AGENDA FOR REGULAR MEETING
VILLAGE OF TINLEY PARK
PLAN COMMISSION
May 7, 2015 – 7:30 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue

Regular Meeting Called to Order

Roll Call Taken

Communications

Approval of Minutes: Minutes of the April 16, 2015 Regular Meeting

Item #1 **BRIXMOR OUTLOT – 15917 S. HARLEM AVENUE – SITE PLAN APPROVAL AND A SPECIAL USE FOR A SUBSTANTIAL DEVIATION TO THE TINLEY PARK PLAZA PLANNED UNIT DEVELOPMENT**

Consider a proposal from Mr. Jeff Slavish, Brixmor Property Group, for a Site Plan Approval and a Special Use for a Substantial Deviation from the approved Tinley Park Plaza PUD which will include deviations from the Village Zoning Ordinance (aisle widths, bufferyard requirements, and signage) to allow for the construction of a 9,100 SF multi-tenant (4 unit) retail structure. The construction of the new retail structure will require the demolition of the north 7,290 SF in-line tenant space.

Item #2 **THE GREAT ESCAPE - 17231 LaGrange Road/9425 171st Street – SITE PLAN APPROVA**L (New Item)

Consider a proposal from Mr. Greg Seifert of Geis Companies, representing The Great Escape, for Site Plan Approval. The project involves the construction of a new 40,070 SF retail structure and associated site improvements on property zoned B-3 (General Business and Commercial). The property is currently addressed as 9425 171st Street, but will be readdressed as 17231 LaGrange Road.

Adjourn Meeting

MINUTES OF THE PLAN COMMISSION

**VILLAGE OF TINLEY PARK,
COOK AND WILL COUNTIES, ILLINOIS**

APRIL 16, 2015

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on April 16, 2015 at 7:30 p.m.

ROLL CALL

Plan Commissioners:	Jeff Ficaro Tom Mahoney Bob McClellan Maureen McLeod Mark Moylan Bill Reidy Rita Walker, Chairman
Absent Plan Commissioners:	Art Pierce
Village Staff and Officials:	Greg Hannon, Trustee Amy Connolly, Planning Director Stephanie Kisler, Planner Paula Wallrich, Deputy Planning Director Debra Kotas, Commission Secretary

CALL TO ORDER

Plan Commission Chairman Walker called to the meeting to order at 7:34 p.m.

APPROVAL OF MINUTES

Minutes of the April 2, 2015 Plan Commission Meeting were presented for approval. A motion was made by COMMISSIONER FICARO seconded by COMMISSIONER MCCLELLAN to approve the Minutes as presented.

THE MOTION WAS APPROVED UNANIMOUSLY by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the motion approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE APRIL 16, 2015 MEETING

PUBLIC HEARING #1: E&B LIQUORS (formerly Family Video Store) – 16948 OAK PARK AVENUE – SITE PLAN APPROVAL AND SPECIAL USE PERMITS FOR A PACKAGE LIQUOR STORE AND A MIXED-USE BUILDING

Consider a proposal from Pravin (Paul) Patel of E&B Liquors for Site Plan approval and Special Use Permits to create a package liquor store and add one residential apartment to create a mixed-use building. The project will include the renovation of an existing building at 16948 Oak Park Avenue and will be completed in two phases with phase one being a façade improvement and phase two involving demolition of a portion of the building to create the required parking at the rear and related site improvements, along with construction of a residential unit within the building. The property is zoned NG (Neighborhood General) within the Village's 2009 Legacy Code.

Present were the following:

Plan Commissioners:	Jeff Ficaro Tom Mahoney Bob McClellan Maureen McLeod Mark Moylan Bill Reidy Rita Walker, Chairman
Absent Plan Commissioners:	Art Pierce
Village Staff and Officials:	Greg Hannon, Trustee Amy Connolly, Planning Director Stephanie Kisler, Planner Paula Wallrich, Deputy Planning Director Debra Kotas, Commission Secretary
Guest(s):	Pravin (Paul) Patel, Applicant Jeevan Singh, Architect

CHAIRMAN WALKER opened the Public Hearing at 7:35 p.m. requesting anyone present who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

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 with notice also being sent to properties within 250' of the proposed project.

PRAVIN PATEL, Applicant, reviewed his plan to relocate his business, E&B Liquors, from the current location at 6760 North Street (near the Oak Park Avenue train station) to 16948 Oak Park Avenue. Since last meeting, he stated several items have been resolved including changes to the exterior façade from four (4) sections to three (3) sections, also noting that he recently completed his application for a façade grant with the Main Street Commission.

JEEVAN SINGH, Architect, provided a sample of the brick to be used on the façade that he believes will blend in with the neighborhood. He stated there will be parking spaces for fifteen (15) vehicles at the rear of the property once Phase II is completed. He also reviewed the landscape plans for both the front and rear areas. He reported a structural engineer has been retained to assist in the demolition of the rear of the building.

STEPHANIE KISLER, Planner, presented the Staff report regarding Site Plan Approval and Special Use Permits to operate a package liquor store and construct one (1) residential apartment to create a mixed-use building at 16948 Oak Park Avenue, located within the Legacy District, on the site of a former video store which has been vacant for many years. She reported the liquor store will occupy approximately two-thirds (2/3) of the store with a yet undetermined tenant occupying the remaining one-third (1/3) of the space.

MS. KISLER reviewed prior renderings of the building showing the outside façade in four-column sections. Per Staff recommendations, the Applicant agreed to revise the front façade to show three sections due to the interior layout of the space and for signage purposes. She showed photographs of the front of the building with its current façade and renderings of the proposed façade noting the improvements will help this space blend in with the businesses directly adjacent by using similar color palettes and building materials. She then reviewed renderings for the rear façade stating the Applicant has provided options for materials ranging from a darker brick and a mixture of darker/lighter brick.

MS. KISLER reviewed the Phasing Plan noting that Phase I will begin as soon as possible and will encompass the build-out of the liquor store and tenant space, façade improvements, curb improvements, and planters to provide greenery. She reported a cross-parking/cross-access agreement is in place with the property to the south to ensure temporary parking until completion of Phase II that will consist of demolition of the half of the rear portion of the building in order to create a mixed-use building with one (1) residential apartment for tax purposes. Upon completion of Phase II, she reported a rear parking area will be created for a total of twenty-three (23) parking spaces on the site in addition to three (3) bike stalls, landscape improvements, and an alleyway dedication per the Legacy Plan.

With regards to signage and lighting, MS. KISLER reported the Applicant has agreed to move the gooseneck lighting upward to create a more defined area for a sign band for the liquor store and the other tenant space. She stated that Staff and the Applicant agreed to compromise with having non-illuminated signage only illuminated via the gooseneck lighting; however, concerns were expressed by the Applicant regarding the signage being visible on days when it is gloomy or darker outside. She discussed other options including using solar powered energy source.

MS. KISLER noted Police Department concerns regarding the need for added security cameras and lighting due to the nature of the business, to which the Applicant has agreed. She reported other Staff Review comments will be addressed at the building permit stage.

In conclusion, MS. KISLER summarized the previously open items from the last Plan Commission meeting and their respective resolutions with the exception of selection of materials for the rear façade and the non-illuminated signage.

ASSIGNED COMMISSIONER FICARO presented the Plan Commission Work Session Report. He stated it was a pleasure to work with MR. PATEL noting that all open items were resolved during the work session. He reported the Applicant has expressed a desire to change the name of his business from E&B Liquors. He also noted that the Applicant would like to have tastings within the establishment. ASSIGNED COMMISSIONER MAHONEY concurred with COMMISSIONER FICARO'S comments stating compromises were made without controversy.

CHAIRMAN WALKER opened the Hearing to questions or comments from the Public Body:

JOE ONTIVEROS, 16917 New England Avenue, stated the wetland area to the rear of the building is behind his rear yard. He expressed concerns regarding an excess of water being placed in that area with the demolition of a portion of the building and added parking. He inquired if the alleyway will have lighting. He also expressed concerns regarding

patrons leaving the liquor store being intoxicated and encroaching upon his backyard.
MS. KISLER reported the alleyway is consistent with the Village's Legacy Plan in order to provide more rear parking and eliminate front yard parking. She reported the Petitioner is required to submit a lighting plan to ensure there will be no excessive light spillage onto surrounding properties. She explained the wetland area will be cleaned up; however, the trees and shrubs will remain and the wetland area will remain vacant of structures. She clarified that the site improvements proposed were only for the portion of the property east of the alley and generally within the current footprint of the building.

RAY WOLLEK, 16951 New England Avenue, expressed concerns regarding the rear of the liquor store becoming a potential loitering area. He also expressed concerns regarding possible traffic in the alleyway and from the rear parking area. He further stated he is opposed to the project.

AMY CONNOLLY, Planning Director, further explained the parcel to the north of the subject property has a garage that stops the alleyway from proceeding further north beyond MR. PATEL'S property, stating the current owner has no immediate plans for relocating. She stated there is no added impervious surface but the area is being improved with additional landscaping also noting the very large bufferyard between the building and alleyway and the adjacent homes. She further stated that the Village Engineer will ensure that the site will not spill stormwater off of their property. She further explained that the rear parking area will be mostly used by employees and residents of the apartment with the majority of patrons parking near the front door of the business. MS. KISLER added that the area will also be monitored by security cameras as requested by the Police Department.

There being no further questions or comments from the Public Body, CHAIRMAN WALKER opened the Hearing to questions or comments from the Commissioners:

COMMISSIONER MCLELLAN complimented the Applicant on reducing the front façade from four sections to three sections. He commented that he does not believe drinking will become an issue at the business and will be addressed by the Police Department should this occur. He stated the business will be a welcome improvement to the location.

COMMISSIONER MOYLAN inquired if tobacco will be sold at the store. MR. PATEL reported that cigarettes will be sold but will be kept behind the store's counter.

COMMISSIONER FICARO inquired as to the liquor store's hours of operation. MR. PATEL stated the store will be open from 10:00 a.m.-10:00 p.m. Sunday through Thursday and 10:00 a.m.-11:00 p.m. Friday and Saturday.

CHAIRMAN WALKER requested input from the other Commissioners regarding their choice for building materials and colors for the rear façade choosing either the darker red brick or the mixture of dark/brick. A consensus was reached to proceed with the darker red brick. Following discussion, it was also agreed to proceed with only gooseneck lighting to illuminate the signage.

There being no further questions or comments from the Commissioners, COMMISSIONER MAHONEY made a motion to grant Site Plan Approval and a Parking Waiver to the Applicant, Pravin (Paul) Patel, for the property located at 16948 Oak Park Avenue for the proposed Phase I and Phase II improvements for a mixed-use building including: a façade improvement, demolition of a portion of the building, addition of a residential unit, cross-access/alley dedication and improvements, and construction of a rear parking lot, landscaping, and related site improvements.

Additionally, the Plan Commission recommends that the Village Board grant, to Pravin (Paul) Patel at 16948 Oak Park Avenue, the following approvals and adopt Findings of Fact submitted by the Applicant and Findings of Fact made by Village Staff and the Plan Commission at this meeting, specifically for:

1. A Special Use Permit for operation of a package liquor store within the NG (Neighborhood General) Legacy District; and
2. A Special Use Permit for converting a stand-alone commercial building into a mixed-use building by

constructing a residential unit within the NG (Neighborhood General) Legacy District.
The Plan Commission recommends the Special Use Permits with the following conditions:

1. A minimum of three (3) bike stalls must be installed per the requirements of the Legacy Code;
2. The gooseneck lighting on the front façade must be moved upward so that the lighting will illuminate signage placed between the gooseneck lighting and the awning;
3. Tenants of the building are prohibited from using signage with illumination (other than the illumination from the goose neck lighting above) unless the gooseneck lighting is removed;
4. The Applicant will install adequate lighting (in compliance with Section 3.I. of the Legacy Code) and security measures to ensure the safety of employees, customers, and resident(s) of the building; and
5. There is a written acknowledgement from all property owners that are party to the collective or shared parking that the shared parking approval will only be recognized by the Village if the current arrangements of commercial and residential square footages on the property remain the same. If these arrangements change by Change of Use or Change of Owner, expansion or redevelopment, new parking improvements may be required;
6. The parking arrangement for Phase I is formalized through officially recorded cross-access and cross- parking agreements;
7. The parking waiver expires (and is no longer necessary) at the completion of Phase II of the project when adequate parking has been constructed within the site;
8. That the liquor store cannot receive a Certificate of Occupancy until the façade improvement (Phase I) has been completed.
9. A twenty foot (20') wide alley dedication must be formalized and dedicated to the Village prior to occupancy of the residential unit at the completion of Phase II of the project;
10. The residential unit cannot receive a Certificate of Occupancy until all Phase II improvements are completed.

The Motion was seconded by COMMISSIONER FICARO.

COMMISSIONERS FICARO and MAHONEY proceeded to recite the Findings of Fact pertaining to the Special Use Permit for Operation of a Package Liquor Store:

1. Special Use Permit for Operation of a Package Liquor Store

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 operation of a package liquor store will not negatively impact the locality. By allowing a liquor store at this location, the building will no longer be vacant and the property will be improved in two phases. Overall, the area will be improved and two new businesses will be able to occupy the tenant spaces within the building.

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 current building has been vacant for over seven (7) years. The improvements proposed for the liquor store will provide a significant enhancement to the building and along Oak Park Avenue.

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 existing block is already developed commercially and has adequate commercial parking. This use will not change the normal and orderly development or improvement of surrounding property. In fact, the new owner proposes to demolish (in Phase II) a portion of the building and dedicate a 20' alleyway, which will

contribute to the future development of the entire block.

D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.

The property is served by shared parking to the south and in Phase II, will be creating a new on-site parking facility. Additionally, the property owner will dedicate a 20 foot alleyway, as required by the Legacy Code, in order to improve access to the block and parking facilities.

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.

Ingress and egress to the property will not change from what is already provided. In Phase II, an alleyway will be dedicated which will improve ingress and egress to the rear of the building.

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.

All regulations on the Legacy Code and the Village Zoning Ordinance will be met with this proposal. A liquor license will be granted by the Village's Liquor Commissioner.

G. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

The existing building has been vacant for over 7 years and has been an eyesore along Oak Park Avenue. The proposed use will fill up at last half of the commercial space and a facade improvement is planned that will create lasting value to the building. We believe that this Special Use will add to the commercial offerings along Oak Park Avenue and increase the amount of local shopping that may occur.

2. Special Use Permit for Conversion of a Stand-Alone Commercial Building into a Mixed-Use Building by Constructing a Residential Unit

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 residential unit is a Phase II improvement that will be completed along with demolishing portions of the existing building, dedicating a 20' alleyway, and creating additional parking to the rear of the building. These are improvements to the safety and general welfare of the public and of businesses along Oak Park Avenue.

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 current building has been vacant for over 7 years. Adding a residential unit will increase the value of the property because the property will be eligible for the Cook County Class 7 tax break, which provides property owners with tax breaks if there is a rentable residential unit within the building. We also believe that the addition of a residential unit along Oak Park Avenue will positively contribute to the building of a neighborhood retail market, which improves the value of property along Oak Park Avenue.

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 existing block is already developed commercially and has adequate commercial parking. This use will not change the normal and orderly development or improvement of surrounding property. In fact, the new owner proposes to demolish (in Phase II) a portion of the building and dedicate a 20' alleyway, which will contribute to the future development of the entire block. The addition of the residential unit only requires one parking space per unit and this will be provided at the rear of the property.

D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.

The property is served by shared parking to the south during Phase I and in Phase II will be creating a new on-site parking at the rear of the building. Additionally, the property owner will dedicate a 20' alleyway, as required by the Legacy Code, in order to improve access to the block and parking lot.

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.

Ingress and egress to the property will not change from what is already provided. In Phase II, an alleyway will be dedicated which will improve ingress and egress to the rear of the building.

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 residential unit will meet minimum unit sizes as set forth in the Zoning Ordinance and there will be no other variations from the Village Codes.

G. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

The existing building has been vacant for over seven years and has been an eyesore along Oak Park Avenue. The proposed use will fill up at last half of the commercial space, add a rentable residential unit, and a facade improvement is planned that will create lasting value to the building. We believe that this Special Use will add to the commercial offerings along Oak Park Avenue and increase the amount of local shopping that may occur.

AYE: Plan Commissioners Jeff Ficaro, Tom Mahoney, Bob McClellan, Maureen McLeod, Mark Moylan, Bill Reidy, and Chairman Rita Walker

NAY: None

ABSENT: Plan Commissioner Art Pierce

THE MOTION WAS APPROVED UNANIMOUSLY by voice vote. PLAN COMMISSION CHAIRMAN WALKER declared the Motion approved.

A motion was made by COMMISSIONER MAHONEY, seconded by COMMISSIONER MCLEOD to close the Public Hearing at 8:23 p.m. THE MOTION WAS APPROVED UNANIMOUSLY by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the motion approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE APRIL 16, 2015 MEETING

ITEM #2: EDWARD GREGORY – PLAT OF EASEMENT – 6500 166TH STREET

Consider granting approval for a Plat of Easement that would allow easements for public utitilities, drainage, and ingress/egress to be placed on residential property located at 6500 166th Street in the R-1 (Single-Family Residential) Zoning District and within the Tinley Terrace subdivision. This easement is for the benefit of the property addressed 6500 166th Street (Parcel Identification Number 28-19-402-085-0000).

Present were the following:

Plan Commissioners:	Jeff Ficaro Tom Mahoney Bob McClellan Maureen McLeod Mark Moylan Bill Reidy Rita Walker, Chairman
Absent Plan Commissioners:	Art Pierce
Village Staff and Officials:	Greg Hannon, Trustee Amy Connolly, Planning Director Stephanie Kisler, Planner Paula Wallrich, Deputy Planning Director Debra Kotas, Commission Secretary
Guest(s):	Warren Opperman, Joseph A. Schudt & Associates

WARREN OPPERMAN, representing the Owner/Applicant, Edward Gregory, presented a request for a Plat of Easement on the east edge of a property located at 6500 166th Street that consists of two (2) separate parcels, Parcel "A" and Parcel "B". He stated that Mr. Gregory plans to place the property for sale and would like the easement granted for the east edge of Parcel B for ingress, egress, public utilities, and drainage should the parcels be sold separately.

STEPHANIE KISLER, Planner, presented the Staff report. She reported the Applicant wishes to ensure that Parcel A is able to be accessed from 166th Street. She stressed that creating this easement would not allow for a flag lot or a non-conforming lot.

CHAIRMAN WALKER clarified that Lot B can then be developed with the easement for the intent and benefit of the property owner of Parcel A. AMY CONNOLLY, Planning Director, confirmed that this easement will only benefit Parcel A and will also ensure that either parcel cannot be split to create a cul-de-sac or flag lot. MR. OPPERMAN stated this language will also be placed on the Plat.

COMMISSIONER MAHONEY inquired if there are currently any utilities within the easement. MR. OPPERMAN stated he believes there is sanitary sewer with possible gas and electric.

There being no further questions or comments from the Commissioners, COMMISSIONER MCLEOD made a motion to recommend that the Village Board grant approval for a Plat of Easement that would allow easements for public utilities, drainage, and ingress/egress to be placed on residential property located at 6500 166th Street in the R-1 (Single-Family Residential) Zoning District and within the Tinley Terrace subdivision. This easement is for the benefit of the property addressed 6500 166th Street with Parcel Identification Number 28-19-402-085-0000.

The Motion was seconded by COMMISSIONER REIDY.

AYE:	Plan Commissioners Jeff Ficaro, Tom Mahoney, Bob McClellan, Maureen McLeod, Mark Moylan, Bill Reidy and Chairman Rita Walker
NAY:	None
ABSENT:	Plan Commissioner Art Pierce

THE MOTION WAS APPROVED UNANIMOUSLY by voice vote. PLAN COMMISSION CHAIRMAN WALKER declared the Motion approved.

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

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

SUBJECT: **MINUTES OF THE APRIL 16, 2015 MEETING**

ITEM #3: **BRIXMOR OUTLOT – 15917 S. HARLEM – SITE PLAN APPROVAL AND A SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION TO THE TINLEY PARK PLAZA PLANNED UNIT DEVELOPMENT**

Consider a proposal from Mr. Jeff Slavish, Brixmor Property Group, for Site Plan Approval and a Special Use Permit for a Substantial Deviation from the approved Tinley Park Plaza Planned Unit Development which will include deviations from the Village Zoning Ordinance (aisle widths, landscape island width, bufferyard requirements and signage) to allow for the construction of a 9,100 square foot SF multi-tenant (4 unit) retail structure. The construction of the new retail structure will require the demolition of the north 7,290 SF in-line tenant space.

Present were the following:

Plan Commissioners:	Jeff Ficaro Tom Mahoney Bob McClellan Maureen McLeod Mark Moylan Bill Reidy Rita Walker, Chairman
Absent Plan Commissioners:	Art Pierce
Village Officials and Staff:	Greg Hannon, Trustee Amy Connolly, Planning Director Stephanie Kisler, Planner Paula Wallrich, Deputy Planning Director Debra Kotas, Commission Secretary
Guest(s):	Jeff Slavish, Brixmor Development Hank Zuwala, DZA Associates Daniel Jutzi, Brixmor Development Brad Ratajczak, Brixmor Development

JEFF SLAVISH, Project Manager for Brixmor Development, presented an overview of the plan thus far to create an outlot development for Tinley Park Plaza that is currently an asphalt plaza with minimal landscaping stating the development will enhance both the shopping center and community. He indicated the project's architect, civil engineer, leasing agent and vice-president of construction were also in attendance to answer any questions, provide clarification, or any further explanation needed.

