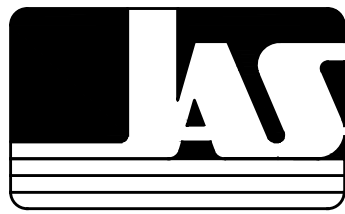
Engineer & Surveyor: Joseph A. Schudt & Associates (184-001172)
9455 Enterprise Drive
Mokena, IL 60448
1-708-720-1000

By: _____
Illinois Professional Land Surveyor No. 3152 (Exp. 11-30-20)



8-28-19

14-077-012A



Joseph A. Schudt & Associates

9455 ENTERPRISE DRIVE MOKENA, IL 60448
PHONE: 708-720-1000 FAX: 708-720-1065
e-mail: jas@jaseng.com http://www.jaseng.com

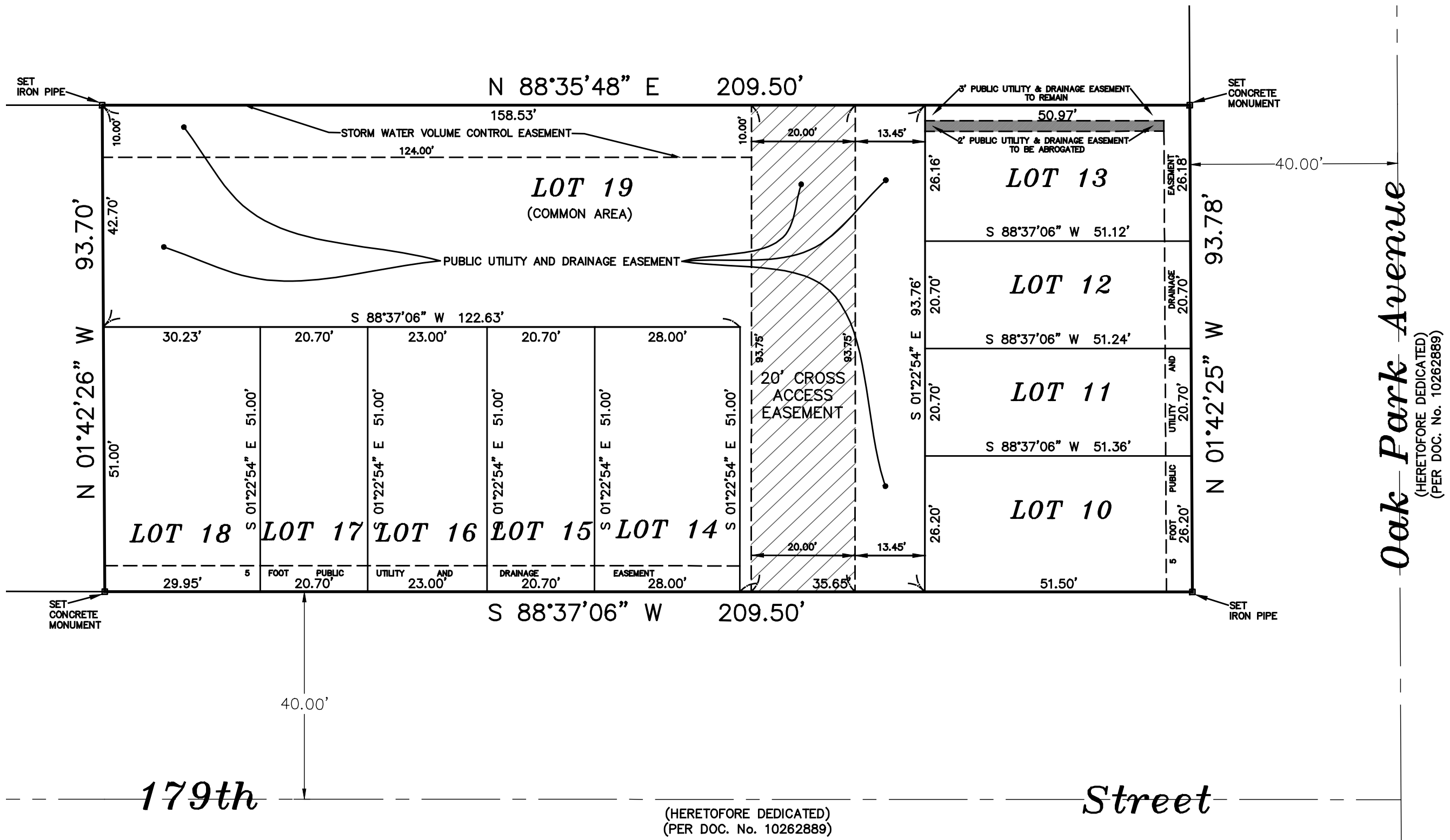
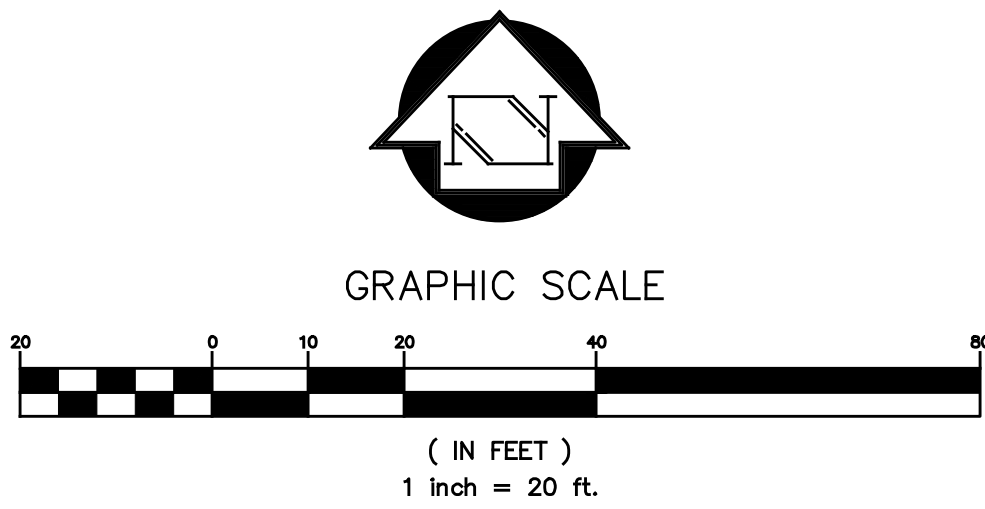
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

PLAT OF ABROGATION

OF THE PUBLIC UTILITY AND DRAINAGE EASEMENT DESCRIBED AS FOLLOWS:

The South 2.00 feet of the North 5.00 feet of Lot 13 (except the East 5.00 feet thereof) in Union Square Subdivision, being a subdivision of part of the West half of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, according to the plat thereof Recorded August 24, 2016, as Document No. 1623729105, in Cook County, Illinois.

P.I.N.: 28-31-105-079-0000



OWNERS CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

179 OPA, LLC, An ILLINOIS LIMITED LIABILITY COMPANY, does hereby certify that it is the Owner of the hereon described property and that it, as such Owner, has caused the said property to be surveyed and subdivided with the dedications and easements as shown on the hereon drawn plat.

Dated This _____ day of _____, A.D. 20____.

179 OPA, LLC
17331 Valley View Drive
Tinley Park, IL 60477

By: _____

Title: _____

NOTARY PUBLIC

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, _____, a Notary Public in and for the County in the State aforesaid, do hereby certify that _____, of 179 OPA, LLC, An ILLINOIS LIMITED LIABILITY COMPANY, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that they signed and delivered the foregoing instrument as their own free and voluntary act and as the free and voluntary act of said Limited Liability Company.

Given under my hand and Notarial seal this _____ day of _____ A.D. 20____.

Notary Public
My commission expires: _____

BOARD OF TRUSTEES APPROVAL

Approved and accepted this _____ day of _____, A.D. 20____, by the President and Board of Trustees of the Village of Tinley Park, Cook County, Illinois.

BY: _____
Village President

ATTEST: _____
Village Clerk

VILLAGE CLERK'S CERTIFICATE

This is to certify that I, Village Clerk of the Village of Tinley Park, Cook County, Illinois, find no deferred installments of outstanding or unpaid special assessments dues against the hereon drawn property.

Dated this _____ day of _____, A.D. 20____.

Village Clerk

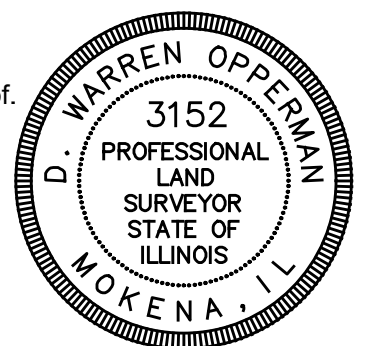
SURVEYORS CERTIFICATE

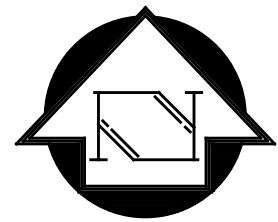
STATE OF ILLINOIS }
COUNTY OF WILL } SS.

Joseph A. Schudt & Associates hereby certify that they have surveyed the property described hereon from official plats and records, and that the plat hereon drawn is a correct representation of said survey. All dimensions in feet and decimal parts thereof.

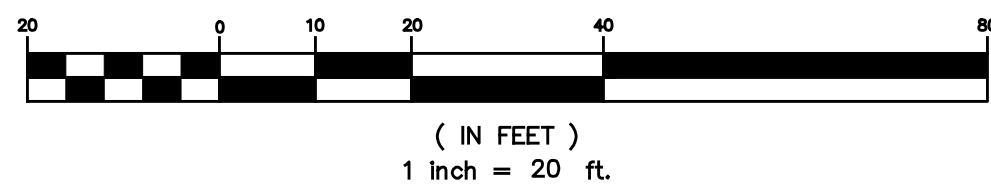
MOKENA, ILLINOIS _____, A.D. 20____.
JOSEPH A. SCHUDT & ASSOCIATES

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3152

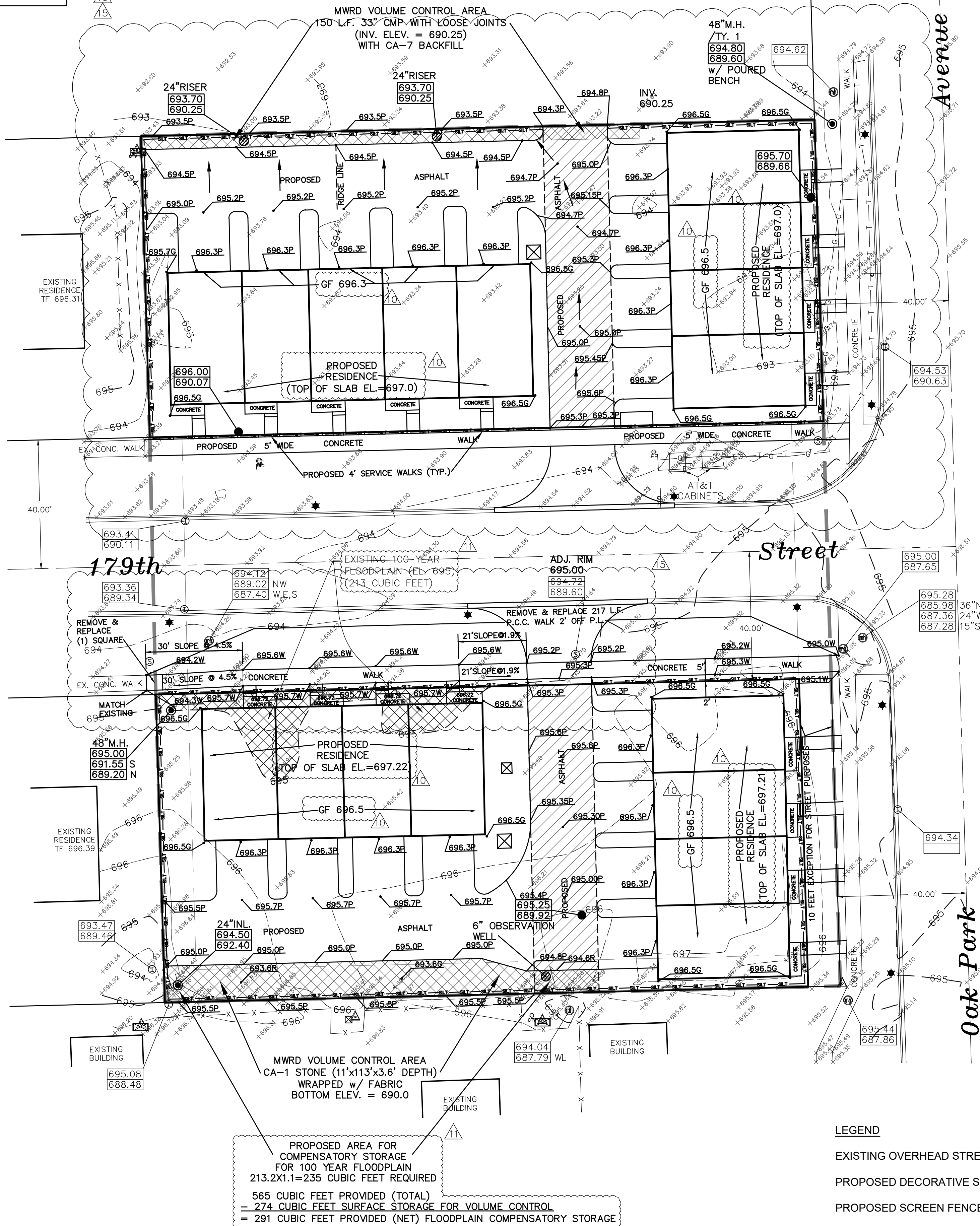




GRAPHIC SCALE

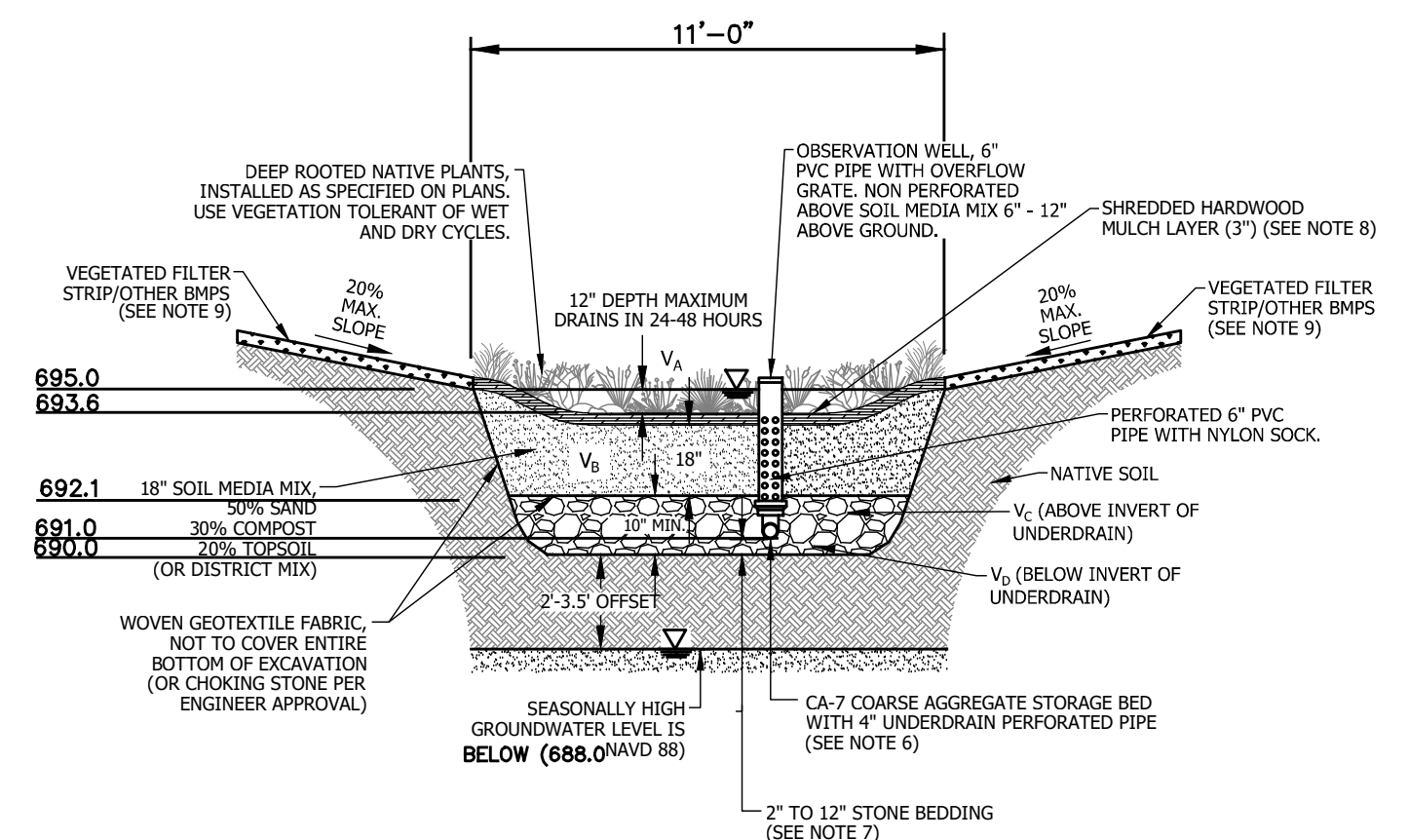
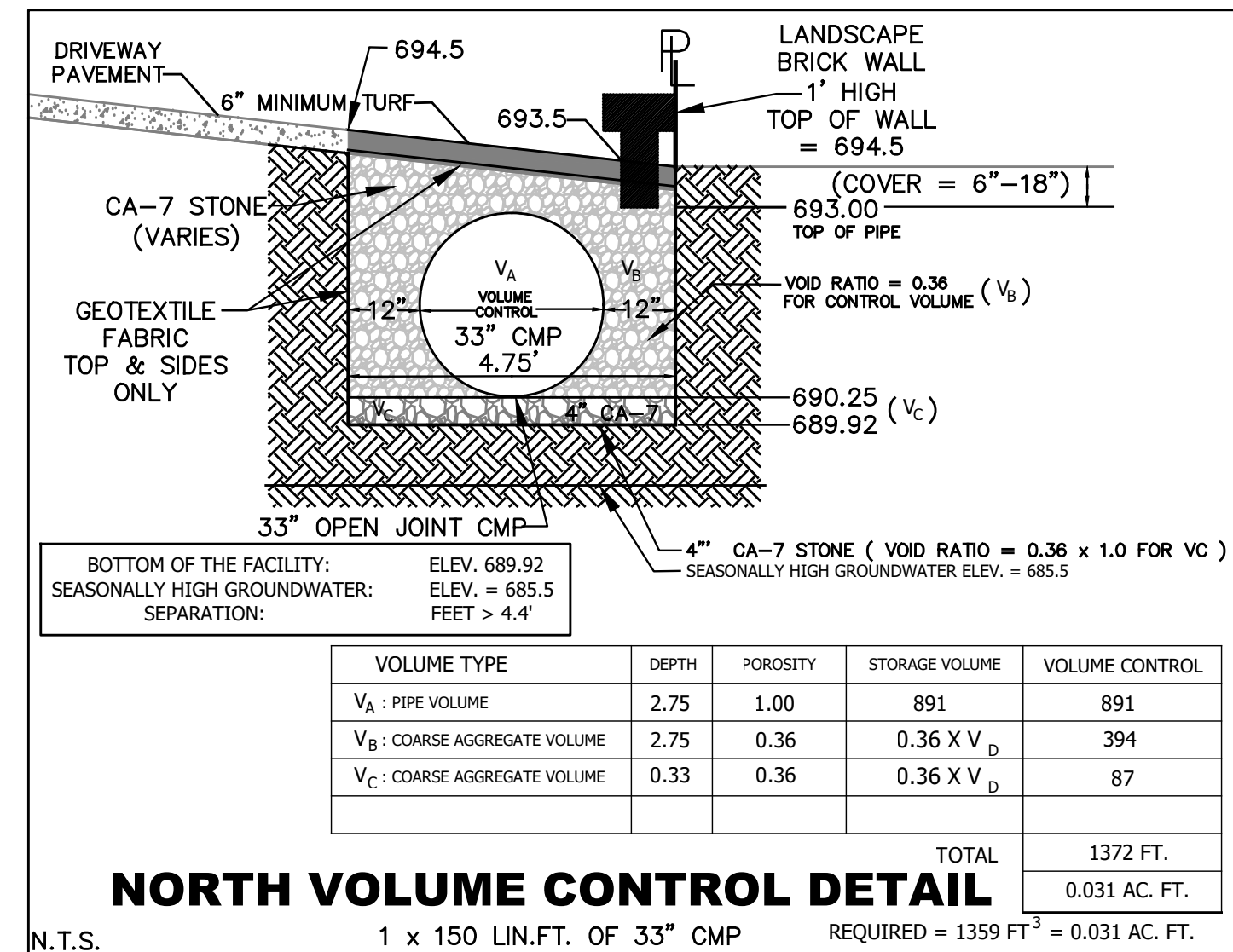


NOTE: ALL VOLUME CONTROL LANDSCAPING AND PIPING, INCLUDING OUTLET, IS PRIVATE INFRASTRUCTURE AND IS THE PROPERTY OWNER'S RESPONSIBILITY TO MAINTAIN.



LEGEND

- EXISTING OVERHEAD STREET LIGHT
- PROPOSED DECORATIVE STREET LIGHT
- PROPOSED SCREEN FENCE
- PROPOSED WORK LIMIT AREA
- VOLUME CONTROL AREA



NORTH 1372 CU. FT. (0.031 AC. FT.)
SOUTH 1200 CU. FT. (0.028 AC. FT.)
2572 CU. FT. (0.059 AC. FT.)

- NOTES:
- OFFSET A MINIMUM OF 10 FEET FROM FOUNDATIONS UNLESS WATERPROOFED, 20 FEET FROM SANITARY SEWERS, 20 FEET FROM ROADWAY GRAVEL SHOULDER AND 100 FEET FROM POTABLE WATER WELLS OR SEPTIC TANKS.
 - AVOID INSTALLATION ON SLOPES GREATER THAN 15 TO 1 AND ABOVE COMPACTED FILL.
 - WOVEN GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1, CLASS 1, WITH AN APPARENT OPENING SIZE OF 0.50 MM.
 - STONE STORAGE OPTIONS ARE CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
 - MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
 - UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. NO MORE THAN 1 UNDERDRAIN EVERY 30 FEET ON CENTER. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS. NO FILTER FABRIC COVER/SOCK.
 - MINIMUM UNDERDRAIN BEDDING OF 2 INCHES, MAXIMUM OF 12 INCHES.
 - MULCH LAYER SHALL BE HARDWOOD MULCH OR OTHER NON-FLOATING GROUND COVER.
 - FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL, PAGE 17.

VOLUME CONTROL REQUIRED = 0.057 (AC. FT.)
VOLUME CONTROL PROVIDED = 0.059 (AC. FT.)

VOLUME CONTROL DETAIL

UNION SQUARE TOWNHOMES
TINLEY PARK, IL
SITE GRADING PLAN

Date: 5/22/15
Scale: 1"=20'
Disk No.: 14-077-ENG
Drawn: JAR
Checked: DWO
Sheet:
6 of 11
Project No.: 14-077

REVISIONS: 10-19-15
5-27-15
7-23-15
11-03-15
03-09-16
04-14-16
08-10-17
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(184-001172)

Joseph A. Schudt & Associates
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MOKENA, IL 60448
PHONE: 1-708-720-1000
FAX: 1-708-720-1065
e-mail: jasc@jasceng.com
http://www.jasceng.com
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

PLAN COMMISSION STAFF REPORT

September 5, 2019

Petitioner

SD Hospitality, LLC
(Property Owner)

Property Location

18320 North Creek Drive

PIN

19-09-01-202-004-0000

Zoning

ORI PD (Office &
Restricted Industrial,
Northcreek PUD)

Urban Design Overlay
District

Approvals Sought

Special Use Permit
Site Plan Approval

Project Planner

Daniel Ritter, AICP
Senior Planner

Holiday Inn Hotel

18320 North Creek Drive



EXECUTIVE SUMMARY

The Applicant, SD Hospitality LLC (property owner), is seeking Site Plan Approval and a Special Use Permit for a Substantial Deviation from the North Creek Business Park Planned Unit Development to allow for the construction of a new Holiday Inn hotel on the property at 18320 North Creek Drive.

The proposed Holiday Inn hotel is 63,471 sq. ft. and four stories tall on a 2.47 acre lot in the North Creek Business Park. The full-service hotel will have 108 rooms, indoor pool, fitness room, meeting rooms, outdoor patio, dining area and a hotel lounge with a bar.

This proposed project has a few exceptions from the approved Planned Unit Development and Urban Design Overlay District requirements. The exceptions require a Special Use for a Substantial Deviation to approve the following items:

- i. Increase in the number of wall signs to permit four total wall signs instead of the permitted maximum of two.
- ii. Increase in the size of the front (east) and rear (west) wall signs from the permitted maximum of 122 sq. ft. to the proposed 125 sq. ft. Increase in size of the side (north and south) wall signs from the permitted maximum of 58.33 and 62 sq. ft. to the proposed 76 sq. ft.
- iii. Permit the parking lot location in the front and side yard which is not permitted in the Urban Design Overlay District and PUD regulations.
- iv. Permit the front yard setback to be 107 feet instead of the maximum permitted front yard setback of 20 feet as required by the Urban Design Overlay District and PUD regulations.
- v. Permit two curb cuts and no cross-access to adjacent properties as required by the Urban Design Overlay District.

EXISTING SITE & ZONING

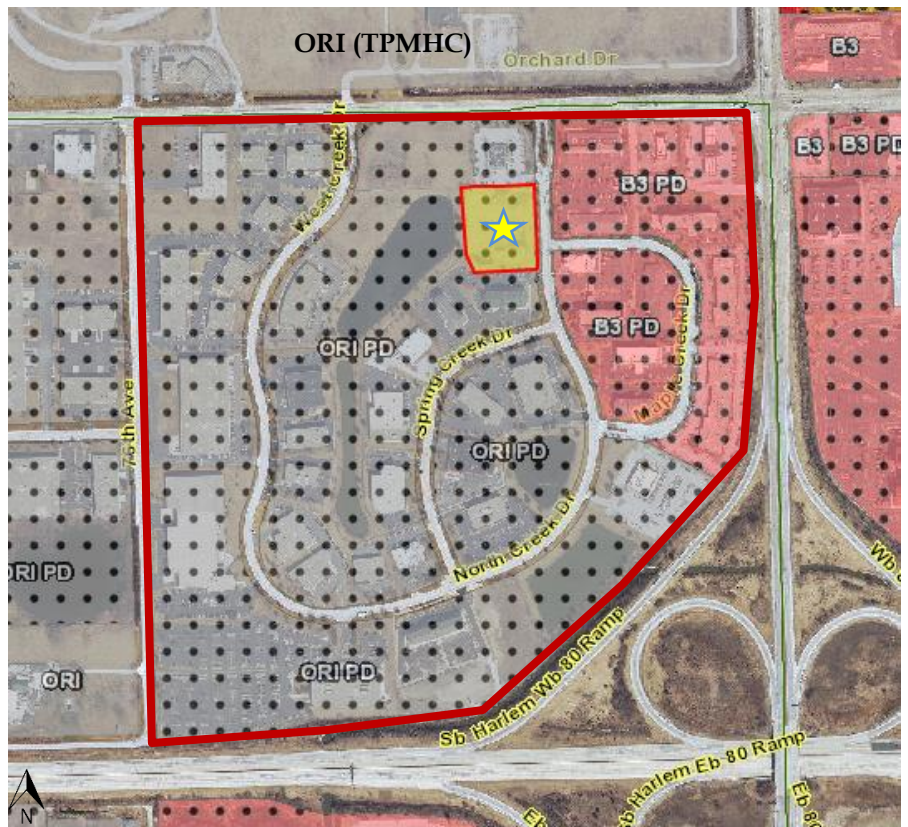
The property consists of a single vacant parcel 2.47 acres in size. The property is zoned Office and Restricted Industrial (ORI) and is part of the North Creek Business Park Planned Unit Development (PUD). The PUD was originally approved in 1991 (Ord. 91-O-083) with the ORI base zoning covering the full area but permitting some business-related uses typical of the B-3 zoning. In 1995 a portion of the area included in the PUD (adjacent to Harlem Avenue) was changed from the ORI base zoning to General Business (B-3) base zoning (Ord. 95-O-055). The PUD includes a mixture of office, light industrial and commercial uses. The area has the largest concentration of hotels in the Village with a total of seven. The subject site is near the northwest corner of the intersection of North Creek Drive and 183rd Street. To the north of the site is Hamada of Japan Restaurant (18310 North Creek Drive), to the south is Comfort Inn & Suites (18400 North Creek Drive), to the east is an office building, and to the west is the subdivisions retention pond. All surrounding sites are in the same North Creek PUD.



Above: Diagram Showing Bird's Eye View of Subject Parcel and surrounding area (Google)

The site is also located within the Urban Design Overlay District (UDOD), which promotes walkability, lesser front yard setbacks, and overall a more urbanized look. Due to the inconsistencies between the intent of the UDOD and the development pattern of the existing development within the North Creek Business Park Planned Unit Development, staff relied primarily on the PUD regulations to guide the review of the project. Staff has worked with the Petitioner to ensure that the spirit of the UDOD is met where possible. As a result, the Applicant has positioned the majority of the parking lot behind the building with a decreased front yard along North Creek Drive. They have also planned for pedestrian connections and sidewalks throughout the site.

The PUD regulations specifically designate hotels as a permitted use within the PUD, although the Village's Zoning Ordinance also permits hotels within the ORI zoning district. It should be noted that staff believes the 5-acre hotel minimum applies to hotels in the ORI but that a scrivener's error indicates it only applying to the B-3 zoning district (see Footnote "M" in Section V.B. Schedule I). However, since the PUD ordinance and regulations specifically list "Hotels and incidental uses" as a permitted use and no minimum lot size is mentioned, staff does not consider the minimum 5-acre lot size applicable because PUD regulations supersede Zoning Code requirements.



Above: Zoning Map around subject lot (indicated with star) in the North Creek Business Park PUD (outlined in Red).

PROPOSED USE

The Petitioner proposes to construct a 63,471 sq. ft. hotel that is four stories in height. The proposed hotel features 108 guest rooms. The full-service hotel will also have an indoor pool, fitness room, meeting rooms, outdoor patio, and a hotel lounge with a bar and dining area. The lounge, bar, and dining area are not proposed to be open to the public and will only be available to hotel guests. Although there is currently a Holiday Inn associated with the Tinley Park Convention Center, it is expected to change its brand in the near future following a full remodel by the new hotel owners (new hotel brand is not yet known).

PUD EXCEPTIONS

The Applicant is requesting a Special Use Permit for a Substantial Deviation from the Planned Unit Development. Deviations from Village's Zoning Ordinance are considered Exceptions rather than Variations and do not require the standard Findings of Fact as required with a Variation. Exceptions should be looked at in terms of their conformance to their overall PUD's design and goals.

The Exceptions include:

1. Exceptions from the Urban Design Overlay District (Section V)
 - a. Increased front yard setback
 - b. Allowing parking in the front yard
 - c. Maximum of one curb cut per site
 - d. Required cross-access to adjacent properties
2. Exceptions from the PUD Requirements and Sign Regulations (Section IX)

- a. Maximum number of wall signs
- b. Maximum sign face area for wall signs
- c. Allowing Parking in the front and side yards

The North Creek PUD was designed prior to the approval of the Urban Design Overlay District. Due to the unique nature of the site and the existing development patterns within the PUD, these exceptions help to retain the character of the PUD and provide adequate signage for the site. Cross-access and shared parking opportunities are limited due to all adjacent lots being previously developed without cross-access to this site. The maximum of one curb cut is also not feasible without the ability for cross-access to another site. One curb cut would create difficult turning movements for emergency vehicles and delivery trucks to enter and leave the site. The signage exceptions will help identify the hotel from multiple different roadways that surround it. The wall sign related requests are similar to those made for the Woodspring Suites and Wingate hotels. The first draft of the site plan submitted by the Applicant included all parking in the front of the hotel. Staff worked with the Applicant on the proposed plan which provides a double line of parking in the rear yet maintains accessible parking, some customer parking and a covered circle entry/drop off area at the front of the hotel which is consistent with industry standards. With adequate landscape screening staff is confident the proposed site plan meets the integrity of the PUD and UDOD and other hotel site designs in the PUD. While there are a variety of site plan configurations in the PUD and the specific layouts are more of a reflection of the lot configuration (lot shape and width) than compliance with the PUD regulations.

Open Item #1: Discuss the requested Substantial Deviation with exceptions from the PUD regulations and Urban Design Overlay District.

PROPOSED SITE PLAN & CIRCULATION

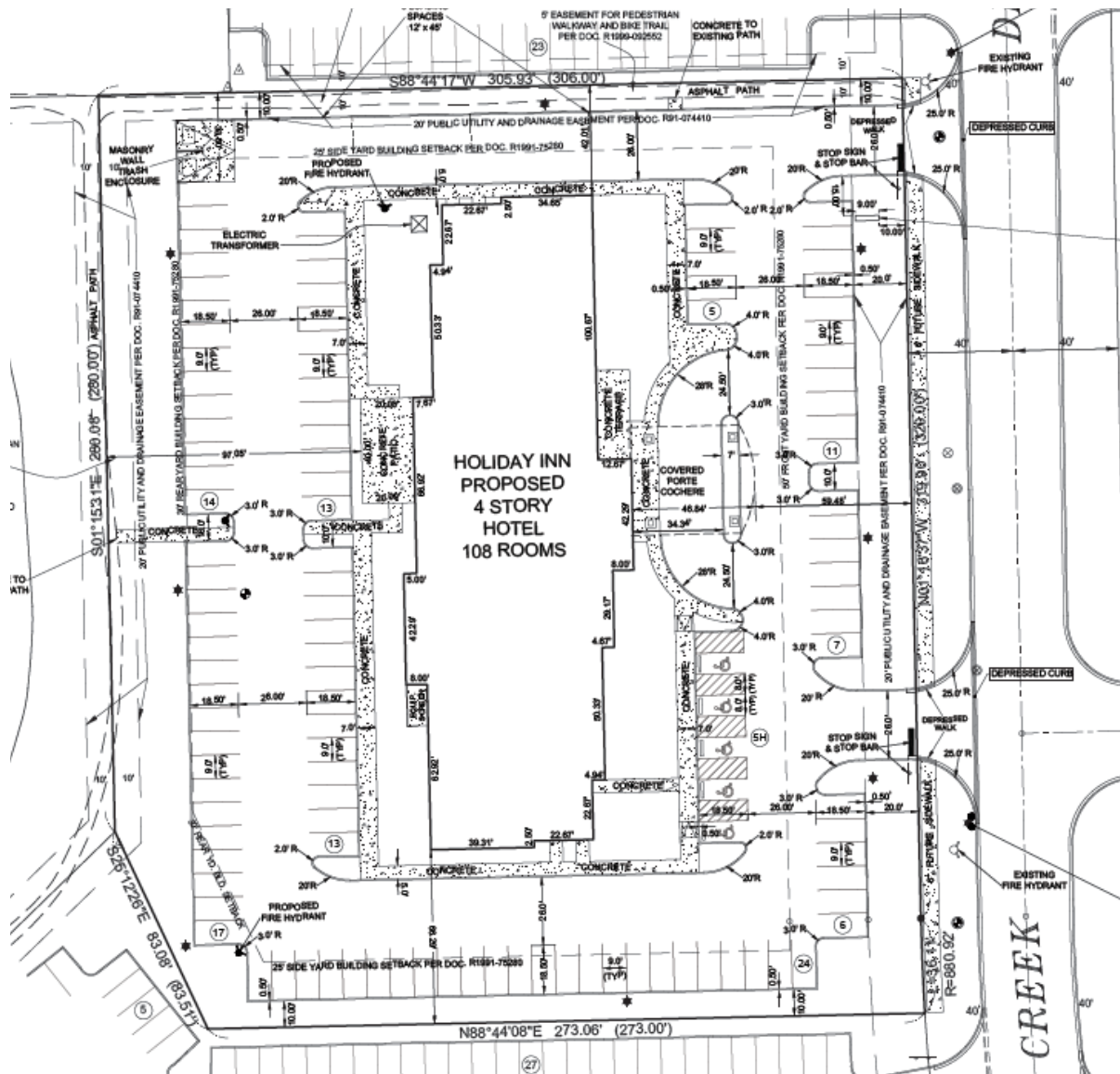
The site will include the hotel building (comprising 108 guest rooms and other amenities), parking, walkways, landscaping, outdoor patio and a dumpster enclosure. Additionally, new utilities will be provided to the building such as watermain, sewer, and lighting.