HANK ZUWALA, Architect, reported working with Staff to develop a site plan and providing architecture that meets Village ordinances and PUD standards/criteria. He reviewed an aerial photograph of the existing site. He explained plans are to demolish the northern end of the building (formerly the Outriggers restaurant) in order to enlarge the parking field for patrons, then subsequently develop 9,100 square feet of multi-tenant retail space. He reported two (2)

restaurant tenants have already expressed interest in the parcel, however, concerns have been expressed regarding limited parking. He explained the additional parking is necessary due patrons of the Tinley Square development to the north occupying some of the subject parking area.
MR. ZUWALA proceeded to review landscape plans. He showed a photograph showing the minimal amount of landscaping as the site exists today. He reported a landscape buffer will be added along the west property line to align with the bufferyard established at the Tinley Square development. The proposal includes increasing the amount of landscape buffers and interior landscape islands. He referenced the Staff Report that indicates some of the islands do not meet Ordinance requirements, however, he stressed their priority is to provide adequate parking for their tenants.

CHAIRMAN WALKER expressed concern regarding the significant amount of open items. She explained the importance of the Village's Landscape Ordinance. She explained granting variances sets a precedent for future developments.

MR. ZUWALA stated they could meet the ten-foot (10') landscape islands, however, this would sacrifice vital parking spaces which is a critical component. He explained there is a parking area to the east, behind the development, that could have a 10' island, however, this would sacrifice the four-foot (4') sidewalk that currently exists believing the sidewalk is more necessary.

COMMISSIONER FICARO explained the intent of landscape plan to have sufficient landscape to enhance the appearance of the property. He suggested moving landscape footage from another area in order to comply with the Ordinance.

COMMISSIONER MAHONEY requested MR. ZUWALA indicate the number of parking spaces that would be sacrificed in order to meet the requirements. MR. ZUWALA noted a minimum of seven (7) spaces will be lost just with addition of the landscape islands.

Concerns were also expressed regarding the amount of open items in addition to landscaping including, parking, circulation, signage, and HVAC. MR. ZUWALA reported progress has been made with Staff regarding signage, however, no end result.

COMMISSIONER MCLELLAN explained this is an opportunity to refresh and enhance an older shopping center stating this location is a main entryway into the Village, therefore, the Plan Commission would be reluctant to relax any standards. He stated it is incumbent upon the Applicant to meet Village standards and ordinances, which he believes are non-negotiable.

PAULA WALLRICH, Deputy Planning Director, presented the Staff report. She complimented MR. ZUWALA on a beautiful building stating the proposed project is a perfect opportunity for rejuvenation of the shopping center. She reported the initial meeting with the Applicant began positively and many compromises were made during the meeting. She explained the purpose of the Staff Report is to identify all items that do not meet code and bring them to the attention of the Plan Commission. Until this evening, she was not aware of the critical parking concerns. She believes compromises can be made by both parties that will meet the integrity of the ordinances, having the flexibility of the PUD.

MS. WALLRICH proceeded to identify the critical items identified in the Staff Report including site plan, building architecture noting the lack of a full parapet being a point of contention, and signage.

MR. ZUWALA showed a rendering of the proposed building noting its urban concept with varying parapet heights, canopies, plane changes so it is not a flat façade, and varied brick colors noting that facebrick will be the primary building material.

COMMISSIONER MCLEOD stressed the importance of the parapets and tower elements commenting the proposed building has no architectural interest.

Due to the significant amount of open items at this time, CHAIRMAN WALKER suggested Staff further work with the Applicant before holding a Workshop.
COMMISSIONER MAHONEY made a Motion to table this item until there is a more workable plan. The Motion was seconded by COMMISSIONER FICARO.

OTHER BUSINESS
CHAIRMAN WALKER referred to a communication from the Fire Department regarding their "Run For Your Life" 5K safety run on May 3, 2015 and for further information visit www.TinleyPark.org/Fire.

CHAIRMAN WALKER requested if there are any Commissioners not interested in reappointment for next year please advise her as soon as possible. She also requested Commissioners who are unable to attend upcoming scheduled meetings notify her and MS. CONNOLLY via email.

TRUSTEE GREG HANNON announced this would be his last Plan Commission meeting thanking the Plan Commission for their time and efforts. CHAIRMAN WALKER thanked him for his service and commented he will be missed. MS. CONNOLLY expressed Staff's gratitude for his guidance and support.

ADJOURNMENT
There being no further business, a motion was made by COMMISSIONER MCLEOD seconded by COMMISSIONER MAHONEY to adjourn the regular meeting of the Plan Commission of April 16, 2015 at 9:18 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the meeting ADJOURNED.

PLAN COMMISSION STAFF REPORT

MAY 7, 2015

BRIXMOR/TINLEY PARK PLAZA PUD

15917 S. Harlem Avenue

Applicant
Jeff Slavish
Brixmor Development

Property Location
15917 S. Harlem Ave.

Parcel Size
76,305 SF ±
1.75 ac ±

Zoning
B-2 PUD
Tinley Park Plaza PUD

Approval Sought
Site Plan, Special Use for a Substantial Deviation of a PUD which includes exceptions from Zoning Ordinance.

Requested Action
Assign two Commissioners to meet with the Applicant in a Work Session.

Project Planner
Paula J. Wallrich, AICP
Deputy Planning Director

EXECUTIVE SUMMARY

The Applicant, Jeff Slavish, for Brixmor, seeks approvals for the proposed Site Plan and a Special Use for a Substantial Deviation of the approved Tinley Park PUD. The Applicant proposes to demolish the northern 7,290 SF of the in-line tenant spaces (former Outrigger Restaurant) and develop a one-story 9,100 SF multi-tenant retail building and related site improvements.

Two uses have been identified for the parcel; the south corner unit is proposed for *Noodles and Co.*, and the north corner tenant will be a fast food pizza restaurant. The two (2) middle units have not yet been identified, but are planned for retail uses.

The Applicant has worked cooperatively with Staff and has significantly reduced their original request for exceptions to the Village Zoning Ordinance. In the original proposal there were 15 exceptions to Village Ordinances; the current proposal requires only 6 exceptions. Originally the exceptions encompassed three types of variance from code (aisle width, bufferyard width, landscape island width); the current proposal only encompasses two areas of exceptions (all landscape islands meet code requirements).

As a PUD these exceptions are not recognized as variations but must still be acknowledged as part of the review process:

# of Exceptions	Variation	Required	Proposed
5	Aisle width	26’	24’
1	Bufferyard width	10’	7’

In addition the Applicant has resolved seventeen (17) of the twenty-six (26) open items previously presented to the Commission; only nine (9) open items remain. Of these remaining items, Staff either supports the granting of an exception as part of the PUD amendment or the Applicant has agreed to comply with Staff’s recommendation.

SUMMARY OF OPEN ITEMS

	OPEN ITEM	SUGGESTED RESOLUTION
1.	No cross-access easement exists between subject property and Tinley Square.	Plat a cross-access easement. (Applicant has agreed)
2.	Parking aisles do not meet minimum width requirements in the east parking lot.	Approve the exception as part of the PUD amendment.
3.	Sidewalk easement is required for area where public walk encroaches private property.	Plat a public sidewalk easement. (Applicant has agreed)
4.	Drive aisle does not meet minimum width requirements at west side of property.	Approve the exception as part of the PUD amendment.
5.	Photometrics exceed lighting standards at property line.	Approve the exception as part of the PUD amendment.
6.	West bufferyard does not meet minimum width requirements.	Approve the exception as part of the PUD amendment.
7.	Entryway boulevard is void of planting	Revise landscape plan. (Applicant has agreed)
8.	Sign Regulations for TPP do not address unique needs of outlot structures.	Adopt proposed amendment.
9.	Outstanding Fire Department items must be addressed including an amendment to the Fire Lane Agreement.	Amend Fire Lane Agreement (Applicant has agreed)

EXISTING SITE

The proposed development site is part of the Tinley Park Plaza (hereinafter referred to as TPP) Planned Unit Development approved on November 13, 1972. The shopping area has changed ownership and tenants over the years. An amendment to the PUD was made in 1993, approving the 117,800 square foot Builder's Square development. In 2004, an outlot was platted at the south end of the plaza and was developed with a multi-tenant retail building. The configuration of the in-line stores has remained intact since its original construction.

The proposed multi-tenant retail building will be constructed in an area currently used for parking and is located just southeast of the intersection at 159th Street and Harlem Avenue. This intersection represents one of the Village's main commercial intersections and carries significant volumes of traffic. Village boundaries are defined by 159th Street at this location, with the Village of Orland Park to the north and Tinley Park to the south. Properties surrounding the intersection are fully developed with redevelopment projects interspersed between older retail developments. There is a mix of uses and architectural styles along with various site planning schemes in the area representing changing planning trends over the years.

The parcel is bounded on the north by Tinley Square, a one-story multi-tenant retail center (tenants include: Pot Belly, Starbucks, and FedEx), and PNC Bank. Tinley Park Plaza occupies the east side of the block, while Brementown Mall is located further east near Oak Park Avenue. Across Harlem Avenue to the west is another shopping area with several outlots comprising restaurant and retail uses. The development of this structure will involve the demolition of the northern tenant space (7,290 square feet) of the in-line stores (formerly Outriggers Fish House).

In 2007, a small multi-tenant retail center was constructed north of the subject property (Tinley Square). The site was a former gas station. This new retail center provides enhanced architectural features and represents economic growth for the area. As an aging retail center, Tinley Park Plaza, has struggled retaining and attracting quality tenants; Tinley Park Plaza is currently 25% vacant. The north end of the center has been vacant since January of 2013 when Outriggers Fish House closed. The proposed development is expected to spur redevelopment in the area while setting architectural and site planning standards for future development.

The development of the proposed multi-tenant structure represents a Substantial Deviation to the approved Planned Unit Development and therefore, Staff is certainly cautious in planning for the overall redevelopment potential for the entire TPP development. It is important to not only review the proposal with respect to Village standards and the surrounding area, but it is equally important that any approvals consider future redevelopment scenarios for the entire Tinley Park Plaza PUD. From a site planning perspective, it is important that access, building orientation, streetscape, landscape, signage and parking ratios be considered with an eye toward the future development opportunities for the area.

Staff has reviewed the Brixmor submittal with respect to Village standards, the approved PUD, and site planning strategies within the surrounding area. The Applicant has cooperated with Staff's recommendation to align the west access with the property to the north (Tinley Square). The proposed location of the structure is consistent with the site planning for the property to the north as well as with the outlot at the south end of Tinley Park Plaza.

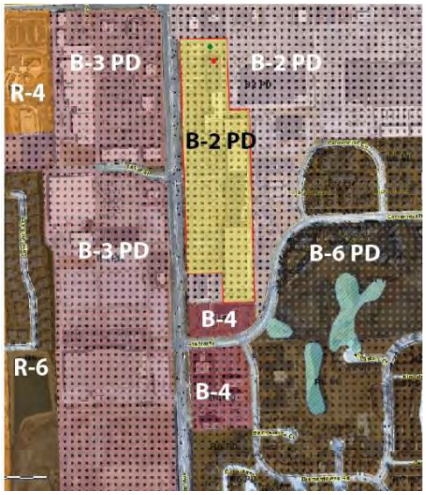
The subject parcel will not have direct access to Harlem Avenue but will have access to one of the main entry points to TPP. Cross-access has been proposed with the recently developed project to the north. The Applicant has been encouraged to negotiate a cross access easement to protect future access rights for both properties.

PROPOSED USE & COMPLIANCE WITH THE COMPREHENSIVE PLAN

The existing north end of the TPP (7,290 SF) will be demolished to make room for the proposed 9,100 SF multi-tenant retail center. There are four (4) tenant spaces proposed in the new structure. The Applicant has stated there will be two (2) restaurant uses; one at the south end of the building (Noodles and Company-contact pending), and one at the north end of the building. The restaurant uses are 2,500 SF each. Outdoor dining areas have been proposed for both the north and south end of the structure; 500 SF and 440 SF respectfully. The two (2) interior spaces have been identified as retail users (2,617 SF and 1,400 SF) for a total of 4,017 SF of retail.

The Village of Tinley Park Comprehensive Plan (2000) identifies this site as commercial; therefore, the proposed development is in accord with the Village's Comprehensive Plan.

ZONING & NEARBY LAND USES



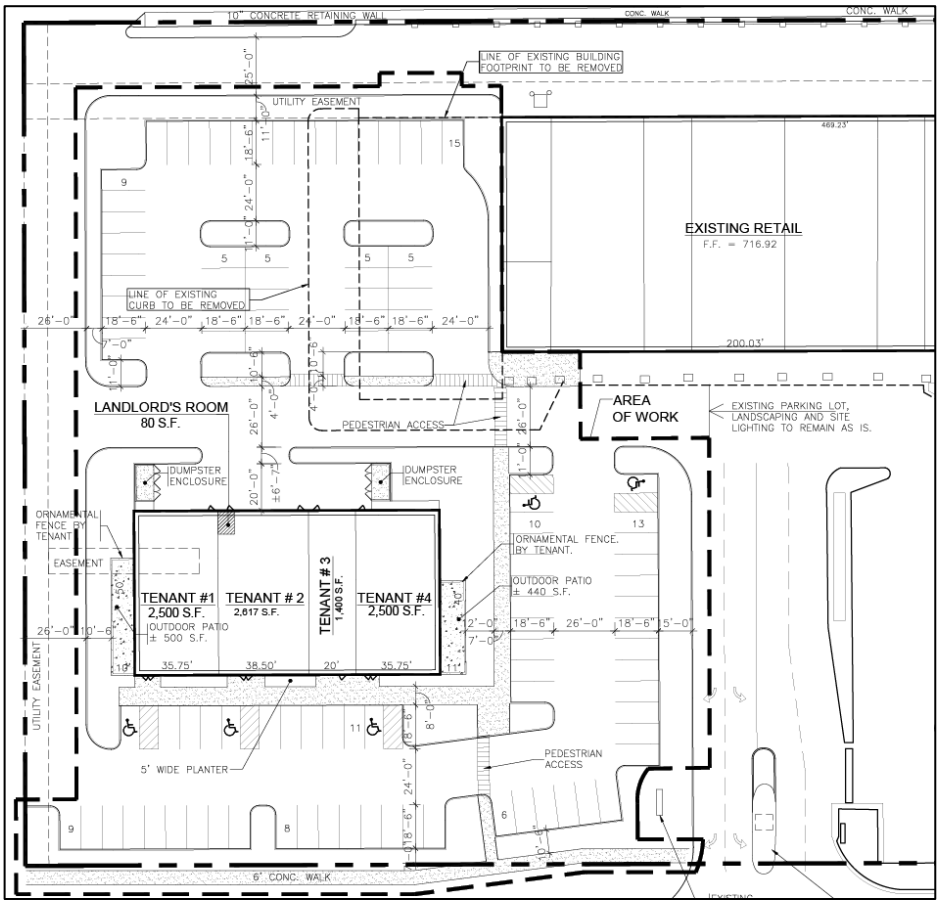
The subject parcel is zoned B-2, Community Shopping Center Zoning District, and was approved as a Planned Unit Development under the name *Tinley Park Plaza* in 1972. Any changes which increase density, the bulk of buildings, size or number of signs, the number of buildings, or any roadway changes, shall be deemed a Substantial Deviation to the approved PUD, and therefore requires a Special Use with Plan Commission review and a Public Hearing. Final recommendation of the Plan Commission is forwarded to the Village Board of Trustees for final action.

Through discussions with Staff the Applicant has significantly reduced the number of deviations from the approved PUD and exceptions to Village Code as originally presented to the Commission. The remaining exceptions include:

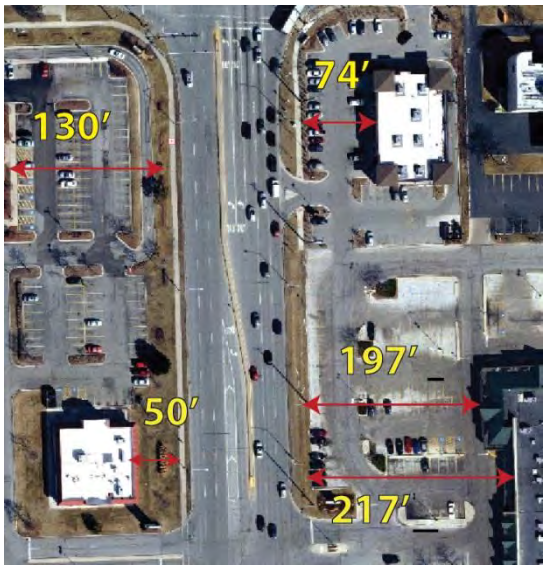
- to provide for less than the required 26' aisle width in the east and west parking lots;
- to provide for less than the required bufferyard along the west property line; and
- to allow signage inconsistent with the adopted Sign Regulations for the Tinley Park Plaza.

Since the proposed improvement is part of a PUD, the review of these exceptions to Village ordinance are not reviewed as a 'true' variation of the Zoning Code; they are reviewed in context of the approved PUD. The Commission may wish to evaluate these deviations using the PUD Standards and Criteria for PUD (Section VII.C.1. and VII.C.3). As a Special Use, Staff will provide Findings of Fact at the Public Hearing consistent with the Special Use standards in Section X.J.5 of the Zoning Ordinance.

GENERAL SITE PLAN REVIEW



SETBACKS



Staff has researched Village files in an effort to determine bulk regulations assigned to the parcel. An approved site plan was recorded; however, no specific setbacks were identified in a PUD document. The underlying zoning district (B-2) does not provide setback regulations; setbacks are "as recommended by Plan Commission". Therefore, Staff has referenced setbacks of adjacent properties as part of the Site Plan Review.

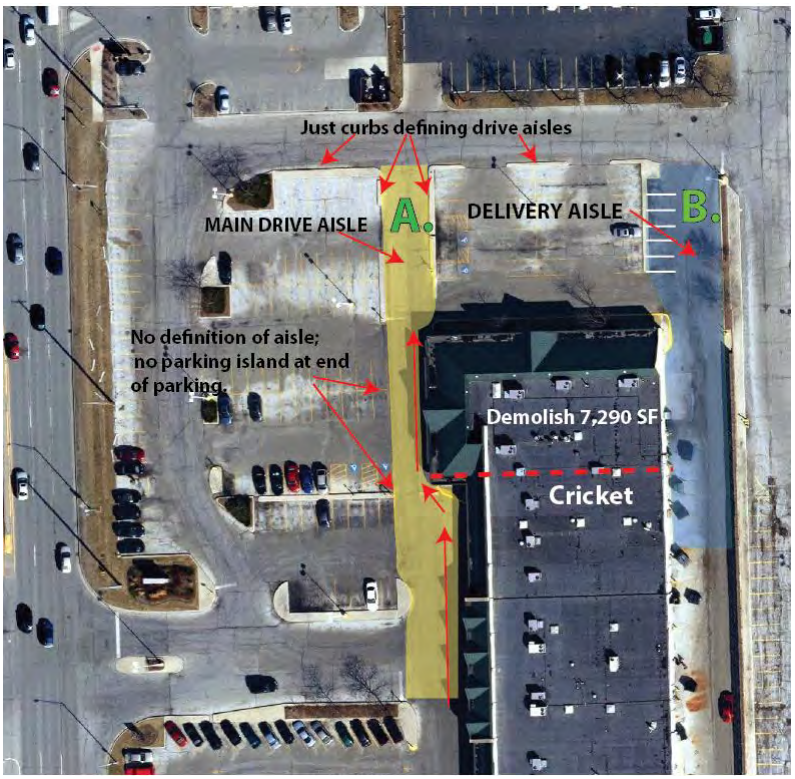
The front yard setback for Tinley Park Plaza PUD varies along the façade of the in-line stores; the north tenant space (scheduled for demolition) has an existing setback of 197'±, and the setback for the tenant spaces just south of this space is 217'±.

Outlots along Harlem Avenue in the vicinity of the proposed structure vary in setbacks from 50' to approximately 130'. The outlot constructed at the south end of TPP has a setback of 76'±. The setback proposed for the subject outlot is 76'0" and is therefore consistent with setbacks for outlot development in the area.

CIRCULATION

Per Staff's request, the Applicant has aligned the access in front of their building with the south access from the Tinley Square development. This will facilitate cross-access between the lots. Staff has reviewed the file for the property to the north (Tinley Square) and found reference to a cross-access easement; however the easement has not been platted with either property. The Applicant has agreed to plat a cross access easement with the redevelopment of the property.

***Open Item #1*: No cross-access easement exists between subject property and Tinley Square.**



The existing center has a circulation pattern that is cumbersome with the main north-south drive aisle ("A") meandering along the varying projections of the in-line stores. It is not in a straight alignment, typical for many centers of this size. There is an opportunity with the demolition of the north tenant space to straighten the alignment of the access. In addition, the existing center does not provide clear distinction of access ways since there is minimal landscaping in the parking lot and only curbing in some areas which would help to define the drive aisle.

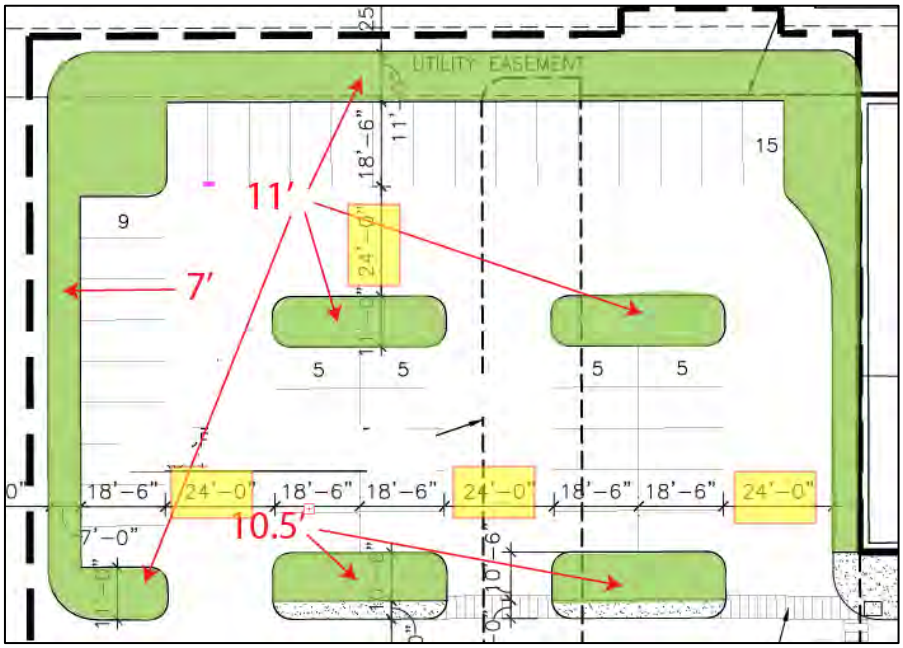
Staff has recommended the Applicant provide clear delineation of the main north-south drive aisle ("A") through the placement of landscape islands at the end of parking aisles and minimizing points of conflict from parking areas. Staff also recommended separating delivery traffic

in the delivery aisle ("B") from parking areas. The Applicant has worked closely with staff to accomplish this and has reduced the number of access points from the original proposal. Staff is supportive of the revisions the Applicant has made and believes that the current proposal provides clear delineation of the circulation patterns for the center.

With the demolition of the northernmost in-line tenant space, the existing Cricket store will now occupy the north end of the in-line building. This removes the off-set in the existing north-south drive aisle and improves the circulation with a straight alignment.

For ease of review the site plan has been divided into areas as depicted in the following diagram:

Area 1



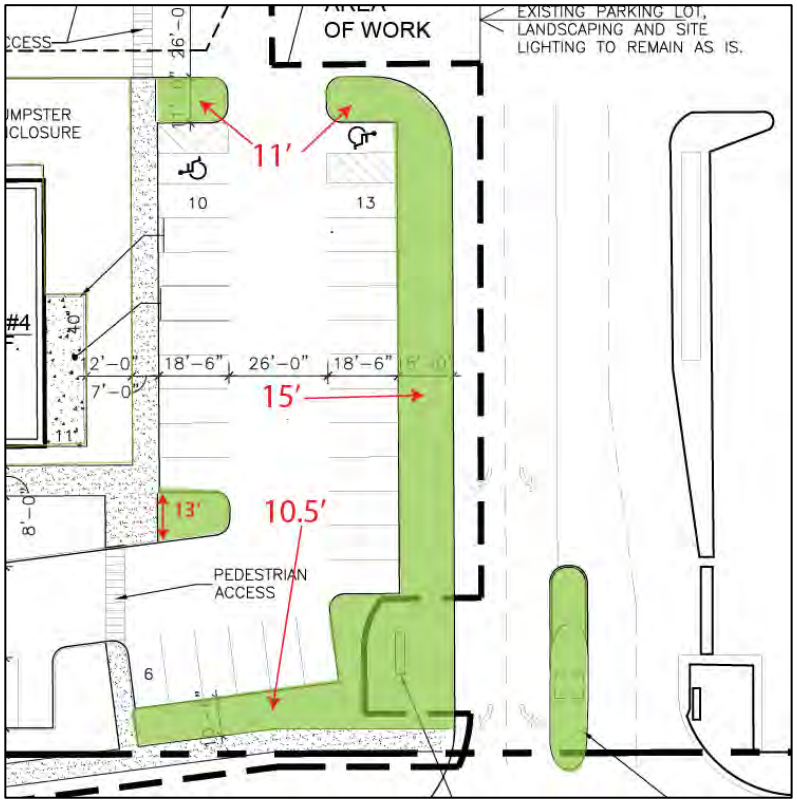
The Applicant has provided a revised plan that addresses the bufferyard, parking island width and parking lot screening concerns of the previous submittal. The east side of the parking which will function as the east bufferyard has been increased from 7' to 11', which exceeds the bufferyard minimum requirement. The four (4) landscape islands have been increased to also exceed ordinance requirements and measure 10.5' and 11' in width, thus eliminating the deficient parking island widths of the previous proposal..

The north edge of the parking will serve as the bufferyard for this property since there is no availability north of the east-west access drive bordering this parking lot. A type 'B' bufferyard is required with a minimum width of 5'. A 7' bufferyard has been provided; this is 1' greater than the original proposal. This will provide adequate planting area especially in light of the car overhang.

The limiting dimension for this lot configuration is the north-south dimension, therefore the parking lot aisles measure 24' in width (ordinance requires 26'). Staff is supportive of this request in light of the lot configuration and the additional landscaping that has been provided to mitigate the impact of the parking field.

Open Item #2: Parking aisles in east parking lot do not meet 26' minimum requirements.

Area 2



Area 2 comprises the parking field to the south of the proposed multi-tenant structure and includes the entry boulevard from Harlem Avenue. The Applicant made significant revisions to the original proposal resulting in improved circulation, decreased points of conflict with the main drive aisle, increased landscape island widths and has not met aisle width requirements. No exceptions to Village ordinance are required with this new proposal.

The proposed entryway boulevard continues to provide a four lane cross section with additional width provided at the intersection with Harlem Avenue. This will provide easier and safer access to the center and additional opportunity for landscaping. The existing landscaped island has been increased by 15' in length. Currently there is an exit from this parking area located at the southwest corner of the lot (close to the intersection)which has been eliminated for the improvement of circulation and access to the center.

The six (6') foot public sidewalk required along the Harlem Street frontage has been relocated out of the public ROW at the south end of the property due to the topography and deep drainage swale. The Applicant has agreed to record a public access easement for this encroachment onto their property. The revised plan provides a 10.5 bufferyard in this area (minimum required is 10') which will provide the necessary landscaping and will easily accommodate the bumper overhang for cars parked in this area. This is a significant improvement from the original proposal.

<u>Open Item #3</u>: Sidewalk easement is required for area where public walk encroaches private property.

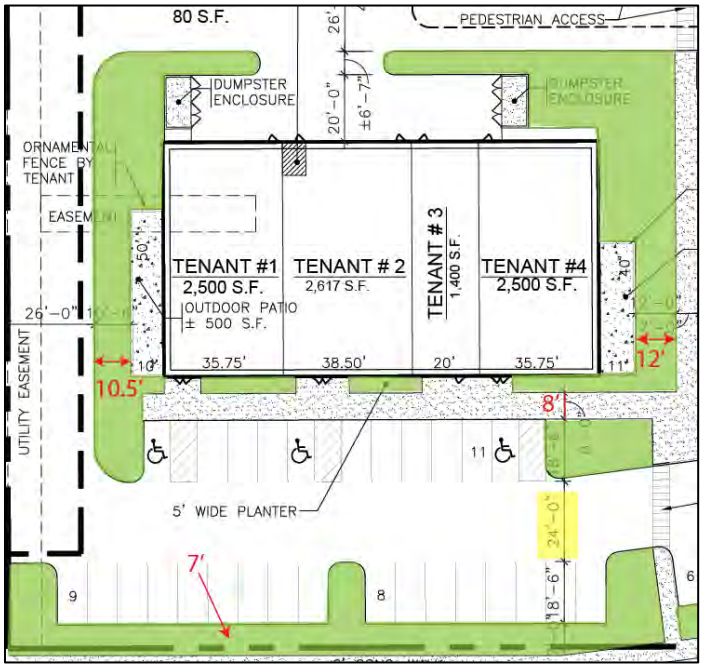
Area 3

Area 3 encompasses the rear delivery and trash enclosure area and the front (west) façade of the proposed multi-tenant retail building. The Applicant has cooperated with staff and reduced the two points of access originally proposed at the rear of the building. This created additional greenspace and eliminated an unnecessary additional point of conflict with the main north-south access ("A"). The Applicant also agreed to move the building to the east and south which has provided additional greenspace (5' vs. 3' foundation planting) and adequate sidewalk width to accommodate bumper overhang (8' vs 5') in the front of the building. This also provided additional greenspace along the north side of the building (10.5' vs. 8') which will enhance the outdoor dining area in this location. Due to the recommended changes for the south lot,

additional greenspace was also provided along the south side of the building (12' vs. 8') which again enhances the outdoor dining area in this location.

A 24' drive aisle is proposed in front of the structure (26' required); the Applicant is requesting an exception to the Zoning Ordinance as part of the amendment to the PUD. This reduced aisle width is consistent with the aisle width for Tinley Square; a variation was granted for Tinley Square. Staff is supportive of this request in light of the lot configuration and the additional landscaping that has been provided to mitigate the impact of the parking field.

Open Item #4: Drive aisle does not meet minimum width requirements.



PARKING

The original Tinley Park Plaza PUD was approved with 200,365 SF of gross leasable area and 929 parking spaces resulting in an overall parking ratio of **4.64 parking spaces per 1 ,000 SF** of gross leasable floor area. The plaza has several parking fields separated by access drives; the ratio represents an overall ratio regardless of land uses.

Parking is an imperfect science and zoning ordinances do their best to assign ratios based on intensity of use. In a plaza such as TPP there are many shared parking opportunities as well as a wide range of intensity of uses amongst its tenancy. Fortunately Staff has the ability to evaluate the parking needs of the proposal based on history and current conditions. As stated above, the east parking lot has been underutilized since the Outrigger vacancy. The in-line tenants utilize the parking fields adjacent to Harlem Avenue. Staff estimates no greater than 50% occupancy of these parking fields, with the majority of the tenants using the area south of the entry boulevard. The subject area has not experienced much use of its parking field with the exception of overflow from Tinley Square employees and patrons.

Conversations with the Applicant indicate that parking is a critical issue in retaining existing clients. The proposed plan provides a total of 101 parking spaces; the prior proposal provided 111 spaces.

There are many ways to approach an analysis of parking for this area. One way would be to compare existing parking ratios for this parking field (north of the entryway boulevard) with proposed parking, albeit the existing is significantly underutilized. This approach compares the existing 124 spaces and takes into consideration the net difference in building area between the area lost to demolition (7,290 SF) and new construction(9,100 SF) for a net increase in area of 1,810 SF . Using the established 4.64/1,000 SF ratio established for the center, this translates into a net loss of 31 spaces or 24% reduction in parking spaces. However, the existing low utilization rates and the overall parking ratio of the center must also be taken into consideration. Incorporating these new parking fields into the overall parking ratio for the center results in a negligible change from 4.64 spaces/1,000 SF to 4.55 spaces/1,000 SF. The Applicant has stated they are comfortable with the parking allotment in their new proposal.

While it is difficult to predict parking needs without all tenant uses identified, the uses in the proposed structure along with the uses of the in-line stores will continue to change. The placement of parking that can easily be shared amongst the various users provides an efficient use of space. Staff is of the opinion that the relationship and proximity of parking to the uses, along with a balance of green space and good circulation patterns, will translate to a successful development.

LIGHTING

There are six (6) pole lights in the existing parking area; eight (8) lights are being proposed. The photometric plan does not meet the Village requirement of .5 foot candles at the property line; however, the adjacency to other commercial areas makes this less of a concern. The light fixtures have been provided with full cut-offs thus eliminating the possibility of off-site glare. The existing poles will not be able to be reused; the new ones will be painted white to match existing poles in the center. Cut sheets are provided for the parking light lighting as well as the wall lighting for the new structure. Staff is supportive of this exception to Village code as part of the PUD amendment.

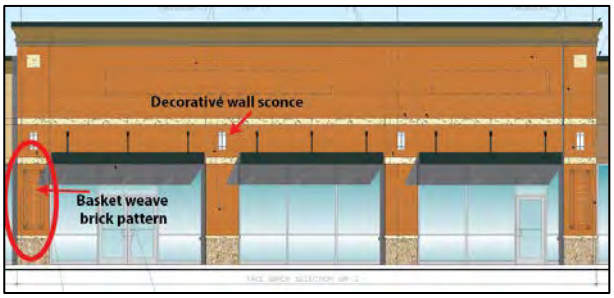
***Open Item #5*: Photometrics exceed lighting standards at property line.**

ARCHITECTURE

The proposed architecture provides a one-story masonry structure. As an outlot structure, the building is seen from all four sides and therefore the building architecture should present attractive, complete façades on all four elevations. While there is a recognized front entrance to the building, there should not be a recognizable rear façade to the building. The west façade will function as the primary entrance; however, the sides and rear elevations must provide equivalent architectural interest.

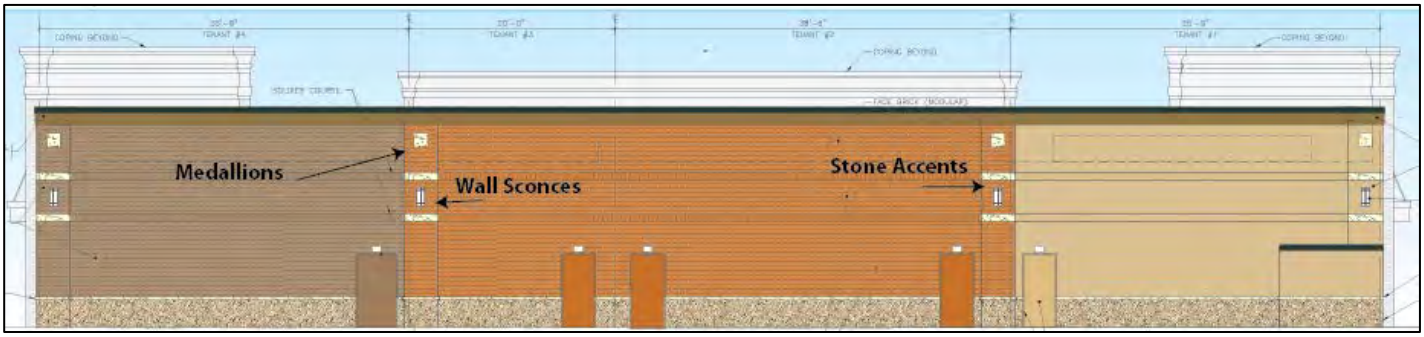
The Building Code requires structures of this size to be built with 75% face brick and the remainder must be built as masonry. Alternate materials, such as EFIS, are to be used only as architectural treatments. The proposed structure provides 78% brick and therefore meets masonry requirements.

The proposed architecture presents "column" corner elements on both the north and south ends of the building, on the west façade. The Applicant has worked cooperatively with Staff and has revised the original proposal to provide full parapets for the corner elements. Staff appreciates this redesign and is supportive of the architectural revisions made to the original proposal.



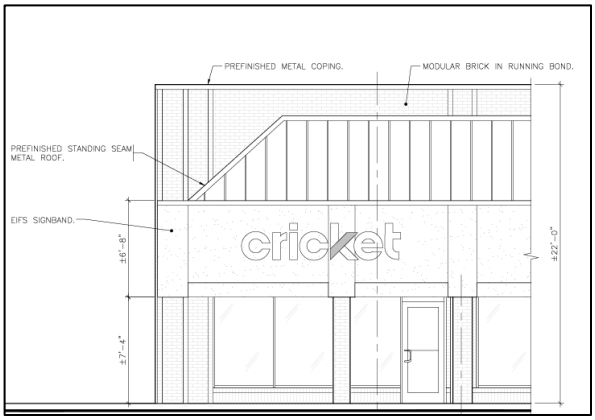
The Applicant has also responded to Staff's recommendation to enhance the architecture of the middle unit on the west façade as a means to distinguish it from the adjacent tenant spaces. The wall sconces and the basket weave brick pattern will assist in distinguishing it from the adjacent tenant spaces and assist with reading the elevation as three distinct buildings.

The Applicant has provided some additional architectural enhancements to the rear façade from what was originally proposed (which was lacking in architectural interest compared to the other facades). The Applicant has incorporated several of Staff's recommendations including a change in brick color that echoes the brick colors of the individual tenant spaces as seen on the west façade. A 4" reveal reflects a column element with stone accents and medallions have been added. These revisions along with the additional green space as recommended by Staff will help to mitigate the appearance of a "rear" façade.



Staff also made some recommendations for the north and south facades to provide additional architectural interest. The Architect provided additional column elements, stone accents, wall sconces, medallions and an ornamental fence to enclose the outdoor seating area. Additional landscaping was also added to help break up the façade.

The HVAC units must be screened from public view. The Applicant has stated that the actual roof line is approximately 5' below the parapet and should completely screen the units; prefinished screens, manufactured by City Scapes, would be installed if necessary.



With the demolition of the north tenant space in the main center, Cricket will become an end unit. The north façade of the building will be resurfaced with a modular brick; the expanse of the area will be broken up with a stacked header course as well as soldier course banding. Access will be taken only from the west side of the building. The existing steel standing seam roof will be truncated at the northwest corner consistent with the design of the in-line tenant spaces.

LANDSCAPING

The intent of the Village's Landscape Ordinance is to utilize landscape materials to enhance proposed development, soften the impact of parking areas, provide a buffer between land uses, and create an overall quality aesthetic for the site. Bufferyards are required on all property edges per Village Ordinance. The location of parking, utilities and access roads may complicate conforming to this requirement in some areas; however, the intent of the bufferyard must still be met. In addition, parking lots are required to be screened from public view.

The proposed outlot is unique in that it is part of a larger parcel that has its own bufferyard and landscaping requirements. Staff evaluated the landscaping in context with the entire plaza, the necessity to screen parking areas, the limitations involved with utilities, drainage swales and topography and the need to align the west drive aisle with the developed property to the north (Tinley Square). The Applicant has significantly increased the amount of green space in the revised plan, increased the amount and diversity of plant material, (especially evergreen material), met bufferyard requirements where possible and when the bufferyard area width has been limited by constraints beyond their control, Staff believes it has met the intention of the ordinance. Below is a table highlighting the additional plant material provided with the revised plan.

VEGETATION TYPE	ORIGINAL PLAN	REVISED PLAN
Canopy Tree	35	41
Evergreen Tree	0	6
Understory Tree	16	28
Shrub	106	105
Evergreen Shrub	93	137
Orn. Grass	266	161
Perennial/Grd.Cover	160	315
TOTAL	**676**	**793 (+117)**

The parking lot landscaping has increased from 8.2% coverage to 18% coverage which exceeds ordinance requirements of 15%. The foundation planting along the west façade has been increased to a small landscape area measuring 3' in width, which most likely would compromise the survivability of plant material, to a landscape bed measuring 5' in width. Opportunity has also been provided for seasonal plantings in this area.

The west bufferyard is the only bufferyard that does not meet ordinance requirements with respect to lot width or quantity of plant material. The proposed 7' width does not meet the minimum 10' requirement due to the need to align the drive aisle with the development to the north. This is the same bufferyard width provided for Tinley Square. As the public sidewalk moves onto the subject property at the south end of the property, the bufferyard width increases to 10.5' (exceeding minimum requirements). Staff supports this exception to the Landscape Ordinance in light of the precedence set with the Tinley Square development. As a PUD this exception can be supported without granting of a variance.

***Open Item #6*: West bufferyard does not meet minimum width requirements.**

This bufferyard is also deficient in plant material requirements by providing 14 less canopy trees and 1 less shrub. However, this bufferyard provides 16 additional understory trees beyond bufferyard requirements and the eight (8) canopy trees proposed in the right-of-way essentially function as part of the bufferyard. It is Staff's opinion that the amount of plant material proposed in the revised plan meets the integrity of the Bufferyard requirements.

The original plan proposed six (6) landscape islands that did not meet ordinance requirements; all landscape parking lot islands meet or exceed ordinance with the revised plan. In addition, the revised plan provides additional greenspace in the entryway boulevard. Staff supports the proposed landscape plan and exceptions to Village ordinance with the exception of requesting additional plant material in the

entryway boulevard. The Applicant has agreed to work with Staff to provide additional plant material to the entry way boulevard.

***Open Item #7*: Entryway boulevard is void of plant material.**

SIGNAGE

In 1985, the Village adopted an amendment to the Tinley Park Plaza PUD which outlined a Comprehensive Sign Package in response to the property owner's request to consider the unique aspects of the center. The amendment recognizes the distance the in-line units are set back from Harlem Avenue and therefore increased the allowable sign area for wall signs from 1.0 SF/1.0 LF of frontage (Village Sign Ordinance requirement) to 1.5SF/1.0 LF of frontage. The Village and property owner did not contemplate the future construction of outlot buildings; the regulations were designed for the in-line tenants. The Sign Regulations for the PUD are very explicit on the type, location and illumination of signs for the Plaza, some of which conflict with the signage proposed for the outlot building. Only one sign is allowed per tenant. The outlot presents a different situation than the in-line stores in that it is located closer to Harlem Avenue and is designed for public view on all four sides of the building.

Staff has recommended an amendment to the PUD sign regulations which reflects the uniqueness of outlot construction. As part of the amendment staff also addressed the way sign area is calculated. Currently the Village's sign ordinance allows sign area to be calculated as *"...as the sum of the Surface Areas of the individual letter, number, or symbol faces excluding any voids within or in between the individual letter faces."* This method is very difficult to calculate and administer, therefore staff's proposed amendment reflects the more traditional way of calculation sign area which provides *"... that area enclosed by a single continuous perimeter enclosing the extreme limits of the sign's display area, and in no case passing through or between any adjacent elements of it. Sign area can be determined by drawing an imaginary square or rectangle to completely enclose the graphic representation on the sign and computing the sum of all square or rectangular shapes."*

Absent an amendment to the Sign Regulations for the PUD, the proposed signage would not meet either the PUD regulations or current Zoning Ordinance Sign Regulations. Staff provides a proposed amendment to the Sign Regulations for the Tinley Park Plaza PUD as attached. The Applicant has concurred with the proposed amendment.