The site will include two curb cuts along North Creek Drive, one curb cut is on the north end of the site and a second curb cut is aligned with Maple Creek Drive on the south end of the site. There is a primary building entrance at the front (east side) of the building with a covered driveway (porte-cochere) for check-in and easy guest loading/unloading. Some limited parking, including accessible spaces, exist in the front of the site with the majority of the site's parking located on the sides and rear of the property. The original site design located the entire parking lot in front of the building. The building was then located further east towards North Creek Drive to help meet the intent of the Urban Design Overlay District and to provide emergency access around the building.

The Subdivision Code requires any new development or redevelopment to install a public sidewalk per the required location and engineering standards. However, there is no existing sidewalk network in the area. Therefore, staff recommends the Petitioner provide a cash-in-lieu payment instead of installing the sidewalk. The location of a sidewalk has still been included on the plans to show that the sidewalk location is feasible and that all obstructions (street lights, fire hydrants, etc.) have been resolved. The Village Engineer estimated a cost of \$24,000 for 384 lineal feet of five feet wide sidewalk (including excavation, construction, and parkway restoration with sod). The petitioner may elect to install the sidewalk with this project if they wish, but the cash-in-lieu payment has been recommended at this location. Staff is recommending the Plan Commission include this condition as part of their recommendation to the Village Board.

The site has an existing walking path located on the site that goes around the pond and connects to the rest of the North Creek Business Park. The walkway will remain at the current location but will have some maintenance completed in connection with the North Creek Property Owners Association. Pedestrian connections are provided around the building, through the site and to the North Creek walkway. All sidewalks are a minimum five feet in

width and all walkways with a bumper overhang have been increased to seven feet in width to ensure adequate walkway clearance when vehicles are parked.



Open Item #2: Review proposed site plan, location of parking fields, and site circulation.

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 108 rooms and the Petitioner has indicated a maximum number of six employees on the site at a given time for a total parking requirement of 114 spaces. The proposed site plan provides 115 parking spaces (110 regular and five ADA) and therefore complies with the Zoning Code. Hotels do not typically operate at full-capacity on a day-to-day basis and it is expected the parking provided will be more than sufficient to accommodate guests and employees.

Required Parking for Holiday Inn	
“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.
	Holiday Inn: 108 rooms + 6 employees maximum at a time
TOTAL REQUIRED	114 parking spaces (includes 5 ADA spaces)
TOTAL PROVIDED	115 parking spaces (includes 5 ADA spaces) (+1)

LANDSCAPE

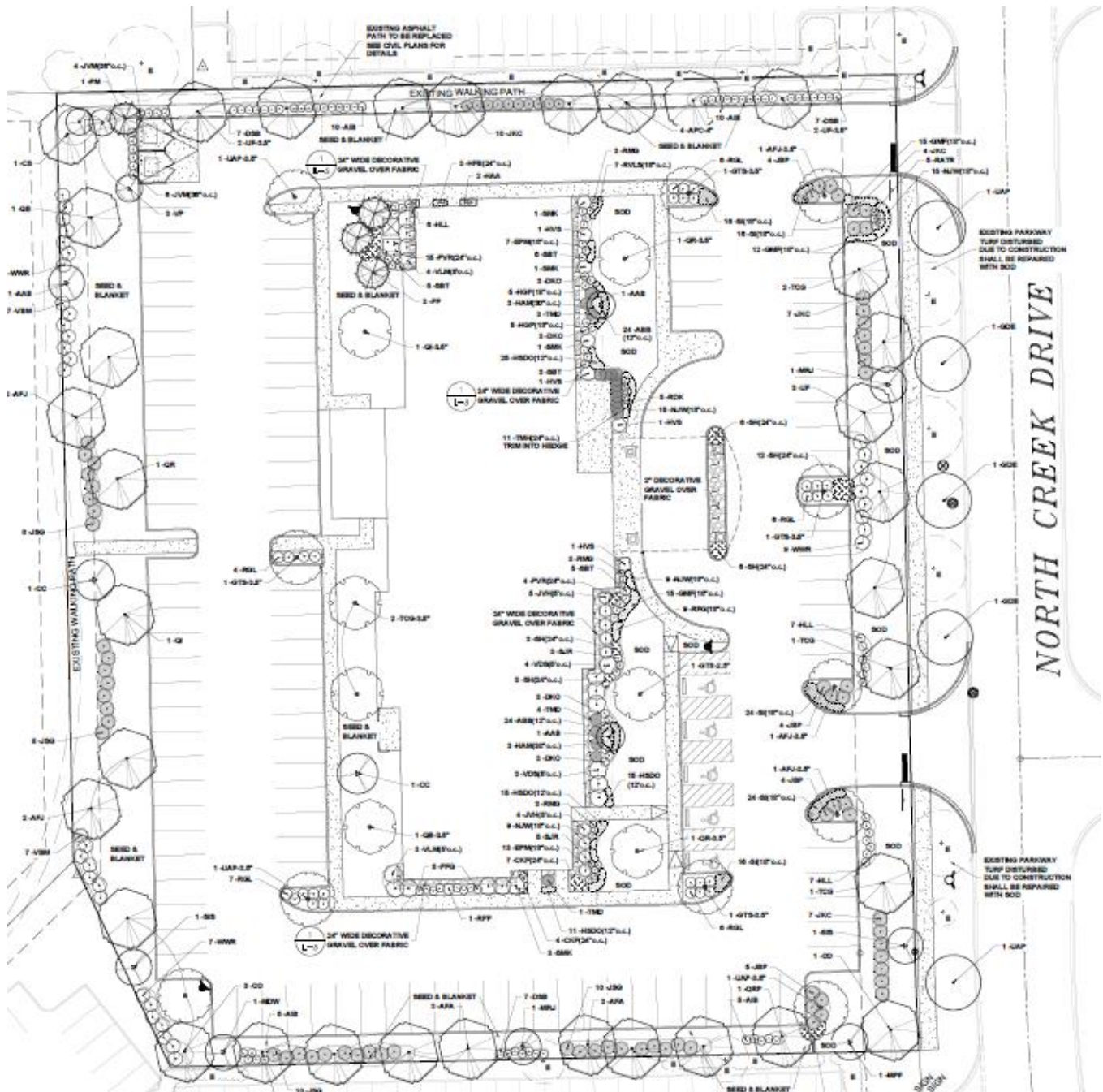
The proposed landscape plan has been reviewed by the Village’s Landscape Architect and finds it to be in general conformance with the Village’s Landscape Ordinance with a few exceptions. The proposal requests a waiver from the north bufferyard minimum of ten feet and the total amount of landscaping due to the location of the North Creek Business Park walkway on the property. The Village’s consultant supports this bufferyard and recognizes the area functions appropriately in providing space to separate the commercial properties; the proposed landscaping was increased in the remaining five feet to the greatest extent possible. One area of concern is the interior parking lot landscaping. The petitioner has worked to offset these deficiencies by increasing the density and size of landscaping throughout the site perimeter and building foundation. For example, tree will be planted at three inch caliber instead or the minimum require 1.5 inches. The petitioner met the majority of the landscape code, yet these few deficiencies remain due to site constraints. Any further landscaping additions require a reduction in the size of the building or a decrease in parking spaces, which is not economically feasible. The proposed landscaping is similar in style and design with surrounding area properties, such as Hamada, Comfort Inn & Suites, and Sleep Inn. Below is a list of the Landscaping deficiencies in the proposed plan.

BUFFERYARD REQUIREMENTS							
Location	Required Width	Proposed Width	Deficit	Length	Required Plantings	Proposed Plantings	Deficit
North (“B” Bufferyard)	10’	5’	5’	265’	12 CT	8 CT	-4 CT
					4 US	3 US	-1 US
					53 SH	44 SH	-9 SH

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

PARKING LOT LANDSCAPING STANDARDS				
Location	Requirement	Provided	Deficit	Comments
Parking Lot	15% of parking lot area to be landscaped or 7,681 square feet	1,900 square feet	5,781 square feet	51,208 s.f. of parking lot shown on landscape plan (area stops at property line)

Open Item #3: Discuss the proposed landscape plan and required waivers.

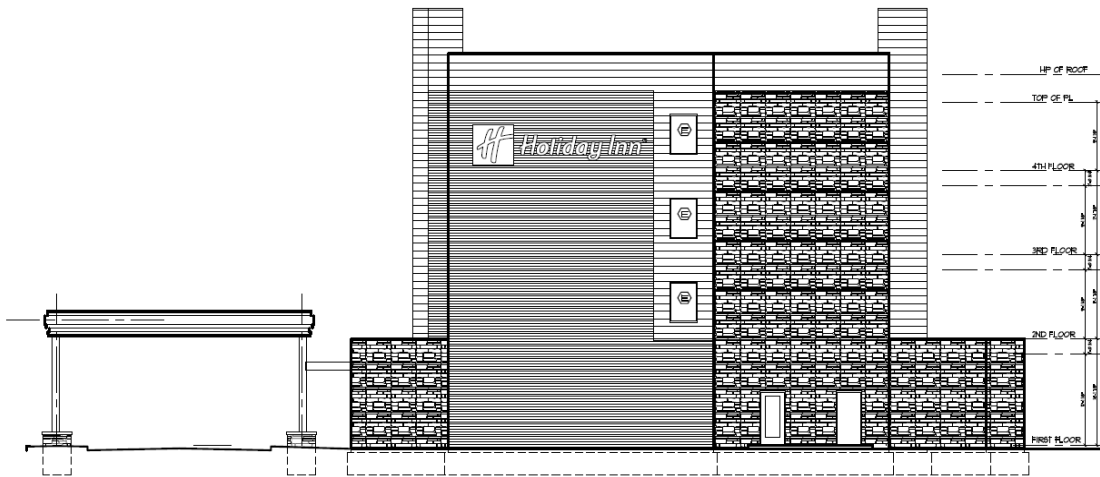


ARCHITECTURE

The proposed architecture is the prototypical Holiday Inn building design, however, per staff's recommendation it includes newer elements and high-end materials not traditionally used in a Holiday Inn building. The proposed building meets the Building Code material requirements (60% face brick) and includes 65.1% face brick, 15.4% stone, 16.7% fiber cement siding, and 2.8% EIFS. Additionally, the site plan indicates a matching masonry dumpster enclosure at the northwest corner of the parking lot. The Petitioner has stated they do not intend to use green up-lighting on the building that is typical of Holiday Inn hotel locations.



Above: Proposed front (east) elevation.



Above: Proposed side (north) elevation.

The original proposal included a high percentage of brick meeting the Village's code but created a harsh more sterile appearance. Staff recommended the architect look at adding different materials and provide some additional articulation to create a more attractive building without worrying about the exact percentage of masonry. The architect successfully utilized different materials (stone and fiber cement board siding) throughout the building to give some articulation and visual intrigue while maintaining a modern design that fits with the Holiday Inn brand.



Above: Current proposed color rendering and architectural design.



Above: Original design before architectural changes.

Open Item #4: Discuss the proposed architecture and materials.

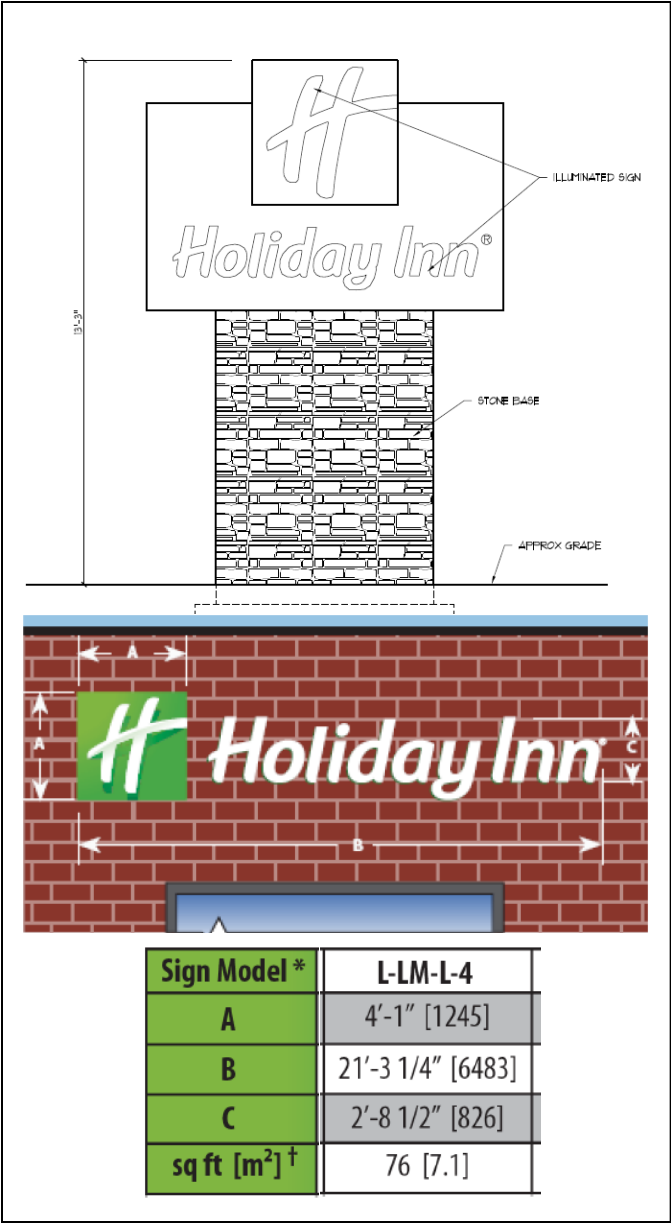
SIGNAGE

The Applicant proposes five signs: four wall signs and one freestanding sign. The sign plan indicates that the front and rear of the hotel will display a 125 square foot wall sign on the upper level of the building. The sides will display a 78 square foot sign on the upper level of the building. The Applicant has proposed one freestanding sign along North Creek Drive. The proposed signage does not meet the Village’s Sign Regulations (Section IX) or the North Creek PUD regulations in the aspects of quantity of signs, sign face area, and location of sign. Since this is part of a PUD, the changes in signage can be considered an exception due to the unique nature and location of the PUD and development, without establishing a precedent as with granting of a Variation.

Wall signs in the North Creek PUD are permitted to be one sq. ft. per one linear foot of building/tenant frontage not to exceed 120 SF per sign. Since the building’s front and rear linear frontage is 245.1 ft., the maximum size of 120 sq. ft. per sign is permitted. The proposed front and rear wall signs are about 125 SF each, 5 square feet larger than permitted. The side wall signs have a linear frontage of 62 and 57.33 feet, meaning signs are limited to 62 and 57.33 sq. ft. respectively. The proposed wall signs are 76 sq. ft. in size. While these signs are corporate standard sizes, wall sign sizes can be designed and reduced to meet the required maximums.

The Zoning Code and PUD Sign Regulations also stipulate that a maximum of two wall signs are permitted and four signs are proposed. These requests are consistent with other deviations in the PUD.

Open Item #5: Discuss request for exceptions in regards to the wall sign sizes and total number.



The freestanding monument-style sign is compliant with the size, height and location required of the Zoning Code and PUD regulations. The sign will have a stone base that matches the building's stone. However, the width of the base of the freestanding sign is non-compliant. The base of a ground/monument-style sign is required "to be equal in width to the sign face or wider." The width of the base must be expanded or the request will need to be added as a substantial deviation.

Open Item #6: Discuss the freestanding sign monument base width and design.

LIGHTING

The Applicant has provided a Photometric Plan that provides lighting via 23 LED light fixtures throughout the site. The Photometric Plan indicates light spillage of less than one foot candle at the east edge of the property line along North Creek Drive. The Village's Zoning Ordinance does not have a specific regulation for foot candles except for in relation to spillage into a residential zoning district (Section V.C.9.E.). However, a new lighting ordinance was recently recommended for approval by the Plan Commission and is expected to be adopted at the September 3, 2019 Village Board meeting. The proposed lighting plan is in compliance with the new lighting standards with respect to fixture type, illumination intensity and light intensity at the property lines.

Staff notes that the Photometric Plan does not account for pedestrian lighting along the existing North Creek walkway. The Commission may wish to discuss the need for pedestrian lightening along the walkway; it is important to note that there is no other section of the walk way currently provided with lighting. The walkway is maintained by the Property Owner's Association.

Open Item #7: Discuss the need for pedestrian lighting along the North Creek walking path.

SUMMARY OF OPEN ITEMS

Staff identified the following open items for discussion at the workshop:

1. Discuss the requested Substantial Deviation with exceptions from the PUD regulations and Urban Design Overlay District.
2. Review proposed site plan, location of parking fields, and site circulation.
3. Discuss the proposed landscape plan and required waivers.
4. Discuss the proposed architecture and materials.
5. Discuss request for exceptions in regards to the wall sign sizes and total number.
6. Discuss the freestanding sign monument base width and design.
7. Discuss the need for pedestrian lighting along the North Creek walking path.

STANDARDS FOR SITE PLAN APPROVAL

Section III.T.2. of the Zoning Ordinance requires that Planning Staff must find that the conditions listed below must be met. Staff will prepare draft responses for these conditions within the next Staff Report.

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
- c. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic, not only within the site but on adjacent roadways as well.
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
- e. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public; any part of the Site Plan area not used for buildings, structures, parking, or access-ways shall be landscaped with a mixture of grass, trees, and shrubs.
- f. That all outdoor trash storage areas are adequately screened.

STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff will provide draft Findings in the Staff Report for 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;
- 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 as a whole.

RECOMMENDATION

Following a successful workshop, proceed to a Public Hearing at the September 19, 2019 Plan Commission meeting.

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	ALTA/NSPS Land Title Survey	McBride Eng.	12-6-18
	Color Exterior Elevation	Environs	8-23-19
A1.00	First Floor Plan	Environs	4-30-19
A1.01	Second Floor Plan	Environs	4-30-19
A1.02	Third Floor Plan	Environs	4-30-19
A1.03	Fourth Floor Plan	Environs	4-30-19
A2.00	Exterior Elevations (East/Front & West/Rear)	Environs	4-30-19
A2.01	Exterior Elevations (Sides, Trash Enclosure and Canopy)	Environs	4-30-19
	Revised Exterior Colors	Environs	8-23-19
	Zoning Analysis Table	JAS	8-23-19
	Holiday Inn Site Plan	JAS	7-24-19
11 pages	Site Improvement Plans	JAS	8-12-19
4 pages	Landscape Plan	Metz	7-9-19
8 pages	Holiday inn Signage (with dimensions)	N/A	4-20-17
	Monument Sign Elevations	Environs	4-30-19
	Lighting Plan	LEC-Ward Burton	7-8-19
	Lighting Spec Sheets	LEC-Ward Burton	7-8-19
JAS = Joseph A. Schudt & Associates (Engineer) Environs = Environs Architect/Planners (Architect) Metz = Metz and Company (Landscape Architect)			



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 _____
- ☐ Annexation
- ☐ Rezoning (Map Amendment) From _____ to _____
- ☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
- ☒ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: Holiday Inn Hotel

Project Description: 108 Room 4 Story Hotel

Project Address: 18320 S. North Creek Dr. Property Index No. (PIN): 19-09-01-202-004-0000

Zoning District: ORI-PD (UD-1) Lot Dimensions & Area: 305.93' x 319.90' (2.47 AC)

Estimated Project Cost: \$ 14.5 Million

OWNER OF RECORD INFORMATION

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

Name of Owner: SD Hospitality, LLC Company: SD Hospitality, LLC

Street Address: 4375 Frontage Road City, State & Zip: Oak Forest, IL 60452

E-Mail Address: SDHotelsLLC@gmail.com Phone Number: [REDACTED]

APPLICANT INFORMATION

- ☒ Same as Owner of Record

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

Name of Applicant: _____ 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 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 application certify that the above information and all supporting addendum 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: _____

MAY 21, 2019

THIS IS
ORIGINAL
SIGNATURE

VILLAGE OF TINLEY PARK, ILLINOIS SITE PLAN 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 or meeting dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting **Site Plan** approval. 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 or ideas 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. 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 existing conditions, any parking requirements, property changes, landscaping, building design, proposed uses/tenants, public improvements or any other site design details should be described. Any additional requests such as a Special Use or Variation should be indicated in the narrative as well.
- ☒ A Plat of Survey of the property that is prepared by a register land surveyor and has all up-to-date structures and property improvements indicated.
- ☒ Plans and Surveys including all details listed on the Site Plan checklist (next page).
- ☒ Please make the following document submittals:
 - Submit all applications, plans and documents stated above electronically via email/USB drive/ShareFile upload to Community Development Staff (Note: Village email attachment size is limited to 10MB. Please utilize ShareFile if your submission exceeds 10MB).
 - One (1) paper copy of all plans in size 11" x 17"
 - One (1) paper copy of full size Arch D (24" x 36") plans (scalable).

Required Plan Submittal Items	Applicant Submitted	Village Received
1. Site Plan Approval Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Complete list and contact information for all project staff and design professionals (Architect, Engineer, Landscape Architect, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Plat of Survey, including: a. Existing conditions and dimensions; b. Legal Description; c. Surveyor information; and d. Date of completion.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Site Plan, including: a. Fully-dimensioned property boundaries; b. All building elements and physical improvements; c. Setbacks from all property lines; d. Identification as to whether all elements are "Existing" or "Proposed"; e. Dimensioned parking spaces and drive aisles per Section VIII of the Zoning Ordinance; f. Dimensioned sidewalks (within rights-of-way and interior to the site); g. Trash enclosure location and screening/gate materials; h. Loading spaces as required by Section VIII of the Zoning Ordinance; i. Fire hydrant locations as required by the Village Fire Prevention Bureau; j. Lighting standard locations; and k. Ground signs with setbacks noted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Zoning Analysis Table a. Showing existing, proposed, and required zoning conditions for all Lot and Bulk Regulations of the Zoning Ordinance, including but not limited to: i. Land area in acres and square feet (exclusive of rights-of-way); ii. Building area in square feet (including a breakdown by use for parking calculation); iii. Setbacks; iv. Floor Area Ratio (FAR); v. Lot coverage; vi. Height of all buildings and structures (see definition of height in Zoning Ordinance); vii. Percentage of greenspace; and viii. Parking spaces (with calculations).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Landscape Plan, including: a. Bufferyards (please include a table indicating required and proposed plant units); b. Parking lot landscape islands; c. Screening/fencing locations; d. Berms (if proposed); e. Plant lists, including: i. Latin and common names ii. Number of each planting material to be provided iii. Size at planting	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Photometric Plan, including: a. Location of light fixtures; b. A cut sheet of light fixtures with indication of cut-offs or shielding; and c. Indicating lighting levels in foot-candles at the following locations: i. Interior of the subject property; ii. At the property lines (.5 foot candles maximum allowed at the property line); and iii. Ten (10) feet beyond the property lines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

8. Floor Plans, including: a. Preliminary floor plan layout of all buildings; b. Labels for the type of use of the area; and c. Labels for square footage of the area.	<input checked="checked" type="checkbox"/>	<input type="checkbox"/>
9. Preliminary Engineering Plans, including but not limited to: a. Drainage and water flow patterns or routes; b. On-site detention; c. Existing and proposed roadway configurations (adjacent public streets and interior roadways/driveways); d. Future roadway or access connections (if necessary); and e. Cross access easement(s).	<input checked="checked" type="checkbox"/>	<input type="checkbox"/>
10. Signage Plans, including: a. Dimensioned color elevations of ground, wall and directional signage b. A diagram showing the location of the proposed signage with setbacks from property lines and internal drive aisles or parking lots; and c. Include description of sign materials and method of illumination.	<input checked="checked" type="checkbox"/>	<input type="checkbox"/>
11. Elevations and Renderings a. Building elevations showing all four sides of all buildings. i. Elevations should be fully-dimensioned including height, width, and depth of all major building elements and components, and identify all building materials; and b. Color renderings or 3D model of site. c. Elevation of trash enclosure area with building materials identified (if applicable).	<input checked="checked" type="checkbox"/>	<input type="checkbox"/>
12. Building Material Samples <i>(may be submitted after initial Staff Review, but prior to placement on a Plan Commission agenda)</i> a. Samples of proposed materials including, but not limited to: i. Wall materials such as bricks, stone, and siding; ii. Roofing; iii. Light fixtures; and iv. Windows, moldings, shutters, and awnings. b. Provide final information on all building materials with vendor, color, and sizes, where relevant, in a table format.	<input checked="checked" type="checkbox"/>	<input type="checkbox"/>
13. Preliminary Plat(s) <i>(if applicable)</i>	<input type="checkbox"/>	<input type="checkbox"/>

The above information is intended as an outline of the Submission Requirements for Site Plan Approval and is neither mutually exclusive nor inclusive. The Village's Zoning Ordinance, Landscape Ordinance, Building Codes, and Subdivision Regulations can be found online at the Village website at <http://www.tinleypark.org>. Questions about Site Plan Approval and other Planning processes may be directed to the Planning Department at:

Village of Tinley Park
Planning Department
16250 S. Oak Park Avenue
Tinley Park, IL 60477
Phone: (708) 444-5100
Email: planning@tinleypark.org



Holiday Inn – Tinley Park, Illinois

It is proposed to construct a new 4 story Holiday Inn Hotel on Lot 1 Friendship Resubdivision of lots 23, 24 and 25 in North Creek Business Center Phase 1, being a resubdivision of part of the northeast ¼ of section 1, township 35 north, range 12 east of the third principal meridian, according to the plat thereof recorded April 12, 1996 as documents no. R96-32091, in Will County, Illinois; 18320 South North Creek Drive in Tinley Park, IL. Site access will be from North Creek Drive providing continuous drive access throughout site and an separate enclosed trash enclosure matching the design of the exterior of building will be provided.

The hotel will consist of a total of 63,471 square feet and contain approximately 108 guest rooms. Amenities on the first floor of the hotel shall include a main lobby, front desk area, meeting room, indoor swimming pool, fitness room, guest laundry, public restrooms, market place, restaurant and lounge. Exterior areas will include a covered porte cochere public drop-off and lobby access at the front of the building

Back of house areas will include main laundry, housekeeping areas, maintenance areas, offices, kitchen and food service preparation and storage areas. Two elevators will be provided for access to the upper levels of the hotel. A guest patio will be provided in the back of the building adjacent to the lounge and dining areas.

Floor area breakdown and guest room count shall be as follows:

<u>Floor</u>	<u>Area</u>	<u>Guest Rooms</u>
First Floor	17,067 SF	9
Second Floor	15,468 SF	33
Third Floor	15,468 SF	33
Fourth Floor	15,468 SF	33
Total	63,471 SF	108

Exterior of building shall be designed to match the current Holiday Inn prototype to the greatest extent possible providing approximately 75% brick and stone masonry exterior materials with exterior insulated finish system making up the remainder of the exterior, cornices and trim. Included is an exterior material / color palette and color rendering of the exterior of the hotel. Exterior signage will be building mounted as indicated on the elevations and one monument sign will be provided at the entrance to the site.

ALTA / NSPS LAND TITLE SURVEY

LOT 1 FRIENDSHIP RESUBDIVISION OF LOTS 23, 24 AND 25 IN NORTH CREEK BUSINESS CENTER PHASE 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 1996 AS DOCUMENT NO. R96-32091, IN WILL COUNTY, ILLINOIS.

BASIS OF BEARINGS
GRID NORTH REFERENCED TO THE
ILLINOIS COORDINATE SYSTEM,
EAST ZONE.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

LOT 22

NORTH CREEK BUSINESS CENTER PHASE 3
PER DOC. R96-070111

LOT 21

NORTH CREEK BUSINESS CENTER PHASE 1
PER DOC. R91-074410

LOT 1

FRIENDSHIP RESUBDIVISION
RECORDED APRIL 12, 1996 AS DOC. NO.
R99-032091

LOT 2

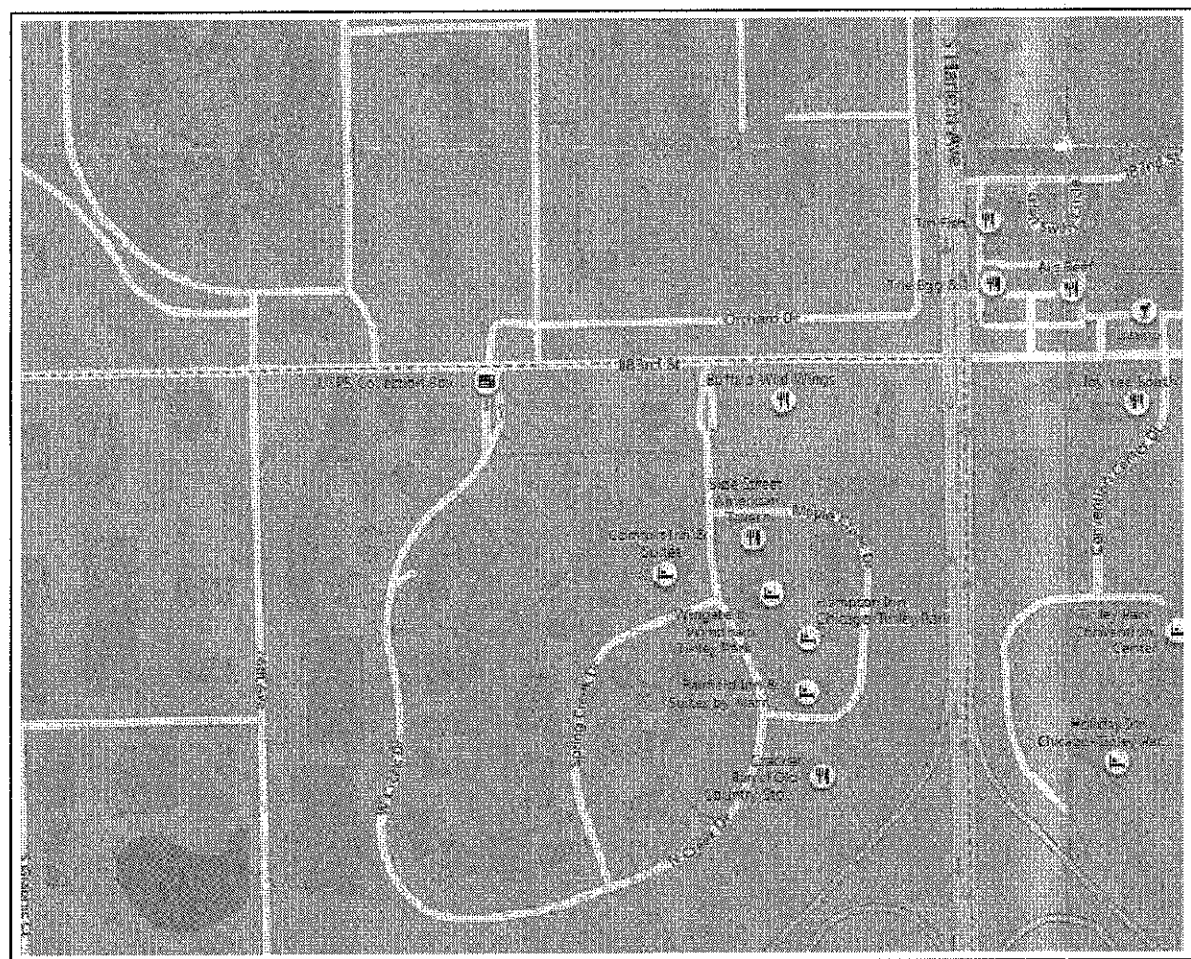
LAKEVIEW SUBDIVISION
PER DOC. R2004-053055
DETENTION POND

NORTH CREEK DRIVE
HEREINAFTER DEDICATED PER DOC. R91-074410

MAPLE CREEK DRIVE
HEREINAFTER DEDICATED
PER DOC. R91-074410

LEGEND & ABBREVIATIONS

- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- BARRIER CURB
- CURB & GUTTER
- DEPRESSED CURB & GUTTER
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- BUILDING
- FLARED END
- MANHOLE
- INLET
- TEST STATION LEAD
- GAS VALVE
- WATER VALVE
- VALVE VAULT
- HYDRANT
- STREET LAMP
- MUNICIPAL STREET LIGHT
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- HANDHOLE
- SIGN
- SURVEY MONUMENT
- DECIDUOUS TREE W/SIZE
- EVERGREEN TREE W/SIZE
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- FPK FOUND PK NAIL
- N NORTH
- S SOUTH
- E EAST
- W WEST
- R RADIUS
- CH ARC LENGTH
- CB CHORD BEARING
- DOC DOCUMENT
- NO NUMBER
- REC RECORD
- MEAS MEASURED
- 100' RECORD DISTANCE
- 100' MEASURED DISTANCE
- (N01°15'30"E) RECORD BEARING
- (N01°15'30"E) MEASURED BEARING
- 100'(CALC) CALCULATED DISTANCE
- SF SQUARE FEET
- AC ACRES
- DNF DID NOT FIND
- CP CONTROL POINT



VICINITY MAP
(NOT TO SCALE)

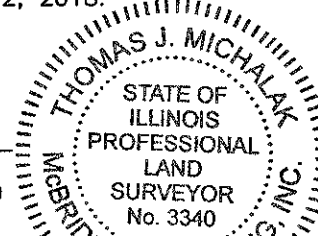
NOTES:

- THIS SURVEY WAS PREPARED USING AN ALTA COMMITMENT FOR TITLE INSURANCE BY CHICAGO TITLE INSURANCE COMPANY, NO. 18015750LFE, DATED OF SEPTEMBER 29, 2018.
- THE FOLLOWING RIGHTS OF WAY, EASEMENTS AND SERVITUDES LISTED IN THE SCHEDULE B EXCEPTIONS OF THE COMMITMENT DESCRIBED IN (1) ABOVE ARE ADDRESSED ON THIS SURVEY IN THE FOLLOWING MANNER:
 - A) EXCEPTION H18: ONLY BUILDING SETBACKS PER DOC. R91-75280 SHOWN, NO OTHER CONDITIONS OR RESTRICTIONS SURVEY RELATED.
 - B) EXCEPTION K19: PUBLIC UTILITY AND DRAINAGE EASEMENTS GRANTED PER DOC. R91-74410 SHOWN, CROSSES THE PROPERTY SURVEYED. PUBLIC UTILITY AND DRAINAGE EASEMENTS PER R96-32091 NOT SHOWN AS DOCUMENT R96-32091 DOES NOT GRANT NEW EASEMENTS.
 - C) EXCEPTION L20: PERPETUAL EASEMENT FOR PEDESTRIAN WALKWAY AND BIKE TRAIL NOT SHOWN. DOCUMENT 1999-092552 AMENDS THE LOCATION OF THE EASEMENT. SEE BELOW.
 - D) EXCEPTION M21: PUBLIC UTILITY AND DRAINAGE EASEMENTS GRANTED PER DOCS. R91-74410 SHOWN, CROSSES THE PROPERTY SURVEYED. PUBLIC UTILITY AND DRAINAGE EASEMENTS PER R96-32091 NOT SHOWN AS DOCUMENT R96-32091 DOES NOT GRANT NEW EASEMENTS.
 - E) EXCEPTION N22: EASEMENT IN FAVOR OF COMCAST PER DOCUMENT R2008-148137 BLANKET IN NATURE OVER LOTS 1,2 AND 3 OF FRIENDSHIP RESUBDIVISION.
 - F) EXCEPTION O23: GRANT OF EASEMENT ACKNOWLEDGEMENT PER DOC. R1999-092552 SHOWN, AMENDS LOCATION OF PEDESTRIAN WALKWAY AND BIKE TRAIL EASEMENT, CROSSES THE PROPERTY SURVEYED.
- (TABLE A ITEM 1) PROPERTY CORNERS SHOWN ARE THOSE FOUND DURING THE FIELD SURVEY. ALL CORNERS PRESENT, NONE WERE RESET.
- (TABLE A ITEM 2) ADDRESS OF PROPERTY NOT OBSERVED WHILE CONDUCTING FIELDWORK. ADDRESS HAS BEEN PROVIDED AND IS LISTED IN THE ALTA COMMITMENT NOTED IN 1.
- (TABLE A ITEM 3) BY SCALING METHODS, THE PROPERTY APPEARS TO LIE IN ZONE 'X' UNSHADED - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 1715702018F EFFECTIVE 11-06-08.
- (TABLE A ITEM 4) AREA = 107,661.88 SF, OR 2.47 AC.
- (TABLE A ITEM 6a) ZONING SETBACK REQUIREMENTS NOT SUPPLIED TO THE SURVEYOR, NOT SHOWN.
- (TABLE A ITEM 8) SUBSTANTIAL VISIBLE FEATURES OBSERVED IN THE FIELD ARE SHOWN. NO BUILDINGS OBSERVED.
- (TABLE A ITEM 11) LOCATION OF UTILITIES BY OBSERVED EVIDENCE GATHERED DURING GROUND SURVEY. NO PAINTED UTILITY MARKINGS OBSERVED. UNDERGROUND SANITARY, STORM AND WATERMAIN UTILITIES SHOWN BASED ON OBSERVATION FROM THE FIELD COORDINATED WITH VILLAGE ATLAS INFORMATION THAT WAS PROVIDED. WATERMAIN POSITION APPROXIMATE BASED ON ATLAS. SANITARY AND WATER BUILDING SERVICE LOCATIONS NOT OBSERVED AND NOT SHOWN. UNDERGROUND ELECTRIC, TELEPHONE, FIBER OPTIC AND GAS FACILITIES PRESENT AND SHOWN ON SURVEY, HOWEVER THEIR UNDERGROUND ROUTING IS UNKNOWN. CONTACT J.U.L.I.E. PRIOR TO EXCAVATING.
- SPRINKLER CONTROL VALVES ALONG SOUTH LINE FROM SOUTH ADJACENT. PIPE ROUTING UNKNOWN.