The amendment addresses outlot construction, provides flexibility with sign type and style with the exception of prohibiting box signs, allows for signage on all primary and secondary frontages with minimal signage on rear frontages and service doors. The amendment creates a hierarchy of sign area with the greatest amount of signage permitted on primary and secondary frontages, with 50% less signage on rear frontages (definitions provided in amendment). The ratio as stated is the same as for the in-line tenants at 1.5 SF/1LF, however with the new method of calculating sign area, the result will be less area than what in-line units can receive on a per frontage basis. The proposed amendment addresses the Applicant's sign requests but also ensures the signs are in scale with the elevation.

***Open Item #8*: The Sign Regulations for Tinley Park Plaza Shopping Center PUD do not address the unique needs of outlot construction. Staff has prepared an amendment to the PUD sign regulations which has concurrence with Applicant.**

STAFF REVIEW: ENGINEERING

The Village Engineer provided a list of concerns to the Applicant. Final engineering approval will be required prior to issuance of a Building Permit.

STAFF REVIEW: FIRE DEPARTMENT

The Fire Department provided comments to the Applicant regarding Building Life Safety and Fire Protection including an amendment to the Fire Lane Agreement 95-0-007 recognizing the proposed building. The Applicant has agreed to amend the existing Fire Lane Agreement.

***Open Item #9*: Outstanding Fire Department items must be addressed including an amendment to the Fire Lane Agreement.**

RECOMMENDATION/RECOMMENDED MOTION

Assign two Commissioners to meet with the Applicant in a work session with Staff.

LIST OF REVIEWED PLANS

Brixmor – 15917 Harlem Avenue
LIST OF SUBMITTED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
1 of 11	Cover Sheet	JAS	04/06/15
2 of 11	Existing Topography	JAS	05/07/15
3 of 11	Proposed Demolition	JAS	05/07/15
4 of 11	Proposed Geometrics	JAS	05/07/15
5 of 11	Proposed Grading	JAS	05/07/15
6 of 11	Proposed Utilities	JAS	05/07/15
7 of 11	Storm Water Pollution	JAS	05/07/15
8 of 11	Proposed Erosion Control	JAS	05/07/15
9 of 11	Construction Specifications	JAS	05/07/15
10 of 11	Construction Details	JAS	05/07/15
11 of 11	Construction Details	JAS	05/07/15
L-1	Landscape Plan	M&C	05/07/15
L-2	Tree Removal Plan	M&C	02/25/15
SP-1	Composite Site Plan	M&C	05/07/15
1	Cover Sheet	DZA	
1	Proposed Outlot – Site Plan	DZA	05/07/15
A2.1 V	West & East Elevations and Partial Plans	DZA	05/07/15
A2.2 V	North & South Elevations and Partial Plans	DZA	05/07/15
1	Color Renderings West & East Elevations and Partial Plans	DZA	04/06/2015
1	Color Renderings North & South Elevations and Partial Plans	DZA	04/06/2015
A2.4 V	Partial West Elevation and North Elevation	DZA	05/07/15
1 of 1	Lighting Proposal	LSI	04/30/15
1	Decorative Wall Sconce	Hubbardton	04/06/2015
1 of 2	Parking Lot Lighting	LSI	02/04/15
2 of 2	Parking Lot Lighting	LSI	02/04/15
1 of 2	Wall Sconce	LSI	02/03/15
2 of 2	Wall Sconce	LSI	02/03/15
1 of 2	Fence Rendering	Ameristar	06/28/2010
2 of 2	Fence Rendering	Ameristar	06/28/2010
1 of 1	Equipment Screening Cut Sheet	Envisor	04/30/15

JAS *Joseph A. Schudt & Associates*
M&C *Metz & Company*
DZA *DZA Associates, Inc.*
LSI *LSI Industries*
SPIES *SPIES & Associates, Inc*
Hubbardton *Hubbardton Forge*

PROPOSED AMENDMENT TO
SIGN REGULATIONS
FOR
TINLEY PARK PLAZA SHOPPING CENTER

1.0 INTENT: These amendments are adopted for all outlot buildings within the Tinley Park Plaza (TPP) Planned Unit Development for the purpose of creating a unified appearance and common standards for the placement and design of exterior signs. These amendments are created to clarify the Village's intent to provide a particular amount of signage for the four-sided buildings that are placed in "outlot" positions within the Tinley Park Plaza. The Village wishes to ensure that present and future tenants will have attractive, aesthetically pleasing signage that is consistent in design, size, placement and scale for the outlot buildings as well as with the entire Tinley Park Plaza.

1.2 APPLICABILITY: These amendments apply only to outlot buildings within the TPP Planned Unit Development. For the purposes of this amendment, "outlots" are defined as buildings that are not part of the original "in-line" shopping center (circa 1970). These amendments apply to the existing outlot building located at the south end of the plaza, the building proposed for construction at the north end of the plaza, and any additional outlot buildings created hereafter. The in-line tenant spaces within the Tinley Park Plaza PUD shall continue to be regulated by the "Sign Regulations for Tinley Park Plaza Shopping Center" (Ordinance 85-0-057).

2.0 DEFINITIONS:

BUSINESS TENANT -- Tenant space having its own secured entrance. Businesses located within another business, without having a distinct secured entrance, are not considered a separate business and are not eligible for separate signage.

OUTLOT BUILDINGS –Buildings that are placed in positions within the Tinley Park Plaza PUD that are not part of the original, in-line tenant commercial shopping plaza. These buildings will be located north, south or west of the in-line tenant spaces.

PRIMARY FRONTAGE **–** The building frontage adjacent to a public right-of-way (ROW). If the building is located on a corner, fronting two (2) or more public right-of-ways, the building will have as many primary frontages as the number of right-of-ways it fronts.

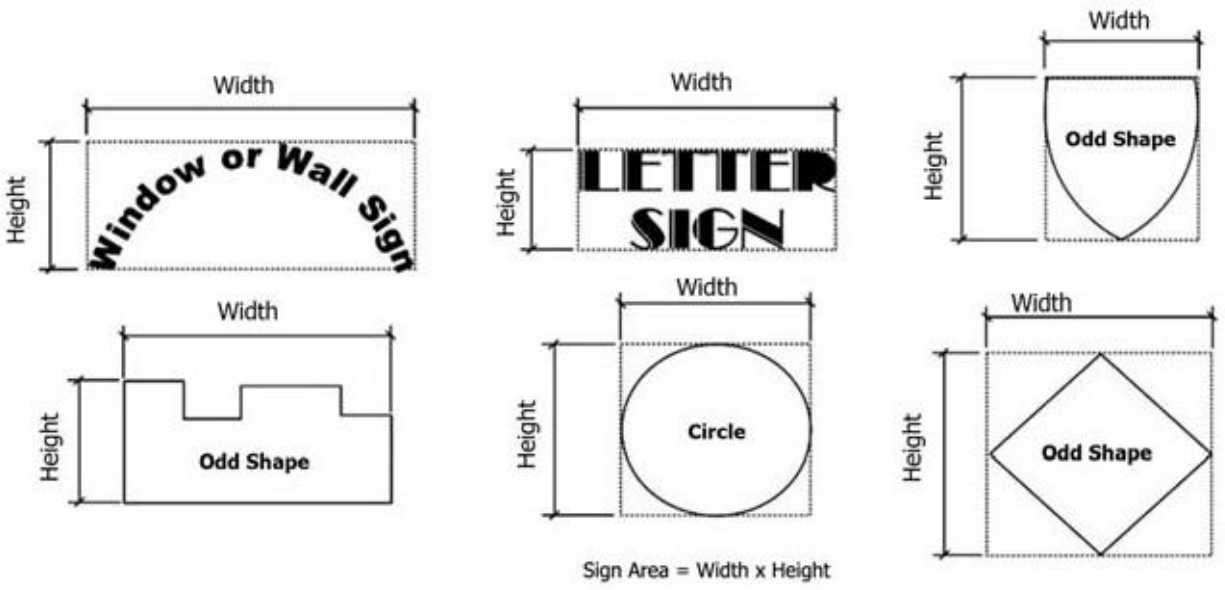
REAR FRONTAGE- The frontage that is not adjacent to a public ROW and does not include a public entrance to the building. The rear frontage is typically designed with service entrances.

SECONDARY FRONTAGE – The frontage adjacent to private ingress/egress access streets or drive aisles. This frontage does not have service entrances and may include a public entrance to the building.

SIGN – Refer to definition in Section II of the Tinley Park Zoning Ordinance.

SIGN FACE AREA - That area enclosed by a single continuous perimeter enclosing the extreme limits of the sign's display area, and in no case passing through or between any adjacent elements of it. Sign area can be determined by drawing an imaginary square or

rectangle to completely enclose the graphic representation on the sign and computing the sum of all square or rectangular shapes as depicted below.



WALL SIGN - A wall sign is a sign attached to or painted on a wall or building, with the exposed display surface of the sign in a plane parallel to the plane of the wall to which it is attached or painted.

WINDOW SIGN –A sign or individual letters, symbols, or combinations thereof placed inside or upon a window facing the outside and which is intended to be seen from the exterior.

3.0 UNIFIED SIGN PLAN REQUIRED: A unified sign plan must be submitted for any outlot building development or redevelopment within the Tinley Park Plaza PUD. The Unified Sign Plan must be approved by the Village of Tinley Park in accordance with PUD approvals, such as amendments to the PUD or site plan approvals, prior to any signs being erected. All owners, tenants, subtenant and purchasers of individual units of an outlot building shall comply with the approved Unified Sign Plan, which will be kept on file at the Village of Tinley Park.

3.1 UNIFIED SIGN PLAN CONTENTS: The Unified Sign Plan shall identify a sign area on each building elevation that is architecturally distinct from the rest of the façade and shall include the following:

a. Sign materials and types of signs;
b. Method of illumination;
c. Color of raceway;
d. Method of affixing raceway to building face;
e. The center base line upon which all signs are centered (identified on the building elevations);
f. Location of sign areas per tenant space for each building elevation, clearly indicating the location of wall signs;
g. Letter heights, number of rows of lettering, total height of proposed sign;
h. Location of window signage per tenant space for each building elevation; and
i. Location and design of any service door sign.

3.2 SIGN SUBMITTAL REQUIREMENTS: Submittals for individual signs will be submitted as required by Section IX of the Tinley Park Zoning Ordinance. All signs are to be illustrated and dimensioned in elevation drawings. Signs will be required to comply with the unified plan for the building on which the sign is erected.

4.0 PROHIBITED SIGNS:

a. No goods, wares, merchandise, or other advertising objects other than a wall sign as defined herein shall be placed on or suspend from any outlot building, with the exception of approved temporary signs;
b. No sandwich boards or any signs that are placed along the sidewalks and parking areas of the property;
c. No electronic message centers and signs;
d. No signage is allowed on awnings and back lit awnings are prohibited;
e. Businesses located within an outlot building that are not business tenants (not having a distinct secured entrance) are not eligible to display wall signs;
f. No neon tubing or any other types of illuminated tubing is allowed on the outside of any building, used as a signage material, and cannot be used to illuminate any façade windows;
g. No internally illuminated box signs or bare bulb lighting will be allowed on the outside of the building except for internally illuminated box signs with a non-illuminated opaque background allowing only for the illumination of lettering and logo;
h. No signage should be placed in the public right of way or within any parking area; and
i. No signage may be erected on the body, roof or side of a vehicle and displayed within any parking area or ROW.

5.0 WALL SIGN REGULATIONS: All signs shall comply with the regulations as described herein and, if this PUD Amendment is silent, the relevant sections of Section IX (Sign Regulations) of the Tinley Park Zoning Ordinance will hold.

<u>CONTENT:</u>

a. Signs shall be for identification purposes and shall indicate the business name and address, the major enterprise or the principal product offered for sale on the premises, or a combination of these;
b. Slogans and mottos for businesses are not allowed on wall signage;
c. Graphic depictions of a business logo may be allowed but must be in scale with the proposed lettering on signs for the building and must fit within the allotted sign area; and
d. Temporary signs are allowed for outlot building business tenants, following the provisions of Section IX.D.7 (Temporary Signs).

<u>DESIGN/LOCATION:</u>

a. Walls signs shall include a maximum of two rows/lines of lettering. Letter height within each row of lettering will be limited to the lettering height as described herein;
b. A wall sign shall extend no further than fifteen (15) inches from the wall to which it is attached;

c. No wall sign shall extend above the parapet or eave line, as appropriate, of the building to which it is attached;
d. Wall signs shall not cover up or interrupt major architectural features;
e. All wall signs must respect a 9" margin from the edge of the sign area as defined on the sign plan;
f. All wall signs must be placed in coordination with the established base center line designated on the sign plan;
g. Wall signs must be individual internally lit letters either mounted on a raceway or as separate letters mounted directly to the building façade. The raceway must be painted to match the exterior surface of the building. Box signs are prohibited except for internally illuminated box signs with a non-illuminated opaque background allowing only for the illumination of lettering and logo.
h. Service door signage shall be uniform in font, size, and color.

5.1 ALLOWABLE WALL SIGNS:

Building Tenancy	Wall	# of Signs	Allowable Area Of Proposed Sign	Lettering Height	Sign Height	Special Notes
Outlot building is designed for and contains **one** business tenant	Primary Frontage (including corner buildings with 2 or more primary frontages)	1	1.5 SF per 1.0 LF of primary frontage.	Lettering must be no greater than 30" in height.	Sign must be no greater than 6.5' in height.	Sign must not contain more than two (2) rows of lettering, excluding logos; logos must be in scale with lettering and fit in allotted sign area.
	Secondary frontage	1	70% of the area allotted to the adjacent primary frontage; 100% if signage is on a tower corner element that has primary and secondary frontage. Signage is limited to the tenant occupying the corner unit.	Lettering must be no greater than twenty-one inches(21") in height; lettering may be thirty inches (30") in height if located on a corner tower element that has primary and secondary frontage.	The sign must be no greater than five feet (5') in height; 6.5' in height if located on a corner tower element that has primary and secondary frontage.	Sign must not contain more than two (2) rows of lettering, excluding logos; logos must be in scale with lettering and, fit in allotted sign area.

Building Tenancy	Wall	# of Signs	Allowable Area Of Proposed Sign	Lettering Height	Sign Height	Special Notes
Outlot building is designed for and contains **one** business tenant	Rear Frontage	1	Must not exceed an area greater than 50% of the sign area allowed for the primary frontage. For buildings located on a corner lot the longer frontage shall serve as the primary frontage for purposes of calculating rear frontage sign allowances.	Lettering must be no greater than 15" in height,	Sign must be no greater than 15" in height.	Signs must be uniform in size, style, and color. contain only the name of the store; logos are prohibited.
Outlot building is designed for and contains **multiple business tenants**	Primary Frontage (including corner buildings with 2 or more primary frontages)	1 per tenant with primary building frontage.	1.5 SF per 1.0 LF of primary frontage for each tenant	Lettering must be no greater than 30" height.	Sign must be no greater than 6.5 in height.	Sign must not contain more than two (2) rows of lettering, excluding logos; logos must be in scale with lettering and fit in allotted sign area.
	Secondary frontage	1 per tenant with secondary building frontage.	70% of the area allotted to the adjacent primary frontage; 100% if signage is on a tower corner element that has primary and secondary frontage.	Lettering must be no greater than twenty-one inches (21") in height lettering may be thirty inches (30") in height if located on a corner tower element that has primary and secondary frontage.	Sign must be no greater than five feet (5') in height; 6.5' in height if located on a corner tower element that has primary and secondary frontage.	Sign must not contain more than two (2) rows of lettering, excluding logos; logos must be in scale with lettering and, fit in allotted sign area.

Building Tenancy	Wall	# of Signs	Allowable Area Of Proposed Sign	Lettering Height	Sign Height	Special Notes
Outlot building is designed for and contains **multiple business tenants**	Rear frontage	1 per tenant with rear building frontage	Must not exceed an area greater than 50% of the sign area allowed for each tenant's primary frontage. For buildings located on a corner lot the longer frontage shall serve as the primary frontage for purposes of calculating rear frontage sign allowances.	Lettering must be no greater than 15" in height.	Sign must be no great than 15" in height	Signs must be uniform in size, style, and color. Sign must contain only the name of the store; logos are prohibited.

5.0 WINDOW SIGNS:
Window signs shall not exceed twenty-five percent (25%) of the total frontage window area and shall in no event cover more than 50% of any one window area.

All three pink shaded areas comprise the total frontage window area for this tenant.
Tenant is allowed 25% of this total area for window signage.
Window area is defined as the area identified by separate numbers and in no case can a window be covered by more than 50%.

6.0 ILLUMINATION:

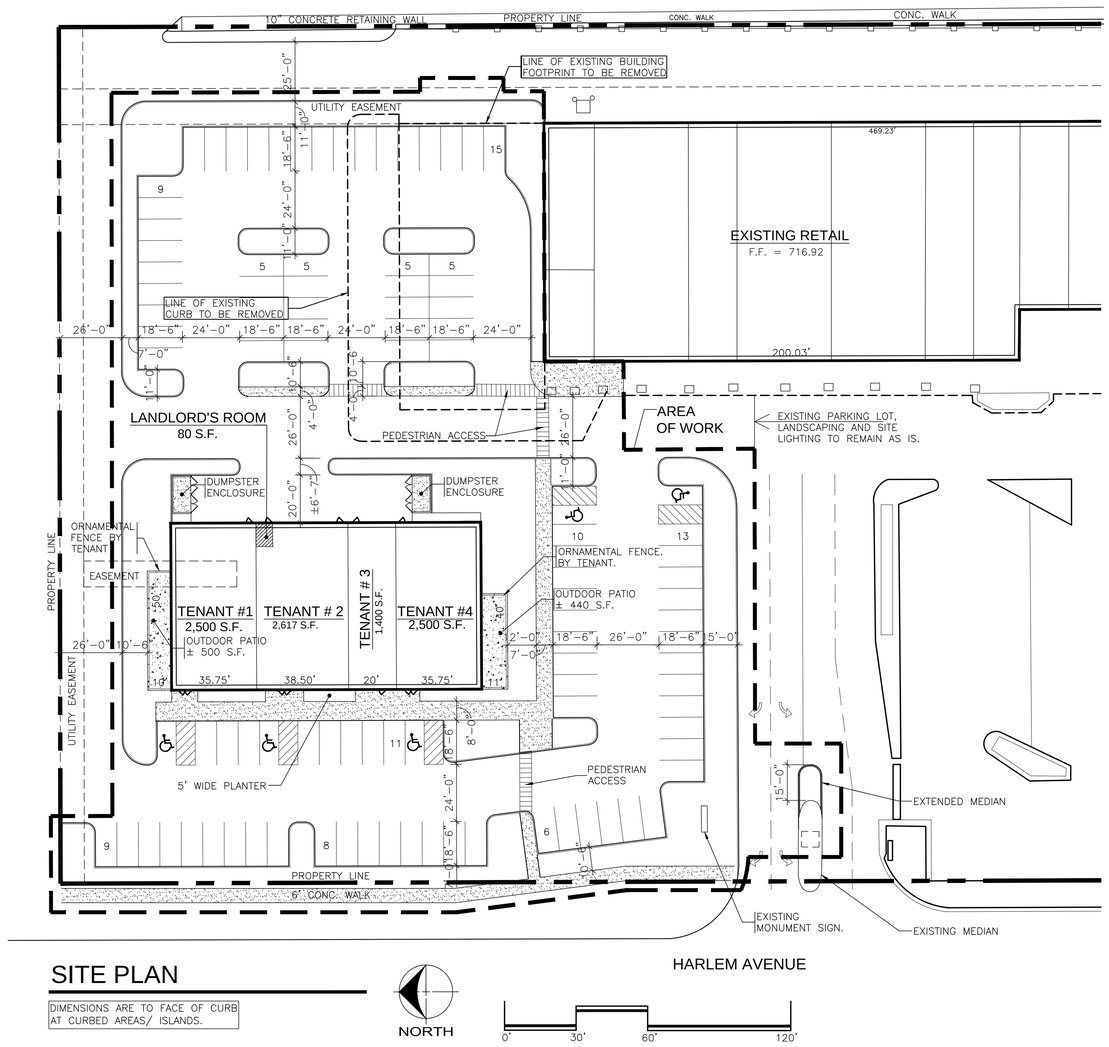
a. Illuminated signs shall produce no more than 30 foot candles of illumination, four feet from the sign.
b. Non-illuminated signs may be allowed provided all wall signs on the same building are of a consistent method of illumination, structure and material.

6.1 NON-CONFORMITIES: All signs existing at the adoption of these regulations shall be able to remain as a legal nonconforming sign until such time as one of the following occurs:

a. a business vacates the premises and a new business leases the premises and a new sign is proposed to be installed;

b. a change of use;
c. change of owner;
d. the sign is removed; or
e. the sign is repaired and the cost of the repair is greater than 50% of its replacement value.

Any sign meeting the conditions as stated above will be deemed no longer to be legally non-conforming, and must be removed and replaced within 30 days of the triggering event.



SITE PLAN

DIMENSIONS ARE TO FACE OF CURB AT CURBED AREAS/ ISLANDS.

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60523
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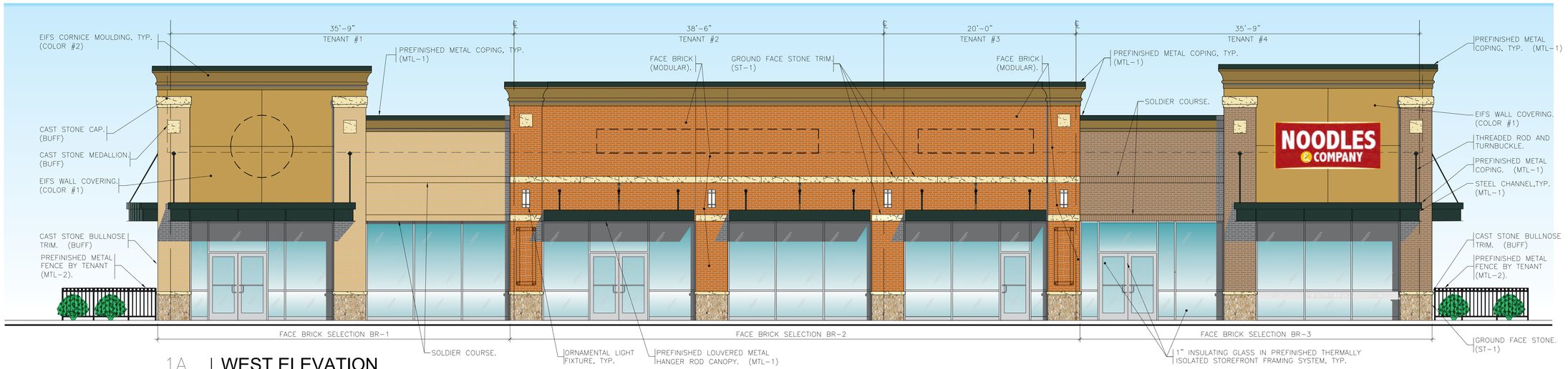
TINLEY PARK PLAZA - PROPOSED OUTLOT

14.118–V FORMAL VILLAGE SUBMITTAL

Tinley Park, Illinois

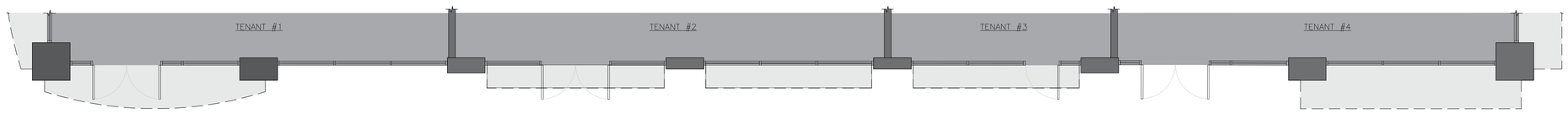
MAY 7, 2015

BRIXMOR™



1A | WEST ELEVATION

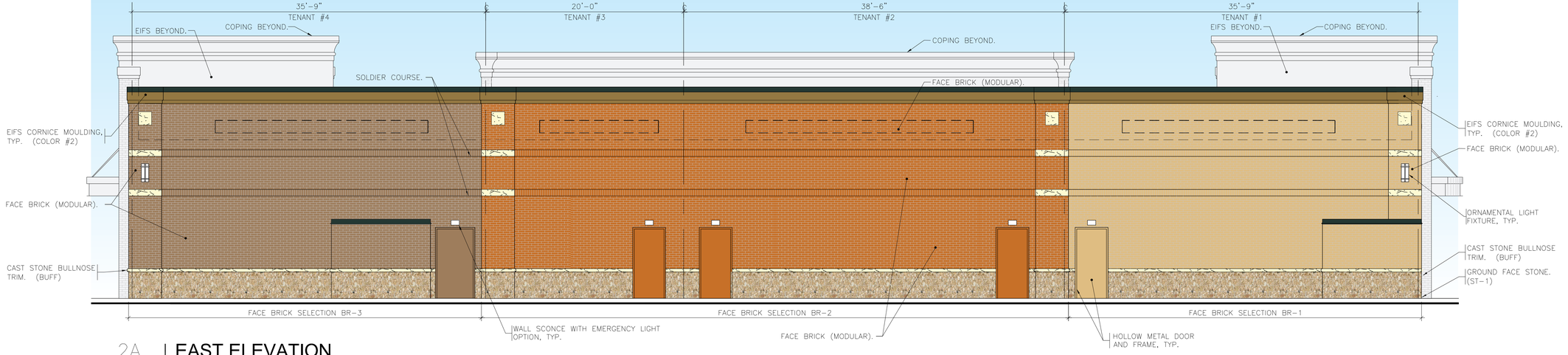
3/16" = 1'-0"



REFER TO ACTUAL MATERIAL SAMPLES FOR COLOR REFERENCE.

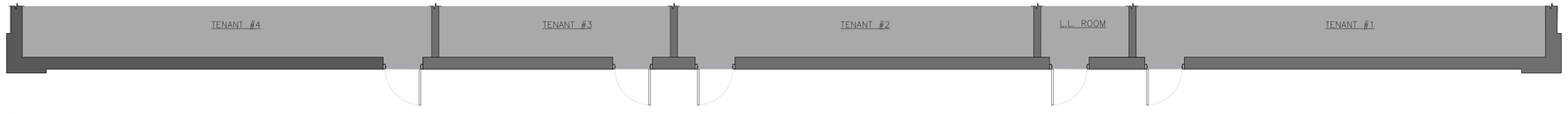
1B | PARTIAL PLAN

3/16" = 1'-0"



2A | EAST ELEVATION

3/16" = 1'-0"



2B | PARTIAL PLAN

3/16" = 1'-0"

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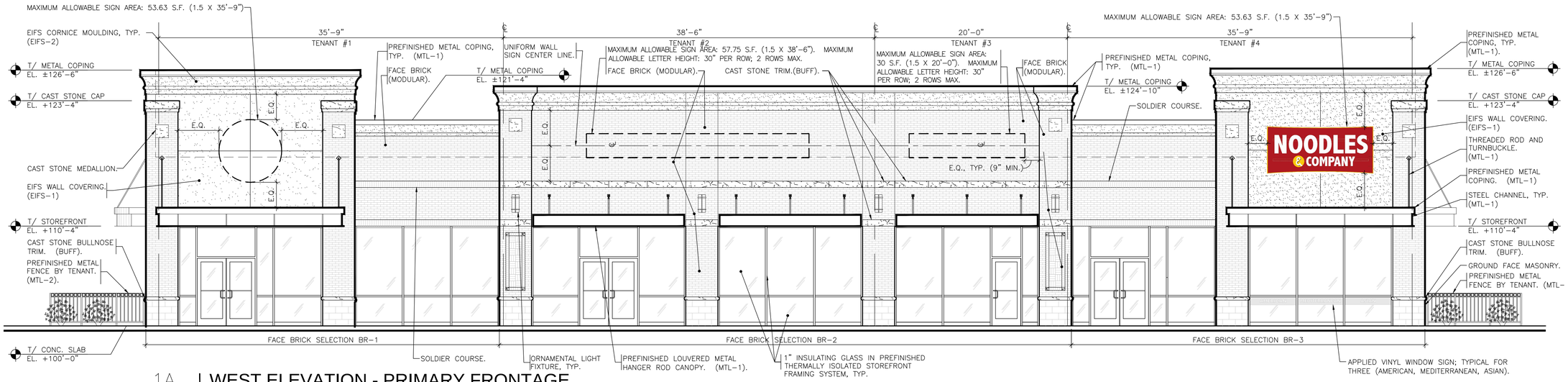
TINLEY PARK PLAZA - ELEVATIONS

14.118-T

Tinley Park, Illinois

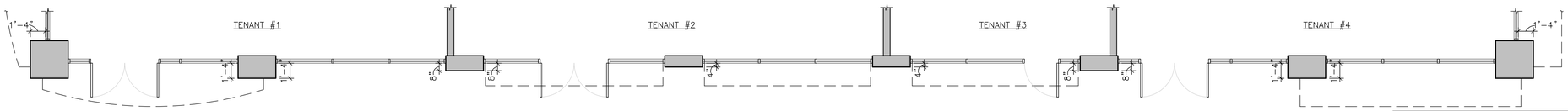
MAY 7, 2015

BRIXMOR™



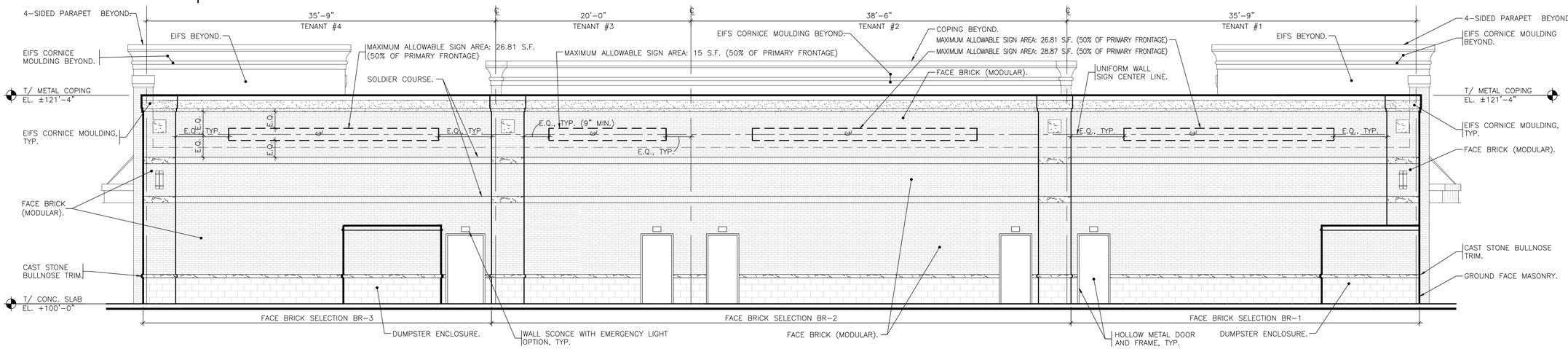
1A | WEST ELEVATION - PRIMARY FRONTAGE

3/16" = 1'-0" | MAXIMUM ALLOWABLE SIGN HEIGHT: 6'-6"



1B | PARTIAL PLAN

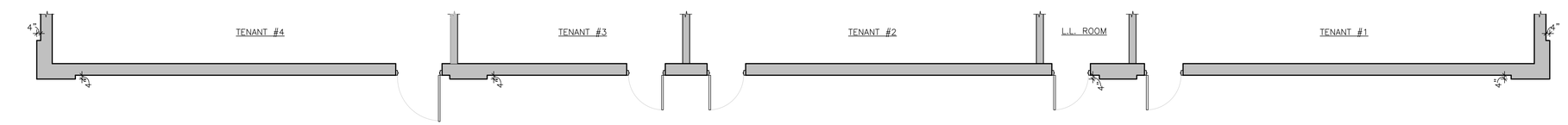
3/16" = 1'-0"



2A | EAST ELEVATION - REAR FRONTAGE

3/16" = 1'-0" | MAXIMUM ALLOWABLE SIGN HEIGHT: 1'-3"

REFER TO WEST ELEVATION FOR COLOR REFERENCES.



2B | PARTIAL PLAN

3/16" = 1'-0"

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Rev. No.	Description	Date:
▲	PLAN COMMISSION	5/7/15

TINLEY PARK PLAZA

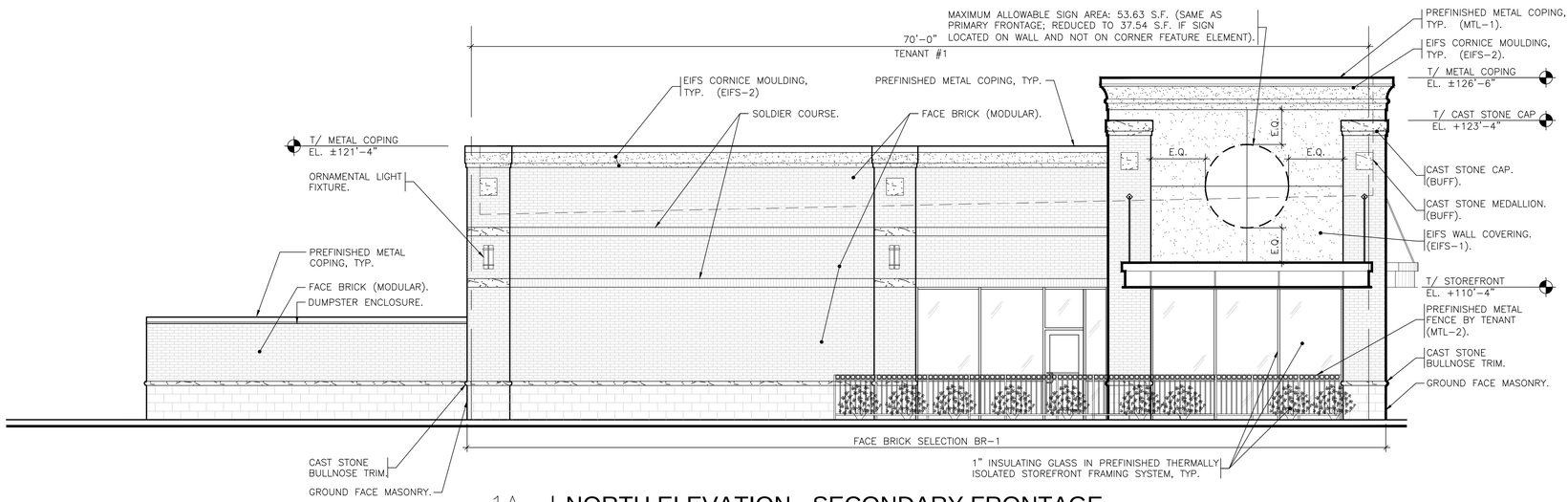
9.1K OUTLOT BUILDING

S.E.C. OF S. HARLEM AVENUE AND W. 159TH STREET

TINLEY PARK, ILLINOIS

WEST AND EAST ELEVATIONS AND PARTIAL PLANS

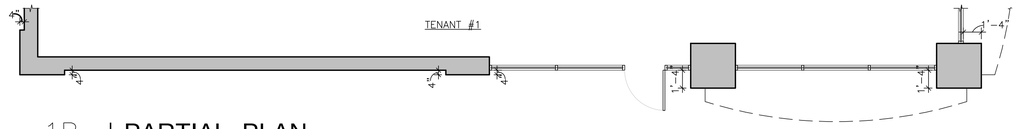
Date:	Drawn By:	Sheet No.:
5/7/15	M.M.	A2.1 V
Project No.: 14.118	Rev'd. By: H.Z.	



1A | NORTH ELEVATION - SECONDARY FRONTAGE

3/16" = 1'-0"

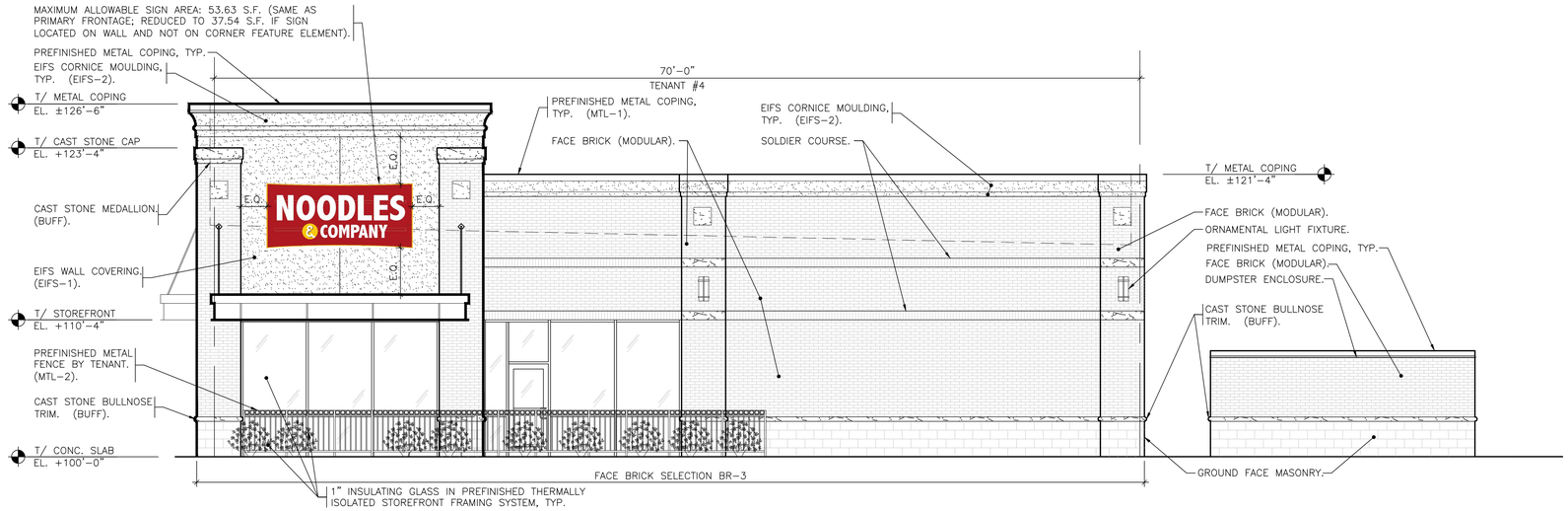
MAXIMUM ALLOWABLE SIGN HEIGHT: 6'-6"; REDUCED TO 5'-0" IF SIGN LOCATED ON WALL AND NOT ON CORNER FEATURE ELEMENT.



1B | PARTIAL PLAN

3/16" = 1'-0"

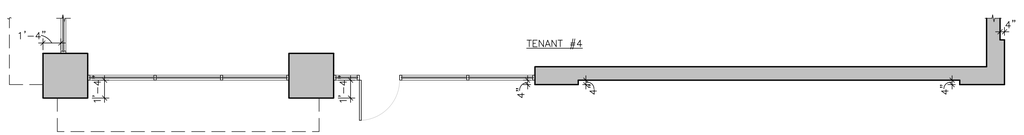
SIGNAGE SHOWN FOR CONCEPT ONLY; ACTUAL TENANT SIGNAGE NOT YET DETERMINED.



2A | SOUTH ELEVATION - SECONDARY FRONTAGE

3/16" = 1'-0"

MAXIMUM ALLOWABLE SIGN HEIGHT: 6'-6"; REDUCED TO 5'-0" IF SIGN LOCATED ON WALL AND NOT ON CORNER FEATURE ELEMENT.



2B | PARTIAL PLAN

3/16" = 1'-0"

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Rev. No.	Description	Date:
▲	PLAN COMMISSION	5/7/15

TINLEY PARK PLAZA

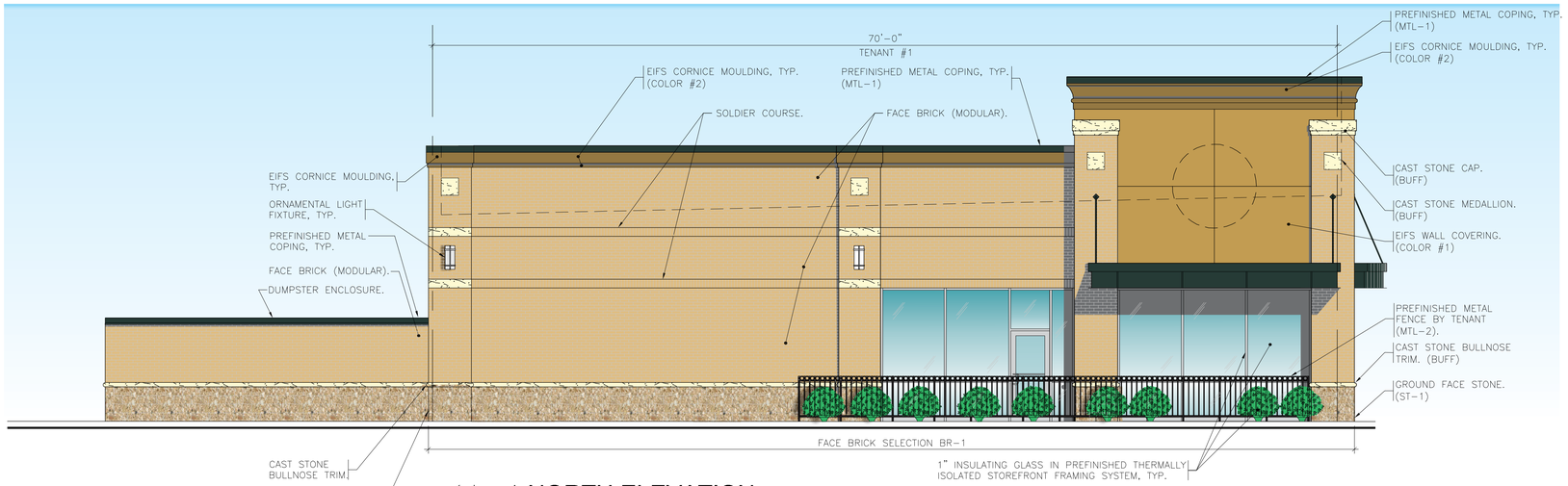
9.1K OUTLOT BUILDING

S.E.C. OF S. HARLEM AVENUE AND W. 159TH STREET

TINLEY PARK, ILLINOIS

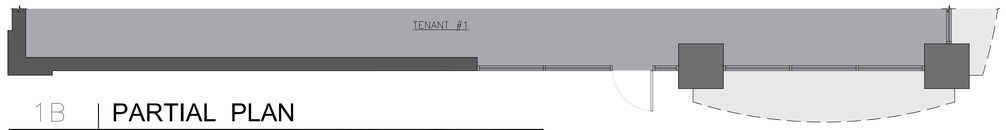
NORTH AND SOUTH ELEVATIONS AND PARTIAL PLANS

Date:	Drawn By:	Sheet No.:
5/7/15	M.M.	A2.2
Project No.:	Rev'd. By:	V
14.118	H.Z.	