- (TABLE A ITEM 16) AT THE TIME OF SURVEY THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- BEARINGS AND COORDINATES SHOWN ARE REFERENCED TO GRID NORTH IN THE ILLINOIS COORDINATE SYSTEM, EAST ZONE. APPROXIMATE DIFFERENCE TO RECORD BEARINGS IS 01°40'.
- COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCE TO SURVEYOR AT ONCE.
- SURVEY ITEMS OF NOTE: SPRINKLER CONTROL VALVES ALONG SOUTH LINE OF PROPERTY; ASPHALT PATH APPROXIMATE 1' OUTSIDE OF EASEMENT ALONG NORTH LINE.
- SURVEYOR CONTACT INFO:
 - McBRIDE ENGINEERING, INC.
 - 1820 RIDGE ROAD, SUITE 202
 - HOMERIDGE, IL
 - 708-799-1350
 - TMichalak@McBrideEngineering.com
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

TO: STANDARD BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 30, 1991 AND KNOWN AS TRUST NUMBER 13081
AND: CHICAGO TITLE INSURANCE COMPANY
AND: SD HOSPITALITY LLC

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11 AND 16 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON OCTOBER 12, 2018.
DATE OF PLAT: DECEMBER 6, 2018.
Thomas J. Michalak
THOMAS J. MICHALAK
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3340
LICENSE EXPIRATION / RENEWAL 11/30/2020



NO.	DATE	DESCRIPTION
REVISIONS		

McBRIDE ENGINEERING, INC.
CIVIL ENGINEERS & SURVEYORS
ILLINOIS PROFESSIONAL DESIGN FIRM #184-00803
1820 Ridge Road, Suite 202
Homeridge, IL 60430
708-799-1350

DATE 12-6-2018
SCALE 1"=20'
DRAWN TJM
CHECKED TJM

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR: GREEBRIER PARTNERS, LP
18320 S. NORTH CREEK DRIVE
TINLEY PARK, IL.

PROJECT NO.
18223
SHEET
1
OF 1

GENERAL NOTES

1. The Village of Tinley Park - Public Works (Telephone 1-708-444-5500), MWRD Field Office Phone Number (Telephone 1-708-688-4055), and Joseph A. Schudt & Associates (Telephone 1-708-720-1000), must be notified 2 working days prior to commencement of work.

2. Elevation is U.S.G.S. Datum. (NAVD 88)

3. All floor drains shall discharge to the sanitary sewer.

4. All downspouts and footing drains shall discharge to the storm sewer.

5. All sanitary sewer construction requires stone bedding 1/4 inch to 1 inch in size, with a minimum thickness equal to 1/4 the outside diameter of the sewer pipe, but not less than 4 inches, nor greater than eight inches. Bedding material shall be CA-7 and shall be extended at least 12 inches above top of pipe when using PVC pipe.

6. Any connections of dissimilar pipes shall be done in a manhole/structure, unless it is a service line, which will require a solvent style PVC saddle tee. Any service tie-ins close to a manhole/structure shall connect to the manhole/structure.

7. When connecting to an existing sewer main by means other than an existing wye, tee, or an existing manhole, one of the following methods shall be used:

a. Remove an entire section of pipe (breaking only the top of the bell) and replace with a wye or tee branch section.

b. With pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fitting, using "Band-Seal" or similar couplings to hold it firmly in place.

8. Wherever a sewer crosses under a watermain, the minimum vertical distance from the top of the sewer to the watermain shall be 18 inches. Furthermore, a minimum horizontal distance of 10 feet between storm and/or sanitary and watermain shall be maintained unless: the sewer is laid in a separate trench, keeping a minimum 18 inch 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 inch vertical separation. If either the vertical or horizontal distances described above cannot be maintained, or the sewer crosses above the watermain, then, for a distance of 10 feet on either side of the watermain, the sewer pipe shall be PVC pressure pipe material or the watermain shall be constructed in a watertight casing.

9. Contractor shall bend watermain pipe uniformly under sewers without using fittings providing that joint deflection does not exceed 5 degrees per joint for pipe under 12 inches in size and 3 degrees per joint for pipe 14 inches and over in size. All crossing (including services) shall have a minimum of 18 inches of clearance and should extend 10 feet each side of the center of the crossing.

10. All sanitary manholes shall have a minimum inside diameter of 48 inches. Manhole steps shall be 16" min. wide plastic w/continuous 1/2 steel reinforcement, M.A. Industries or equal.

11. All sanitary sewer, storm sewer, and water system construction shall conform to the "Standard Specifications for Water and Sewer Main Construction in Illinois", current Edition.

12. All paving and related improvements shall be constructed in accordance with the Illinois Department of Transportation, "Standard Specifications for Road and Bridge Construction in Illinois", current Edition.

13. All trenches caused by the construction of sewers, watermain, water service pipes, and in excavation around catch basins, manholes, inlets, and other appurtenances which occur within the limits of, or within 2 feet of existing or proposed pavements, sidewalks, and curb and gutters shall be backfilled with trench backfill. Trench backfill shall be CA-6 material to subgrade and shall be mechanically compacted in 12" lifts.

14. 12", 10" & 8" diameter sanitary sewer pipe and fittings shall be PVC pipe, SDR 26 (ASTM D-3034) with flexible elastomeric (O-ring) gaskets (ASTM D-3212), unless otherwise noted. Where sanitary service crosses below watermain with less than 18 inches of separation, or where indicated elsewhere on plans, sanitary sewer pipe shall be CA-6 material to subgrade and shall be mechanically compacted in 12" lifts. (ASTM D-2672 or ASTM D-3139). Sanitary sewers shall be air tested, mandrel tested, and televised. Sanitary sewer manholes shall be provided with external chimney seals (Cretex or equal). All Sanitary Manholes shall be provided with mac wrap at barrel section joints. Sanitary sewer manholes shall be air tested in accordance with ASTM C-1244-93, Standard Test Method for Concrete Sewer Manholes by Negative Air Pressure (Vacuum) Test.

15. Watermain shall be ductile iron, Class 52 (AWWA C-151) with cement lining (AWWA C-104) and hydrocarbon resistant gaskets (AWWA C-110) with brass wedges for electrical continuity. Ductile iron watermain shall be provided with polyethylene encasement (AWWA C-105). All watermain fittings, valves, and hydrants shall have stainless steel bolts and shall be secured using Meg-A-Lug restrained joints. Thrust blocking shall also be provided, with precast blocking permitted. Watermain shall be pressure tested at 150psi for two hours with zero pressure loss. A disinfection test shall be completed using an initial chlorine concentration of 50 mg/l and a minimum residual concentration of 25 mg/l after 24 hours. All work shall comply with Village of Tinley Park standards.

16. Watermain and lot services shall be a minimum of 5'-6" below finished ground surface.
17. a. All storm sewer must be reinforced concrete pipe in paved areas.

b. All reinforced concrete pipe shall be ASTM C76 CL IV.

c. Sump pump discharge piping shall be PVC Schedule 40.

d. All flexible storm sewer pipe must be televised for final inspection.

18. Where storm sewers cross over the tops of watermain and are designated as "LHP" type, they shall be reinforced concrete low head pressure pipe (ASTM C-361-76). Alternately, proper watermain protection per note (8.) shall be provided.

19. All bends in the watermain of 10 degrees or greater shall be installed with restrained joints (Meg-A-Lug or equal). Restrained joints (Meg-A-Lug or equal) shall be used within three pipe lengths of a fitting. Thrust blocking is required at all bends.

20. All rims and inverts of existing sanitary and storm sewer shall be field verified prior to the start of construction, and any discrepancies between the plan and existing elevations shall be reported to the Engineer immediately.

21. All coordinates refer to back of curb, centerline of manhole, pipe, or structure, or as shown.

22. All curb radii refer to back of curb. Lane dimensions refer to face of curb or edge of pavement.

23. The Contractor shall subscribe to all governing regulations and shall obtain all necessary public agency permits.

24. Field check all dimensions, coordinates, and elevations before proceeding with new work. Notify the Engineer of any discrepancies immediately.

25. The Contractor shall provide for the safe and orderly passage of traffic and pedestrians where his operations abut public thoroughfares and adjacent property. Construction access points to the site shall be protected in such a way as to prevent tracking of mud or soil onto public thoroughfares. At the end of each day, the Contractor shall clean up all mud or soil which has been tracked onto public streets or as required by the Village of Tinley Park.

26. Street paving and curbs to remain shall be protected from damage and, if damaged, shall be replaced promptly to meet Village of Tinley Park Standard Specifications in materials and workmanship.

28. Prior to new work, the Contractor shall verify the location and elevation of existing utility lines and structures to be connected to proposed work. Discrepancies shall be reported to the Engineer immediately.

29. All sediment will be prevented from entering any existing storm drainage systems by the use of hay bales, interceptor dikes or other approved functional methods. The Contractor shall be responsible for removing sediment resulting from this project from storm sewers and drainage structures.

30. All utility connections to existing lines shall be constructed in accordance with the regulations of the utility owner and to the satisfaction of the utility owner.

31. All work shall be in accordance with the specifications for the Village of Tinley Park.

32. New watermain valves, including pressure tap valves, adjacent to an existing watermain, and existing watermain valves shall only be operated by the Village of Tinley Park, Department of Public Works personnel with a 48-hour notice (Monday-Friday).

33. Any existing utility structures requiring adjustment are to be adjusted (up to 8" total adjustment allowed with a maximum of 2 rubber adjusting rings) or to be constructed by the contractor to the utility owner's satisfaction. Adjustments or reconstructions not called for on the plans shall be considered incidental to the contract. A total of no more than 8 and no less than 4 inches of adjusting rings shall be provided at all utility structures. Adjusting rings shall be set in a bed of preformed non-hardening mastic (RUB-R-NEK or approved equal). Minimum adjusting ring height is 2".

34. All connections to existing manholes shall be made by coring the existing manhole using a diamond or carbide tip cutter and installing a press seal PSX or CORE-N-SEAL boot in the cored opening.

35. All storm sewer flared end sections for pipes greater than 12 inch diameter shall be provided with grates per I.D.O.T. standards.

36. Reproduceable "Record" drawings shall be provided by the contractor to the Village of Tinley Park and Owner following completion of improvements.

37. Structure ids shall be stamped "Village of Tinley Park" and "SANITARY", "STORM", or "WATER" for appropriate utilities.

38. Sanitary and Water stubs shall be marked with 4"x 4" wood posts.

39. One lane in each direction shall be open to traffic at all times except between the hours of 9 A.M. to 3 P.M. During this period all work must be performed in accordance with standards 701201, 701206, and 701401.

40. Traffic control standards which shall be included for use during construction are: 702001, 701201, 701206, 701301, 701401, 701501, 701606, and 701701.

HOLIDAY INN

18320 S. NORTH CREEK DRIVE
TINLEY PARK, IL 60477

SITE IMPROVEMENT PLANS

OWNER
SD HOSPITALITY, LLC
4375 FRONTAGE ROAD
OAK FOREST, IL 60452
ATTN: SHAILESH PATEL
SDHotelsLLC@gmail.com
PHONE: 630.745.7344

ARCHITECT
ENVIRONS ARCHITECTS/PLANNERS INC.
17 JUNCTION DRIVE, SUITE 264
GLEN CARBON, IL 62034
ATTN: MICHAEL F. SAPP
msapp@environsap.com
PHONE: 618.791.1329

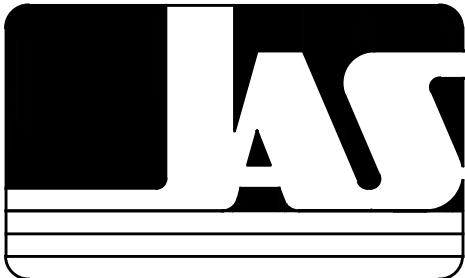
DRAINAGE CERTIFICATION

I, D. Warren Opperman, hereby certify that adequate storm water storage and drainage capacity has been provided for this development, such that surface water from the development will not be diverted onto and cause damage to adjacent property for storms up to and including the one hundred (100) year event, and that the design plans are in compliance with all applicable state, county, and Village ordinances.

ILLINOIS PROFESSIONAL ENGINEER NO. 062-043406

DUTY TO INDEMNIFY

The Contractor shall defend, indemnify, keep and save harmless the Village, Owner, and Engineer, and their respective board members, representatives, agents, and employees, in both individual and official capacities, against all suits, claims, damages, losses and expenses, including attorney's fees, caused by, growing out of, or incidental to, the performance of the work under the Contract by the Contractor or its subcontractors to the full extent as allowed by the laws of the State of Illinois and not beyond any extent which would render these provisions void or unenforceable. This obligation includes but is not limited to: The Illinois laws regarding structural work (Ill. Rev. Stat. Ch.48, par.60 et seq.). And regarding the protection of adjacent landowners (Ill.Rev. Stat. Ch.17 1/2 par.51 et seq.). In the event of any such injury (including death) or loss or damage, or claims therefore, the Contractor shall give prompt notice to the owner.



Joseph A. Schudt & Associates
9455 ENTERPRISE DRIVE MOKENA, IL 60448
PHONE: 708-720-1000 www.jaseng.com FAX: 708-720-1065

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-001172

PREPARED AT OR UNDER THE DIRECTION OF:

ILLINOIS PROFESSIONAL ENGINEER NO. 062-043406

CONTACT JULIE AT 811 OR 800-892-0123

WITH THE FOLLOWING INFORMATION

COUNTY-NAME WILL

CITY / TOWNSHIP TINLEY PARK, IL / FRANKFORT

SEC & 1/4 SEC No. NE 1/4 1-35-12

48 HOURS (2 days) BEFORE YOU DIG



Know what's below.
Call before you dig.

LEGEND	
	EXISTING SANITARY MANHOLE
	PROPOSED SANITARY MANHOLE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING VALVE IN VAULT
	PROPOSED VALVE IN VAULT
	EXISTING VALVE
	PROPOSED VALVE
	EXISTING REDUCER
	PROPOSED REDUCER
	EXISTING HYDRANT
	PROPOSED HYDRANT
	EXISTING WATERMAIN
	PROPOSED WATERMAIN
	EXISTING STORM MANHOLE
	PROPOSED STORM MANHOLE
	EXISTING CATCH BASIN
	PROPOSED CATCH BASIN
	EXISTING INLET
	PROPOSED CIRCULAR INLET
	PROPOSED INLET
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING CULVERT
	PROPOSED CULVERT
	EXISTING LIGHT

	PROPOSED LIGHT
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	EXISTING CURB
	PROPOSED CURB
	EXISTING CURB TO BE REMOVED
	PROPOSED HUNG CURB
	EXISTING POWER POLE
	EXISTING TRANSFORMER
	EXISTING ELECTRIC MANHOLE
	EXISTING ELECTRIC CABLE
	EXISTING TELEPHONE PEDESTAL
	EXISTING TELEPHONE MANHOLE
	EXISTING TELEPHONE CABLE
	EXISTING TRAFFIC SIGNAL
	EXISTING HAND HOLE
	EXISTING GAS VALVE
	EXISTING GAS MAIN
	EXISTING CABLE T.V.
	EXISTING BORING LOCATION
	EXISTING SIGN
	EXISTING FENCE LINE
	EXISTING DECIDUOUS TREE
	EXISTING EVERGREEN
	EXISTING BUSH/HEDGE
	EXISTING WETLAND

INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING TOPOGRAPHY
3	SITE GEOMETRIC PLAN
4	SITE GRADING PLAN
5	SITE UTILITY PLAN
6	STORM WATER POLLUTION PREVENTION PLAN
7	CONSTRUCTION SPECIFICATIONS
8	CONSTRUCTION DETAILS
9	CONSTRUCTION DETAILS
10	M.W.R.D. NOTES
11	DRAINAGE EXHIBIT

PROJECT SITE SUMMARY

PROPERTY LEGAL DESCRIPTION:

LOT 1 IN FRIENDSHIP RESUBDIVISION OF LOTS 23, 24, AND 25 IN NORTH CREEK BUSINESS CENTER PHASE 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 1996, AS DOCUMENT NO. R96-032091, IN THE VILLAGE OF TINLEY PARK, WILL COUNTY, ILLINOIS.

PROPERTY ADDRESS: 18320 S. NORTH CREEK DRIVE, TINLEY PARK, IL 60477

PROPERTY INDEX NUMBER: 19-09-01-202-004-0000

TOTAL CONTIGUOUS OWNERSHIP: 2.471 ACRES

PROJECT AREA: 2.471 ACRES

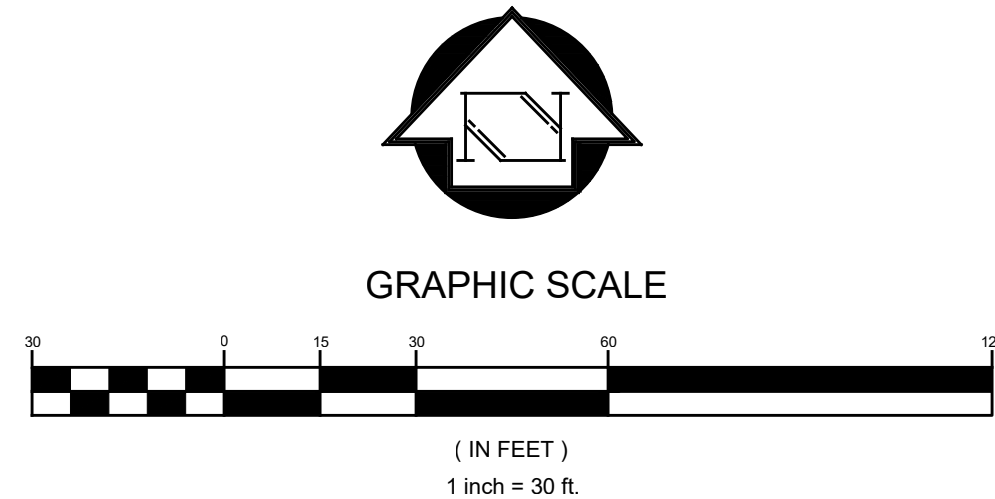
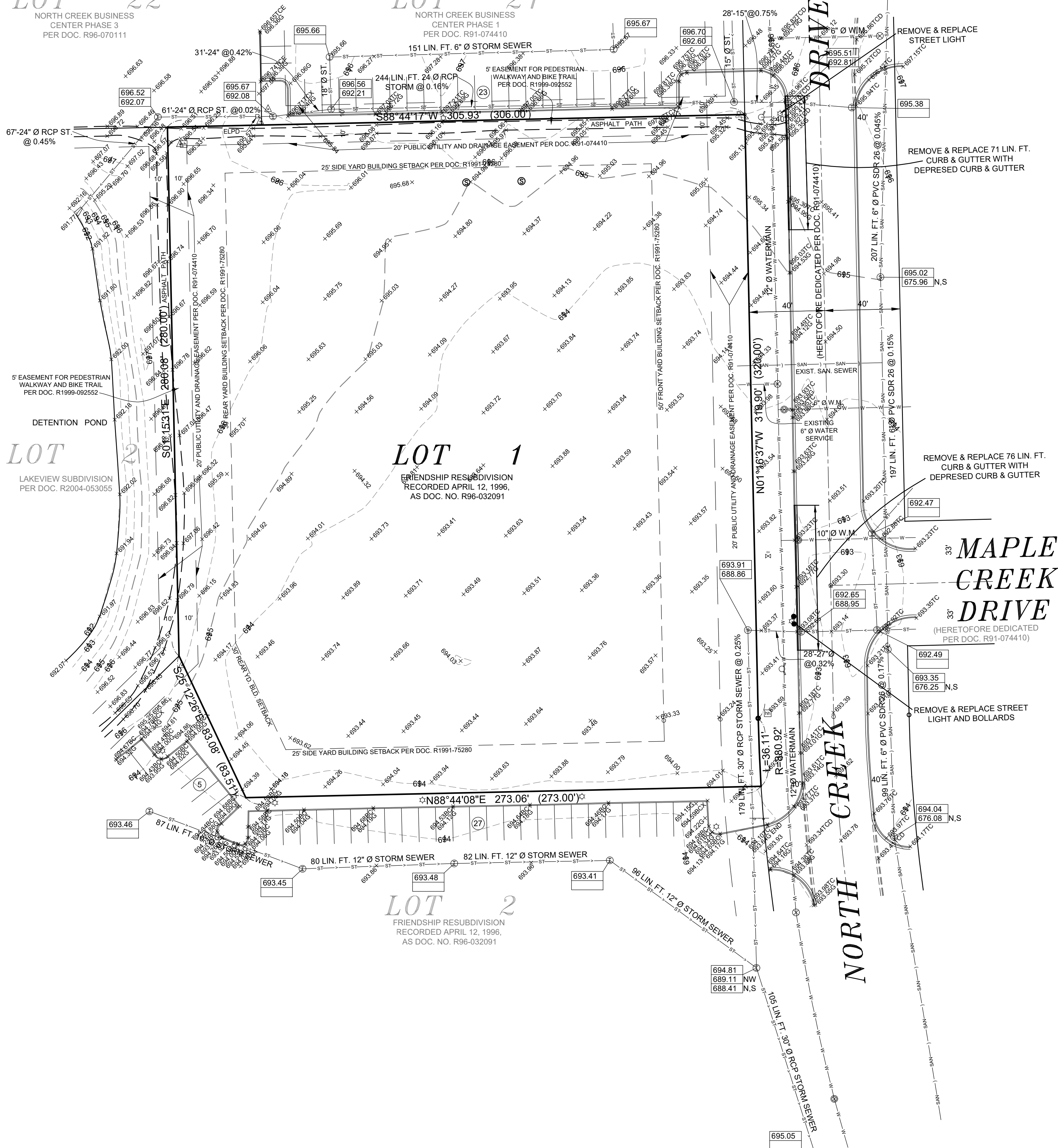
SITE BENCHMARK:

SOUTHWEST HEADBOLT ON THE HYDRANT AT THE SOUTHWEST CORNER OF NORTH CREEK DRIVE AND MAPLE CREEK DRIVE.
ELEVATION: 694.57 (NAVD 88)

1	8-12-19	JAR	REVISION PER VILLAGE
No.	Date	By	Description
REVISIONS			
Date:	7-24-19	Drawn:	JAR
Design:	DWO	Approved:	DWO
SHEET 1 OF 11			Project No. 18-065

LOT 22
NORTH CREEK BUSINESS
CENTER PHASE 3
PER DOC. R96-070111

LOT 21
NORTH CREEK BUSINESS
CENTER PHASE 1
PER DOC. R91-074410



HOLIDAY INN TINLEY PARK

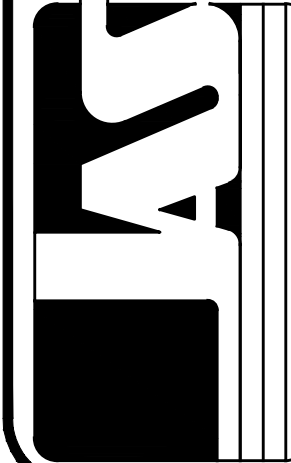
TINLEY PARK, IL

EXISTING TOPOGRAPHY

Date: 7-24-19
Scale: 1" = 30'
File Name: 18-065-014
Drawn: JAR
Checked: DWO
Sheet: 2 OF 11
Project No.: 18-065

REVISIONS:
8-12-19

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GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft

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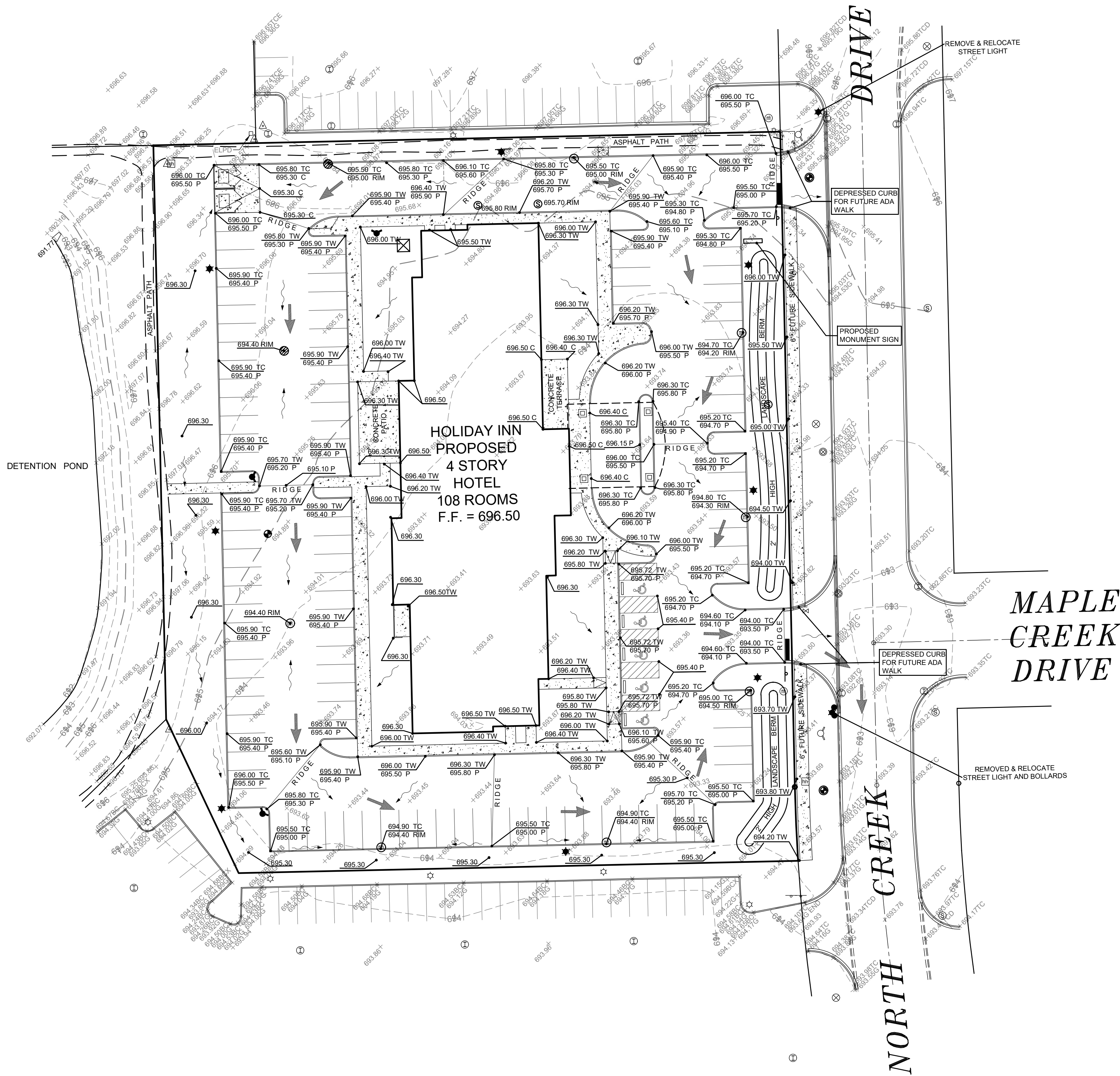
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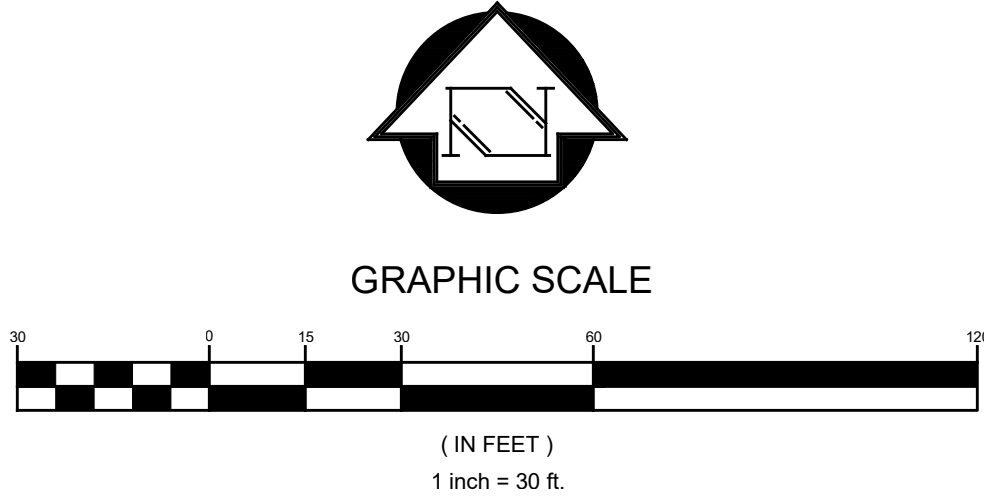
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SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

Date: 7-24-19
 Scale: 1" = 30'
 File Name: 18-065-014
 Drawn: JAR
 Checked: DWO
 Sheet:
3 OF 11
 Project No.:
18-065

M:\2018\18-065 Holiday Inn Tinley Park\Drawings\Construction Drawings\18-065-014_4-GRAD_Plot.dwg, 8/12/2019 3:47 PM, By: JAR, Copyright 2019, Joseph A. Schudt & Associates



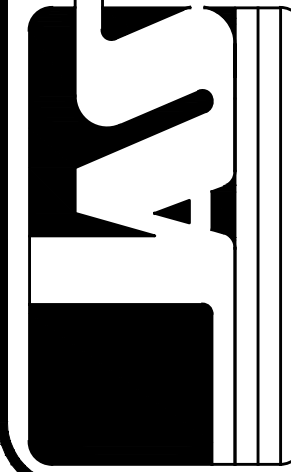
LEGEND:
--- DRAINAGE FLOW PATH
--- 100 YEAR OVERLAND FLOW PATH



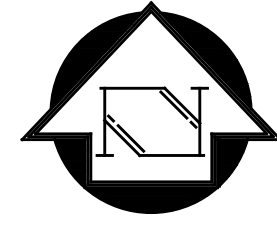
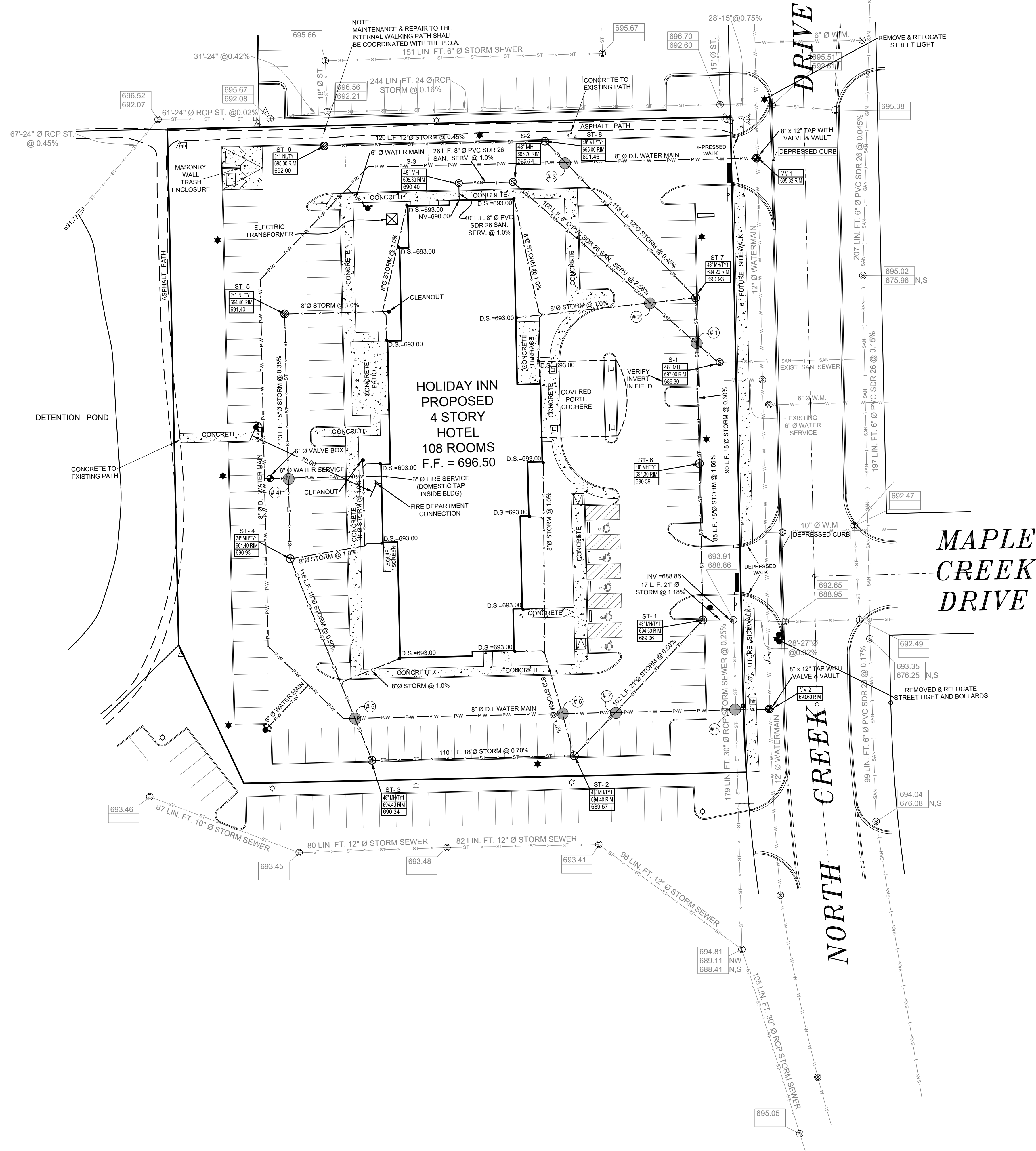
HOLIDAY INN TINLEY PARK
TINLEY PARK, IL
SITE GRADING PLAN

Date: 7-24-19
Scale: 1" = 30'
File Name: 18-065-014
Drawn: JAR
Checked: DWO
Sheet:
4 OF 11
Project No.:
18-065

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8-12-19
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GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

UTILITY CROSSING

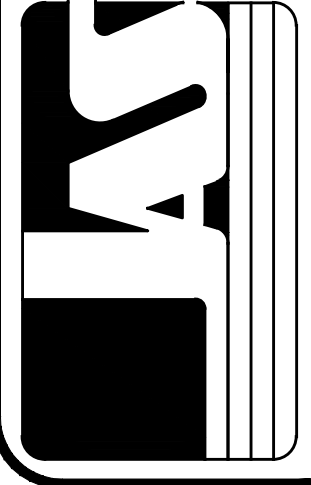
- #1 GRADE = 694.45
INV. 15" STORM = 690.78
INV. 8" SAN. = 686.70
- #2 GRADE = 694.77
INV. 8" STORM = 691.25
INV. 8" SAN. = 687.57
- #3 GRADE = 695.20
INV. 12" STORM = 691.39
TOP 8" WATER = 689.70
- #4 GRADE = 694.85
INV. 15" STORM = 691.09
TOP 8" WATER = 689.40
- #5 GRADE = 694.90
INV. 18" STORM = 690.46
TOP 8" WATER = 688.70
- #6 GRADE = 695.05
INV. 8" STORM = 691.60
TOP 8" WATER = 689.90
- #7 GRADE = 695.00
INV. 21" STORM = 689.41
TOP 8" WATER = 687.70
- #8 GRADE = 694.60
INV. 30" STORM = 688.74
TOP 8" WATER = 687.00

HOLIDAY INN TINLEY PARK

TINLEY PARK, IL

SITE UTILITY PLAN

Date: 7-24-19
Scale: 1" = 30'
File Name: 18-065-014
Drawn: JAR
Checked: DWO
Sheet:
5 of 11
Project No.:
18-065



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STORM WATER POLLUTION PREVENTION PLAN

The following plan is established and incorporated in the project to direct the contractor in the placement of temporary erosion control systems and to provide a storm sewer water pollution prevention plan for compliance under NPDES.