1A NORTH ELEVATION

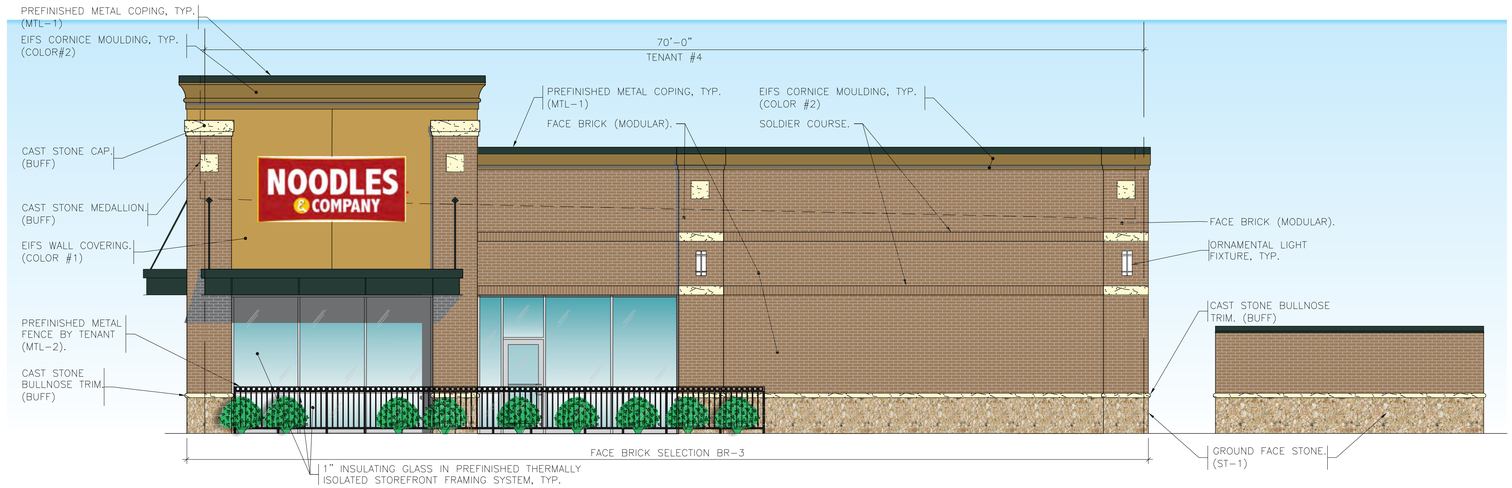
3/16" = 1'-0"



1B PARTIAL PLAN

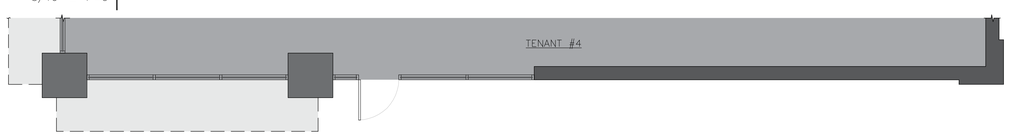
3/16" = 1'-0"

REFER TO ACTUAL MATERIAL SAMPLES FOR COLOR REFERENCE.



2A SOUTH ELEVATION

3/16" = 1'-0"



2B PARTIAL PLAN

3/16" = 1'-0"

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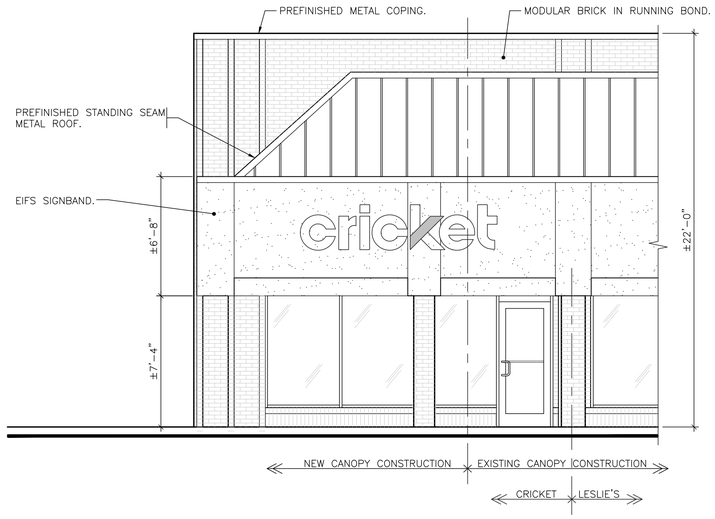
TINLEY PARK PLAZA - ELEVATIONS

14.118-T

Tinley Park, Illinois

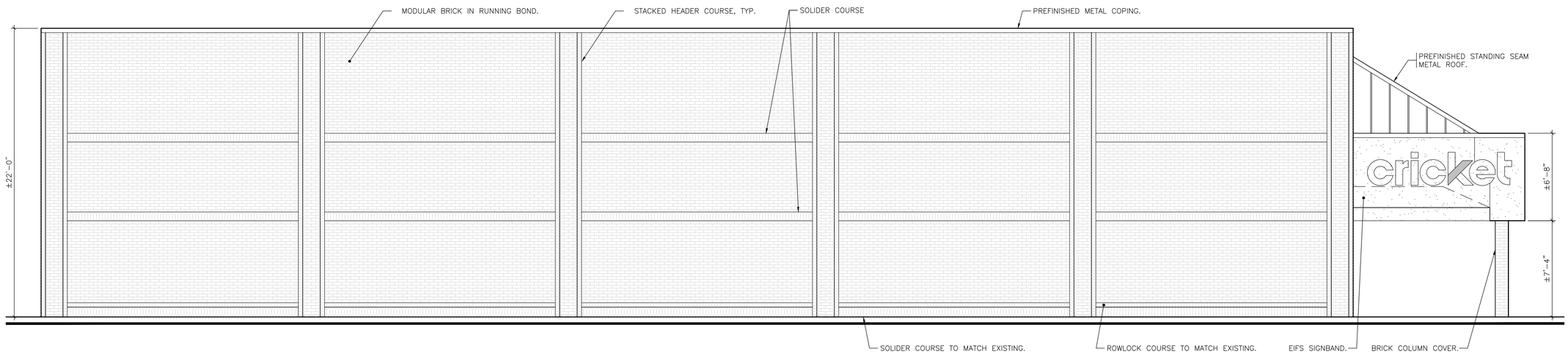
MAY 7, 2015

BRIXMOR™



1 PARTIAL WEST ELEVATION

1/4" = 1'-0"



2 NORTH ELEVATION

1/4" = 1'-0"

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Rev. No.	Description	Date:
▲	PLAN COMMISSION	5/7/15

TINLEY PARK PLAZA

S.E.C. OF S. HARLEM AVENUE AND W. 159TH STREET

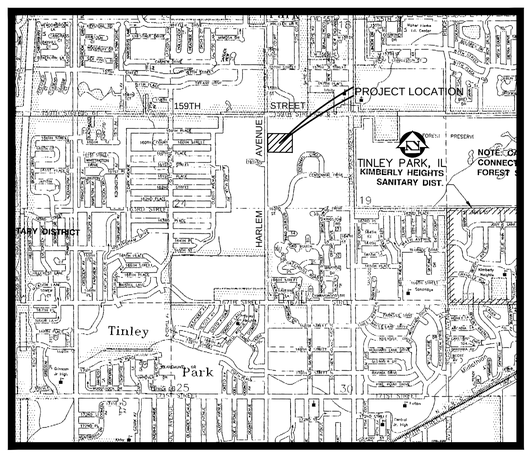
TINLEY PARK, ILLINOIS

PARTIAL WEST ELEVATION, AND NORTH ELEVATION.

Date:	Drawn By:	Sheet No.:
5/7/15	M.M.	A2.4 V
Project No.:	Rev'd. By:	
14.118	H.Z.	

GENERAL NOTES (✳ DENOTES M.W.R.D. NOTES)

✳ 1. The Village of Tinley Park (Telephone 1-708-444-5500), Robinson Engineering, Ltd. (Telephone 1-708-331-6700), MWRD Field Office Phone Number (Telephone 1-708-588-4055), 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-11 and shall be extended at least 12 inches above top of pipe when using PVC pipe.
✳ 6. "Band Seal" or similar flexible-type couplings shall be used for the connection of sewer pipe of dissimilar materials.
✳ 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. 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 the 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.
✳ 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 watermains 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, watermains, 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 6" diameter sanitary service crosses below watermain with less than 18 inches of separation, or where indicated elsewhere on plans, 6" service shall be DIP pipe (ANSI 2151) with gasket joints (ANSI 21.11). Sanitary sewers shall be air tested, mandril tested, and televised. Sanitary sewer manholes shall be provided with internal 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. A leakage test will be performed in accordance with "Standard Specifications for Water and Sewer Construction in Illinois", current edition. 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. Watermains and lot services shall be a minimum of 5.0 feet 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 watermains 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. No thrust blocking is allowed.
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.
26. 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.
27. 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 precast concrete rings) or reconstructed 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).
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 lids 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.



NOTE: ALL SANITARY SEWER FROM PROJECT LOCATION TO M.W.R.D. INTERCEPTOR OWNED BY VILLAGE OF TINLEY PARK

VICINITY MAP

(NOT TO SCALE)

INDICATES SITE LOCATION

TINLEY PARK PLAZA

PROPOSED OUTLOT

159th St. and Harlem Ave.
Tinley Park, IL 60477

PRELIMINARY SITE IMPROVEMENT PLANS

ARCHITECT

D.Z.A. Associates, Inc.
2625 Butterfield Road, Ste. 233N
Oak Brook, IL 60523
CONTACT: Hank Zuwala
PHONE: 630-230-1020
E-MAIL: hzuwala@dzarch.com

OWNER/DEVELOPER

Brixmor/IA Tinley Park Plaza, LLC
d.b.a. Brixmor Property Group
40 Skokie Boulevard, Ste. 600
Northbrook, IL 60062
CONTACT: Jeff Slavish
PHONE: 847-562-4123
E-MAIL: jeff.slavish@brixmor.com

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 (184001172)
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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

SIGNED: April 30, 2015

LIC. EXP: 11-30-15

CONTACT JULIE AT 811 OR 800-892-0123
WITH THE FOLLOWING INFORMATION
COUNTY-NAME COOK
CITY / TOWNSHIP ORLAND & BREMEN
SEC & 1/4 SEC No. W1/2 NW1/4 SECTION 19-36-13
Know what's **below.** **Call** before you dig. 48 HOURS (2 working days) BEFORE YOU DIG

LEGEND

Ⓢ	EXISTING SANITARY MANHOLE
●	PROPOSED SANITARY MANHOLE
—SAN—	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
—W—	EXISTING WATERMAIN
—PW—	PROPOSED WATERMAIN
mh	EXISTING STORM MANHOLE
◉	PROPOSED STORM MANHOLE
cb	EXISTING CATCH BASIN
◓	PROPOSED CATCH BASIN
Ⓘ	EXISTING INLET
▨	PROPOSED CIRCULAR INLET
■	PROPOSED INLET
—ST—	EXISTING STORM SEWER
-)———)-	PROPOSED STORM SEWER
)—ST—(	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
PP	EXISTING POWER POLE
⊠	EXISTING TRANSFORMER
ⓔ	EXISTING ELECTRIC MANHOLE
—E—	EXISTING ELECTRIC CABLE
△	EXISTING TELEPHONE PEDESTAL
ⓣ	EXISTING TELEPHONE MANHOLE
—T—	EXISTING TELEPHONE CABLE
☼	EXISTING TRAFFIC SIGNAL
hh	EXISTING HAND HOLE
GV ⋈	EXISTING GAS VALVE
—G—	EXISTING GAS MAIN
—C—	EXISTING CABLE T.V.
	EXISTING BORING LOCATION
—▫—	EXISTING SIGN
—x—x—	EXISTING FENCE LINE
	EXISTING DECIDUOUS TREE
	EXISTING EVERGREEN
	EXISTING BUSH/HEDGE
	EXISTING WETLAND

INDEX

BENCHMARK:

1. (TINLEY PARK BM 596) MINI SPIKE IN WEST FACE OF FIRST POWER POLE SOUTH OF 160TH PLACE ON EAST SIDE OF 84TH AVENUE. ELEVATION=701.459
2. (TINLEY PARK BM 595) SPIKE NAIL IN WEST FACE OF THIRD POWER POLE SOUTH OF 159TH STREET ON EAST SIDE OF 84TH AVENUE. ELEVATION=698.87

No.	Date	By	Description
1	05-07-15	JAR	PLANNING COMMISSION SUBMITTAL

REVISIONS

Date: 04-06-15 | Drawn: JAR | Design: DWO | Approved: DWO

SHEET 1 OF 11

Project No. 15-021

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

360.00' N 00°00'00" E

10" CONCRETE RETAINING WALL

CONC. WALK

EXISTING 8" WATERMAIN

EXISTING GAS LINE

EXISTING 15" RCP STORM SEWER

EXISTING 8" CLAY PIPE SANITARY SEWER

EXISTING ELECTRIC LINE

EXISTING TELEPHONE LINE

715.93 / 710.73

716.55 / 712.20

715.33 / 708.86

FOUND IRON PIPE

EX. 15" RCP ST.

EASEMENT PER DOC. LR2738802 DATED 1-24-74 15'

142.54'

60.76'

469.23'

EXISTING RETAIL

F.F. = 716.92

One Story Brick Building

CANOPY

Tree Well

Column (Typical)

Drain 716.78'

Drain 716.81'

79.73'

10.16'

18.44'

10.36'

Drain 716.90

Drain 716.92

19.72'

20.08'

200.03'

359.16'

[359.00']

60.75'

142.70'

AREA OF WORK

Ramp

Depressed Curb

TOP/WATER WATERMAIN

EXISTING GAS LINE

S 89°56'12" E

[S 89°57'11" E]

COMMONWEALTH EDISON & COMPANY EASEMENT DOC. 0409618087

EXISTING ELECTRIC LINE

EXISTING 15" RCP STORM SEWER

EX. 15" RCP

715.47 / 710.77

715.34 / 710.53

UTILITY EASEMENT

714.61 / 711.79

EXACT SEWER LOCATION TO BE VERIFIED IN FIELD

EXISTING 12" RCP STORM SEWER

EXISTING 12" RCP STORM SEWER

714.02 / 710.22 NE / 709.12 S

714.44 / 708.14 N/S

SIGN

EXISTING 12" RCP STORM SEWER

POINT OF BEGINNING FOUND IRON PIPE

EX. CONC. WALK

EXISTING GAS LINE

EXISTING 12" WATERMAIN

360.00' N 00°00'00" E

EXISTING GAS LINE

EXISTING 12" WATERMAIN

EXISTING ELECTRIC LINE

EX. 8" PVC

714.57 / 709.87

714.60

713.80 / 709.90

712.02 / 709.89

EX. 12" RCP ST.

713.67

LOT 1

HARLEM AVENUE

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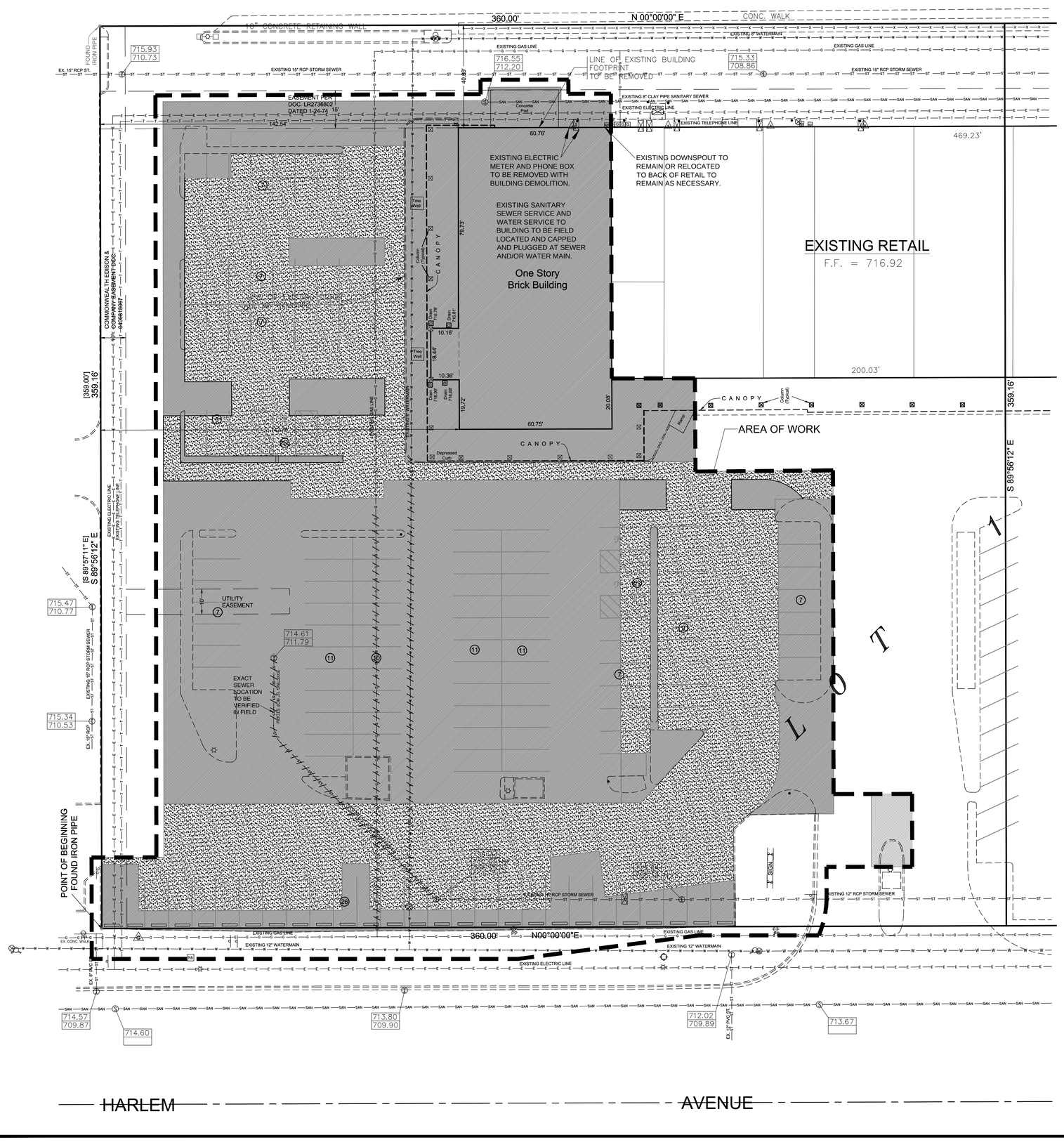
(184-001172)

REVISIONS:
05-07-15

PROPOSED OUTLOT
TINLEY PARK, IL
EXISTING TOPOGRAPHY

Date: 04-06-15
Scale: 1" = 20'
File Name: 15-021
Drawn: JAR
Checked: DWO
Sheet: 2 OF 11
Project No.: 15-021



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NOTE:

EXISTING PAVEMENT TO REMAIN

EXISTING PAVEMENT, CURB, SIDEWALK, RAMPS, AND CONCRETE SLABS TO BE REMOVED SAWCUT ALL AREAS ADJACENT TO PAVEMENT TO REMAIN

EXISTING UNDERGROUND UTILITIES TO BE REMOVED OR ABANDONED

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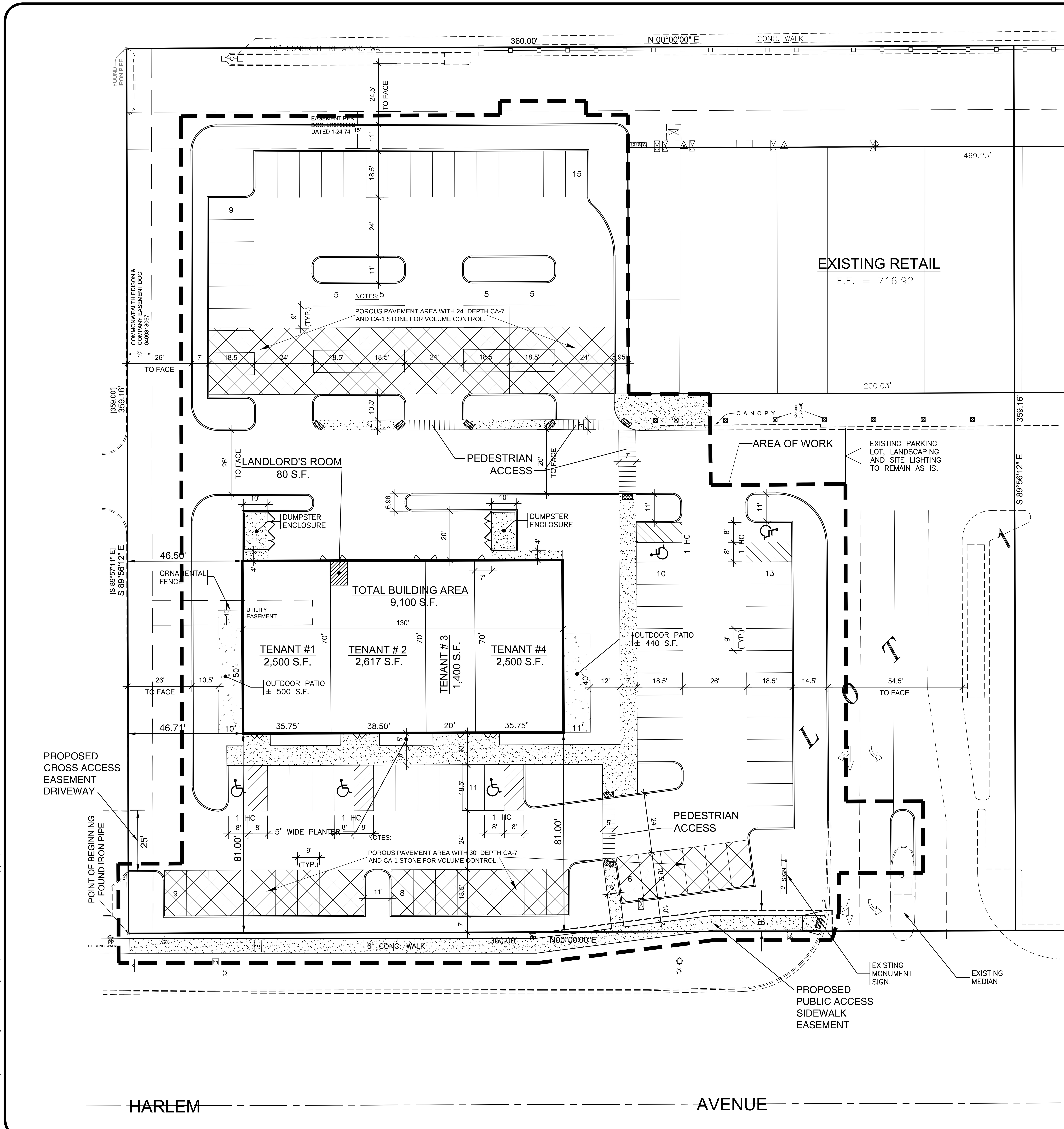
(184-001172)

REVISIONS:
05-07-15

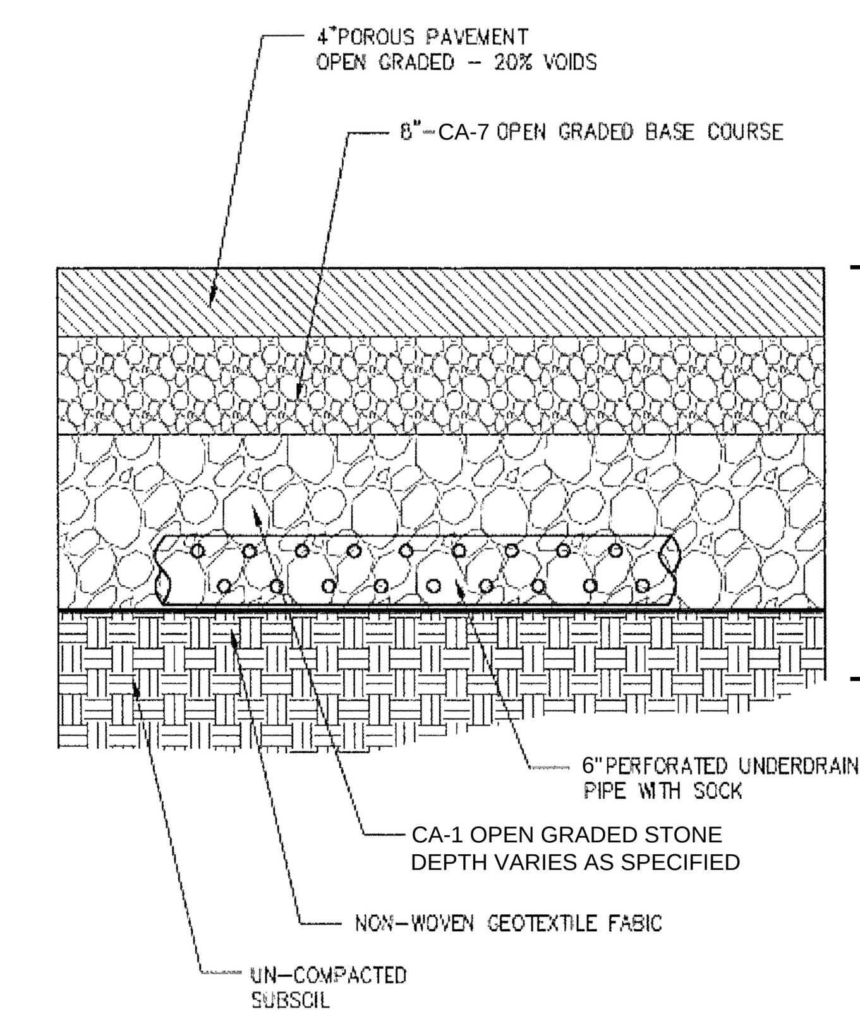
PROPOSED OUTLOT
TINLEY PARK, IL
PROPOSED DEMOLITION

Date: 04-06-15
Scale: 1" = 20'
File Name: 15-021
Drawn: JAR
Checked: DWO
Sheet: 3 OF 11
Project No.: 15-021



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



POROUS PAVEMENT DETAIL

POROUS PAVEMENT AREA

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REVISIONS:
05-07-15

PROPOSED OUTLOT
TINLEY PARK, IL
PROPOSED GEOMETRICS

Date: 04-06-15
Scale: 1" = 20'
File Name: 15-021
Drawn: JAR
Checked: DWO
Sheet:
4 OF 11
Project No.:
15-021

CONC. WALK

10" CONCRETE RETAINING WALL

EXISTING RETAIL
F.F. = 716.92

469.23'

200.03'

CANOPY

AREA OF WORK

F.F. = 716.9

NOTES:
POROUS PAVEMENT AREA WITH 24" DEPTH CA-7 AND CA-1 STONE FOR VOLUME CONTROL.

NOTES:
POROUS PAVEMENT AREA WITH 30" DEPTH CA-7 AND CA-1 STONE FOR VOLUME CONTROL

SIGN

HARLEM AVENUE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

POROUS PAVEMENT AREA

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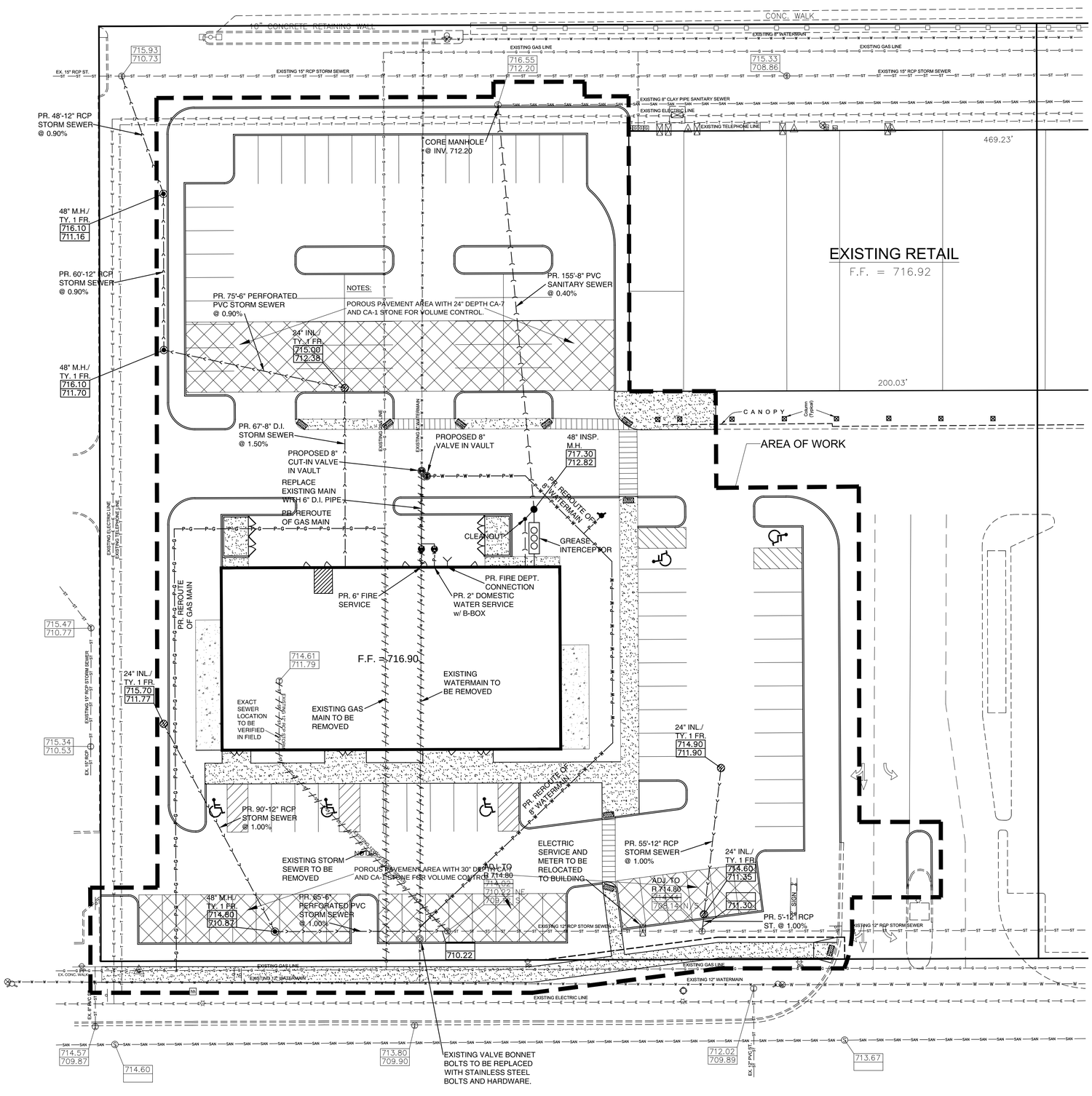
(184-001172)

REVISIONS:
05-07-15

PROPOSED OUTLOT
TINLEY PARK, IL
PROPOSED GRADING

Date: 04–06–15
Scale: 1" = 20'
File Name: 15–021
Drawn: JAR
Checked: DWO
Sheet: 5 OF 11
Project No.: 15-021



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

NOTES:

1. NEW WATERMAIN (REROUTED) TO BE PRESSURED TESTED AND CHLORINATED PRIOR TO BEING PLACED IN SERVICE.
2. ALL UTILITIES TO BE ABANDONED SHALL BE REMOVED IN THEIR ENTIRETY OR BE FILLED COMPLETELY WITH FLOWABLE FILL.

POROUS PAVEMENT AREA

EXISTING UNDERGROUND UTILITIES TO BE REMOVED OR ABANDONED

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REVISIONS:
05-07-15

PROPOSED OUTLOT
TINLEY PARK, IL
PROPOSED UTILITIES

Date: 04–06–15
Scale: 1" = 20'
File Name: 15–021
Drawn: JAR
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Sheet: 6 OF 11
Project No.: 15-021

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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:

1. The project is located South and East of Harlem Avenue and 159th Street in Tinley Park, IL. The site disturbance acreage is 1.84 acres, not including the existing R.O.W.

2. Construction includes earthwork, and utility improvements (water, sanitary sewer, and storm sewer extensions) for a proposed site.

3. 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 placed 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 1.84 acres by which 1.84 acres will be disturbed by excavation, grading, and other activities. Of this 1.84 acres, 0.09 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:

1. 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.

2. 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:

1. 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:

1. 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 nature 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.

a. 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.

b. Dead, diseased, or unsuitable vegetation within the site shall be removed as directed by the Engineer, along with required tree removal.

c. 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.

d. 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.

e. 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.

2. 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.

3. 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:

1. 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.

(a.) 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.

(b.) As construction proceeds, the contractor shall institute the following as directed by the Engineer.

i. Place temporary erosion control facilities at locations shown on the plans.

ii. Temporarily seed erodible bare earth on a weekly basis to minimize the amount of erodible surface area within the contract limits.

iii. Provide temporary erosion control systems.

iv. Continue building up the embankment to the proposed grade while, at the same time, placing permanent erosion control final shaping to the slopes.

(c.) 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.

(d.) 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.

(e.) 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.

(f.) 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.

(g.) 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:

1. 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.

2. 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.

3. 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
		Mow vegetation as specified for the area
DITCHES, SWALES AND OPEN STORMWATER CHANNELS	Annually spring and late fall and after heavy rains	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
		Repair any slumping side slopes
		Repair riprap where underlying filter fabric or gravel is showing or if stones have dislodge
CULVERTS	Spring and late fall and after heavy rains	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
CATCHBASINS	Annually in the spring	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
ROADWAYS AND PARKING AREAS	Annually in the spring or as needed	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
		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
RESOURCE AND TREATEMENT BUFFERS	Annually in the spring	Inspect buffers for evidence of erosion, concentrated flow, or encroachment by development
		Manage the buffer's vegetation with the requirements in any deed restrictions
		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
WETPONDS AND DETENTION 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
		Replace any dislodged stone in riprap spillways
		Remove and dispose of accumulated sediments within the impoundment and forebay
FILTRATION AND INFILTRATION BASINS	Annually in the spring and late fall	Clean the basin of debris, sediment and hydrocarbons
		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
PROPRIETARY DEVICES	As specified by manufacturer	Contract with a third-party for inspection and maintenance
		Follow the manufacturer's plan for cleaning of devices
OTHER PRACTICES	As specified for devices	Contact the department for appropriate inspection and maintenance requirements for other drainage control and runoff treatment measures.

MISCELLANEOUS:

1. Temporary erosion control seeding shall be applied at a rate of 100 lbs/acres, if directed.

2. 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.

3. 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.

4. 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:

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

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:

a. 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

b. 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.

1. 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.

2. 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.

3. The contractor is responsible for having the SWPPP on site at all times.

4. 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.

5. An Incident of Non-Compliance (ION) must be completed and submitted by the owner to the IPEA and copied to the Village if, at any time, an erosion or sediment control device fails.

6. 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.

7. 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.

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				D					
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.

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

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

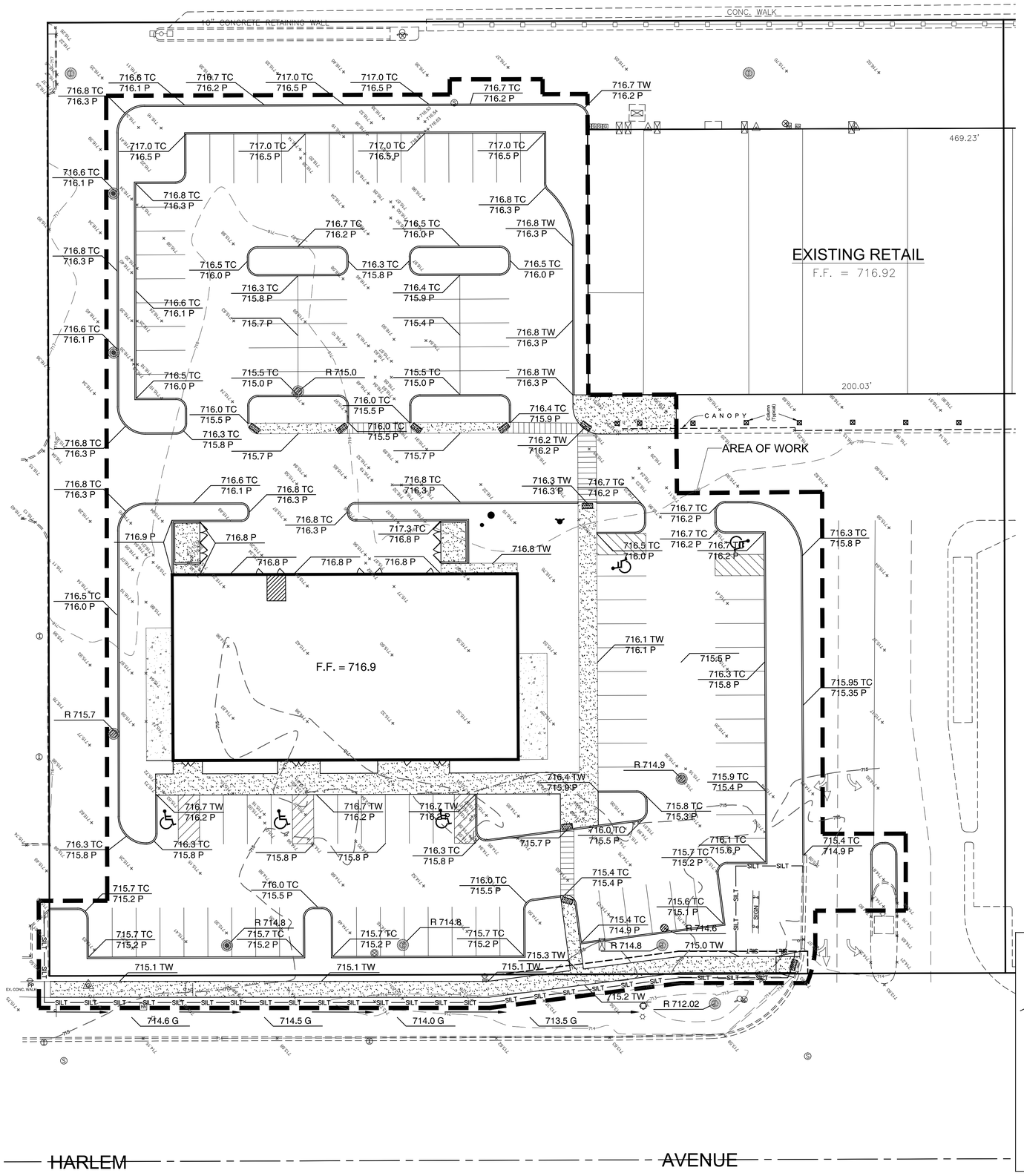
NOTE:
PROVIDE TEMPORARY SEEDING FOR ALL DISTURBED PARKWAYS, EASEMENTS, DETENTION PONDS ETC. TO BE LEFT LONGER THAN 7 DAYS BEFORE PERMANENT SEEDING/FINAL LANDSCAPING IS TO OCCUR.

Joseph A. Schudt & Associates
19350 S. HARLEM AVENUE FRANKFORT, IL 60423
PHONE: 708-720-1000 www.jaseng.com FAX: 708-720-1065
(184-001172)
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

REVISIONS:
05-07-15

PROPOSED OUTLOT
TINLEY PARK, IL
STORM WATER POLLUTION PREVENTION PLAN

Date: 04-06-15
Scale: AS SHOWN
File Name: 15-021
Drawn: JAR
Checked: DWO
Sheet: 7 OF 11
Project No.: 15-021



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

GRADING NOTES:

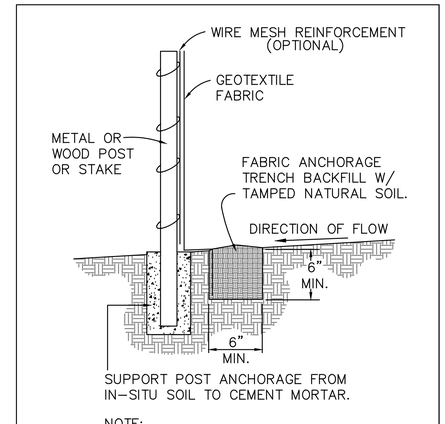
1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACE PRIOR TO START OF CONSTRUCTION.
2. EARTHWORK CONTRACTOR SHALL MAINTAIN PROPER SITE DRAINAGE DURING CONSTRUCTION.
3. EARTHWORK CONTRACTOR RESPONSIBLE FOR DUST CONTROL.
4. EARTHWORK CONTRACTOR RESPONSIBLE FOR MAINTAINING THE PUBLIC ROADWAYS CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.
5. OTHER EROSION CONTROL MEASURES SHALL BE IMPLEMENTED SHOULD AN INSPECTION OF THE SITE INDICATE A DEFICIENCY.
6. AREAS REACHING SUBSTANTIAL COMPLETION OF GRADING AND TOPSOIL PLACEMENT OPERATIONS SHALL BE PERMANENTLY SEEDED OR OTHERWISE LANDSCAPED WITHIN 14 DAYS FROM THE SUSPENSION OR COMPLETION OF GRADING AND TOPSOIL OPERATIONS.
7. SECONDARY CONTAINMENT SHALL BE REQUIRED FOR ANY BULK FUEL STORAGE THAT REMAINS ON-SITE FOR A PERIOD LONGER THAN 7 CALENDAR DAYS.
8. CONTAINMENT MEASURES SHALL BE REQUIRED FOR GENERATORS, PUMPS, MIXERS AND OTHER NON-ELECTRICAL POWERED EQUIPMENT THAT ARE TO BE STATIONED FOR LONGER THAN 24 HOURS.
9. REFER TO LANDSCAPE PLAN FOR SPECIFIC LANDSCAPING DIRECTIONS THROUGHOUT THE SITE.

NOTE:

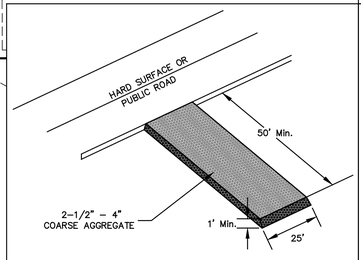
STABILIZED CONSTRUCTION ENTRANCE

DRAINAGE STRUCTURE INLET FILTER

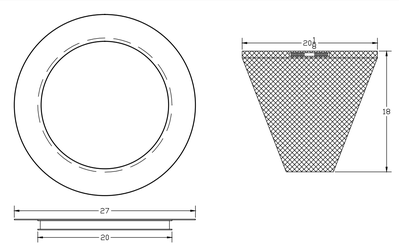
SILT — SILT FENCE LOCATION



SILT FENCE DETAIL
N.T.S.



CONSTRUCTION ENTRANCE
N.T.S.



GENERAL NOTES:
FRAME: Top Flange Fabricated from ¾" flat stock. Base rim Fabricated from 4" x 4" x ¼" channel. All domestic steel conforming to ASTM-A36.
SEDIMENT BAG: Bag Fabricated from 4 oz./sqyd nonwoven polypropylene geotextile reinforced with polyester mesh. Bag secured to base rim with a stainless steel strap and lock.

DATE	REVISIONS
05-15-02	Original

Drainage Structure Inlet Filter Buried - All Round Types up to 24" ID

Marathon Materials, Inc.