The purpose of this plan is to minimize erosion within the construction site and to limit sediments from leaving the construction site by utilizing proper temporary erosion control systems and providing ground cover within a reasonable amount of time.

Certain erosion control facilities shall be installed by the contractor at the beginning of construction. Other items shall be installed by the contractor as directed by the Engineer on a case by case situation depending on the contractor's sequence of activities, time of year, and expected weather conditions.

The contractor shall install permanent erosion control systems and seeding within a time frame specified herein and as directed by the Engineer, therefore minimizing the amount of area susceptible to erosion and reducing the amount of temporary seeding. The Engineer will determine if any temporary erosion control systems shown in the plan can be deleted and if any additional temporary erosion control systems, which may not be included in this plan, shall be added. The contractor shall perform all work as directed by the Engineer and as shown in Standard 280001.

Section 280. Temporary erosion control, of the standard specifications additionally supplements this plan.

SITE DESCRIPTION & DESCRIPTION OF CONSTRUCTION ACTIVITY:

- The project is located South and West of 183rd Street and North Creek Drive in Tinley Park, IL 60477. The site disturbance acreage is 2.471 acres.
- Construction includes earthwork, parking improvements, and storm sewer improvements for a proposed site.
- The project is not within the 100-year Floodplain limits.

DESCRIPTION OF INTENDED SEQUENCE FOR MAJOR CONSTRUCTION ACTIVITIES WHICH WILL DISTURB SOILS FOR MAJOR PORTION OF THE CONSTRUCTION SITE:

Erosion control silt fencing shall be in place prior to earthwork activities.

Site shall be cleared. Topsoil will be remove and graded as necessary, with all proposed roads graded to roughly 1-foot below final elevation on plans.

Utilities trenches shall have topsoil removed prior to construction of utilities. After completion of storm sewer construction, storm sewer inlet protection shall be placed at each open-grate structure.

Detention shall be topsoiled and seeded & covered with erosion control blanket.

Concrete curb & gutter and bituminous areas shall be constructed.

AREA OF CONSTRUCTION SITE:

The total area of the construction site is estimated to be 2.471 acres by which 2.471 acres will be disturbed by excavation, grading, and other activities. Of this 2.471 acres, 0.00 acres are construction within the Public R.O.W.

OTHER REPORTS, STUDIES AND PLANS, WHICH AID IN THE DEVELOPMENT OF THE STORM WATER POLLUTION PREVENTION PLAN AS REFERENCED DOCUMENTS:

- Information of the soils and terrain within the site was obtained from topographic surveys and soil borings that were utilized for the development of the proposed temporary erosion control systems.
- Project plan documents, specifications and special provisions, and plan drawings indicating drainage patterns and approximate slopes anticipated after grading activities were utilized for the proposed placement of the temporary erosion control systems.

DRAINAGE TRIBUTARIES AND SENSITIVE AREAS RECEIVING RUNOFF FROM THIS CONSTRUCTION SITE:

- The site shall drain into proposed stormwater detention ponds by means of a proposed storm sewer system, and overland flow. The stormwater detention system will reduce the peak stormwater runoff before discharging into existing Village storm sewer system.

CONTROLS, EROSION CONTROLS AND SEDIMENT CONTROL:

- The drawings, specifications and special provisions will ensure that existing vegetation is preserved where attainable and disturbed portions of the site will be stabilized. Stabilization practices include temporary seeding, permanent seeding, mulching, protection of trees, preservation of native vegetation, and other appropriate measures as directed by the Engineer. 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.
- Areas of existing vegetation, wood and grasslands, outside the proposed construction limits shall be identified by the Engineer for preserving and shall be protected from construction activities.
- Dead, diseased, or unsuitable vegetation within the site shall be removed as directed by the Engineer, along with required tree removal.
- As soon as reasonable access is available to all locations where water drains away from the project, temporary perimeter erosion barrier shall be installed as called out in this plan and directed by the Engineer.
- Bare and sparsely vegetated ground in high erodible areas as determined by the Engineer shall be temporarily seeded at the beginning of construction where no construction activities are expected within seven (7) days.
- Immediately after tree removal is completed, areas which are highly erodible as determined by the Engineer, shall be temporarily seeded when no construction activities are expected within seven (7) days.

- Establishment of these temporary erosion control measures will have additional benefits to the project. Desirable grass seed will become established in these areas and will spread seeds onto the construction site until permanent seeding/mowing and over seeding can be completed.
- The Village of Tinley Park is responsible for conducting site visits and verifying that the practices are working properly and determine if additional practices are needed for better soil erosion and sediment control. If additional practices are deemed necessary by the Village the contractor will implement the practice in a timely manner.

DESCRIPTION OF STABILIZATION PRACTICES DURING CONSTRUCTION:

- During construction, areas outside the construction limits as outlined previously herein shall be protected. The contractor shall not use this area for staging, parking of vehicles of construction equipment, storage of materials or other construction related activities.
 - Within the construction limits, areas which may be susceptible to erosion as determined by the Engineer shall remain undisturbed until full scale construction is underway to prevent unnecessary soil erosion.
 - As construction proceeds, the contractor shall institute the following as directed by the Engineer.
 - Place temporary erosion control facilities at locations shown on the plans.
 - Temporarily seed erodible bare earth on a weekly basis to minimize the amount of erodible surface area within the contract limits.
 - Provide temporary erosion control systems.
 - Continue building up the embankment to the proposed grade while, at the same time, placing permanent erosion control final shaping to the slopes.
 - Excavated areas and embankment shall be permanently seeded immediately after final grading. If not, they shall be temporarily seeded if no construction activity in the area is planned for seven (7) days.
 - Construction equipment shall be stored and fueled only at designated locations. All necessary measures shall be taken to contain any fuel or other pollutant in accordance with EPA water quality regulations. Leaking equipment or supplies shall be immediately repaired or removed from the site.
 - The contractor shall inspect the project daily during construction activities. Inspection shall also be done weekly and after rains of 1/2-inch or greater or equivalent snowfall and during the winter shutdown period. The project shall additionally be inspected by the construction field Engineer on a biweekly basis to determine that erosion control efforts are in place and effective and if other erosion control work is necessary.
 - Sediment collected during construction of the various temporary erosion control systems shall be disposed of on the site on a regular basis as directed by the Engineer. The cost of this maintenance shall be included in the unit bid price for earth excavation for erosion control.
 - The temporary erosion control systems shall be removed, as directed by the Engineer, after use is no longer needed or no longer functioning.

DESCRIPTION OF STRUCTURAL PRACTICES AFTER FINAL GRADING:

- Temporary erosion control systems shall be left in place with proper maintenance until permanent erosion control is in place and working properly and all proposed turf areas sodded and established.
- Once permanent erosion control systems as proposed in the plans are functional and established, temporary items shall be removed, cleaned up, and disturbed turf reseeded.
- Upon completion of the industrial buildings, permanent landscaping features, including sod, will be established.

MAINTENANCE AFTER CONSTRUCTION:

Construction is complete after acceptance by the municipality. Maintenance up to this date will be by the contractor.

INSPECTION AND MAINTENANCE PLAN FOR STORMWATER MANAGEMENT STRUCTURES (BMPS)		
	INSPECTION SCHEDULE	CORRECTIVE ACTIONS
VEGETATED AREAS	Annually early spring and after heavy rains	Inspect all slopes and embankments and replant areas of bare soil or with sparse growth
		Armor rill erosion areas with riprap or divert the runoff to a stable area
		Inspect and repair down-slope of all spreaders and turn-outs for erosion
DITCHES, SWALES AND OPEN STORMWATER CHANNELS	Annually spring and late fall and after heavy rains	Mow vegetation as specified for the area
		Remove obstructions, sediments or debris from ditches, swales and other open channels
		Repair any erosion of the ditch lining
		Mow vegetated ditches
		Remove woody vegetation growing through riprap
CULVERTS	Spring and late fall and after heavy rains	Repair any slumping side slopes
		Repair riprap where underlying filter fabric or gravel is showing or if stones have dislodge
CATCHBASINS	Annually in the spring	Remove accumulated sediments and debris at the inlet, outlet, or within the conduit
		Remove any obstruction to flow
		Repair any erosion damage at the culvert's inlet and outlet
ROADWAYS AND PARKING AREAS	Annually in the spring or as needed	Remove sediments and debris from the bottom of the basin and inlet grates
		Remove floating debris and oils (using oil absorptive pads) from any trap
		Clear and remove accumulated winter sand in parking lots and along roadways
		Sweep pavement to remove sediment
		Grade road shoulders and remove accumulated winter sand
RESOURCE AND TREATMENT BUFFERS	Annually in the spring	Grade gravel roads and gravel shoulders
		Clean-out the sediment within water bars or open-top culverts
		Ensure that stormwater runoff is not impeded by false ditches of sediment in the shoulder
		Inspect buffers for evidence of erosion, concentrated flow, or encroachment by development
		Manage the buffer's vegetation with the requirements in any deed restrictions
WETPONDS AND DETENTION BASINS	Annually in the spring	Repair any sign of erosion within a buffer
		Inspect and repair down-slope of all spreaders and turn-outs for erosion
		Install more level spreaders, or ditch turn-outs if needed for a better distribution of flow
		Clean-out any accumulation of sediment within the spreader bays or turnout pools
		Mow non-wooded buffers no shorter than six inches and less than three times per year
FILTRATION AND INFILTRATION BASINS	Annually in fall and after heavy rains	Inspect the embankments for settlement, slope erosion, piping, and slumping
		Mow the embankment to control woody vegetation
		Inspect the outlet structure for broken seals, obstructed orifices, and plugged trash racks
		Remove and dispose of sediments and debris within the control structure
		Repair any damage to trash racks or debris guards
PROPRIETARY DEVICES	As specified by manufacturer	Replace any dislodged stone in riprap spillways
		Remove and dispose of accumulated sediments within the impoundment and forebay
		Clean the basin of debris, sediment and hydrocarbons
OTHER PRACTICES	As specified for devices	Provide for the removal and disposal of accumulated sediments within the basin
		Renew the basin media if it fails to drain within 72 hours after a one inch rainfall event
		Till, seed and mulch the basin if vegetation is sparse
		Repair riprap where underlying filter fabric or gravel is showing or where stones have dislodged
		Contract with a third-party for inspection and maintenance
		Follow the manufacturer's plan for cleaning of devices
		Contact the department for appropriate inspection and maintenance requirements for other drainage control and runoff treatment measures.

MISCELLANEOUS:

- Temporary erosion control seeding shall be applied at a rate of 100 lbs/acre, if directed.
- Straw bales, hay bales, perimeter erosion barrier and silt fences will not be permitted for temporary or permanent ditch checks. Ditch checks shall be composed of aggregate, silt panels, rolled excelsior, urethane form/geotextile silt wedges, and/or any other material approved by the erosion and sediment control coordinator.
- Sediment collected during construction by the various temporary erosion control systems shall be disposed of on the site on a regular basis, as directed by the Engineer. The cost of this maintenance shall be paid for at the contract unit price per cubic yard for earth excavation.
- All erosion control products furnished shall be specifically recommended by the manufacturer for the use specified in the erosion control plan. Prior to the approval and use of the project, the contractor shall submit to the Engineer a notarized certification by the producer stating the intended use of the product and that the physical properties required for this application are met or exceeded. The contractor shall provide manufacturer installation procedures to facilitate the Engineer in construction inspection.

CONSTRUCTION ACTIVITY SEQUENCING:

- Erect perimeter silt fence.
- Construct stabilized construction entrance.
- Strip topsoil from site.
- Mass grade site.
- Erect interior silt fence and repair re-establish perimeter silt fence.
- Provide seeding and erosion control blanket in Detention Basin, slope area of south ditch and front yard setback areas.
- Establish seeding on regraded area.
- Install/construct Storm Sewer System including inlet protection excavated drains and end section rip rap protection.

INSPECTION AND MAINTENANCE PLAN FOR QUALIFIED SEWER CONSTRUCTION		
	INSPECTION SCHEDULE	CORRECTIVE ACTIONS
SANITARY SEWERS	ANNUALLY	INSPECT ALL SANITARY SEWERS FOR BLOCKAGES
		CLEAN SANITARY SEWERS AS NECESSARY USING VARIOUS METHODS AS REQUIRED SUCH AS JETTING, RODDING, ETC.

SOIL PROTECTION CHART												
STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUN.	JUL.	AUG.	SEP.	OCT.	NOV.	DEC.
PERMANENT SEEDING						A			*	*		*
DORMANT SEEDING	B											B
TEMPORARY SEEDING						C				O		
SODDING					E	*	*					
MULCHING	F											

A. KENTUCKY BLUEGRASS 90 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 30 LBS./AC.

B. KENTUCKY BLUEGRASS 135 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 45 LBS./AC. + 2 TONS STRAW MULCH PER ACRE.

C. SPRING OATS 100 LBS./AC.

D. WHEAT OR CEREAL RYE 150 LBS./AC.

E. SOD.

F. STRAW MULCH 2 TONS/AC.

* IRRIGATION NEEDED DURING JUNE, JULY AND SEPT.

** IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SODDING.

STORM WATER POLLUTION PREVENTION PLAN CERTIFICATES: The following certificates shall be executed & provided to the Village of Tinley Park and Engineer with a copy at the job site:

- Contractor Certification Statement: "I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit (ILR-10) that authorizes the storm water discharges associated with activity from the construction site identifies as part of this certification."

By: _____ Contractor

- Owner Certification Statement: "I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

By: _____ Owner

The Village of Tinley Park requires compliance with NPDES Phase II program. As such, all developments shall provide to the extent possible, construction site run-off control and illicit discharge prevention and elimination.

- The owner is responsible for submitting the Notice of Intent (NOI) to the IEPA after the Storm Water Pollution Prevention Plan (SWPPP) is complete. The contractor is responsible for insuring that the NOI is postmarked at least 30 days before commencement of any work on site.
- Prior to commencement of construction, the owner shall provide written notification to the IEPA of completion of the SWPPP and that said plan is available at the site.
- The contractor is responsible for having the SWPPP on site at all times.
- Inspection of controls will be completed by the owner at least once every 7 days and within 24 hours of a storm 0.5" or greater.
- An Incident of Non-Compliance (ION) must be completed and submitted by the owner to the IEPA and copied to the Village if, at any time, an erosion or sediment control device fails.
- A Notice of Termination (NOT) shall be completed by the owner in compliance with NPDES Phase II requirements when all permanent erosion control measures are in place with a 70% establishment rate of vegetation. The NOT shall be sent to the IEPA and the Village.
- The contractor shall take the necessary steps to control waste such as discarded building materials, concrete truck washout, chemicals, litter and sanitary waste at the construction site that may cause adverse impacts to water quality.

THE CONTRACTOR WILL ASSUME RESPONSIBILITY FOR MAINTENANCE OF ALL SOIL EROSION CONTROL MEASURES DURING CONSTRUCTION AND THE OWNER WILL ASSUME RESPONSIBILITY OF ALL SOIL EROSION CONTROL MEASURES AFTER CONSTRUCTION.

- INSPECTION SCHEDULE
- DIVERSION AND STRUCTURAL MEASURES - WILL BE INSPECTED AT WEEKLY INTERVALS OR AFTER EVERY RAIN STORM PRODUCING RUNOFF.
 - SEDIMENT BASINS AND PONDS - WILL BE CHECKED AFTER EACH MAJOR PHASE OF THE DEVELOPMENT FOR SEDIMENT ACCUMULATION.
 - VEGETATIVE PLANTINGS - SPRING PLANTINGS WILL BE CHECKED DURING SUMMER OR EARLY FALL.
 - REPAIRS - ANY EROSION CONTROL MEASURES, STRUCTURAL MEASURES, OR OTHER RELATED ITEMS IN NEED OF REPAIR WILL BE MADE WITHIN 1-2 DAYS.
 - MOWING - DRAINAGEWAYS, DITCHES AND OTHER AREAS THAT SUPPORT A DESIGNED FLOW OF WATER WILL BE MOWED REGULARLY TO MAINTAIN THAT FLOW.
 - FERTILIZATION - SEEDS AREAS WHERE THE SEED HAS NOT PRODUCED A GOOD COVER, WILL BE INSPECTED AND FERTILIZED AS NECESSARY.

- CONSTRUCTION SEQUENCE AND RESPONSIBLE CONTRACTOR
- INSTALL SEDIMENT CONTROL MEASURES: VC VEGETATIVE CHANNEL, BF BARRIER FILTER, SE STABILIZED CONSTRUCTION ENTRANCE
 - GRADE SITE/STOCKPILE TOPSOIL
 - PRESERVE AND PROTECT EXISTING VEGETATION.
 - TEMPORARY VEGETATIVE STABILIZATION OF CONTROL MEASURES: TS TEMPORARY SEEDING, VF VEGETATIVE FILTER, M MULCHING
 - VEGETATIVE COVER ON ALL AREAS TO BE EXPOSED LONGER THAN 7 DAYS: TS TEMPORARY SEEDING
 - PERMANENT VEGETATIVE STABILIZATION OF ALL EXPOSED AREAS WITH 7 DAYS OF: PS PERMANENT SEEDING, SO SODDING
 - INSTALL PERMANENT LANDSCAPING & REMOVE TEMPORARY EROSION CONTROL
 - PERFORM CONTINUING MAINTENANCE.

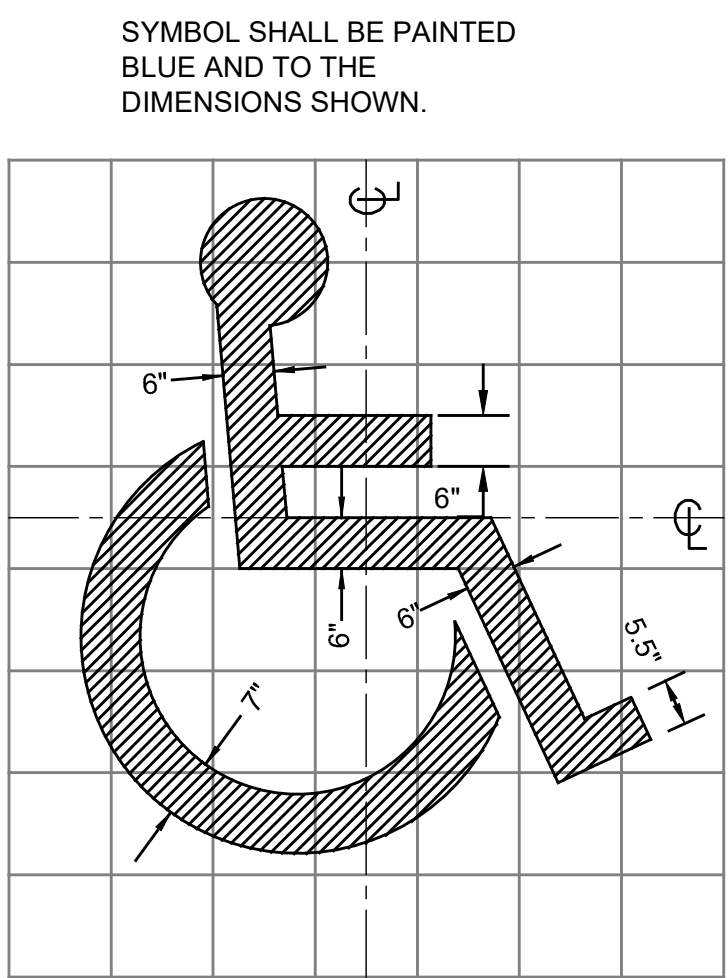
NOTE: PROVIDE TEMPORARY SEEDING FOR ALL DISTURBED PARKWAYS, EASEMENTS, DETENTION PONDS ETC. TO BE LEFT LONGER THAN 7 DAYS BEFORE PERMANENT SEEDING/FINAL LANDSCAPING IS TO OCCUR.

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HOLIDAY INN TINLEY PARK
TINLEY PARK, IL
STORM WATER POLLUTION PREVENTION PLAN

Date: 07-24-19
Scale: N/A
File Name: 18-065-014
Drawn: JAR
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6 OF 11
Project No.:
18-065

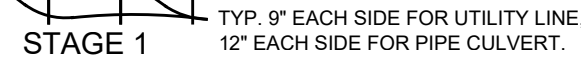
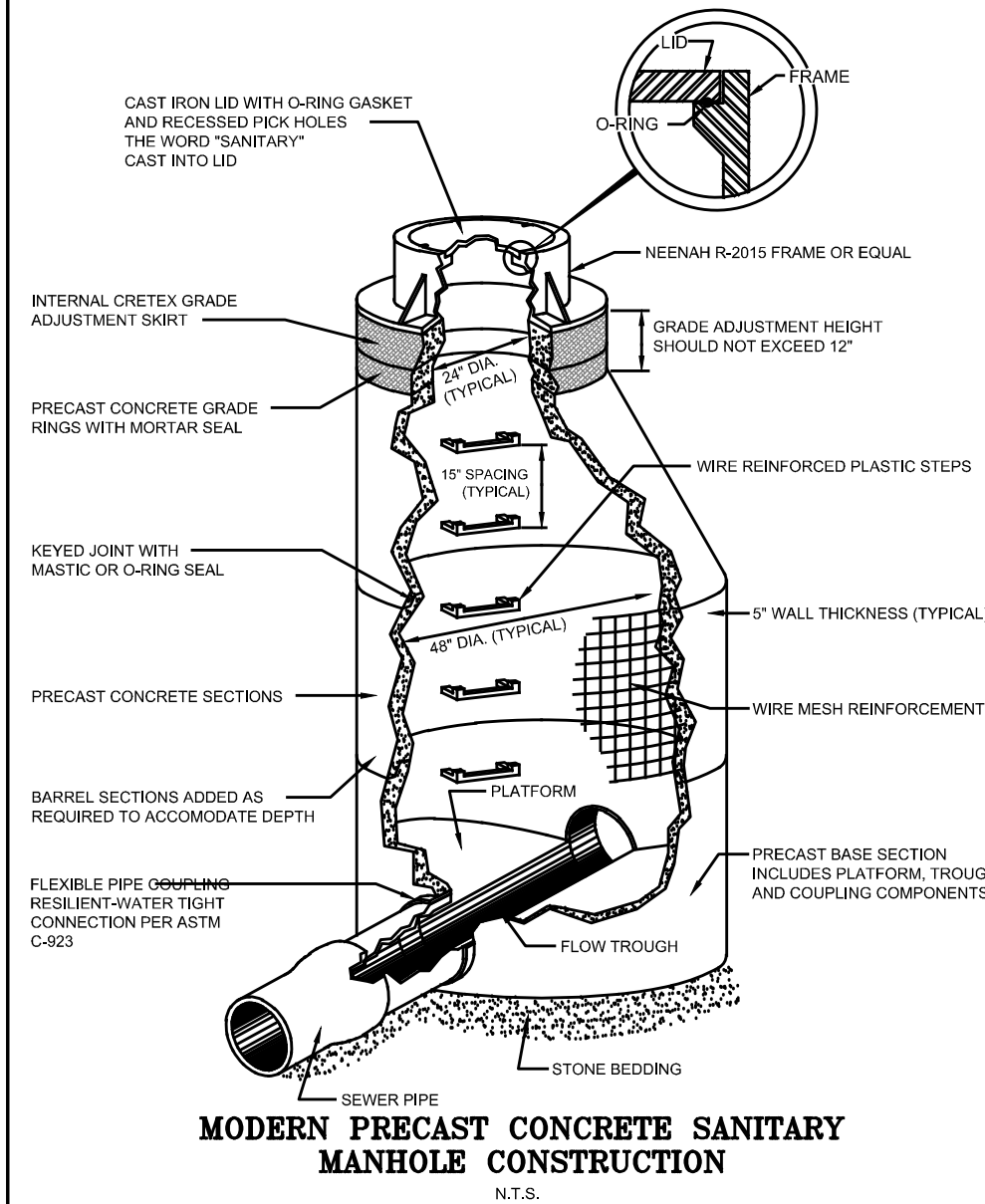
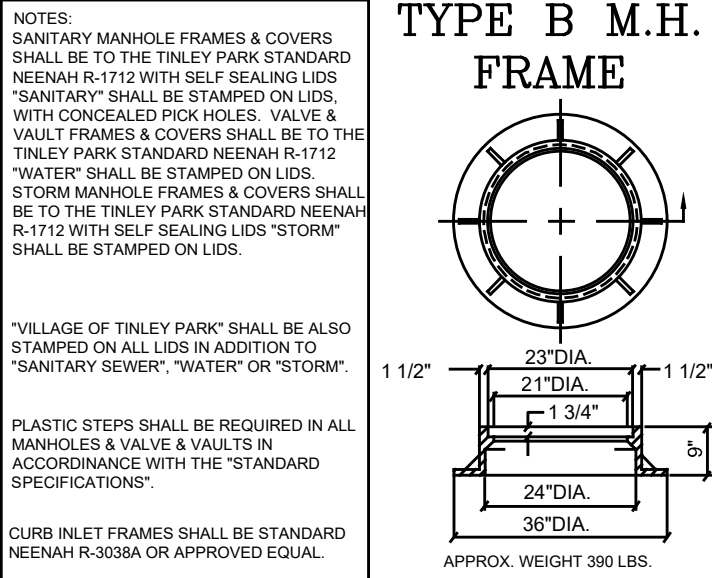


HANDICAPPED STRIPING DETAIL
N.T.S.

[illegible]



NOTE: MINIMUM DEPTH OF GRANULAR MATERIAL TO EXTEND
12" BELOW THE BOTTOM OUTSIDE OF PIPE BARREL



STAGE 2



NOTE: EXCAVATED AREA TO BE JETTED AND COMPACTED.

NOTE: LAY SEWER THROUGH MH & BR OUT TOP SECTION ABOVE SPRING LINE

SEE FRAME DETAIL
6" MAXIMUM ADJUSTING RINGS
2'-0" FOR 4'-0" I/D
4'-0" FOR 5'-0" I/D
PLASTIC STEPS @ 15" O.C.
5"
A"
6"
SPRING LINE
PRECAST CONCRETE 5" RINGS
CONCRETE FILET
CONCRETE BASE
8"

BASE IS 12" LARGER THAN OUTSIDE DIA. OF M.H. WALLS

DIMENSIONS FOR 36" DIA. SEWER AND SMALLER
60" DIA. FOR 42" DIA. SEWER AND LARGER

NOTE: THRUST BLOCKING TO PREVENT MOVEMENT OF LINES UNDER PRESSURE AT BENDS, TEES, CAPS, VALVES, HYDRANTS, AND AT POINTS SPECIFIED BY ENGINEER SHALL BE PORTLAND CEMENT CONCRETE, MIN. OF 12" THICK PLACED BETWEEN SOILD GROUND AND FITTING, AND ALL PLUGS SHALL BE THRUST PROTECTED AS SHOWN WHERE CONDITIONS PREVENT THE USE OF CONCRETE THRUST BLOCKS, TIED JOINTS OF A TYPE APPROVED BY THE ENGINEER MAY BE USED.

CONCRETE THRUST BLOCK

CONCRETE BLOCK

GUIDELINES

1. Omit select granular cradle and granular backfill to one (1) foot over the top of pipe and use select excavated material (Class IV) and compact for ten feet on each side of sewer line.
2. If select granular backfill exists, remove within width of sewer line trench and replace with select excavated material (Class IV) and compact.
3. Use a casing pipe for proposed watermain and seal ends of casing or construct sewer main of watermain material for ten feet perpendicular to the watermain and pressure test.
4. Point loads shall not be allowed between watermain or watermain casing and sewer.



FIG. 1 is a perspective view of the assembly 10. The assembly 10 includes a base 12, a central column 14, and a top cap 16. The base 12 is a rectangular block with a central opening. The central column 14 is a vertical tube with a flange 18 at its base. The top cap 16 is a circular cap with a central opening. The assembly 10 is shown in a perspective view, with dimensions indicated by arrows and text.

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

SILT FENCE DETAIL
N.T.S.

NOTE: CLASS IV MATERIAL SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR MAXIMUM DENSITY.



1. Omit select granular cradle and granular backfill to one (1) foot over the top of pipe and use select excavated material (Class IV) and compact for ten feet on each side of sewer line.
2. If select granular backfill exists, remove within width of sewer line trench and replace with select excavated material (Class IV) and compact.
3. Provide adequate support for sewer line to prevent damage due to settlement.
4. Use a casing pipe for proposed watermain and seal ends of casing or construct sewer main of watermain material for two feet perpendicular to the watermain joint pressure test.

M:\2018\18-065 Holiday Inn Tinley Park\Drawings\Construction Drawings\18-065-014 - 10-MWRD NOTES.dwg, Plotted: 4/12/2019 3:51 PM, By: jRosal, COPYRIGHT 2019 - JOSEPH A. SCHUDT & ASSOCIATES

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
- * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 - * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 - * VILLAGE OF TINLEY PARK MUNICIPAL CODE;
 - * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
 - * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).
2. THE VILLAGE OF TINLEY PARK ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.
4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

(PIPE MATERIAL TO BE AS INDICATED ON THE PLANS)

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE 6-INCH TO 15-INCH DIAMETER SDR 26 18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM D-3034 ASTM F-679	ASTM D-3212 ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261, F-2620 (HEAT FUSION) ASTM D-3212, F-477 (GASKETED)
WATER MAIN QUALITY PVC 4-INCH TO 36-INCH 4-INCH TO 12-INCH 14-INCH TO 48-INCH	ASTM D-2241 AWWA C900 AWWA C905	ASTM D-3139 ASTM D-3139 ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477
8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼" TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.		
9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.		
10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.		
11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED: a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUB-WYE SADDLE OR HUB-TEE SADDLE. b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION. c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.		
12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.		
13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.		
14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.		
15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.		
16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.		
17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.		
18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.		

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
12. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
13. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
14. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
15. 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.
16. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
17. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
18. 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.
19. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
21. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
22. 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.
23. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
24. 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.

HOLIDAY INN TINLEY PARK

TINLEY PARK, IL

M.W.R.D. NOTES

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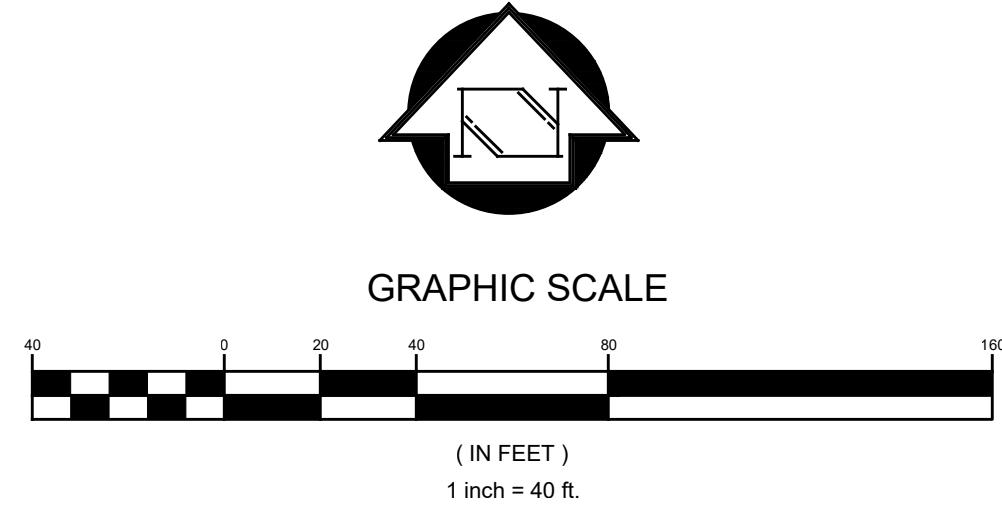
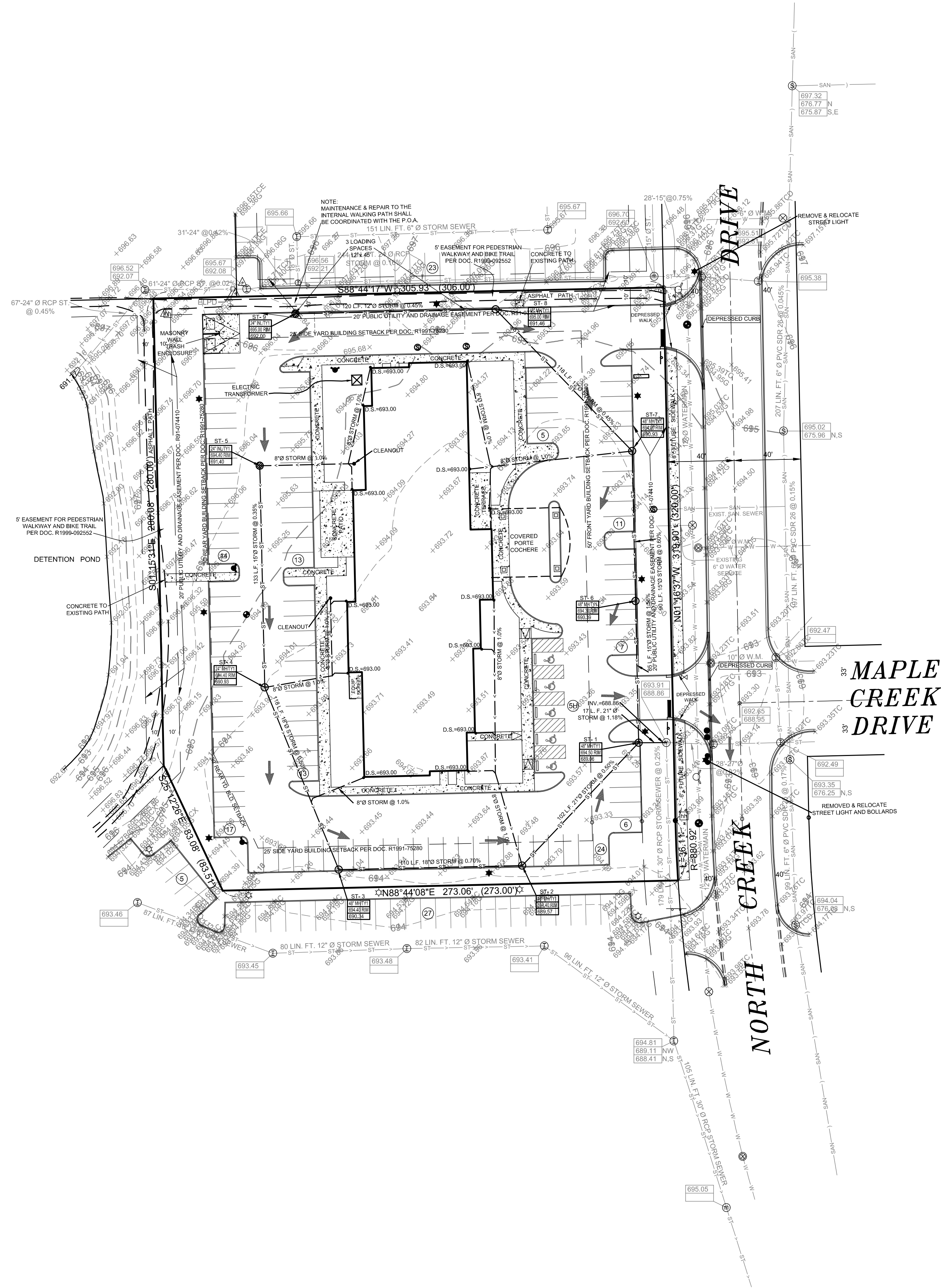
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10 of 11

Project No.:

18-065

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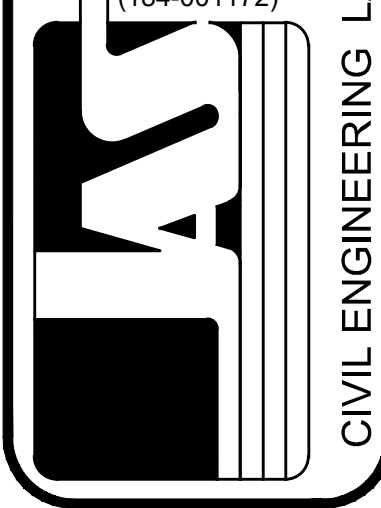
- LEGEND:
- > — STORM SEWER
 - SAN — SANITARY SEWER
 - — — PROPERTY LINE
 - — — VOLUME SIGNAGE
 - ← 100 YEAR OVERLAND FLOW PATH

SITE AREA = 2.471 AC., 107,637 SQ.FT.
PROPOSED BUILDING = 0.392 AC., 17,066 SQ.FT.
PROPOSED PAV./ WALK = 1.229 AC., 53,524 SQ.FT.
PROPOSED LANDSCAPE = 0.850 AC., 37,026 SQ.FT.

HOLIDAY INN TINLEY PARK
TINLEY PARK, IL
DRAINAGE EXHIBIT

Date: 07-24-19
Scale: 1" = 40'
File Name: 18-065-014
Drawn: JAR
Checked: DWO
Sheet: 11 OF 11
Project No.: 18-065

REVISIONS:
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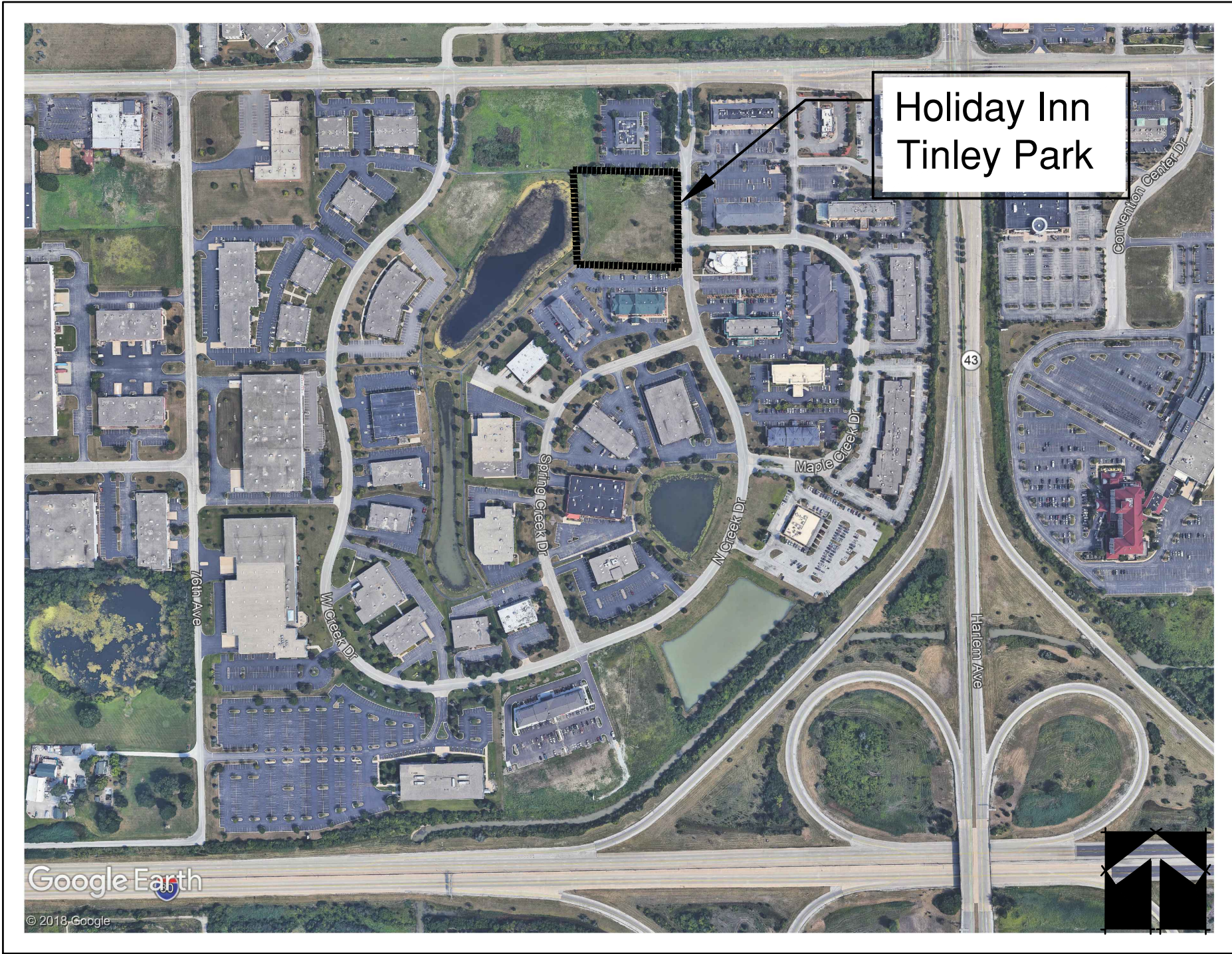


LANDSCAPE PLAN FOR:

HOLIDAY INN TINLEY PARK

18320 S, North Creek Drive
Tinley Park, IL 60477

Site Location Map



SHEET INDEX

SHEET	DESCRIPTION
CS-1	COVER SHEET
L-1	TREE PRESERVATION PLAN
L-2	LANDSCAPE PLAN
L-3	DETAILS, NOTES & SPECIFICATIONS

Owner:
SD Hospitality, LLC
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630.745.7344

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Lombard, IL 60148
630.561.3903

Engineer:
Joseph A. Schudt & Associates
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Mokena, IL 60448
708.720.1000

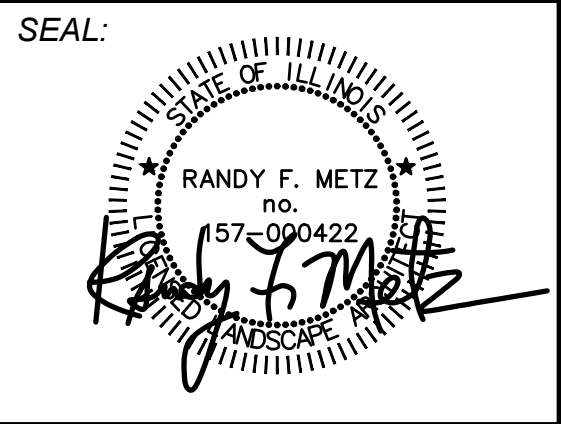
Architect:
Envisions Architect/Planners
17 Junction Drive, Suite 264
Glen Carbon, IL 62034
618.791.1329

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1	Staff review #2
	8-14-19

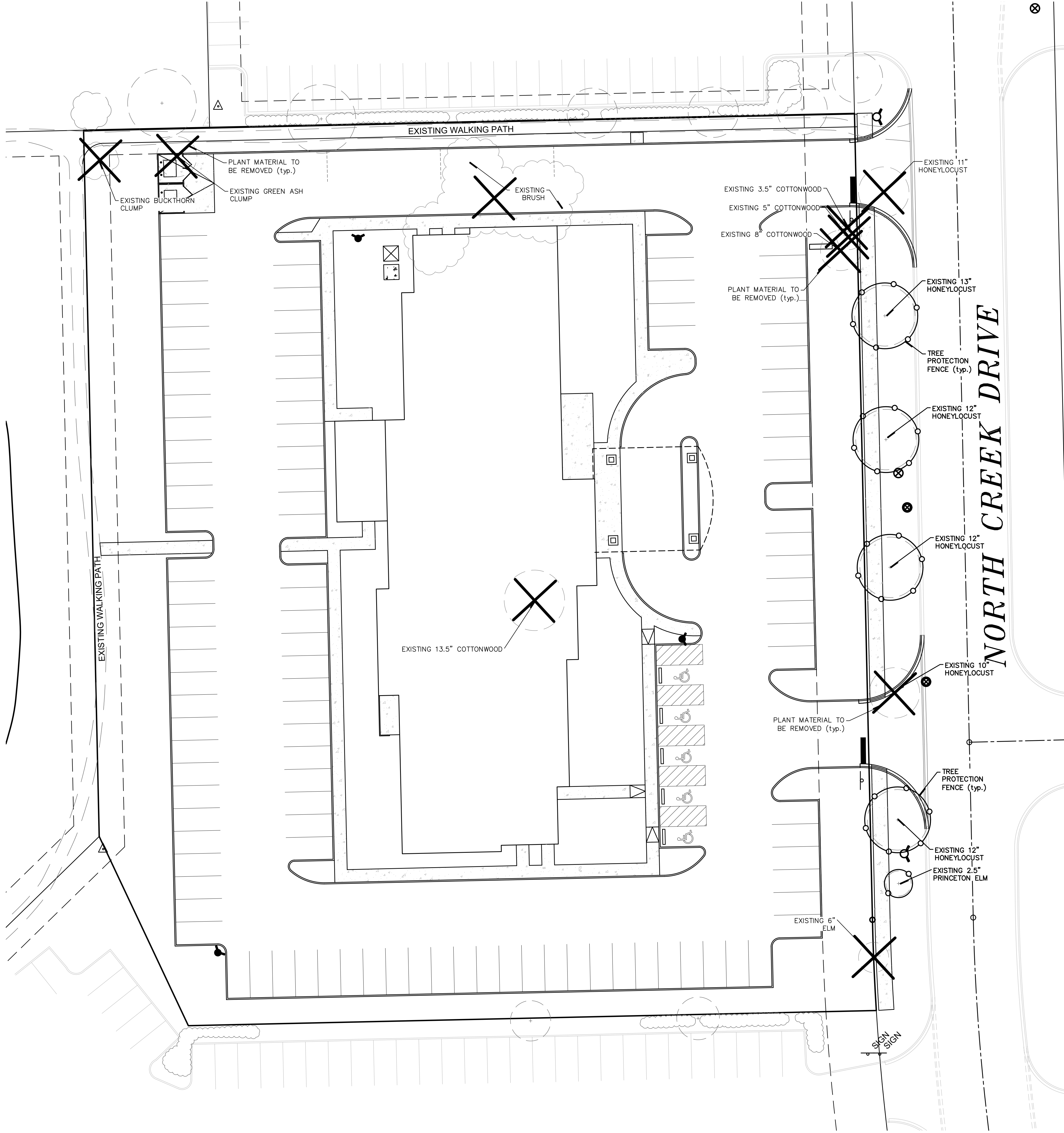
HOLIDAY INN - TINLEY PARK
18320 S. NORTH CREEK DRIVE
TINLEY PARK, ILLINOIS



TITLE
COVER
SHEET

PROJECT NO.:	19-110
DATE:	7-9-19
SCALE:	AS NOTED

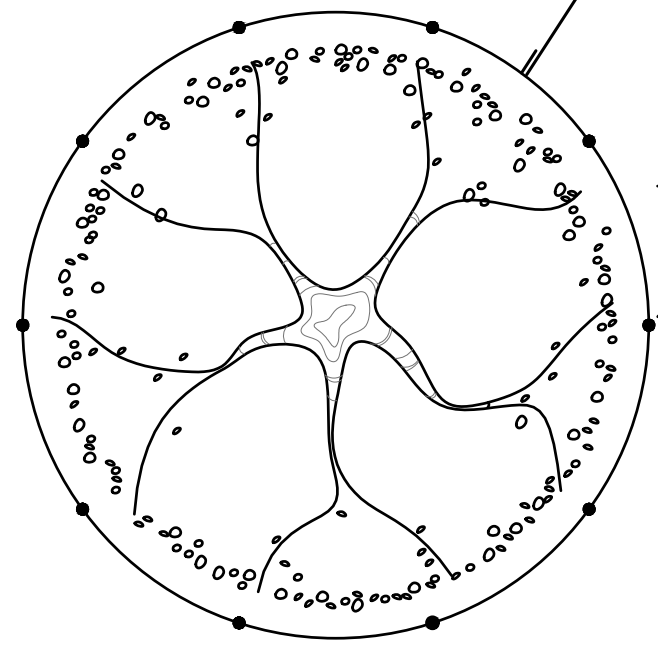
SHEET
CS-1



ALL EXISTING LANDSCAPING NOTED FOR PRESERVATION, SHALL BE PROTECTED DURING CONSTRUCTION VIA PLASTIC SAFETY FENCING. FENCING SHALL BE 4' HIGH AND ATTACHED TO STEEL DRIVEN POSTS SET NO FARTHER THAN 8' O.C. IT SHALL BE INSTALLED AT THE PERIPHERY OF THE DRIP LINE OF EXISTING PLANT MATERIAL OR BEYOND TO PREVENT STORAGE OF VEHICLES OR MATERIALS AND THE ENCROACHMENT OF GRADING AND CONSTRUCTION EQUIPMENT.

CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION OF ROOT SYSTEMS OF EXISTING TREES AND SHRUBS. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

ORANGE POLYETHYLENE SAFETY FENCING
PLACED AT OR BEYOND DRIP-LINE



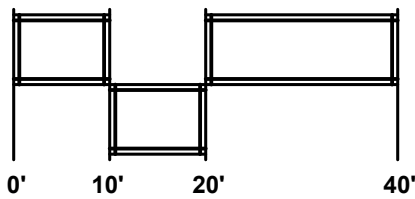
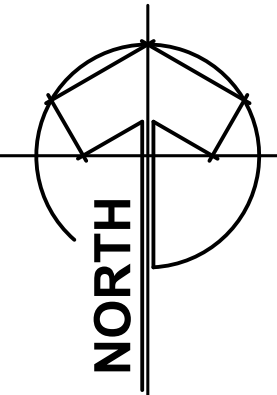
TREE PRESERVATION DETAIL

NTS

NOTES

- EXISTING TREES TO BE PRESERVED. PROTECTIVE FENCING SHALL BE INSTALLED AROUND THE TREES AS REQUIRED AND ILLUSTRATED ON THE TREE PROTECTION DETAIL.
- OFF-SITE TREES AND SHRUBS TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. IT WILL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR OR REPLACE ANY DAMAGES CAUSED DUE TO CONSTRUCTION ACTIVITIES, AT NO ADDITIONAL COST TO THE OWNER.
- REMOVE TREE, STUMP, ROOTBALL AND GRIND STUMP TO A MINIMUM 12" DEPTH.

MAPLE
CREEK
DRIVE

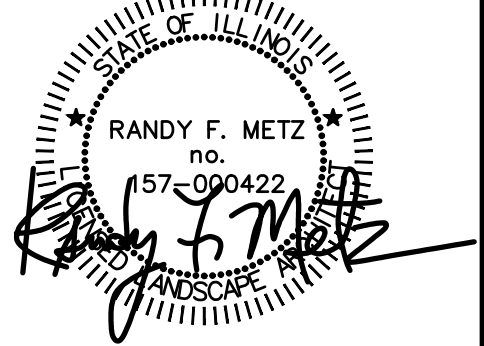


REVISIONS

1	Staff review #2	8-14-19

HOLIDAY INN - TINLEY PARK
18320 S. NORTH CREEK DRIVE
TINLEY PARK, ILLINOIS

SEAL:



826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
Email: metz_landarch@comcast.net

TITLE
TREE
PRESERVATION
PLAN

PROJECT NO.:

19-110

DATE:

7-9-19

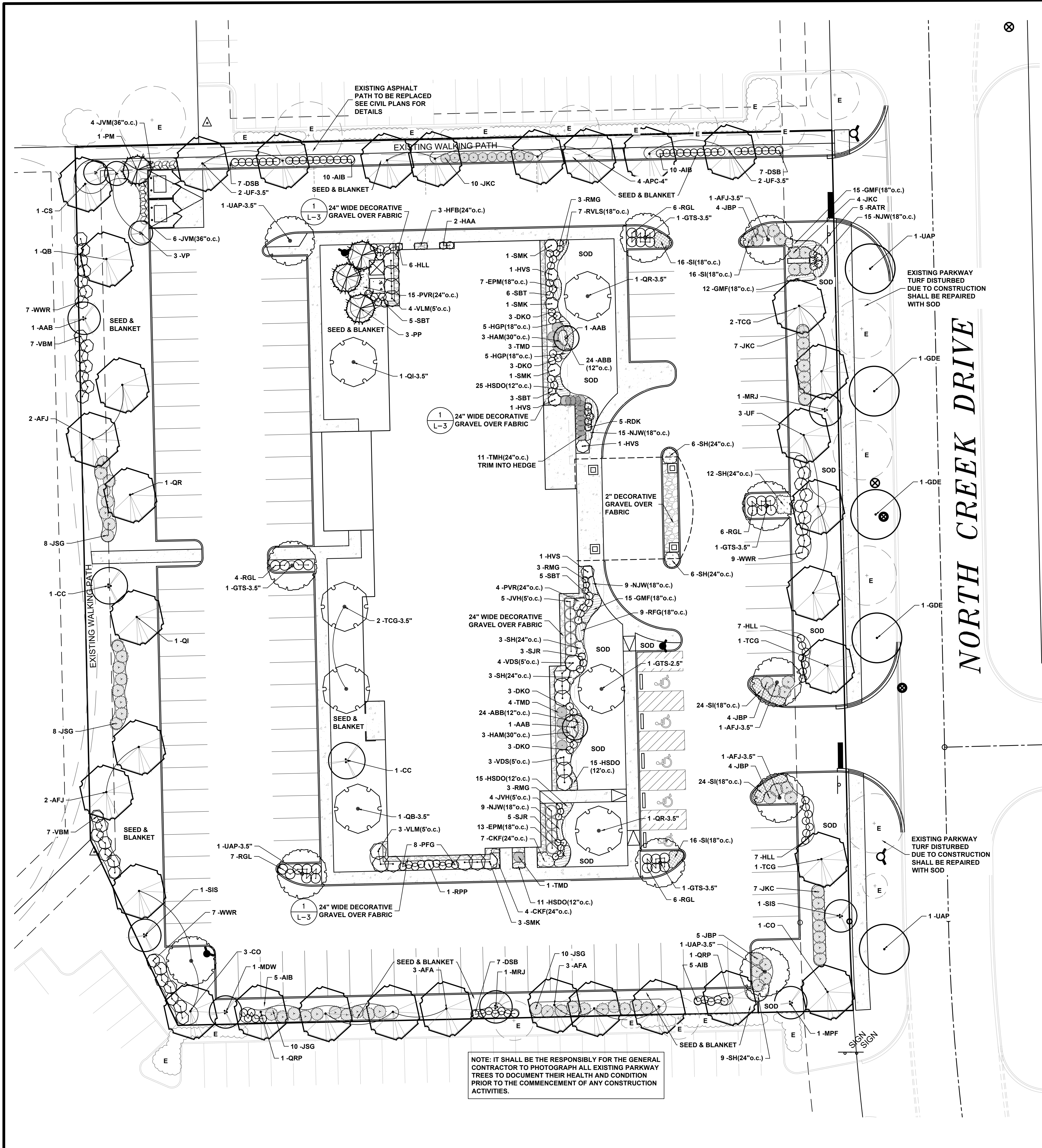
SCALE:

1"=20'

SHEET

L-1

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PLANT LIST				SIZE/TYPE
KEY	QTY	BOTANICAL NAME	COMMON NAME	TYPE
DECIDUOUS SHADE TREES				
AFA	6	Acer f. 'Armstrong'	Armstrong Freeman Maple	2.5" BB
AFJ	4	Acer f. 'Jeffersred'	Autumn Blaze Freeman Maple	2.5" BB
AFJ	3	Acer f. 'Jeffersred'	Autumn Blaze Freeman Maple	3.5" BB
APC	4	Acer p. 'Columnare'	Columnar Norway Maple	4.0" BB
CS	1	Catalpa speciosa	Northern Catalpa	2.5" BB
CO	4	Celtis occidentalis	Hackberry	2.5" BB
GTS	5	Gleditsia t. 'Skyline'	Skyline Honeylocust	3.5" BB
GDE	3	Gymnocladus d. 'Espresso'	Espresso Kentucky Coffeetree	2.5" BB
QB	1	Quercus bicolor	Swamp White Oak	2.5" BB
QB	1	Quercus bicolor	Swamp White Oak	3.5" BB
QI	1	Quercus imbricaria	Shingle Oak	2.5" BB
QI	1	Quercus imbricaria	Shingle Oak	3.5" BB
QR	1	Quercus rubra	Red Oak	2.5" BB
QR	2	Quercus rubra	Red Oak	3.5" BB
QRP	2	Quercus r. 'Long'	Regal Prince English Oak	2.5" BB
TCG	4	Tilia c. "Glenleven"	Glenleven Linden	2.5" BB
TCG	2	Tilia c. "Glenleven"	Glenleven Linden	3.5" BB
UAP	2	Ulmus a. 'Princeton'	Princeton Elm	2.5" BB
UAP	3	Ulmus a. 'Princeton'	Princeton Elm	3.5" BB
UF	3	Ulmus 'Frontier'	Frontier Elm	2.5" BB
UF	4	Ulmus 'Frontier'	Frontier Elm	3.5" BB
EVERGREEN TREES				
PP	3	Picea pungens	Colorado Green Spruce	8" BB
PM	1	Pseudotsuga menziesii	Douglas Fir	8" BB
JVH	9	Juniperus v. 'Hetzi'	Hetzi Juniper	6" BB
JVM	10	Juniperus v. 'Mounbatten'	Mounbatten Juniper	6" BB
DECIDUOUS ORNAMENTAL TREES				
AAB	3	Amelanchier g. "Autumn Brilliance"	Autumn Brilliance Serviceberry	6" BBd.
CCI	2	Cercis canadensis	Eastern Redbud	6" BBd.
MDW	1	Malus 'Donald Wyman'	Donald Wyman Crabapple	2.5" BB
MRJ	2	Malus 'Red Jewel'	Red Jewel Crabapple	2.5" BB
MPF	1	Malus 'Prairie Fire'	Prairie Fire Crabapple	2.5" BB
SIS	2	Syringa r. 'Ivory Silk'	Ivory Silk Tree Lilac	2.5" BB
VP	3	Viburnum prunifolium	Blackhaw Viburnum	6" BBd.
DECIDUOUS SHRUBS & SHRUB ROSES				
AIB	30	Aronia m. 'Morton.'	Iroquois Beauty Ckokeberry	24" #5
DKO	12	Diervilla r. 'G2X8544'	Orange Kodiak Diervilla	#3
DSB	21	Diervilla s. 'Butterfly'	Butterfly Bush Honeysuckle	24" #5
HAA	2	Hydrangea a. 'Annabella'	Annabelle Hydrangea	24" #5
HLL	14	Hydrangea p. 'Jane'	Little Lime Hydrangea	24" #5
HVS	4	Hydrangea p. 'Renny'	Vanilla Strawberry Hydrangea	30" #5
PFG	8	Potentilla f. 'Goldfinger'	Goldfinger Potentilla	#3
RGL	29	Rhus a 'Gro-Low'	Gro-Low Sumac	24" #5
RATR	5	Rosa 'BAlrage'	Easy Elegance All the Rage Rose	#3
RMG	9	Rosa 'BAlgirl'	Easy Elegance My Girl	#3
RDK	5	Rosa 'Radiko'	Double Knockout Shrub Rose	#3
RPP	1	Rosa r. 'Purple Pavement'	Purple Pavement Rose	24" #5
SBT	19	Spiraea betulifolia 'Tor'	Birchleaf Spirea	24" #5
SJR	8	Spiraea j. 'SMWSJUMFR'	Double Play Red Spires	#3
SMK	6	Syringa p. 'Miss Kim'	Miss Kim Lilac	24" #5
VBM	14	Viburnum d. 'Christom'	Blue Muffin Arrowwood Viburnum	30" #5
VDS	7	Viburnum d. 'Symnestred'	Chicago Lustre Viburnum	36" BB
VLM	7	Viburnum l. 'Mohican'	Mohican Viburnum	36" BB
WWR	23	Weigela f. 'Alexandra'	Wine & Roses Weigela	24" #5
EVERGREEN SHRUBS				
JKC	28	Juniperus c. 'Kalleys'	Kalleys Compact Juniper	24" #5
JSG	38	Juniperus c. 'Sea Green'	Sea Green Juniper	24" #5
JBP	17	Juniperus c. 'Blue Pacific'	Blue Pacific Juniper	#5
TMD	8	Taxis m. 'Densiformis'	Dense Yew	24" #5
TMH	11	Taxis m. 'Hicksii'	Hicks Yew	24" #5
ORNAMENTAL GRASS				
CKF	11	Calamagrostis a. 'Karl Foerster'	Feather Reed Grass	#1
PVR	19	Panicum v. 'Rotstrahlbusch'	Red Switch Grass	#1
SH	39	Sporobolus heterolepis	Prairie Dropseed	#1
PERENNIALS				
EPM	20	Echinacea x. 'CBG Cone 2'	Pixie Meadowbrite Coneflower	#1
GMF	40	Geranium s. 'Max Frie'	Max Frie Geranium	#1
HSDO	66	Hemerocallis 'Stella-de-Oro'	Stella-de-Oro Daylily	#1
HGP	10	Heuchera 'Georgia Peach'	Georgia Peach Alumroot	#1
HAM	6	Hosta 'August Moon'	August Moon Hosta	#1
HFB	3	Hosta 'Fragrant Bouquet'	Fragrant Bouquet Hosta	#1
NJW	48	Nepeta f. 'Novaeangium'	Junior Walker Catmint	#1
RFG	9	Rudbeckia f. 'Goldsturm'	Black-eyed Susan	#1
RVLS	7	Rudbeckia f. 'Vette's Little Suzy'	Little Suzy Black-eyed Susan	#1
GROUNDCOVERS & MNES				
ABB	2	Ajuga r. 'Bronze Beauty'	Carpet Bugleweed (48 plants)	from 24 flat
SI	4	Sedum 'Immergrunchen'	Little Evergreen Sedum(96 plants)/from 24 flat	
MATERIAL & LABOR LIST:				
QTY	ITEM	DESCRIPTION		
1,560 SY	Seed w/ Straw Blanket	Kentucky Bluegrass Blend w/Perennial Rye		
		S75 by North American Green (or equal)		
995 SY	Sod	Kentucky Bluegrass Blend (mineral base)		
62 CY	Mulch	Shredded Hardwood Bark		
9 CY	Mulch	Compost (Yard Waste or Mushroom)		
775 SF	Rock Mulch	1-1/2" American Heritage over Fabric		
287 LF	Edging	8x4" Curv-Rite Aluminum Edge		
LANDSCAPE CALCULATIONS:				
NORTH CREEK DR. BUFFER LESS CURB CUTS (52') = 304.01				
304.1 DIVIDED BY 100 = 3.0				
BUFFERYARD "B" - 20' WIDE				
CANOPY TREES 2.4 X 3.0 = 7.2 OR 8 TREES				
UNDERSTORY TREES .6 X 3.0 = 1.8 OR 2 TREES				
SHRUBS 12 X 3.0 = 36 SHRUBS				
SOUTH PROPERTY LINE BUFFER LESS PROPOSED BUFFERYARDS (40') = 233.1				
233.1 DIVIDED BY 100 = 2.3				
BUFFERYARD "B" - 10' WIDE				
CANOPY TREES 3.2 X 2.3 = 7.4 OR 8 TREES				
UNDERSTORY TREES 1 X 2.3 = 2.3 OR 3 TREES				
SHRUBS 16 X 2.3 = 36.8 OR 37 SHRUBS				
WEST PROPERTY LINE BUFFER = 363.2'				
363.2 DIVIDED BY 100 = 3.6				
BUFFERYARD "B" - 20' WIDE				
CANOPY TREES 2.4 X 3.6 = 8.6 OR 9 TREES				
UNDERSTORY TREES .6 X 3.6 = 2.2 OR 3 TREES				
SHRUBS 12 X 3.6 = 43.2 OR 44 SHRUBS				
NORTH PROPERTY LINE BUFFER LESS PROPOSED BUFFERYARDS (40') = 265.9				
265.9 DIVIDED BY 100 = 2.7				
BUFFERYARD "B" - 5' WIDE				
CANOPY TREES 3.6 X 2.7 = 9.7 OR 10 TREES				
UNDERSTORY TREES 1.2 X 2.7 = 3.2 OR 4 TREES				
SHRUBS 20 X 2.7 = 54 SHRUBS				
SITE AREA = 107,639.8 SF				
107,639.8 DIVIDED BY 10,000 = 10.7 OR 11 TREES				
(7 - Shade Trees, 3 - Evergreen Trees & 1 - Ornamental Tree)				

REVISIONS

1	Staff review #2	8-14-19
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HOLIDAY INN - TINLEY PARK

18320 S. NORTH CREEK DRIVE

TINLEY PARK, ILLINOIS

SEAL:

RANDY F. METZ

157-090422

METZ & COMPANY

LANDSCAPE ARCHITECTURE/SITE PLANNING

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Lombard, Illinois 60148

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Email: metz_landarch@comcast.net

TITLE

LANDSCAPE PLAN

PROJECT NO.:

19-110

DATE:

7-9-19

SCALE:

1"=20'

SHEET

L-2

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PLANT MATERIAL

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes furnishing of all materials, and the performance of all operation in connection with the planting of deciduous & evergreen trees, deciduous & evergreen shrubs, shrub roses, perennials, ornamental grasses, groundcovers, bulbs (if any) and annual flowers (if any) in strict conformance with the project specifications and applicable drawings and subject to the terms and conditions of the Contract.

1.2 GENERAL REQUIREMENTS

All plant material shall comply with the State of ILLINOIS and FEDERAL laws with respect to inspection for plant diseases and insect infestation. An inspection certificate required by law to this effect shall accompany each shipment. The Landscape Architect reserves the right to inspect the plant material at the place of growth but such inspection shall not preclude the right of rejection at the site.

1.3 APPLICABLE STANDARDS

- American National Standards by The Care Operations, ANSI A300, American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.
- American Standard for Nursery Stock, ANSI Z602.1, American Nursery & Landscape Association, 1000 Vermont Avenue SW, Suite 300, Washington, D.C. 20005.
- Hortus Third, The Staff of the L.J. Bailey Hortorium, 1978, MacMillan Publishing Co., New York.
- All standards shall include the latest additions and amendments as of the date of advertisement for bids.

PART 2 - MATERIALS

2.1 GENERAL

The Landscape Architect reserves the right to tag or inspect plants at the nursery but such inspection shall not preclude the right of rejection at the site. Contractor shall furnish and install all plants as shown on the drawing and in the quantities as actually designated on the drawings. The quantities shown on the plant list are included for convenience purposes only.

2.2 NOMENCLATURE

The names of the plants indicated on the drawings conform generally with those accepted in the nursery trade.

2.3 QUALITY AND SIZE

Plants shall have a habit of growth that is normal for the species and shall be sound, healthy, vigorous, and free from insect pests, their eggs or larvae, plant diseases, and injuries. All plants shall be nursery grown under climatic conditions similar to those which exist in the locality of the site for at least two (2) years and equal or exceed the measurements specified in the plant list. They shall be measured before pruning with branches in formal position. All necessary pruning shall be performed only in the nursery. Trees will not be accepted which have bare leaders out or which have live leaders damaged so that cutting is necessary. Plants larger in size than specified may be used with the approval of the Landscape Architect but the use of larger plants will make no change in the contract price. Requirements for the measurement, branching, quality, balling, and burlapping of plants in the plant list shall follow the Code of Standards for the current edition of the AMERICAN NURSERY & LANDSCAPE ASSOCIATION, formerly known as the AMERICAN ASSOCIATION OF NURSERMEN, INC. All plant material with shriveled dry roots or which does not comply with the specifications will be rejected. All shrubs shall be balled and burlapped and must have a fully developed fibrous root system typical of the stated species. All shrubs must be freshly dug immediately before shipping unless they are containerized. Pre-dug, heeled-in plants may be considered only in special cases involving planting during the hot months between the spring and fall planting seasons. Use of such material will be allowed only upon the approval of the Landscape Architect and is subject to his inspection prior to said approval.

2.4 DELIVERIES

The Contractor shall take all precautions that are demanded by good trade practice to insure arrival of the plant material at the stated delivery point in good condition and without injury of any nature. Plants shall be covered properly to prevent drying, transit disease, or injury.

2.5 TEMPORARY STORAGE

Insofar as it is possible, plant material shall be planted on the day of delivery. In the event this is not possible, the Contractor shall protect the unplanted stock from sun and drying winds at all times. All balled and burlapped plants shall be shaded from the sun, have their ball set off the ground and heeled in with sawdust, peat, soil or other moisture holding material and shall be kept moist. Plants should not remain unplanted for longer than three (3) days if in leaf. On-site storage shall be only in directly designated by the Owner.

2.6 SUBSTITUTIONS

Substitutions may be permitted only upon submission of written proof that the specified plant is not obtainable locally. Such substitution may be made only upon authorization by the Landscape Architect.

2.7 SELECTION

All plants shall be obtained from nurseries licensed by the State of Illinois and approved by the Landscape Architect. The Landscape Architect reserves the right to accompany the Contractor to the nurseries for the purpose of selecting (tagging) material. Plant sources located outside the State of Illinois must be approved by the Landscape Architect.

2.8 TOPSOIL

Topsoil for required filling and spreading shall be obtained from on-site stockpile (pile(s)) generated from site stripping. In the event that the quantity of stockpile topsoil is insufficient then topsoil shall be imported from an off-site source. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural born containing a blend amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:

- ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
- pH: No lower than 5.0 nor higher than 8.0.
- TEXTURE: No more than 25 percent clay.
- SOLUBLE SALT: No more than 1000 ppm.
- CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residues which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submitted containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

2.9 MULCH

Mulch shall consist of the following:

- MUSHROOM COMPOST: Mushroom compost shall be composed of well-rotted cattle or stable manure with an admixture of 15-30% topsoil and shall have been used for the commercial growing of at least one (1) crop of mushrooms.
- SHREDED HARDWOOD BARK (general mulch): Shredded hardwood bark shall consist of finely shredded hardwood bark, free of sticks and leaves.
- SOUTHERN PINE BARK (conifer mulch): Pine bark shall be horticultural grade milled pine bark with 80% by volume sized between 1/4" and 1.50 mm. Pine bark shall be composted sufficiently to breakdown of woody materials and shall be screened. The pH range shall be between 4.0 and 7.5.

2.10 FERTILIZER & NUTRIENTS

Fertilizer shall be commercial fertilizer which shall be a complete fertilizer with the following approximate analysis:

- Shrub: Woodland (14-3-3) slow-release briquettes or acceptable equivalent approved by Landscape Architect.
- Roses: Woodland (14-3-3) slow-release briquettes or acceptable equivalent approved by Landscape Architect.
- Perennials, Groundcovers, Ornamental Grasses & Vines: Osmocote (18-6-12) 8-14 month controlled release, or acceptable equivalent approved by the Landscape Architect.
- Annual Flowers: Osmocote (14-14-14) 3-4 month controlled release, or acceptable equivalent approved by the Landscape Architect.
- Bulbs: Holland Bulb Booster (0-8-0) or acceptable equivalent approved by the Landscape Architect.
- Deciduous & Evergreen Trees: No fertilizer required.

2.11 TREE WRAPPING MATERIAL

- Wrap shall be - Breathable synthetic fabric tree wrap. White in color, delivered in 75 mm (3 in.) wide rolls. Specifically manufactured for tree wrapping. Tree wrap shall be "Breathable Fabric Tree Wrap" as manufactured by the Dwellit Company, Inc., Skelton, MO, or approved equal. Submit manufacturer literature for approval.
- Tags for securing the wrap shall be bio-degradable tape suitable for nursery use and which is expected to degrade in sunlight in less than two (2) years after installation.

2.12 WATER

Portable water shall be supplied by the Owner at no cost to the Contractor by way of an irrigation system, quick coupler system, hose bibs, hydrant meter or a designated fire source on site.

PART 3 - EXECUTION

Planting operations shall be conducted under favorable weather conditions during the season stated in the Contract. Before excavations are made the surrounding turf (if existing) shall be covered in a manner that will satisfactorily protect the turf areas that are to be installed or hauled over and upon which soil is temporarily stockpiled. The Contractor shall be responsible for the restoration of all damaged existing turf. All restoration shall be accepted.

3.11 WATERING

All plants shall receive a thorough watering immediately after installation. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of 10 gallons of water per tree per watering up to two (2) additional waterings shall be performed as needed. The use of irrigation timer bags are encouraged (e.g., gatorbags). All additional waterings will be performed by the Owner or in accordance with a Change Order per the Supplemental Bid prices for additional watering.

3.12 MAINTENANCE

Maintenance shall be performed by the Contractor as follows:

- TEMPORARY MAINTENANCE: The Contractor shall be responsible for the total maintenance of all plant material until such a date as all landscape operations have received Preliminary Acceptance. Temporary maintenance shall begin immediately after each plant is installed and shall include up to three (3) waterings, and all necessary cultivation, weeding, pruning, disease and insect pest control, protective spraying, resetting of plants to proper grades or upright position, restoration of damaged planting surfaces, and any other procedure consistent with good horticultural practice necessary to insure normal, vigorous, and healthy growth of all work under this Contract. Upon the Preliminary Acceptance of all planted areas, the responsibility for plant maintenance rests solely with the Owner, with the following exceptions:

3.13 CONTINUED MAINTENANCE

For the duration of the guarantee period the Contractor shall be responsible for the resetting of settled plants, the straightening of plants which are not plumb and the lighting of tree guys (if utilized). All other maintenance is the responsibility of the Owner. However, it is the Contractor's responsibility to successfully inspect the quality of the Owner's maintenance.

3.14 ACCEPTANCE

- PRELIMINARY PLANTING ACCEPTANCE: Preliminary planting acceptance shall be given for completed planting operations for the purpose of the Contractor becoming eligible for payment for this portion of the Contract work. In order to obtain Preliminary Acceptance, the Contractor shall notify the Owner and/or Owner's Representative by phone or in writing at the conclusion of all planting operations so that preliminary acceptance by way of a field inspection can be performed. In order for an area to be accepted on a preliminary basis, it shall conform to the following:

- All plant material shall be in conformance with the Drawings with respect to quality, size, species and location, except those items accepted or waived in a field report by the Landscape Architect.
- All plant material shall be in a healthy condition, as defined under the guarantee requirements stated below in Section 3.14.

3.15 FINAL PLANTING ACCEPTANCE

Final planting acceptance shall be granted after the completion of all replacement operations required following the guarantee period below. On or about the expiration of the one-year (1 year) guarantee, a follow-up inspection will be made by the Owner and/or Owner's Representative to determine replacements required to be made by the Contractor in accordance with the provisions of these specifications. The Inspector will document his/her findings in a field report. Upon completion of the replacement program, the Owner and/or Owner's Representative shall conduct an inspection to determine the acceptability of the required replacements. If it is found to be acceptable as defined by Item A above, the Contractor and the General Contractor shall be notified in writing of his final acceptance of work.

3.16 GUARANTEE

The Contractor shall guarantee for a period of one (1) year the replacement of any permanent plant which has died, or is in a dying condition, or which has failed to flourish in such a manner that its usefulness or appearance has been impaired. Any tree with a dead main leader or with a crown which is less than fifty percent (25%) or more dead shall be replaced. These guarantees shall be in accordance with the following:

- ONE YEAR PERIOD: The one (1) year period shall begin on the date of Preliminary Acceptance of all plant material.
- REPLACEMENTS & DAMAGES: The decisions of the Owner and/or Owner's Representative for required replacements shall be conclusive and binding upon the Contractor. The Contractor shall not be responsible for repairing damage to persons and property also caused by defective workmanship and materials.
- EXCLUSIONS: The Contractor shall not be liable for the replacement of plants which were damaged by animals, by decay compounds, herbicides, pesticides or other materials not specified by the Contract documents or not applied by him under his supervision, by relocating or removal by others, by Acts of God, by vandalism or by terrorism.
- GUARANTEE PERIOD INSPECTION: During the guarantee period, the Contractor shall, from time to time, inspect the watering, cultivation, and other maintenance operations carried on by the Owner with respect to such work, and promptly report to the Owner any methods, practices or operations which he considers unsatisfactory, and not in accord with his interests or good horticultural practices. The failure of the Contractor to so inspect or report shall be construed as an acceptance by him of the Owner's maintenance operations, and he shall not thereafter claim or assert that any defects which may later develop are the result of such methods or practices or operations.

TURF GRASS

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes finish grading, furnishing fertilizer, seed and/or sod as specified and performance of all operations in connection with seeding and/or sodding in strict accordance with the applicable Drawings and subject to the terms and conditions of the Contract.

1.2 EQUIPMENT

The Contractor shall provide and maintain equipment suitable for the execution and completion of the work specified in accordance with (DOT) Standard Specifications. All equipment shall be operated by personnel trained in the operation of such equipment.

PART 2 - PRODUCTS

2.1 TOPSOIL

Topsoil for planting operations shall be obtained from on-site stockpile generated from site stripping. In the event that none is available, needed topsoil shall be imported from an off-site source. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural born containing a blend amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:

- ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
- pH: No lower than 5.0 nor higher than 8.0.
- TEXTURE: No more than 25 percent clay.
- SOLUBLE SALT: No more than 1000 ppm.
- CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residues which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submitted containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

2.2 COMMERCIAL FERTILIZER AND DELIVERY

Fertilizer shall be delivered to the site in unopened, original containers, each bearing name and address of the manufacturer, name brand, or trademark, and manufacturer's guaranteed analysis. Any fertilizer which becomes caked or otherwise damaged, making it unsuitable to use, will not be accepted. Fertilizer shall not have been exposed to weather prior to delivery on the site and after delivery until used. It shall be completely protected at all times and shall not be stored in direct contact with the ground.

A. FERTILIZER STRENGTH

The fertilizer shall be a complete fertilizer containing a minimum basis percentage by weight of the following:

- PRIOR TO SEEDING AND/OR SOODING (0-20-24)
 - Nitrogen: 6%
 - Phosphorus: 24%
 - Potash: 24%

2. AFTER SEEDING AND/OR SOODING 15-0-9

- Nitrogen: 15%
- Phosphorus: 0%
- Potash: 9%

- One-quarter of the nitrogen shall be in the form of nitrate, one-quarter in the form of ammonia salts, and one-half in the form of organic nitrogen.
- Available phosphoric acid shall be derived from super-phosphate having a minimum guaranteed analysis of 20% of available phosphate.
- The potash shall be in the form of sulphate of potash.

The balance of the fertilizer shall be made up of materials usually present in such a product. It shall be free from dirt, sticks, sand, stone, or other debris.

2.3 GRASS SEED (if specified)

Grass seed shall be reclaimed seed of the previous season's seed crops. All seed shall meet requirements established by the State and Federal Seed and Weed Control Laws. The grass seed mixture shall be composed of the following grass seeds mixed in proportions by weight and shall meet or exceed the minimum percentages of purity and germination as indicated.

PROPORTION BY WEIGHT TYPE OF GRASS

- CONVENTIONAL TURF GRASS MIX (if specified):
 - 60% KENTUCKY BLUEGRASS (blend of 3 cultivars)
 - 30% PERENNIAL RYEGRASS (blend of 2 cultivars)
 - 10% CREEPING RED FESCUE (Apply at 7 lbs./1,000 S.F. for mechanical seeding)
- SALT TOLERANT MIX (if specified):
 - 40% TULSA ALKALI GRASS (PUCCINELLIA DISTANS)
 - 30% CREEPING RED FESCUE
 - 20% KENTUCKY BLUEGRASS
 - 10% PERENNIAL RYEGRASS (Apply at 5 lbs./1,000 S.F. for mechanical seeding)

The percentage of hard seed included as a part of the germination percentage of any lot of seed, shall not exceed twenty. Kentucky bluegrass seed shall weigh a minimum of 28 pounds to the nearest measured bushel. Weed seed content shall not exceed 0.25%.

3. PACKING AND MARKETING

All seeds shall be delivered in suitable bags in accordance with standard commercial practice. Each bag shall be tagged or labeled as required by the law of the STATE OF ILLINOIS. The vendor's name shall show on or be attached to each bag together with a statement signed by the vendor showing a) the kind of seed, b) the percentage of purity and germination, c) the percentage of hard seed, if any, d) a statement conforming to the laws of the STATE OF ILLINOIS heretofore mentioned showing percentage of weed seeds, if any. Seed which has become wet, moldy, or otherwise damaged will be rejected.

2.4 EROSION CONTROL BLANKET

- STRAW BLANKET (if specified):
 - S-75 Straw Blanket (North American Green)
- AES Premier Straw Blanket (American Excelsior Company) or equivalent
- STRAW/COCONUT BLANKET (if specified):
 - SC-150 Straw/Coconut Blanket (North American Green)
- AES Premier Straw/Coconut Blanket (American Excelsior Company) or equivalent

2.5 HYDROMULCH (if specified)

SoilCover Hydraulic Mulch Muc by Profile distributed by ERO-TEX (866)437-6839

2.6 SOD (if specified)

Sod shall comply with State and Federal laws with respect to inspection for plant diseases and insect infestation. It shall be fresh cut, live, nursery grown sod, not less than one and one half (1 1/2) inches thick having well-rooted roots. The root zone shall be of good, friable, natural mineral soil free from stones and debris. Peat soil will not be acceptable. The turf shall contain no beet or quack grass nor any other noxious weed growth. It shall be of firm tough texture having a compact growth of grass. The sod sections shall be standard in size (24 inches wide x 3 feet in length) and each section shall be strong enough to support its own weight and retain its size and shape when suspended vertically from a firm grasp on the upper leaf (100% percent) of the section.

Before being cut and lifted, the sod shall have been mowed at least twice with a lawn mower and the final mowing not more than seven days before the sod is cut. Sod which is not placed within 48 hours of cutting shall not be used without the approval of the Owner and/or Landscape Architect.

The Owner and/or Landscape Architect reserves the right to inspect the sod at the source before cutting and areas that fail to meet with his approval shall not be cut for the purpose of supplying material under the contract. The Owner and/or Landscape Architect shall be permitted to take such samples as he may select. All sod shall be fresh and green when placed. Any sod that is dried out, burned, inferior in quality to said samples, or in any way failing to meet the requirements of these specifications will be rejected and the Contractor shall immediately remove such rejected material from the premises of the project and supply suitable material in its place.

- BLUEGRASS SOD shall be a blend of at least three (3) cultivars of Kentucky bluegrass grown on a mineral base.

- SALT SOD (if specified) shall be a blend of Kentucky Bluegrass, "Tulsa" Alkali Grass (Puccinellia Distans), Perennial Rye-grass and other types as approved by the Landscape Architect grown on a mineral base.

2.7 WATER

The Owner shall provide at no cost, sufficient water for the Contractor to maintain plant materials and seeded and sodded areas in accordance with the requirements of the applicable technical specifications. Portable water shall be supplied by the Owner by way of a permanent underground irrigation system, quick coupler system, hose bibs, fire hydrants or a designated fill-up source for mobile tanks. When water is provided by way of the hydrants, it shall be the Contractor's responsibility to completely familiarize with all local ordinances concerning the use of this water source. If a meter is required, it is the Contractor's responsibility to obtain, allow and return the meter. All fees incurred by the Contractor in obtaining the meter and allowing the water supply will be reimbursed to him by the Owner.

In the event that the on-site water supply is curtailed or terminated by the Owner or by ordinance during the period the Contract is in effect, or that there is no on-site source of water, the Contractor shall supply water from off-site in sufficient quantities to complete the job. Compensation for the additional item will be in accordance with a scheduled price quote. If authorization to supply off-site water is not given to the Contractor by the Owner, when the Owner is unable to supply the water in sufficient quantities, the Contractor shall not be left responsible for damage to new plantings (plant materials & sod) or failure of seed to germinate and grow caused a direct result of an inadequate water supply.

PART 3 - EXECUTION

- SEED - The accepted seasons for sowing seed in lawn areas shall be defined as follows:

PLANTING SEASONS	SPRING	FALL
Turf grass	April 1 st to May 31	Aug. 15 to Sept. 30
" or as soon as the soil is free of frost and in a workable condition.		

Seeding during other time periods shall require the approval of the Owner and/or Landscape Architect. All sowing of seed shall be completed after all trees and shrubs have been installed, if any.

- SOD - The accepted seasons for laying sod shall be as follows:

- SPRING SOODING shall be performed from the time the soil becomes workable and uniform sod becomes available June 15.

- FALL SOODING shall be performed from August 15 to October 31.

Sodding during the summer season, defined as June 16 to August 14, will be acceptable if the area is served by an operational irrigation system. Sodding after November 1 shall be considered unreasonable and will require the approval of the Landscape Architect or Owner.

3.1 REQUIRED MAINTENANCE

The Contractor shall be responsible for maintaining all newly seeded and sodded areas until such a time as these areas are granted acceptance by the Owner and/or Landscape Architect. Maintenance during this time period shall consist of watering, mowing, fertilization and herbicide application, as well as any other horticultural practice necessary to establish an acceptable stand of grass.

A. WATERING

1. The Contractor shall water all newly seeded areas once immediately upon completion. Additional watering shall be performed as needed in the absence of adequate rainfall. At water disposal by spray or by other means, the Contractor shall be responsible for watering until turf is established and accepted. If the Owner supplies an in-ground irrigation system, the Contractor shall be responsible for watering until turf is established and accepted. If the Contractor provides any problem with the system, it shall be the Contractor's responsibility to correct it. If the Contractor does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided.

2. The Contractor shall water all newly installed sod immediately. The Contractor shall remain responsible for watering through three (3) applications. If the Owner supplies an in-ground irrigation system installed in the scope of these improvements, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problem with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided.

Watering after the required three (3) waterings shall be the responsibility of the Owner, or in accordance with the Supplemental Bid Prices.

B. MOWING

- The Contractor shall mow all seeded areas three (3) times. The three (3) mowings shall be performed once the turf has reached a height of three inches (3") and shall not be more than 1.5 inches (1 1/2") at any time should more than 1.5 inches (1 1/2") of the turf blades be removed by any mowing.

- The Contractor shall mow all sodded areas once. The one (1) mowing shall be performed once the turf has reached a height of three inches (3"). At no time should more than 1.5 inches (1 1/2") of the turf blades be removed by any mowing.

C. FERTILIZATION

- Seeded areas after completion of the second required mowing, the Contractor shall apply an 18-0-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (850 lbs/a/c) to all turf areas using a mechanical spreader and by making two (2) passes at right angles to each other.

- Sodded areas after completion of the required mowing, the Contractor shall apply an 18-0-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (850 lbs/a/c) to all turf areas using a mechanical spreader and by making two passes at right angles to each other.

D. HERBICIDE

The Contractor shall be responsible for one (1) application of a weed control product no sooner than the second mowing with the areas seeded. The product shall reflect the specific weed problem which may exist.

3.4 ACCEPTANCE

Acceptance of seeded areas will be determined by the Owner and/or Landscape Architect. Acceptance shall be granted upon conformance with the following:

- Grass shall display a reasonably uniform distribution of grass plants.
- Grass shall display vigorous growth and be green and healthy in appearance.
- Grass shall have received the required mowing, fertilization and herbicide application.

The Contractor shall not be held liable for damage incurred to the seed areas caused by decay compounds, toxic substances, herbicides, pesticides and other materials not specified or not applied by him or under his supervision, nor those damages caused by vandalism or acts of nature.

3.5 GUARANTEE

The Contractor shall guarantee the provision of a green, healthy relatively weed free turf at the time of acceptance.

GENERAL NOTES:

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sunscald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (c.l.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consist of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements.

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "J.U.I.E." (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

All perennial, ornamental grass, groundcover and annual beds shall be top dressed with a minimum of three inches (3") of mushroom compost. The top dressing shall be worked into the soil to a minimum depth of nine inches (9") by the use of a cultivating mechanism. Upon completion perennials & ornamental grasses shall be mulched with an additional two inch (2") layer of shredded wood mulch; Annuals & groundcovers shall be covered with an additional two inch (2") layer of mushroom compost.

All other planting beds and tree saucers shall be mulched with a minimum of three inches (3") of shredded wood mulch.

Planting beds adjacent to building shall be mulched in their entirety to the building foundation. Plant materials shall not be installed under building overhangs and other such areas which do not receive natural rainfall.

Mulch beds at the time of planting shall extend a minimum of two feet (2') beyond the center of a shrub.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

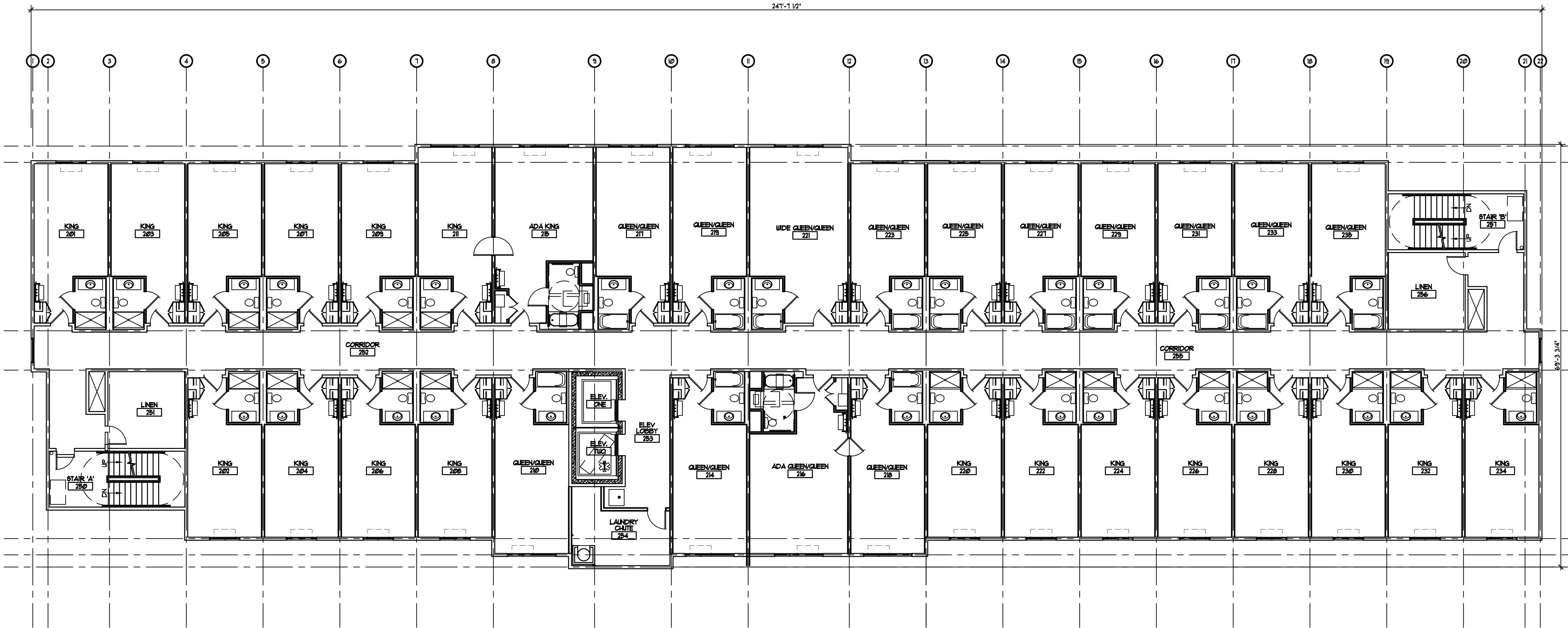
Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Sod shall be mineral base only.

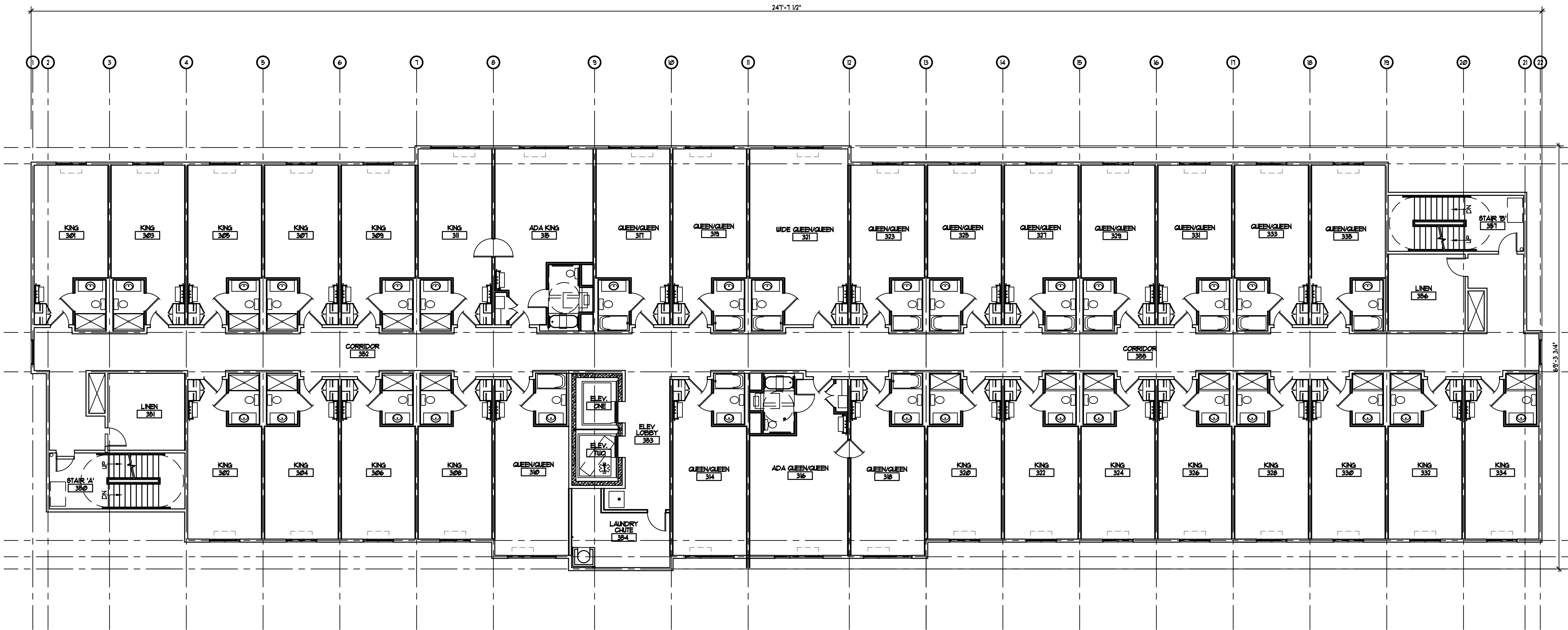
Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's specs) or Hydro-mulch.

All plant material shall be guaranteed for one (





SECOND FLOOR PLAN
SCALE: 1/8"=1'-0" APPROX 15,468 SF

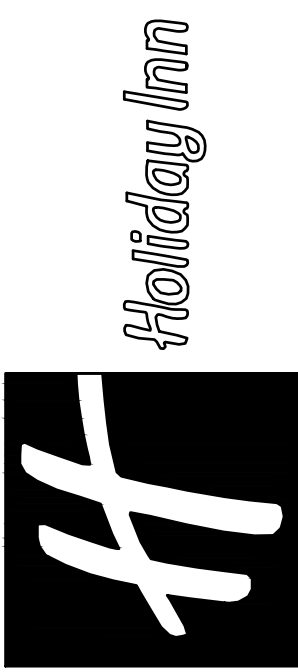


THIRD FLOOR PLAN
SCALE: 1/8"=1'-0" APPROX 15,468 SF

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A NEW :
HOLIDAY INN HOTEL
--
TINLEY PARK, ILLINOIS

THIRD FLOOR PLAN



LOCATION NO.: 20014

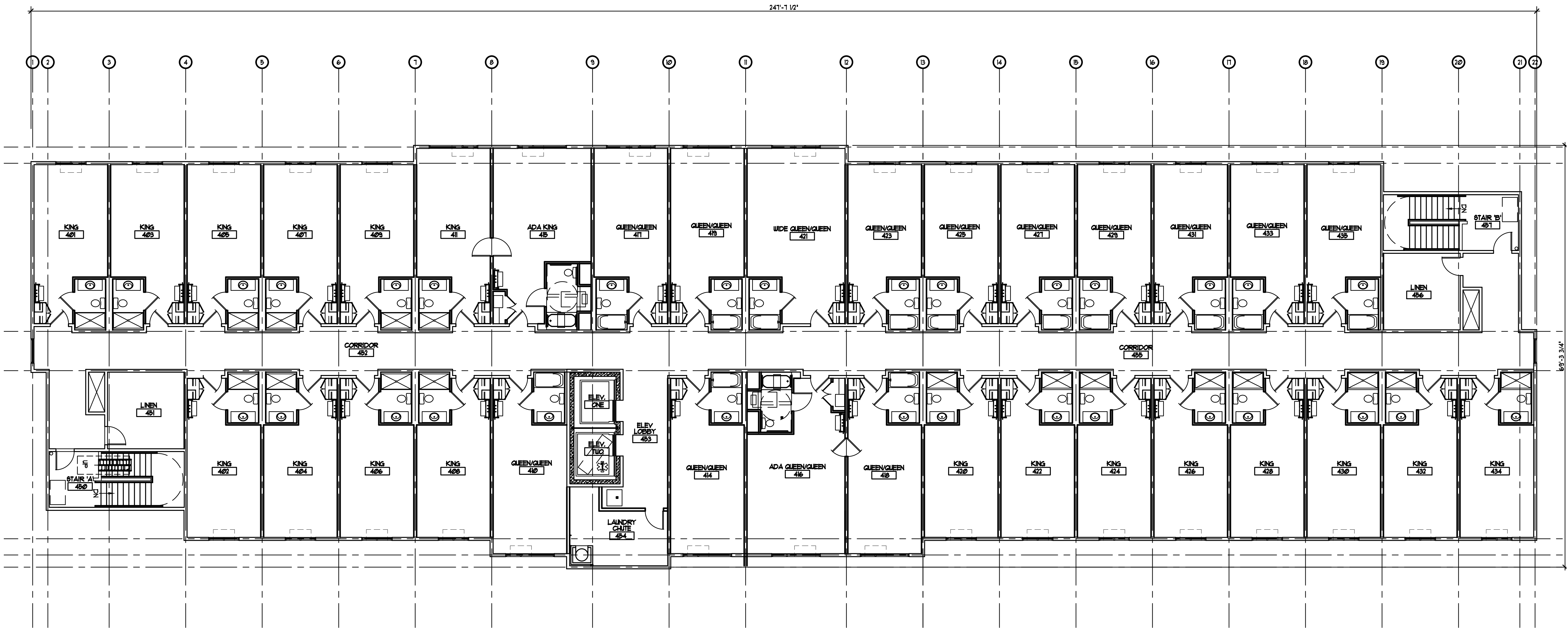
JOB NO.
18031

DATE:
APRIL 10, 2019

REVISIONS:

Environs
Architects-Planners
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msapp@environsap.com
ILLINOIS PROFESSIONAL DESIGN FIRM #184-000938



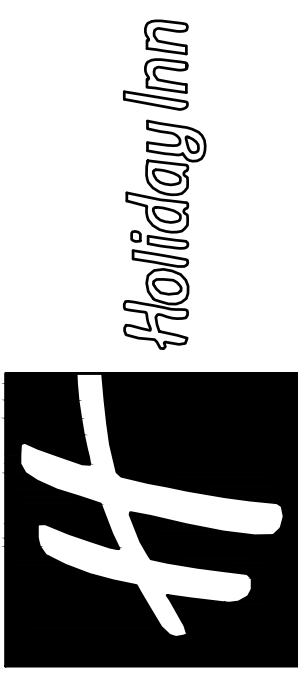


FOURTH FLOOR PLAN
SCALE: 1/8"=1'-0" APPROX 15,468 SF

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A NEW :
HOLIDAY INN HOTEL
--
TINLEY PARK, ILLINOIS

FOURTH FLOOR PLAN



LOCATION NO.: 20014

JOB NO.
18031

DATE:
APRIL 30, 2019

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mapp@environsap.com
ILLINOIS PROFESSIONAL DESIGN FIRM #184-000938



FRONT ELEVATION
SCALE: 1/8"=1'-0"



REAR ELEVATION
SCALE: 1/8"=1'-0"

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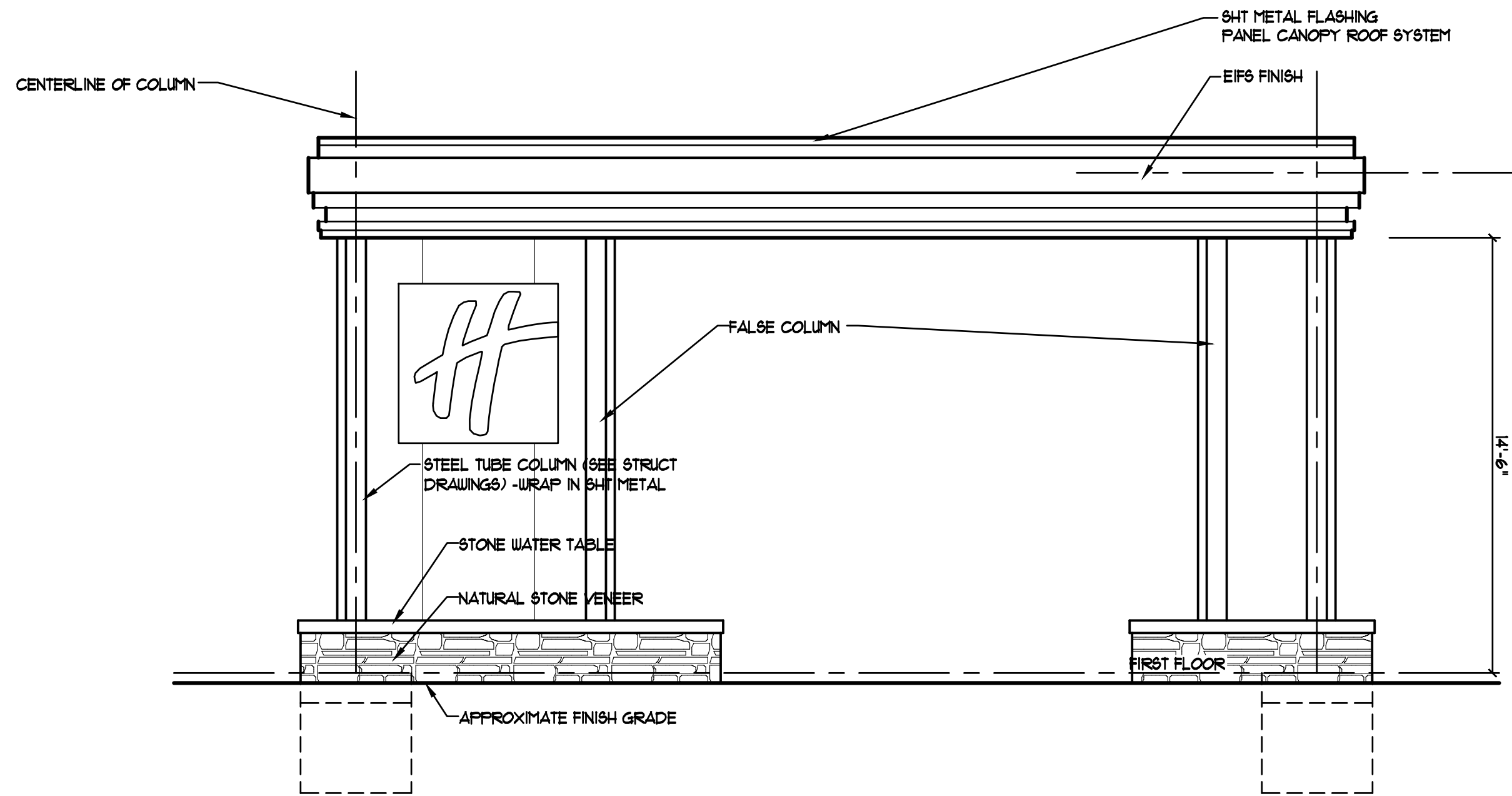
JOB NO.
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DATE:
APRIL 30, 2019
REVISIONS:

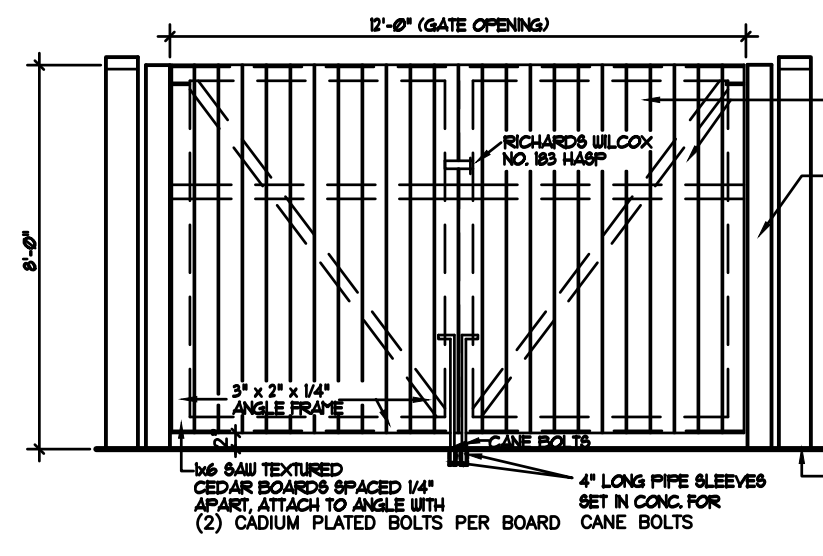
Holiday Inn
H
LOCATION NO.: 20014

A NEW:
HOLIDAY INN HOTEL
TINLEY PARK, ILLINOIS
--
EXTERIOR ELEVATIONS

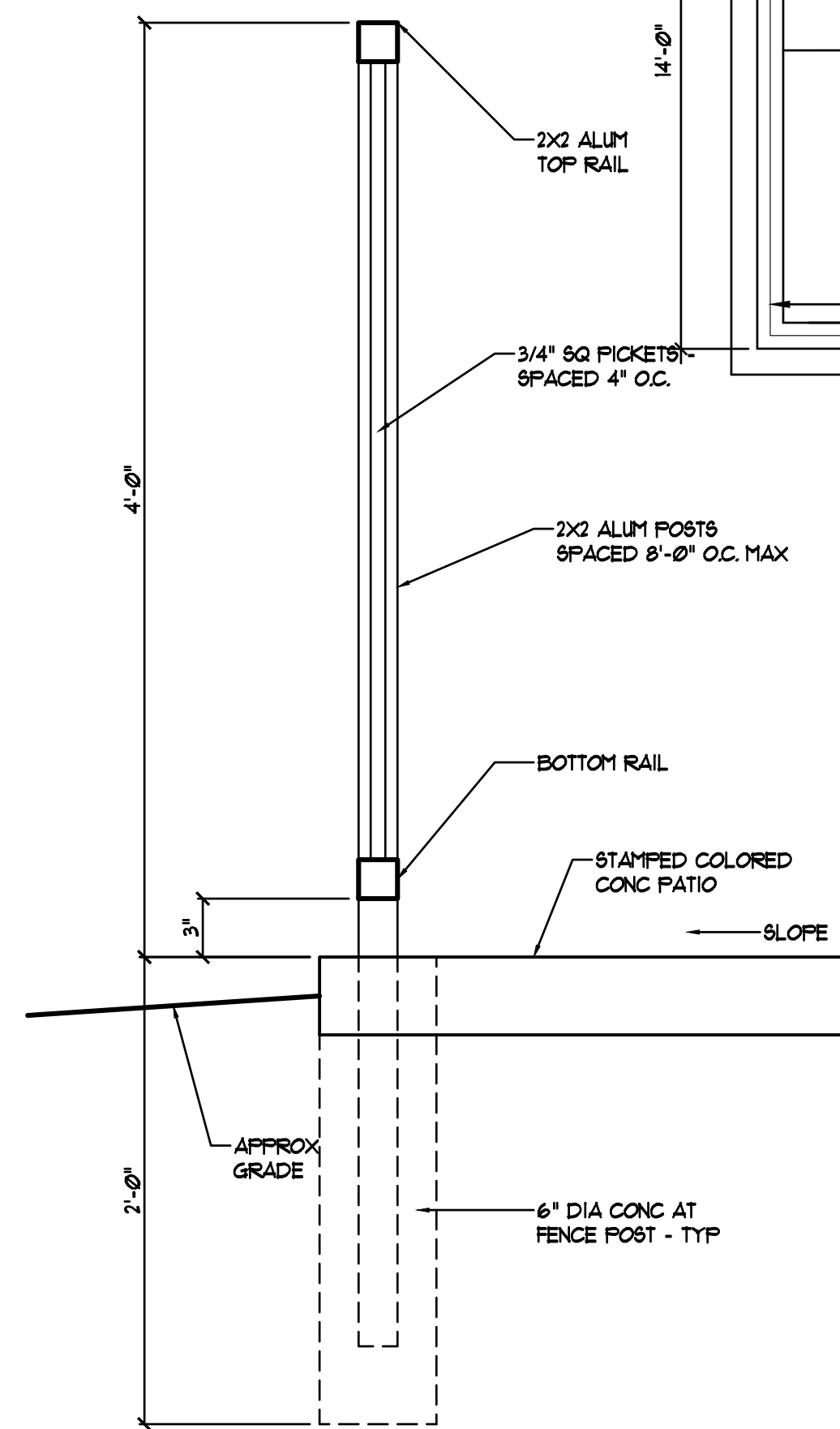
SHEET
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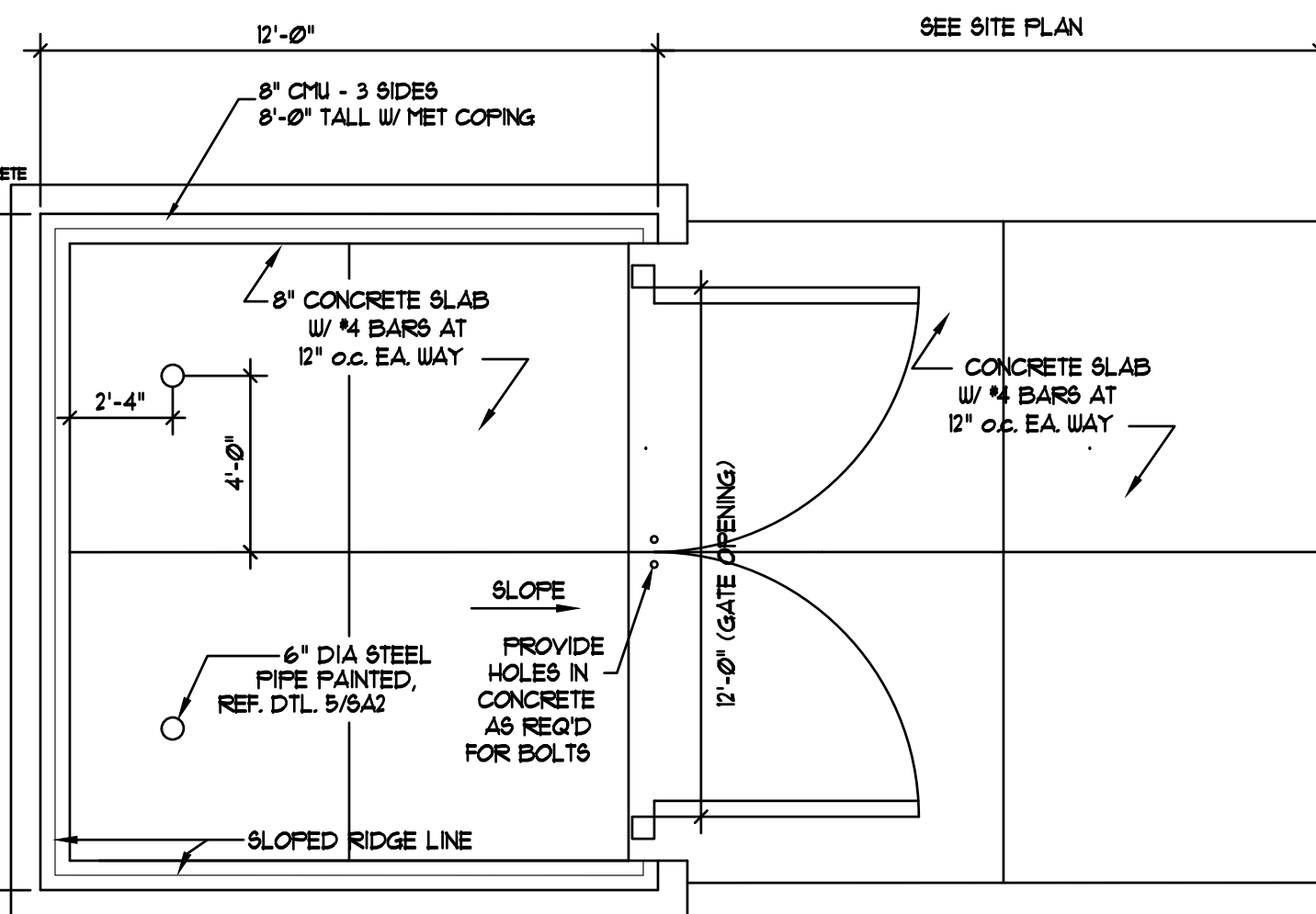
CANOPY FRONT ELEVATION
SCALE: 1/4" = 1'-0"



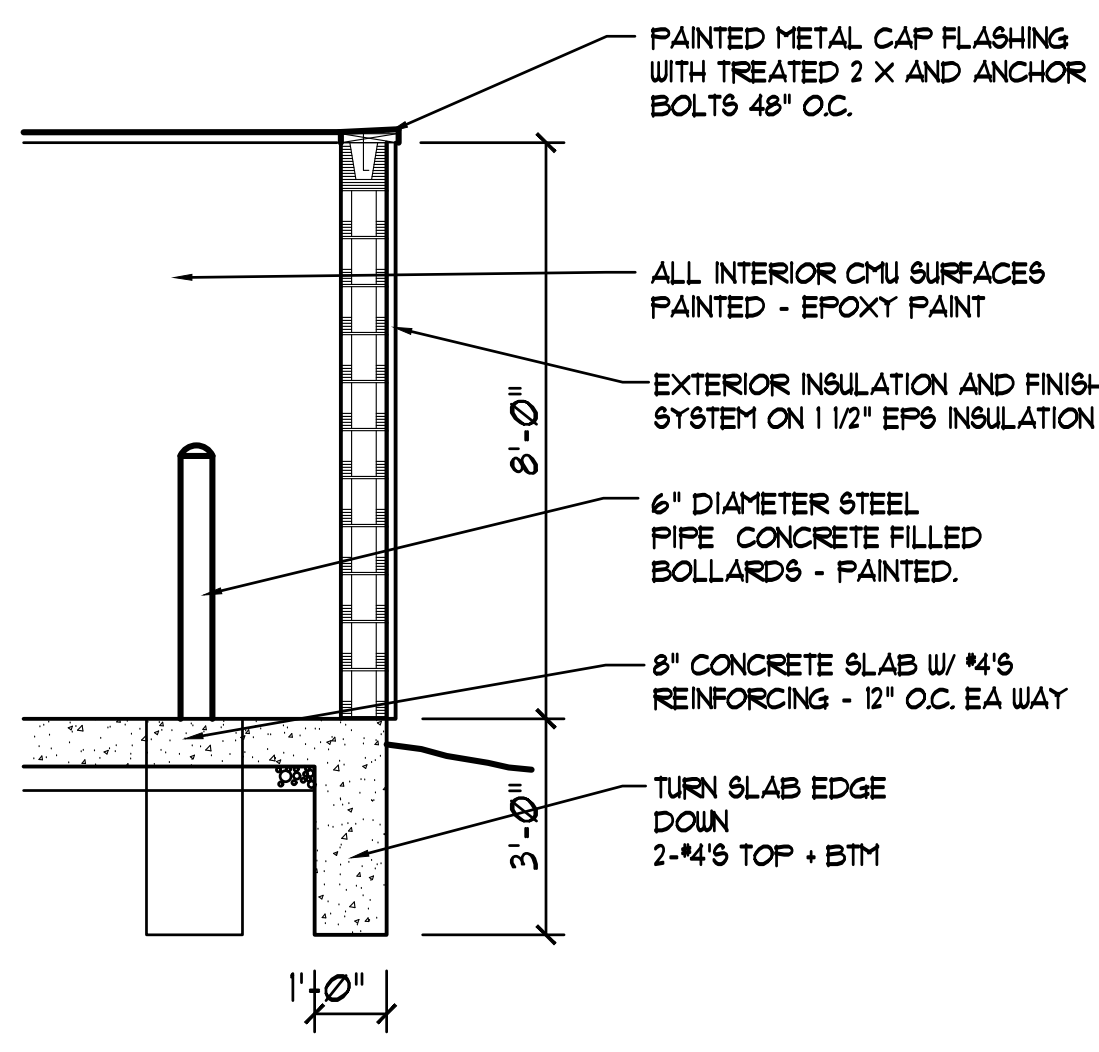
GATE ELEVATION AT TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



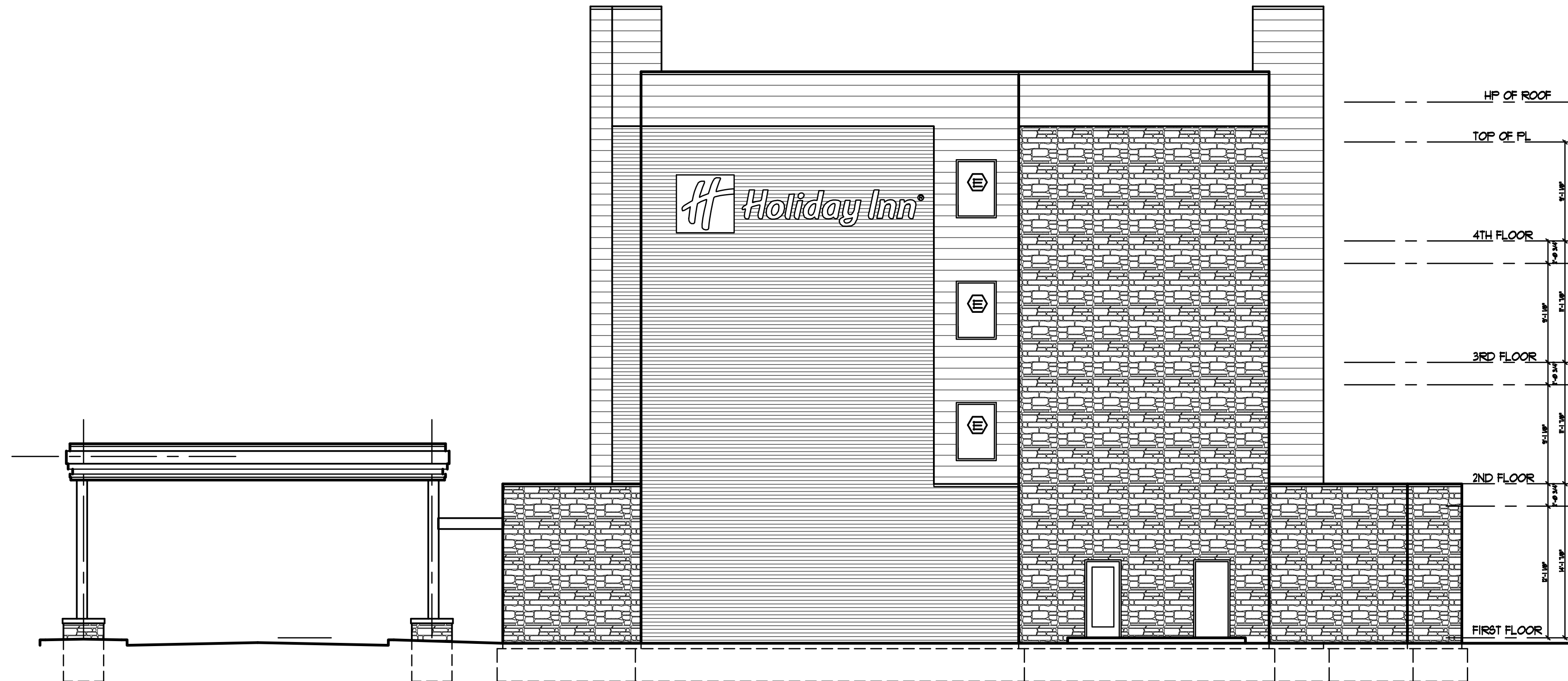
FENCE AT PATIO
SCALE: 1 1/2" = 1'-0"



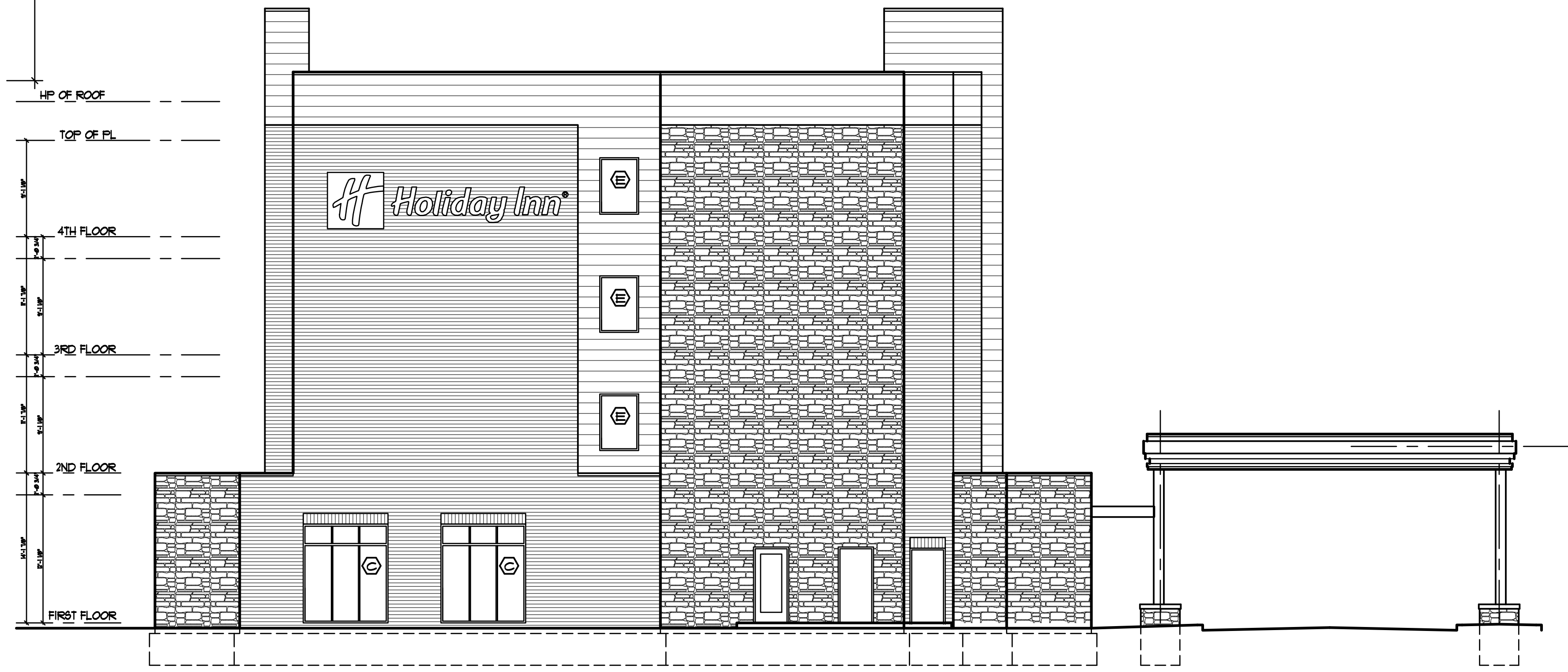
TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



SECTION THRU TRASH ENCLOSURE
SCALE: 3/8" = 1'-0"



SIDE ELEVATION
SCALE: 1/8" = 1'-0"



SIDE ELEVATION
SCALE: 1/8" = 1'-0"



Holiday Inn

Exterior Signage Brand Standards Manual

New Hotel Openings
And
Existing Hotels

Volume 4
Updated
April 20, 2017





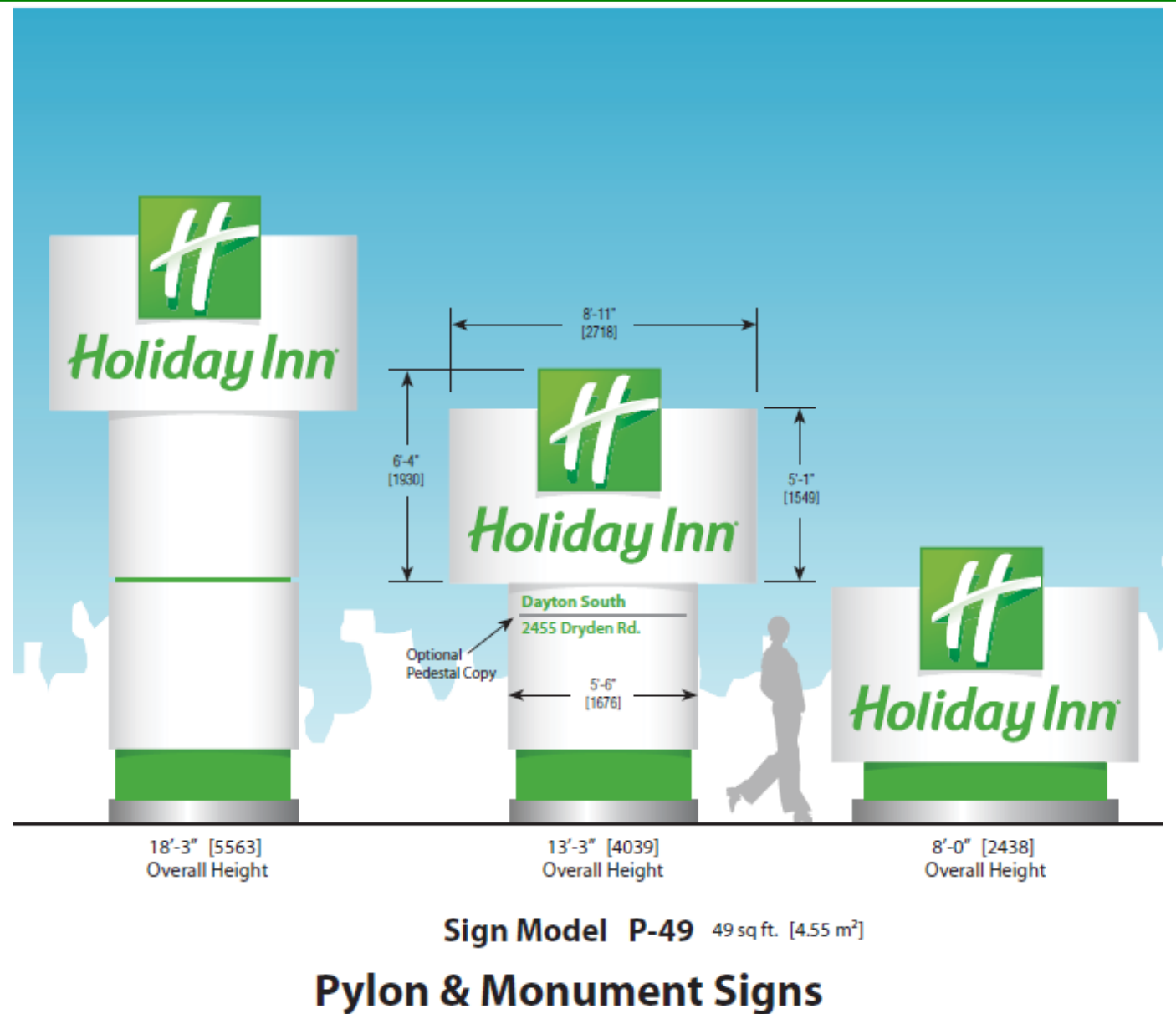
Holiday Inn

Family of Signs

Ground Signs

Primary Signs

Pylon Signs





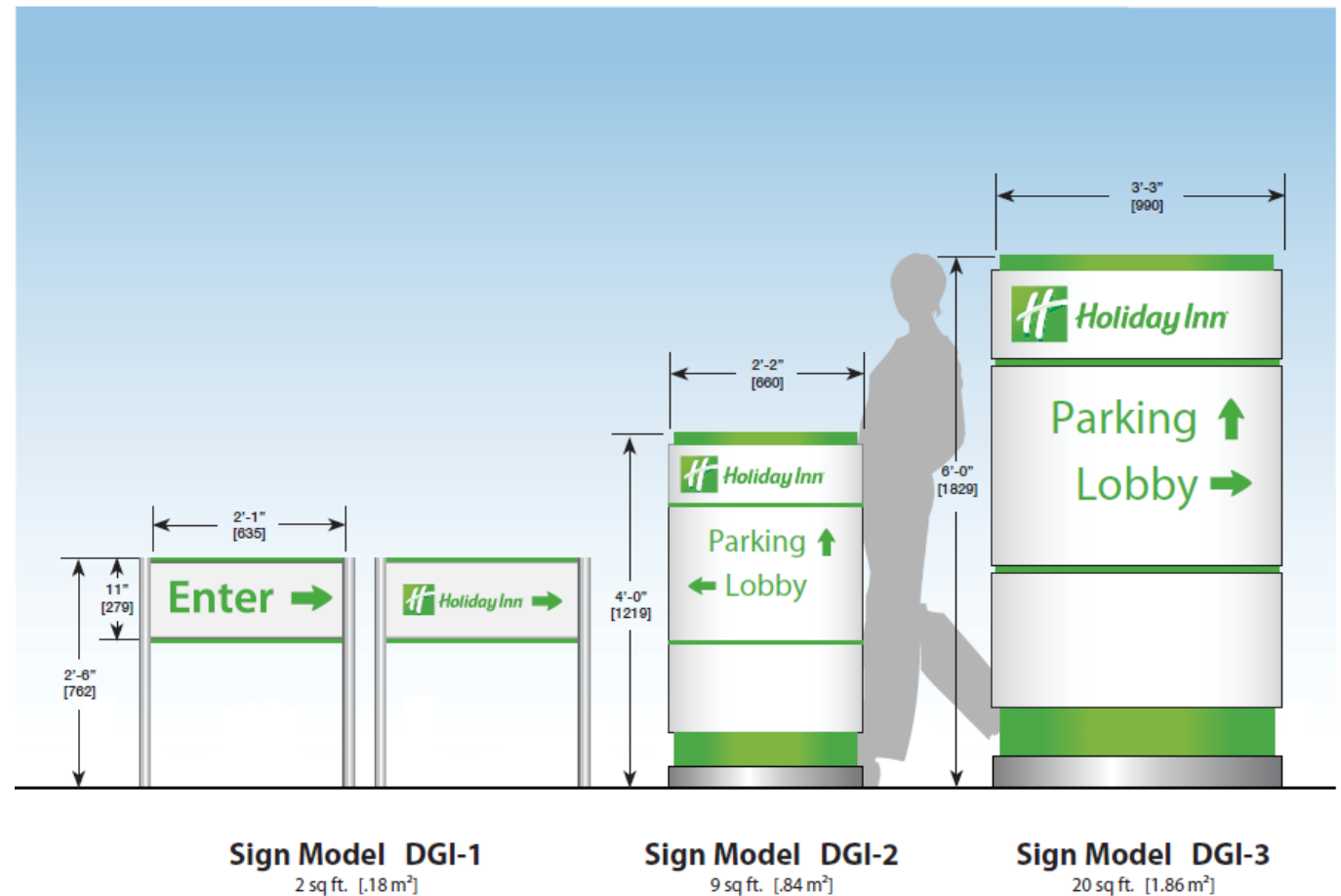
Holiday Inn

Family of Signs

Ground Signs

Secondary Signs

Directional Signs



Directional Ground Signs - Illuminated



Family of Signs

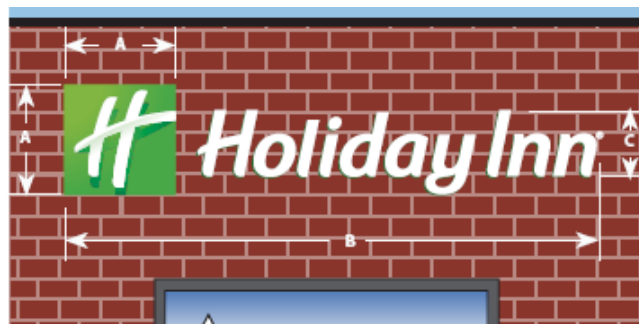
Building Signs

Primary Signs

Building Letters

NOTE: Do not sheetrock behind signs until the install is complete. Inquire with suppliers about having the signs pre-wired during construction so the walls can be closed up

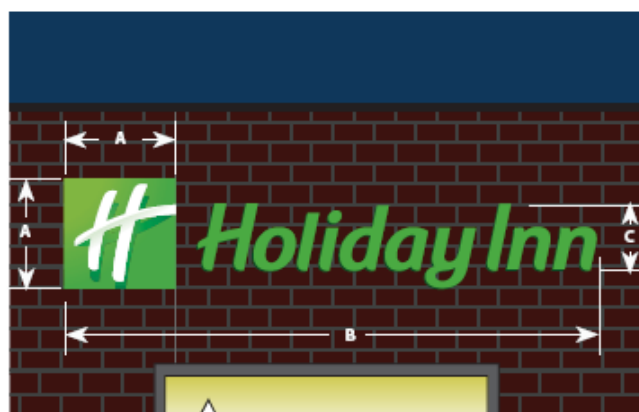
Note: Wall colors shown below are examples intended to show options available for light and dark colored buildings. Actual wall colors must be approved by IHG Design & Plan Review.



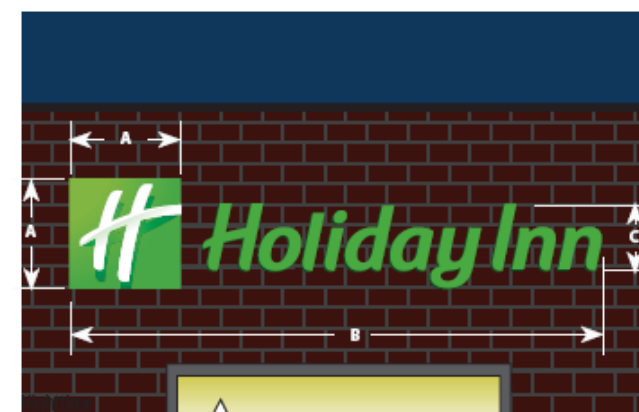
Daytime Dark Colored Buildings



Daytime Light Colored Buildings



Nighttime



Nighttime

Prototype Hotels – See page 24 for additional information

Sign Model *	L-LM-L-3	L-LM-L-4	L-LM-L-5
A	3'-1" [940]	4'-1" [1245]	5'-1" [1549]
B	15'-9 1/2" [4813]	21'-3 1/4" [6483]	27'-3 3/4" [8325]
C	2'-0" [610]	2'-8 1/2" [826]	3'-6" [1067]
sq ft [m ²] †	42 [3.9]	76 [7.1]	125 [11.6]

* Face color is designated by appending a "W" for white faces or a "D" for dark faces

† Area is determined by bounding box around graphics

Linear Layout with Monogram and Large Letters



Family of Signs

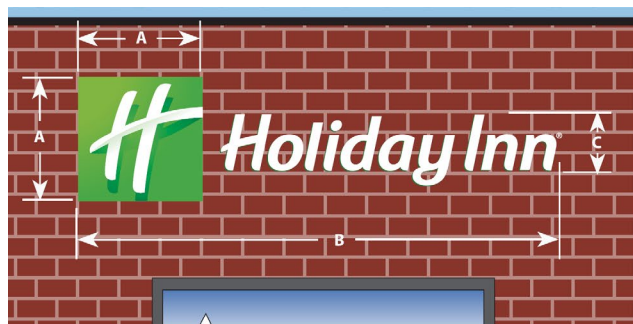
Building Signs

Primary Signs

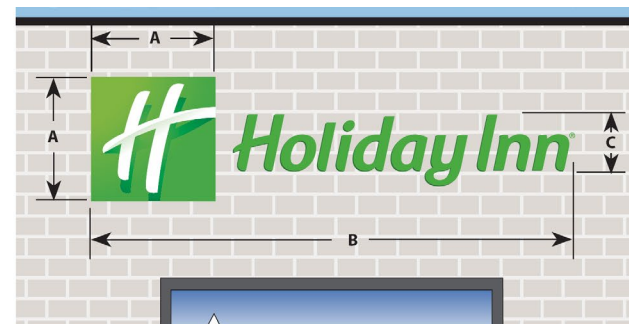
Building Letters

NOTE: Do not sheetrock behind signs until the install is complete. Inquire with suppliers about having the signs pre-wired during construction so the walls can be closed up

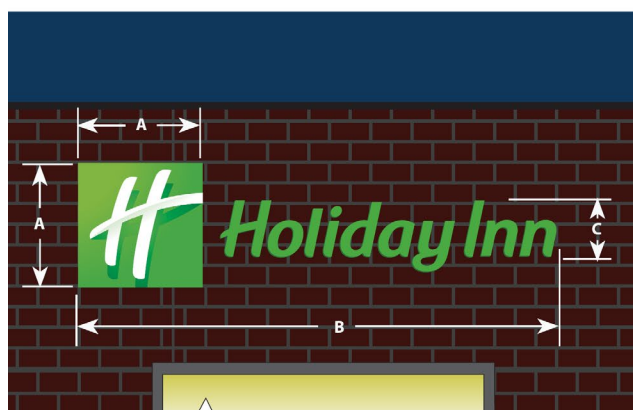
Note: Wall colors shown below are examples intended to show options available for light and dark colored buildings. Actual wall colors must be approved by IHG Design & Plan Review.



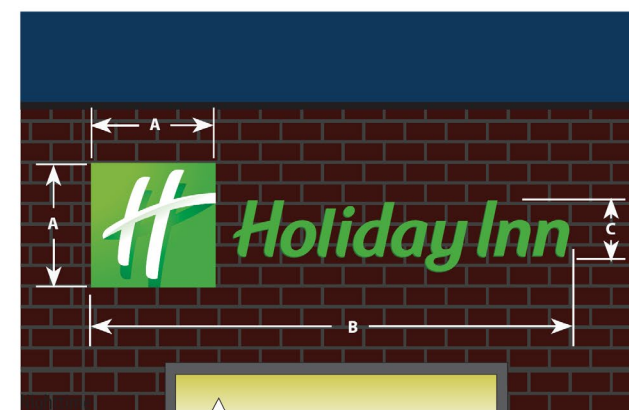
Daytime Dark Colored Buildings



Daytime Light Colored Buildings



Nighttime



Prototype Hotels – See page 24 for additional information

Sign Model *	L-LM-6	L-LM-7	L-LM-8	L-LM-9	L-LM-10
A	6'-1" [1854]	7'-1" [2159]	8'-1" [2464]	9'-1" [2769]	10'-1" [3073]
B	25'-1 1/2" [7658]	29'-3" [8915]	33'-4 1/2" [10173]	37'-6" [11430]	41'-7 1/2" [12687]
C	3'-0" [914]	3'-6" [1067]	4'-0" [1219]	4'-5 3/4" [1365]	4'-11 1/2" [1511]
sq ft [m ²] †	109 [10.13]	148 [13.75]	193 [17.93]	244 [22.67]	300 [27.87]

* Face color is designated by appending a "W" for white faces or a "D" for dark faces

† Area is determined by bounding box around graphics

Linear Layout with Monogram



Family of Signs

Building Signs

Primary Signs

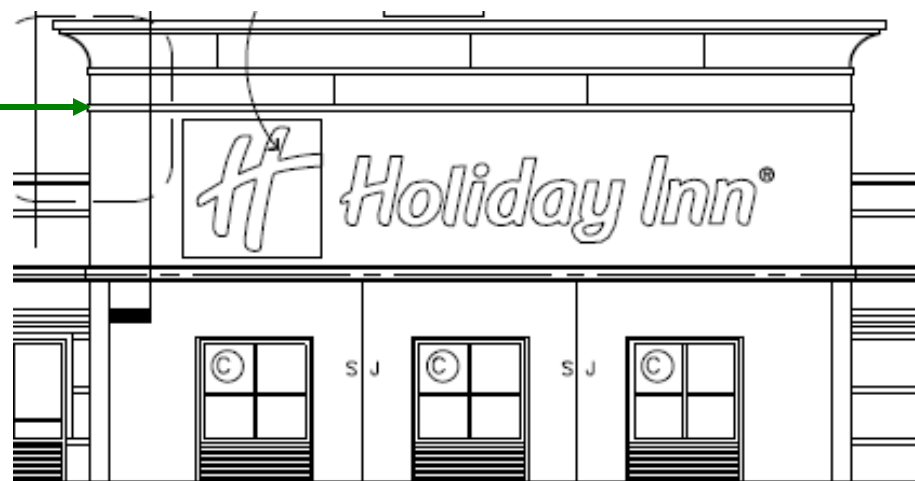
Building Letters

Holiday Inn Prototype Hotels Only

Front / Back Elevations

If sign codes will allow for a sign larger than the area between the trim pieces will allow, then the Hotel's Contractor may remove the trim piece shown above the "H" monogram to allow for a larger signage area.

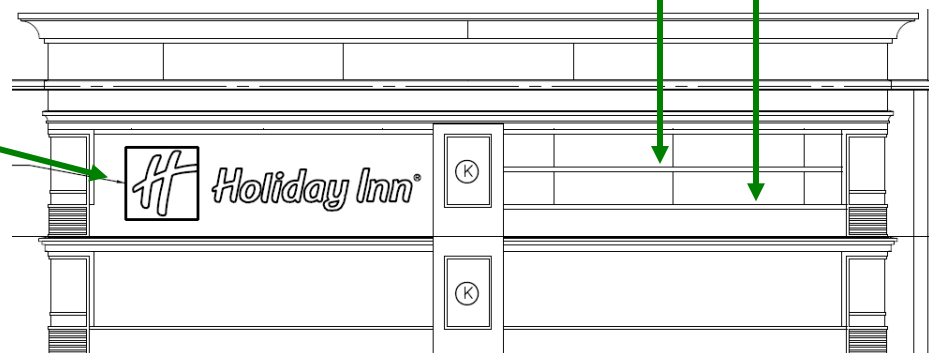
Verify codes information with an approved Sign Supplier before finalizing the removal of this piece of trim. Contact IHG Design and Plan Review for additional information regarding the removal of the trim.



Side Elevations

REMOVE trim behind signage

Hotel's Contractor to remove (2) trim pieces to allow for a larger signage area. Contact IHG Design and Plan Review for additional information regarding the removal of the trim.



Section 6: Electrical and Anchoring Requirements for Holiday Inn

Electrical Requirements for Holiday Inn

Building Channel Letters	3' - 1" Monogram	4' - 1" Monogram	5' - 1" Monogram	6' - 1" Monogram	7' - 1" Monogram	8' - 1" Monogram	9' - 1" Monogram	10' - 1" Monogram
<u>Monogram and Lettersets</u> (White and Dark faces)	(1) - 20 amp circuit 120v	(1) - 20 amp circuit 120v	(1) - 20 amp circuit 120v	(1) - 20 amp circuit 120v	(1) - 20 amp circuit 120v	(1) - 20 amp circuit 120v	(1) - 20 amp circuit 120v	(1) - 20 amp circuit 120v

Ground Signs

Directional Signs	(1) - 20 amp circuit 120v
Monument Signs	(1) - 20 amp circuit 120v
Pylon Signs	(1) - 20 amp circuit 120v
Highway Signs	(1) - 20 amp circuit 120v

*All Signs – Primary Power requirements should be confirmed with an IHG-Approved Sign Supplier. The estimates above are based on the suggested LED quantities.

Anchoring Requirements for Holiday Inn Signage

Backing for monograms and lettersets – ¾” plywood

<u>Monogram</u>	3' - 1"	4' - 1"	5' - 1"	6' - 1"	7' - 1"	8' - 1"	9' - 1"	10' - 1"
Holiday Inn	(4) – 1/4" bolts	(4) – 1/4" bolts	(4) – 3/8" bolts	(4) – 3/8" bolts	(4) – 1/2" bolts	(6) – 1/2" bolts	(6) – 1/2" bolts	(6) – 1/2" bolts
Holiday Inn & Suites	(4) – 1/4" bolts	(4) – 1/4" bolts	(4) – 3/8" bolts	(4) – 3/8" bolts	(4) – 1/2" bolts	(6) – 1/2" bolts	(6) – 1/2" bolts	(6) – 1/2" bolts

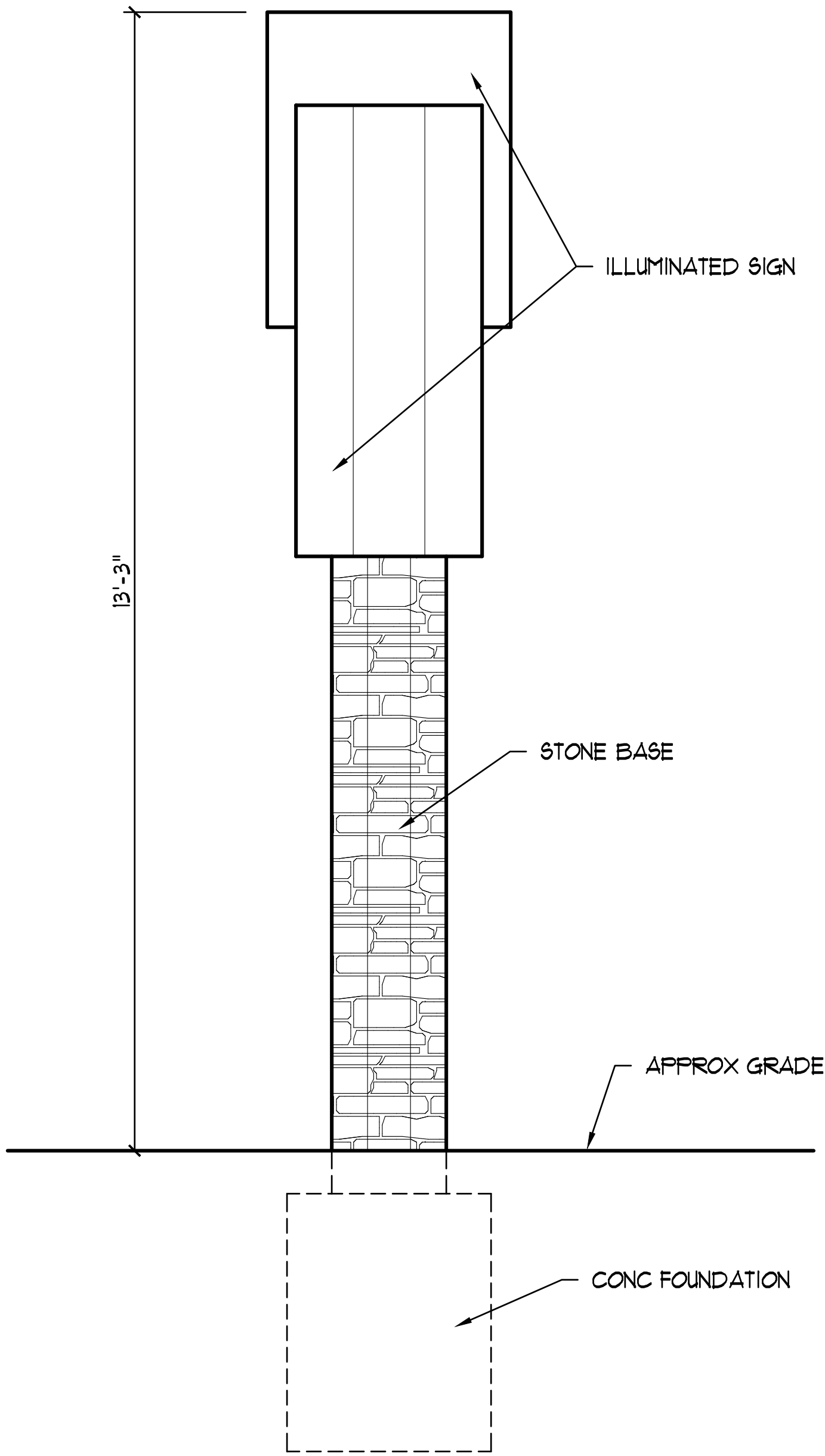
Lettersets: All Brands- All Sizes – All letters are mounted separately and require a minimum of (3) – 1/4" diameter mounting bolts per letter.

*This is subject to change for larger letters or larger signs.

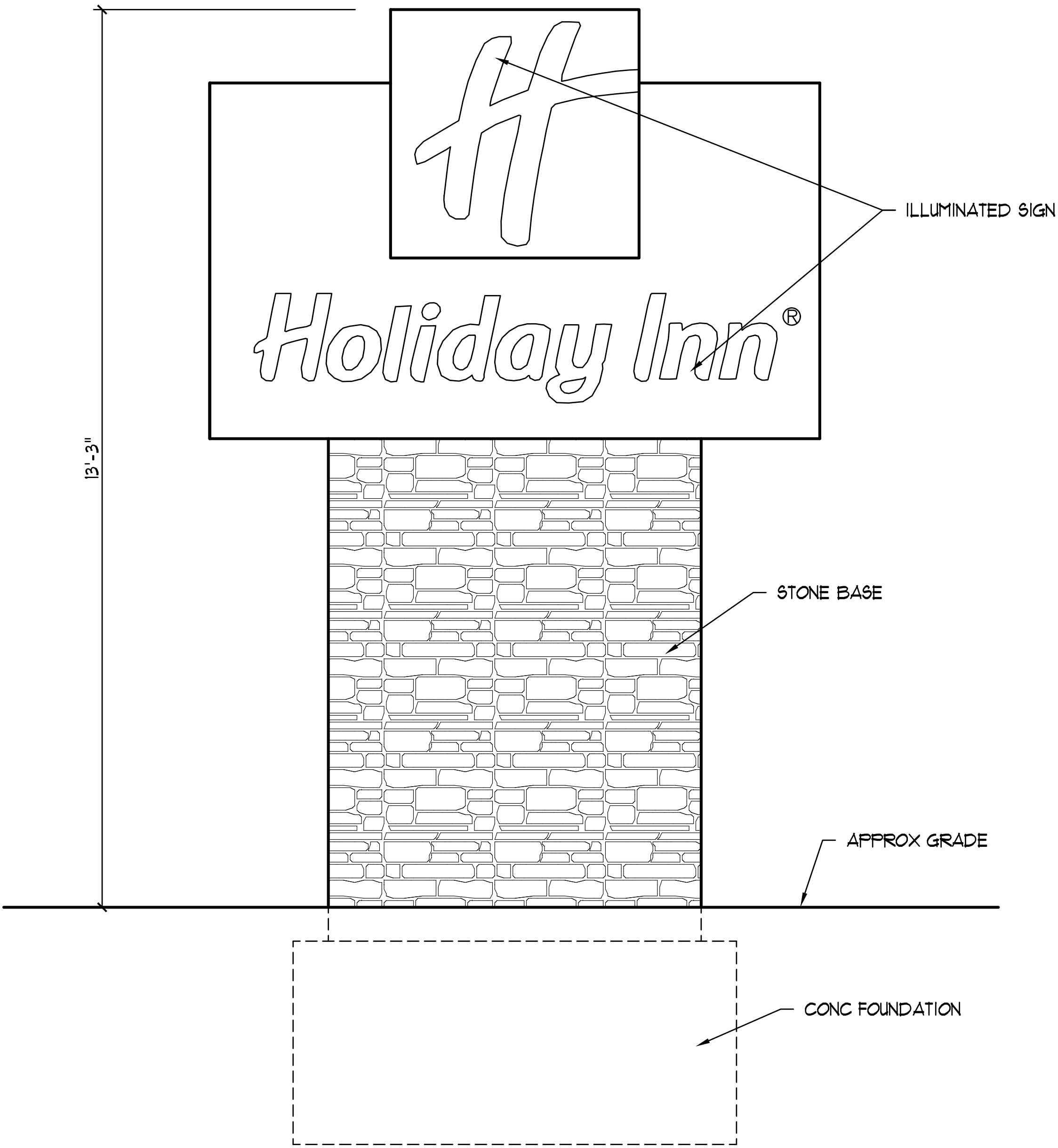
Pylon Signs: Anchor Bolts vary by design.

Directional Signs: All brands – all varieties – Anchorage varies by design

Highway Signs: All brands – all varieties – Anchorage varies by design.



SIDE ELEVATION - SIGN
SCALE: 3/4"=1'-0"



FRONT ELEVATION - SIGN
SCALE: 3/4"=1'-0" BACK - SIMILAR

REVISED EXTERIOR COLORS
HOLIDAY INN – TINLEY PARK, IL

BRICK COLOR 1 - BELDON SEA GRAY VELOUR



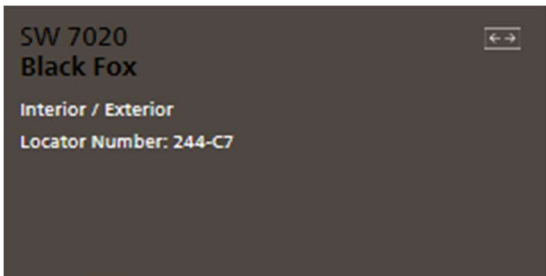
BRICK COLOR 2 – BELDON 671 VELOUR



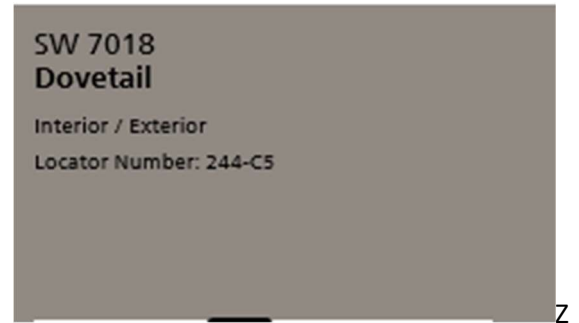
STONE VENEER – CLIFFSTONE BOARDWALK



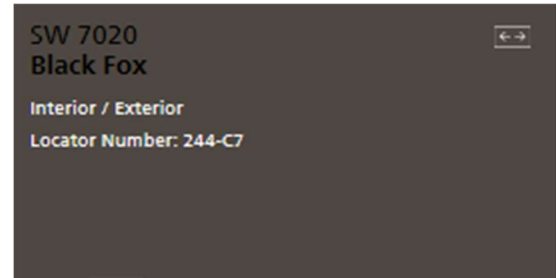
EFIS COLOR 1 – BETWEEN WINDOS



CANOPY COLUMNS AND FASCIA



WINDOWS AND STOREFRONT



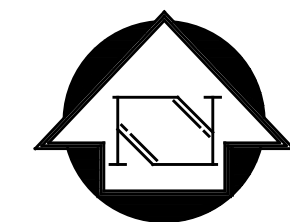
CEMENT FIBER SIDING



HOLIDAY INN - TINLEY PARK, IL ZONING ANALYSIS TABLE

			8/12/2019
Land Area:	107,662 square feet		
	2.472 acres		
Building Area:	Floor	Area	Guest Rooms
	First Floor	17,067	9
	Second Floor	15,468	33
	Third Floor	15,468	33
	Fourth Floor	15,468	33
	Total	63,471 S.F.	108
		Required	Provided
	Setbacks: (FT)		
	Front	50	59.48
	Rear	30	97.05
	Side	25	42.01
	2 Sides	50	108.3
	Lot Width: (FT)	150	320
	Lot Depth: (FT)	200	273
	Building Stories	5 Max	4
	Building Height: (FT)	65 Max	50
	Floor Area Ratio	1.5 Max	0.590
	Lot Coverage (%): (17,067 Sq. Ft.)	-	15.85
	Greenspace (%): (31,776 Sq. Ft.)	-	29.51
	Parking Spaces:		
	1/Room + 1/Employee:	114	115
	HC Parking Spaces:	5	5
	Loading Spaces:	3	3
Building Material Percentages (Excluding Windows/Glazing)			
	Material	% Coverage	
	Brick	65.1	
	Stone	15.4	
	EIFS	2.8	

	Fiber Cement Siding	16.7	
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GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

☼ SINGLE HEAD LIGHTING STANDARD

HOLIDAY INN - TINLEY PARK, IL			
ZONING ANALYSIS TABLE			
			8/12/2015
Land Area:	107,662 square feet		
	2,472 acres		
Building Area:	Floor	Area	Guest Rooms
	First Floor	17,067	
	Second Floor	15,468	3
	Third Floor	15,468	3
	Fourth Floor	15,468	3
	Total	63,471 S.F.	108
		Required	Provided
	Setbacks: (FT)		
	Front	50	59.48
	Rear	30	97.03
	Side	25	42.0
	2 Sides	50	108.3
	Lot Width: (FT)	150	320
	Lot Depth: (FT)	200	273
	Building Stories	5 Max	4
	Building Height: (FT)	65 Max	50
	Floor Area Ratio	1.5 Max	0.590
	Lot Coverage (%): (17,067 Sq. Ft.)	-	15.83
	Greenspace (%): (31,776 Sq. Ft.)	-	29.5
	Parking Spaces:		
	1/Room + 1/Employee:	114	114
	HC Parking Spaces:	5	5
	Loading Spaces:	3	3
Building Material Percentages			
(Excluding Windows/glazing)			
	Material	% Coverage	
	Brick	65.1	
	Stone	15.4	
	EIFS	2.8	
	Fiber Cement Siding	16.7	

VIPER L

OPTICS

STRIKE

LARGE VIPER LUMINAIRE

Cat.#

Job

Type



BEACON
design · performance · technology

Approvals

SPECIFICATIONS

Intended Use:

The Beacon Viper luminaire is available in two sizes with a wide choice of different LED wattage configurations and optical distributions designed to replace HID lighting up to 1000W MH or HPS. Luminaires are suitable for wet locations.

Construction:

- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and microcellular polyurethane foam gasket ensures a weather-proof seal around each individual optic.

Electrical:

- Luminaire accepts 100V through 277V, 50 Hz to 60 Hz (UNV), 347V, or 480V input.
- Power factor is $\geq .90$ at full load.
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher.
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- Ambient operating temperature -40°C to 40°C
- Surge protection - 20kA.
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the motion response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see www.beaconproducts.com/products/energeni).
- In addition, Viper can be specified with **SiteSync™** wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7. For more details, see ordering information or visit: www.hubbellighting.com/sitesync

Installation:

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.

Finish:

- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

Certifications/Ratings:

- DesignLights Consortium (DLC) qualified, consult DLC website for more details: <http://www.designlights.org/QPL>
- Certified to UL 1598, UL 8750, and CSA C22.2
- 3G rated for ANSI C136.31 high vibration applications with MAF mounting
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: http://www.beaconproducts.com/products/viper_large

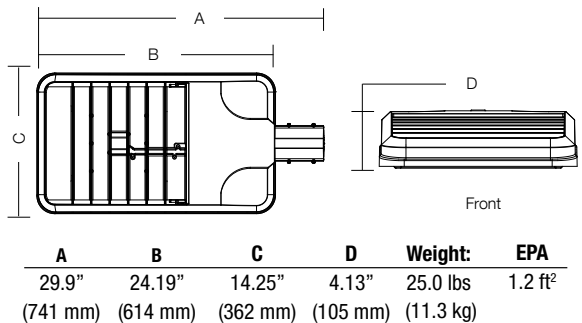
Warranty:

Five year limited warranty for more information visit: www.hubbellighting.com/resources/warranty

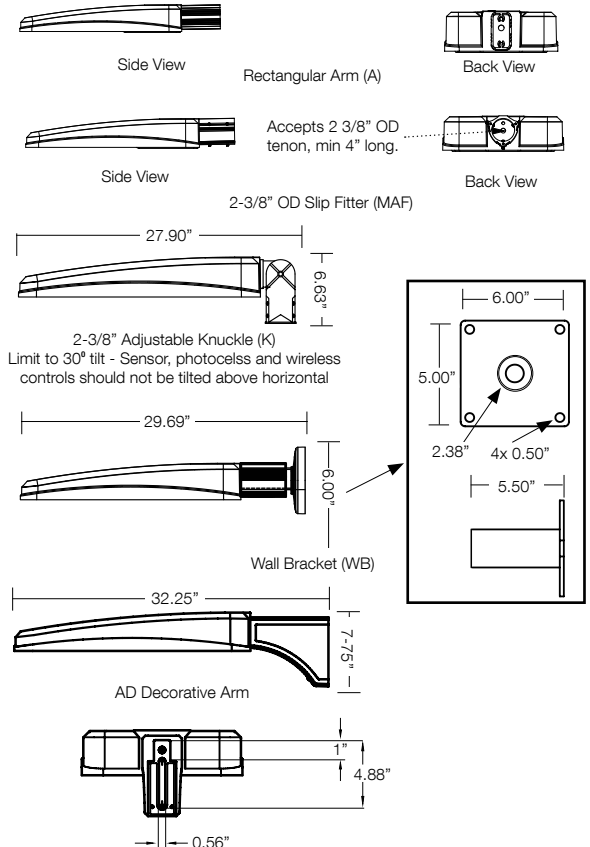
PRODUCT IMAGE(S)



DIMENSIONS



MOUNTING OPTIONS



CERTIFICATIONS/LISTINGS



*3000K and warmer CCTs only



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HUBBELL
Lighting

ORDERING INFORMATION ORDERING EXAMPLE: VPL/96L-280/4K7/4W/UNV/A/DB/7PR-TL/GENI-04/BC

VPL									
SERIES	LED ENGINE	CCT/CRI ⁷	ROTATION	VOLTAGE	COLOR	OPTIONS			
VPL Viper	64L-135 135W LED array 80L-180 180W LED array 80L-235 235W LED array 96L-220 220W LED array 96L-280 280W LED array 96L-315 315W LED array 96L-395 395W LED array	3K7 3000K, 70 CRI 4K7 4000K, 70 CRI 5K7 5000K, 70 CRI	Leave blank for no rotation L ⁵ Optic rotation left R ⁵ Optic rotation right	UNV 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V	BL Black Textured DB Dark Bronze Textured GYS Light Gray Smooth PS Platinum Silver Smooth WH White Textured CC Custom Color	F Fusing BSP Bird Spikes BC Backsheild (available for FR, 2, 3, 4, 4W Optics)			
		DISTRIBUTION							
		FR Type 1/Front Row 2 Type 2							

DISTRIBUTION

FR Type 1/Front Row
2 Type 2
3 Type 3
4 Type 4
4W Type 4 Wide
5QM Type 5QM
5QN Type 5QN
5R Type 5R (rectangular)
5W Type 5W (round wide)
TC Tennis Court

MOUNTING

A Rectangular Arm (formerly RA) for square or round pole
MAF Mast Arm Fitter (formerly SF2) for 2-3/8" OD horizontal arm
K Knuckle (formerly PK2) limit to 30° tilt or 2-3/8" OD horizontal arm or vertical tenon
WB Wall Bracket
AD Universal Arm for square pole
AD3 Universal Arm for 2.4"-4.1" round pole
AD4 Universal Arm for 4.2"-5.3" round pole
AD5 Universal Arm for 5.5"-5.9" round pole
AD6 Universal Arm for 6.0"-6.5" round pole

CONTROL OPTIONS

7PR 7-Pin Receptacle only (shorting cap, photo control, or wireless control provided by others)
7PR-SC 7-Pin Receptacle w/Shorting Cap
7PR-TL 7-Pin Receptacle w/Twist Lock photo control
SCP/_F^{1,2,6} Programmable Occupancy Sensor w/ daylight control
GENI-XX³ ENERGENI
SWP^{1,4} SiteSync Pre-Commission
SWPM^{1,2,4} SiteSync Pre-Commission w/ Sensor

HOUSE SIDE SHIELD ACCESSORIES

HSS/EVP-L/90-FB/XXX 90° shield front or back
HSS/EVP-L/90-LR/XXX 90° shield left or right
HSS/EVP-L/270-FB/XXX 270° shield front or back
HSS/EVP-L/270-LR/XXX 270° shield left or right
HSS/EVP-L/360/XXX Full shield

(Replace XXX with notation for desired finish color)
(Refer to page 5 for shield images)

MOUNTING ACCESSORIES

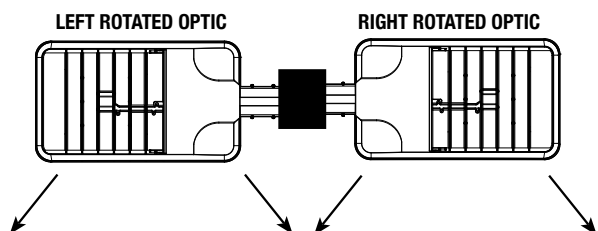
VPL-AD-RPA3 2.4"-4.1" Round Pole Adapter for AD arm
VPL-AD-RPA4 4.2"-5.3" Round Pole Adapter for AD arm
VPL-AD-RPA5 5.5"-5.9" Round Pole Adapter for AD arm
VPL-AD-RPA6 6.0"-6.5" Round Pole Adapter for AD arm

- ¹ Not available with other wireless control or sensor options
² Specify mounting height; 8 = 8' or less, 40 = 9' to 40'
³ Specify routine setting code (example GENI-04). See ENERGENI brochure and instructions for setting table and options. Not available with sensor or SiteSync options.
⁴ Specify group and zone at time of order. See www.hubbellighting.com/sitesync for further details. Order at least one SiteSync interface accessory SWUSB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node
⁵ Only available with FR, 2, 3, 4, 4W and 5R distributions
⁶ Order at least one SCP-REMOTE per project location to program and control the occupancy sensor
⁷ This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: http://cdn.beaconproducts.com/content/products/specs/specs_files/Viper_Large_LED_turtle_spec_sheet.pdf

PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.hubbell-automation.com/products/sitesync/ or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: VP-L/80L-235/4K7/3/UNV/A/DB/SWP/ SiteSync only
VP-L/80L-235/4K7/3/UNV/A/DB/SWPM-40F/ SiteSync with Motion Control



Accessories and Services (Ordered Separately)

Catalog Number	Description
SCP-REMOTE	Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor
SWUSB*	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node
SWTAB*	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node.
SWBRG	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.
SW7PR+	SiteSync 7 Pin on fixture module On/Off/Dim, Daylight Sensor 120-480VAC

* When ordering SiteSync at least one of these two interface options must be ordered per project.
+ Available as a SiteSync retrofit solution for fixtures with an existing 7pin receptacle.

Hubbell Control Solutions - Accessories (sold separately)

Catalog Number	Description	HCS System
NXOFM-1R1D-UNV	On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120-480VAC	NX Distributed Intelligence™
WIR-RME-L	On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE Radio, 110-480VAC	wiSCAPE® Lighting Control

For additional information related to these accessories please visit www.hubbellcontrolsolutions.com. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

SiteSync 7-Pin Module



SW7PR

- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)
- Does not interface with occupancy sensors



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PERFORMANCE DATA				5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 70 CRI)				
# LED'S	DRIVE CURRENT (MILLIAMPS)	SYSTEM WATTS	DISTRIBUTION TYPE	LUMENS	LPW ¹	B	U	G	LUMENS	LPW ¹	B	U	G	LUMENS	LPW ¹	B	U	G
64	625 mA	135W	1A	18220	132	2	0	2	18783	137	2	0	2	16341	119	2	0	2
			2	17228	125	2	0	2	17761	129	2	0	2	15452	112	2	0	2
			3	17257	125	2	0	3	17791	129	2	0	3	15478	112	2	0	3
			4	16864	123	1	0	4	17386	126	1	0	4	15125	110	1	0	3
			4W	16648	112	2	0	4	17163	115	2	0	4	14931	100	2	0	4
			5QM	17259	125	4	0	2	17792	129	4	0	2	15479	112	4	0	2
			5QN	18023	131	4	0	0	18580	135	4	0	0	16165	117	4	0	0
			5R	17410	127	4	0	4	17948	130	4	0	4	15615	113	4	0	4
			5W	16498	120	4	0	2	17009	124	4	0	3	14797	108	4	0	2
			TC	15925	110	2	1	2	16417	113	2	1	2	14283	98	1	1	2
80	700 mA	180W	1A	23230	128	2	0	2	23948	132	2	0	2	20835	115	2	0	2
			2	21965	121	3	0	3	22645	125	3	0	3	19701	109	2	0	3
			3	22003	121	2	0	4	22683	125	3	0	4	19734	109	2	0	4
			4	21502	119	2	0	4	22167	122	2	0	4	19285	106	2	0	4
			4W	20810	112	2	0	4	21627	116	2	0	4	18664	100	2	0	4
			5QM	22005	121	4	0	2	22686	125	4	0	2	19736	109	4	0	2
			5QN	22979	127	4	0	1	23689	131	4	0	1	20610	114	4	0	0
			5R	22197	122	4	0	4	22884	126	4	0	4	19909	110	4	0	4
			5W	21035	116	5	0	3	21686	120	5	0	3	18867	104	4	0	3
			TC	19906	110	2	1	2	20522	113	2	1	2	17854	98	2	1	2
80	875 mA	235W	1A	27849	121	2	0	2	28711	125	2	0	2	24978	108	2	0	2
			2	26334	114	3	0	3	27148	118	3	0	4	23619	102	3	0	3
			3	26378	114	3	0	4	27194	118	3	0	4	23659	103	3	0	4
			4	25777	112	2	0	4	26575	115	2	0	5	23120	100	2	0	4
			4W	25109	106	2	0	5	25886	109	2	0	5	22521	95	2	0	5
			5QM	26381	114	4	0	2	27196	118	4	0	2	23661	103	4	0	2
			5QN	27548	119	5	0	1	28400	123	5	0	1	24708	107	5	0	1
			5R	26611	115	5	0	5	27434	119	5	0	5	23868	104	4	0	4
			5W	25218	109	5	0	3	25998	113	5	0	3	22619	98	5	0	3
			TC	23864	103	2	1	2	24602	107	2	1	2	21404	93	2	1	2
96	700 mA	220W	1A	27876	128	2	0	2	28738	132	2	0	2	25002	115	2	0	2
			2	26359	121	3	0	3	27174	125	3	0	4	23641	109	3	0	3
			3	26403	121	3	0	4	27220	125	3	0	4	23681	109	3	0	4
			4	25802	119	2	0	4	26600	122	2	0	5	23142	106	2	0	4
			4W	24651	113	3	0	5	25413	117	3	0	5	22109	102	2	0	4
			5QM	26406	121	4	0	2	27222	125	4	0	2	23684	109	4	0	2
			5QN	27575	127	5	0	1	28427	131	5	0	1	24732	114	5	0	1
			5R	26637	122	5	0	5	27460	126	5	0	5	23891	110	4	0	4
			5W	25242	116	5	0	3	26023	120	5	0	3	22640	104	5	0	3
			TC	23887	110	2	1	2	24626	113	2	1	2	21424	98	2	1	2
96	875 mA	280W	1A	33419	121	3	0	2	34453	125	3	0	2	29974	108	2	0	2
			2	31600	114	3	0	4	32577	118	3	0	4	28342	102	3	0	4
			3	31654	114	3	0	5	32633	118	3	0	5	28390	103	3	0	4
			4	30933	112	2	0	5	31889	115	2	0	5	27744	100	2	0	5
			4W	30131	106	3	0	5	31063	109	3	0	5	27025	95	3	0	5
			5QM	31657	114	5	0	3	32636	118	5	0	3	28393	103	4	0	2
			5QN	33058	119	5	0	1	34080	123	5	0	1	29650	101	5	0	1
			5R	31933	115	5	0	5	32921	119	5	0	5	28641	104	5	0	5
			5W	30262	109	5	0	4	31198	113	5	0	4	27142	98	5	0	3
			TC	28642	104	2	1	3	29528	107	2	1	3	25690	93	2	1	3
96	1000mA	315W ²	1A	35666	113	3	0	2	36769	117	3	0	2	31989	101	2	0	2
			2	33725	107	3	0	4	34768	110	3	0	4	30248	96	3	0	4
			3	33782	107	3	0	5	34827	110	3	0	5	30299	96	3	0	4
			4	33012	105	2	0	5	34033	108	2	0	5	29609	94	2	0	5
			4W	32158	106	3	0	5	33153	109	3	0	5	28842	95	3	0	5
			5QM	33785	107	5	0	3	34830	110	5	0	3	30302	96	5	0	2
			5QN	35280	112	5	0	1	36371	115	5	0	1	31643	100	5	0	1
			5R	34080	108	5	0	5	35134	111	5	0	5	30567	97	5	0	5
			5W	32302	102	5	0	4	33301	106	5	0	4	28972	92	5	0	4
			TC	30568	97	2	1	3	31513	100	3	1	3	27416	87	2	1	3
96	1225mA	395W ²	1A	39569	101	3	0	4	43125	110	3	0	3	37518	96	3	0	2
			2	39569	101	3	0	4	40793	104	3	0	4	35490	91	3	0	4
			3	39619	101	3	0	5	40845	104	3	0	5	35535	91	3	0	5
			4	38723	98	3	0	5	39921	101	3	0	5	34731	88	2	0	5
			4W	37720	106	3	0	5	38887	109	3	0	5	33831	95	3	0	5
			5QM	39623	101	5	0	3	40848	104	5	0	3	35538	90	5	0	3
			5QN	41394	105	5	0	1	42675	109	5	0	1	37127	95	5	0	1
			5R	39969	102	5	0	5	41205	105	5	0	5	35848	91	5	0	5
			5W	37877	97	5	0	4	39048	100	5	0	4	33986	87	5	0	4
			TC	35850	90	3	1	3	36959	93	3	1	3	32154	81	3	1	3

¹ Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

² 315W and 395W 3000K versions are not DLC QPL listed. Reference highlighted cells in table.



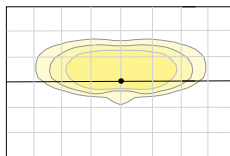
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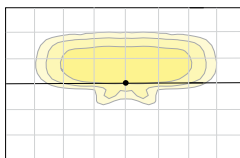


PHOTOMETRICS

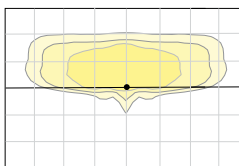
Type FR - Front Row/Auto Optic



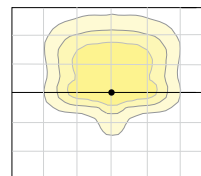
Type 2



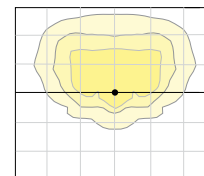
Type 3



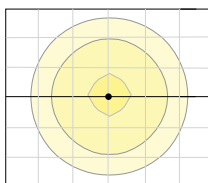
Type 4



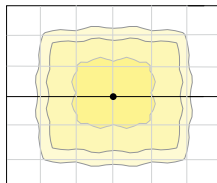
Type 4W



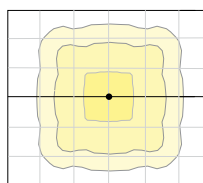
Type 5W



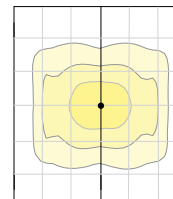
Type 5QN



Type 5QM



Type 5R



ELECTRICAL DATA

# OF LEDS	NUMBER OF DRIVERS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	SYSTEM POWER (w)	CURRENT (Amps)
64	1	625 mA	120	135	1.4
			277		0.6
			347		0.5
			480		0.3
80	2	700 mA	120	180	1.8
			277		0.8
			347		0.6
			480		0.5
80	2	875 mA	120	235	2.4
			277		1.0
			347		0.8
			480		0.6
96	2	700 mA	120	220	2.2
			277		1.0
			347		0.8
			480		0.6
96	2	875 mA	120	280	2.8
			277		1.2
			347		1.0
			480		0.7
96	2	1000 mA	120	315	3.2
			277		1.4
			347		1.1
			480		0.8
96	2	1225 mA	120	395	4.0
			277		1.7
			347		1.4
			480		1.0

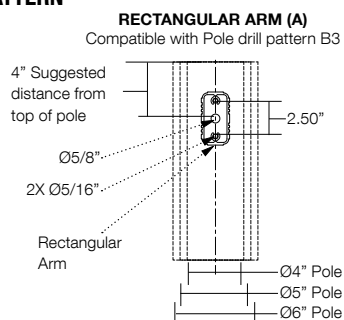
PROJECTED LUMEN MAINTENANCE

AMBIENT TEMP.	0	25,000	50,000	TM-21-11 60,000	100,000	Calculated L70 (HOURS)
25°C / 77°C	1	0.98	0.97	0.97	0.96	>377,000

¹ Projected per IESNA TM-21-11

Data references the extrapolated performance projections for the 700mA base model in a 25°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

DRILL PATTERN



EPA

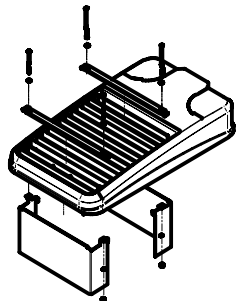
Config.	EPA	Config.	EPA
1	1.2	3 @ 120°	3.0
2 @ 90°	1.9	3 @ 90°	3.1
2 @ 180°	2.4	4 @ 90°	3.8

TENON TOP POLE BRACKET ACCESSORIES (Order Separately)

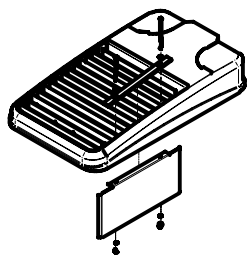
(2 3/8" OD tenon)

Catalog Number	Description
SETAVP-XX	Square tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only
RETAVP-XX	Round tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only
TETAVP-XX	Hexagonal tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only
SETA2XX	Square tenon adapter (4 at 90°) for AD - Universal Arm mounting option only
RETA2XX	Round tenon adapter (4 at 90°) for AD3 - Universal Arm mounting option only
TETA2XX	Hexagonal tenon adapter (3 at 120°) for AD - Universal Arm mounting option only

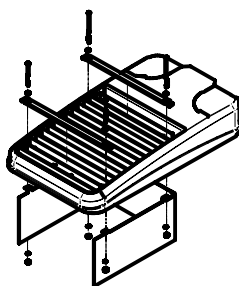
HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES



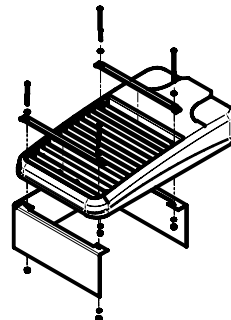
HSS/EVP-L/90-FB/XXX
90° shield front or back
(2 shields shown)



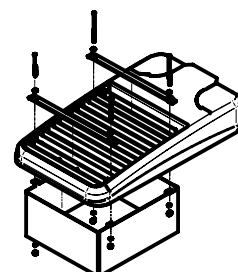
HSS/EVP-L/90-LR/XXX
90° shield left or right
(1 shield shown in left orientation)



HSS/EVP-L/270-FB/XXX
270° shield front or back
(1 shield shown in back orientation)

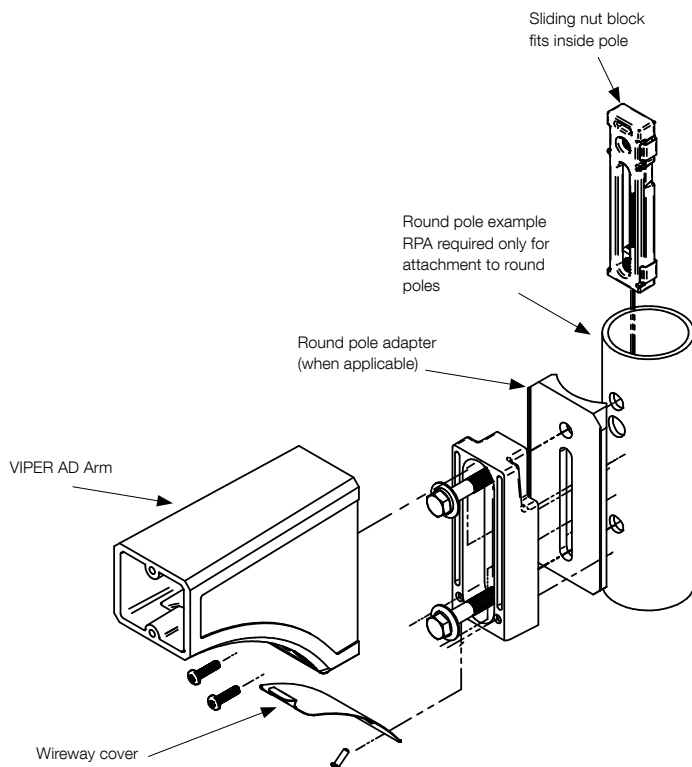


HSS/EVP-L/270-LR/XXX
270° shield left or right
(1 shield shown in right orientation)



HSS/EVP-L/360/XXX
Full shield
(1 shield shown)

AD ARM MOUNTING INSTRUCTIONS



DECORATIVE ARM (AD)

Compatible with pole drill pattern S2