Joseph A. Schudt & Associates
19350 S. HARLEM AVENUE FRANKFORT, IL 60423
PHONE: 708-720-1000 www.jaseng.com FAX: 708-720-1065
(184-001172)
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

REVISIONS:
05-07-15

PROPOSED OUTLOT
TINLEY PARK, IL
PROPOSED EROSION CONTROL

Date: 04-06-15
Scale: 1" = 20'
File Name: 15-021
Drawn: JAR
Checked: DWO
Sheet: 8 OF 11
Project No.: 15-021

M:\2015\15-021 Tinley Park Plaza\Drawings\Construction Drawings\15-021_B-ERDS. Plotted: 4/20/2015 1:26 PM. By: jmoll. COPYRIGHT 2015 - JOSEPH A. SCHUDT & ASSOCIATES

GENERAL CONDITIONS

1. Village of Tinley Park - Public Works (Telephone 708-444-5500), M.W.R.D. Sewer Permit Office (Telephone 708-588-4055), Robinson Engineering, Ltd. (Telephone 708-331-6700), and Joseph A. Schudt & Associates (Telephone 708-720-1000) must be notified (2) working days prior to commencement of work.

2. The Standard Specifications, construction plans and subsequent details are all to be considered as part of the contract. Incidental items or accessories necessary to complete this work may not be specifically noted but are to be considered a part of the contract.

3. No construction plans shall be used for construction unless specifically marked "For Construction". Prior to commencement of construction, the contractor shall verify all dimensions and conditions at the job site. In addition, the contractor must verify the Engineer line and grade stakes. If there are any discrepancies from what is shown on the construction plans, he must immediately report same to the Engineer before doing any work, otherwise the contractor assumes full responsibility. In the event of disagreement between the construction plans, standard specifications and/or special details, the contractor shall secure written instructions from the Engineer prior to proceeding with any part of the work affected by omissions or discrepancies. Failing to secure such instructions, the contractor will be considered to have proceeded at his own risk and expense. In the event of any doubt or question rising with respect to the true meaning of the construction plans or specifications, the decision of the Engineer shall be final and conclusive.

4. All work performed under this contract shall be guaranteed by the contractor and his surety for a period of 12 months from the date of final acceptance of the work by the Municipality against all defects in materials and workmanship of whatever nature.

5. Before acceptance by the Owner and final payment, all work shall be inspected and approved by the Owner or his representative. Final payment will be made after all of the contractor's work has been approved and accepted.

6. Upon award of the contract and when required by the Municipality, the contractor shall furnish a labor, material and performance bond per Municipality requirements guaranteeing completion of the work. The underwriter shall be acceptable to the Municipality. Maintenance Bond after construction may also be required.

7. Easements for the existing utilities, both public and private, and utilities within public rights-of-way are shown on the plans according to available record. The contractor shall be responsible for determining the exact location in the field of these utility lines and their protection from damage due to construction operations. If existing utility lines of any nature are encountered which conflict in location with new construction, the contractor shall notify the Engineer so that the conflict may be resolved.

8. Removed pavement, sidewalk, curb and gutter, etc. shall be disposed of at off-site locations provided by the contractor at his own expense.

9. The contractor shall be responsible for the installation and maintenance of adequate signs, traffic control devices, and warning devices to inform and protect the public during all phases of construction. 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.

10. Barricades and warning signs shall be provided in accordance with article 107.14 of the Standard Specifications. Adequate lighting shall be maintained from dusk to dawn at all locations where construction operations warrant or as designated by the Engineer. Traffic control standards which shall be included for use during construction are: 702001, 701201, 701206, 701301, 701401, 701501, 701606, and 701701. Stop signs must be installed as soon as access is available.

11. Commonwealth Edison (Com-Ed), A.T.&T. Telephone, and Ni-Cor Gas have underground and/or overhead service facilities in the vicinity of the proposed work, the contractor shall be responsible for having the utility companies locate their facilities in the field prior to construction and shall also be responsible for the maintenance and preservation of these facilities. The contractor shall call J.U.L.I.E. at "811" or (800) 892-0123 for utility locations.

12. Whenever the performance of work is indicated on the plans, and no item is included in the contract for payment, the work shall be considered incidental to the contract, and no additional compensation will be allowed.

13. All existing traffic signs, street signs, etc., which interfere with construction operations and not noted for removal or disposal shall be removed and reset by the contractor at locations as designated by the Engineer. This shall be considered incidental to the contract and no additional compensation shall be allowed. Damage to these items shall be repaired by the contractor at his own expense. All signs not required to be reset shall be delivered to the Municipality or County as appropriate.

14. All permanent type pavements or permanent improvements which abut the proposed improvement and must be removed, shall be saw-cut prior to removal. All items so removed shall be replaced with similar construction materials to their original condition or better. Payment for sawing shall be included in the cost for removal of each item and replacement will be paid under the respective items in the contract, unless otherwise indicated.

15. Where overhanging branches interfere with operations of construction, said branches shall be trimmed and sealed in accordance with section 645.09 of the Standard Specifications, and the cost of same shall be incidental to the contract. If trees or shrubs must be removed, they will be paid for in accordance with the specifications.

16. The contractor shall submit in writing a "Schedule of Operations" showing approximate dates for commencing and completing various phases of construction under this contract. The schedule shall have the approval of the Engineer and the date for starting shall be mutually agreed upon between the contractor and the Engineer.

17. Special attention is drawn to the contractor that article 105.06 of the Standard Specifications require the contractor to have a competent superintendent on the project site at all times irrespective of the amount of work sublet. The superintendent shall be capable of reading and understanding the plans and specifications, shall have full authority to execute orders to expedite the project, and shall be responsible for scheduling and have control of all work as the agent of the general contractor. Failure to comply with the provision will result in a suspension of work as provided in Article 108.07.

18. Water Valve boxes and Buffalo boxes that are uncovered during construction shall be adjusted to grade prior to restoring the pavement, sidewalk or parkway. The cost of same shall be considered as incidental to the contract.

19. It shall be the responsibility of the contractor to remove from the site any and all materials and debris which result from his construction operation at no additional expense to the Owner.

20. The Municipality and/or the Governing Agency shall be notified 48 hours prior to the start of any construction.

EARTHWORK

1. Work under this section shall include but not be limited to the following:

   A. Clearing and removing from the site, all undesirable trees and other vegetative growth within the construction area. Tree removal shall be kept to a minimum.

   B. Stripping of topsoil from all excavation, pavement and structural clay fill areas.

   C. Stockpiling of topsoil at locations as directed by the Owner or Engineer. Topsoil stockpiled for future use shall be relatively free from large roots, sticks, weeds, brush, stones larger than one (1) inch diameter or other litter and waste products including other extraneous materials not conductive to plant growth. Topsoil shall be stockpiled in sequence to eliminate any rehandling or double movements by the contractor.

   D. Clay cut and Clay fill with compaction within roadway and all other structural fill areas.

   E. Clay Cut and Excavation of all lakes and waterways per plan including all treatments.

   F. Placement and compaction of clay to standards as required on the construction plans to the design subgrade elevations. The contractor will note that the elevations shown on the construction plans are finished grade elevations and that pavement thickness must be subtracted to determine subgrade elevations. The contractor may obtain required clay fill from on-site excavation and on-site borrow excavation as directed by the Engineer, or Owner.

   G. Backfilling and compaction behind new curbs and gutters.

   H. Movement and compaction of soil material from the construction of underground utilities.

   I. Topsoil Placement to design finished grade elevations (6" minimum or as otherwise noted).

   J. If required, removal from site of all excess earth material including excess utility trench spoil after final grading.

2. The quantities given in the Engineer's Bid Proposal for earthwork is intended as a guide for the contractor in determining the scope of the completed project. It is the contractor's responsibility to determine all material quantities and appraise himself of all site conditions. The contract price submitted by the contractor shall be considered as lump sum for the complete project. No claims for extra work will be recognized unless ordered in writing by the Engineer, and/or Owner.

3. Proposed pavement areas and when applicable, building pads, driveways and sidewalks shall be excavated or filled to plus or minus 0.1 foot of design subgrade elevations by the contractor.

4. The subgrade shall be free of unsuitable material and shall be compacted to a minimum of ninety-five (95) percent of modified proctor density. Testing for compaction shall be the responsibility of the contractor.

5. Upon completion of the surface improvements, the excavator shall respread a 6" layer of topsoil on all disturbed parkway, berm, and detention pond areas.

6. During construction operations, the contractor shall insure positive site drainage at the conclusion of each day. Site drainage may be achieved by ditching, pumping or any other method acceptable to the Engineer. The contractor's failure to provide the above will preclude any possible added compensation requested due to delays or unsuitable materials created as a result thereof.

7. Whenever, during construction operations, any loose material is deposited in the flow line of gutter, drainage structures, ditches, etc., such that the natural flow line of water is obstructed, this loose material shall be removed at the close of each working day. At the conclusion of construction operations, all drainage structures and flow lines shall be free from dirt and debris. This work shall be considered incidental to the contract.

8. All disturbed areas within the right-of-way, parkways and detention areas shall be seeded with I.D.O.T. CL. I mixture in accordance with the "Standard Specifications" unless otherwise noted on landscape plans and protected with Excelsior Erosion Blanket or equal.

9. Soil erosion control specifications shall be considered as part of this section.

10. All earthwork and utility spoils to be hauled offsite shall be tested by the contractor for disposal requirements.

UNDERGROUND

1. Work under this section shall include trenching, installation of pipe, castings, structures, backfilling of trenches and compaction.

2. All manholes and valve vaults shall be equipped with steps. Manholes will contain plastic coated steps per Precast Concrete Manhole Detail at 16 inch centers.

3. All sewer and water main trenches beneath proposed or existing utilities, proposed or existing pavement, driveways, sidewalks and for a distance of two feet on either side of same, and/or wherever else shown on the construction plan shall be backfilled with course aggregate backfill (CA-6) and thoroughly compacted in accordance with the State Specifications.

4. All structure sections, adjusting rings and frames shall be securely sealed to each other or to the cone section or top barrel section of the manhole using resilient, flexible, non-hardening, preformed, bituminous mastic (RAM-NEK, or Approved Equal). This mastic shall be applied in such a manner that no surface water or ground water inflow can enter the manhole through gaps between barrel sections or cone sections and adjusting rings. (ASTM C-478 STRUCTURES)

5. The underground contractor shall stock pile all utility spoil in an area designated by the Engineer or Owner. This work shall be considered incidental to the contract. If authorized to do so, the underground contractor shall level out and disburse all utility spoil or remove it from the site. If no Earthwork Contract is awarded for this project, the underground contractor shall be responsible for removal of all excess Utility Spoil from the site. This work shall be considered incidental to the contract.

6. The construction will be observed by the Owners Engineer. All work shall conform to the requirements of the Municipality as well as the Standard Specifications.

7. The contractor shall provide the Engineer and the Municipality, and/ or the Governing Agency, with prints and/or legible Mylar Record Drawings of all field tiles, cleanouts, service stubs, B-Boxes, and underdrains as required.

8. Separation between water mains and sewers must be maintained in accordance with Section 41-2.01B, C, & D of the "Standard Specifications". For storm sewer pipes that cross water mains, the storm sewer must be constructed of low head pressure pipe meeting ASTM C-443. The flexible "O" ring utilized in the type of joint must be properly seated to insure water-tightness.

9. Watermain and fittings shall be ductile iron pipe, Class 52 (AWWA C-151) with interior cement mortar lining and outside seal coating (AWWA C-104). The ductile iron pipe, fittings, and appurtenances shall be encased in polywrap according to AWWA C-105, unless a soil site survey has been performed and non-corrosive soils were found to exist. The soil survey shall meet AWWA Soil Test Specs. Joints shall be push on type, Clow Company "Super Bell-Tite" or approved equal. Minimum cover from finished grade to top of watermain shall be 5 feet.

10. Valves shall be Mueller, Clow, or approved equal, mechanical joint, resilient wedge seat, cast iron, bronze mounted, o-ring seal, bronze non-rising stem, gate valve. All valves shall be rated for 300 PSI test pressure and 150 PSI working pressure.

11. All watermains shall be bedded with compacted, granular CA-11 materials, minimum thickness equal to 1/4 the outside diameter of the pipe, but not less than 6".

12. All bends in the watermain of 10 degrees or greater shall be installed with thrust blocking or as directed by project Engineer per standard detail.

13. Valve boxes shall be good quality cast iron and made in sections, diameter as specified on the plans, with appropriate lids (see construction standards sheet). Lids shall be imprinted "Water".

14. Valve basins shall be of precast concrete per ASTM C-478 with bituminous mastic joints, 48 inch inside diameter with Type 1 frame and closed lid marked "Water".

15. All watermains shall be subjected to a pressure test upon completion and prior to acceptance. Installation of watermains shall conform to AWWA Section C-600-77. Hydrostatic pressure test and leakage test shall be based on the Municipality's requirements. The procedure for watermain disinfection shall conform to AWWA Section C-651-86.

16. All system valves shall be opened fully once the water mains have been tested completely. This system will be checked by the Municipality's Fire Department for adequate fire flows as soon as possible after the water mains are completed.

17. All hydrants shall be of the compression or gate type, as manu- factured by Waterous, or approved equal.

18. All floor drains shall be connected to the sanitary sewer and all downspouts and footing drains shall discharge into storm sewer or onto the ground.

19. Curb inlets are to be EJIW 7010 Type M-3 HD, or as indicated on the plans.

20. Rigid Sanitary Sewers and Storm Sewers shall be installed on Class B bedding, 1/4" to 1" in size, with a minimum thickness equal to that identified on the appropriate sewer section indicated on the detail sheet. Blocking of any kind for grade is not permitted. Bedding material shall conform to the requirements of ASTM C-33 for soundness and CA-11 for gradation. Cost for bedding shall be merged with unit price bid for the sewer.

21. Where flexible pipe is used, the pipe shall be installed on Class I Bedding and additional backfill extending to 12" over the pipe. Backfilling shall be in accordance with ASTM 2321. A deflection test shall be required by using a Rigid Ball or Mandrel as required in accordance with ASTM D-3034. A 95% Mandrel is required and will not be used prior to 45 days after backfilling.

22. 'Band-Seal' or similar flexible type couplings shall be used when connecting sewer pipes of dissimilar materials. When connecting to an existing sanitary sewer by means other than an existing wye or manhole, contractor shall use a 'sewer-tap' and hub-wye or hub-tee saddle.

23. All Sewer Main connections to an existing sanitary sewer main shall be with a manhole.

24. Sanitary sewers shall be PVC SDR 26 (ASTM 3034) with rubber gasketed joints (ASTM D-3212) and shall be installed according to the requirements of Uni-B-79. Only Class I bedding material shall be allowed according to the requirements of ASTM D-2321. Connection to the existing sanitary manhole shall be completed by removing a portion of the existing main and connecting the manhole utilizing SDR35 PVC pipe and a mission coupling. A "doghouse-style" manhole is not allowed. The manhole shall be provided with flexible manhole sleeves for the PVC pipe connection.
Sanitary sewers, where indicated as ductile iron, shall be AWWA C151, Class 52 with cement lining (AWWA C104) and rubber push on joints (AWWA C110).

25. All sanitary sewer manholes shall have eccentric cones; cone openings shall be centered over the outlet pipe. All precast structures to be as per ASTM C-478.

26. Sanitary sewer manholes shall be 4'-0" diameter precast structures. Manholes shall also include the appropriate frame and sealed lids.

PAVING, CURB & WALKS

1. Work under this section shall include final subgrade shaping and preparation, forming, placement of roadway base course materials and subsequent binder and/or surface courses, finishing and curing of concrete, final clean-up and all related work.

2. The proposed pavement shall consist of the subgrade course (as specified) base course, Bituminous Concrete Binder course, and Bituminous Concrete Surface course, Class 1, or the thickness and materials as specified on the construction plans. Prime coat material shall be bituminous M.C. - 30. Unless shown as a bid item, prime coat shall be considered as incidental to the cost of the contract. All pavement shall be constructed in accordance with the I.D.O.T. "Standard Specifications for Road and Bridge Construction", current edition.

3. Sidewalks and curb shall be of the type as detailed in the construction plans shall consist of Portland Cement Concrete with air entrainment of not less than five percent (5%) or more than eight percent (8%). Concrete shall be a minimum six (6) bag mix and shall develop a minimum of 3,500 PSI compressive strength at fourteen (14) days. All concrete shall be broom finished.

4. Curing and protection shall be in accordance with article 606 of the "Standard Specifications", current edition.

5. All damaged areas in the binder, base or curb shall be repaired to the satisfaction of the Engineer and Municipality prior to laying the surface course. The paving contractor shall provide whatever equipment and manpower necessary including the use of power brooms if required by the Engineer to prepare the pavement for application of the surface course. Equipment and manpower for cleaning shall be considered as incidental to the cost of the contract. Prime coat for the binder course shall also be considered as incidental to the cost of the contract and shall be applied to the binder at a rate of 0.05 gallons per square yard.

6. 3/4" thick Premoulded Fibre Expansion Joints with 3/4" x 13" plain round, steel dowel bars shall be installed at fifty (50) foot intervals and at all P.C.'S, P.T.'S, and curb returns. Alternated ends of the dowel bars shall be greased and fitted with metal expansion tubes. Contraction joints shall be provided at twenty-five (25) foot intervals in the curb. The cost of these joints shall be considered as incidental to the cost of the contract. Expansion joints shall be placed near all curb inlets.

7. Backfilling of curbs or pavement shall be the responsibility of the earthwork contractor.

8. Curbs shall be depressed at locations where public walks/pedestrian paths intersect curb line at street intersections and other locations as directed, in accordance with Americans with Disabilities Act (ADA) requirements.

9. Two (2) coats of boiled linseed oil in conformance with section 408 of the Standard Specifications shall be applied to exposed concrete surfaces, cost of which shall be incidental to the cost of the contract.

10. It shall be the responsibility of the contractor to remove from the site any and all materials and debris which result from his construction operations at no additional expense to the Owner.

11. The paving contractor shall be responsible for providing all coring, testing, and pavement evaluation as required by the Municipality for acceptance at his own expense. The contractor shall include this as a separate bid item or else it will be assumed that this cost has been figured into the unit prices for the paving items. All testing results shall be made available to the Municipality for review.

12. Concrete sidewalks shall have three - 1/4 inch diameter, 10 foot long reinforcing rods centered over all utility crossings. Expansion joints shall be provided in the concrete sidewalks at 50 foot intervals.

SEDIMENTATION & EROSION CONTROL

1. All storm water runoff is to be directed to catch basins with proper sumps. Drainage Structure Inlet Filter Devices shall be placed in the catch basins, inlets, or manholes, so as to filter and contain any and all soil and debris.

2. When storm water is to be routed through existing or proposed detention basins, they are to be constructed immediately upon commencement of the project. Basins will be properly over excavated so as to provide sufficient volume for debris and sediment. If the drainage is in an existing basin, the upstream project will be properly protected so as to prevent siltation of the downstream basin.

3. All catch basins, sumps and/or retention basins are to be cleaned at the end of the project prior to final acceptance. Cleaning may also be required during the course of the construction of the project if it is determined that the silt and debris traps are not properly functioning and their performance is impaired.

4. Unless soil erosion control items are specifically referred to as bid items (such as topsoil respread, seeding, etc.), they are to be considered as incidental to the cost of the contract.

5. Soil erosion control measures in accordance with the "Procedures and Standards for Urban Soil Erosion and Sedimentation Control in Illinois", current edition, shall be followed at the discretion of the Municipality.

6. Any soil erosion control measures in addition to those outlined in these plans and which are deemed necessary by the Engineer, shall be implemented immediately by the contractor.

7. Seeding shall conform to section 250 of the "Standard Specifications".

Construction Specification --Pollution Control & Soil Erosion & Sediment Control

1. Scope
The work consists of installing measures or performing work to control erosion and minimize the production of sediment and other pollutants to water and air from construction activities.

2. Material
All material furnished shall meet the requirements of the material specifications listed in this specification.

3. Erosion and sediment control measures and works
The measures and works shall include, but are not limited to, the following:
***Staging of earthwork activities*--**The excavation and moving of soil materials shall be scheduled to minimize the size of areas disturbed and unprotected from erosion for the shortest reasonable time. ***Seeding*--**Seeding to protect disturbed areas shall occur as soon as reasonably possible following completion of that earthwork activity.
***Mulching*--**Mulching to provide temporary protection of the soil surface from erosion.
***Diversions*--**Diversions to divert water from work areas and to collect water from work areas for treatment and safe disposition. They are temporary and shall be removed and the area restored to its near original condition when the diversions are no longer required or when permanent measures are installed.
***Stream crossings*--**Culverts or bridges where equipment must cross streams. They are temporary and shall be removed and the area restored to its near original condition when the crossings are no longer required or when permanent measures are installed.
***Sediment basins*--**Sediment basins collect, settle, and eliminate sediment from eroding areas from impacting properties and streams below the construction site(s). These basins are temporary and shall be removed and the area restored to its original condition when they are no longer required or when permanent measures are installed.
***Sediment filters*--**Straw bale filters or geotextile sediment fences trap sediment from areas of limited runoff. Sediment filters shall be properly anchored to prevent erosion under or around them. These filters are temporary and shall be removed and the area restored to its original condition when they are no longer required or when permanent measures are installed.
***Waterways*--**Waterways for the safe disposal of runoff from fields, diversions, and other structures or measures. These works are temporary and shall be removed and the area restored to its original condition when they are no longer required or when permanent measures are installed.
***Other*--**Additional protection measures as specified in section 8 of this specification or required by Federal, State, or local government.

4. Chemical pollution
The contractor shall provide watertight tanks or barrels or construct a sump sealed with plastic sheets to dispose of chemical pollutants, such as drained lubricating or transmission fluids, grease, soaps, concrete mixer washwater, or asphalt, produced as a by-product of the construction activities. At the completion of the construction work, sumps shall be removed and the area restored to its original condition as specified in section 8 of this specification. Sump removal shall be conducted without causing pollution. Sanitary facilities, such as chemical toilets, or septic tanks shall not be located next to live streams, wells, or springs. They shall be located at a distance sufficient to prevent contamination of any water source. At the completion of construction activities, facilities shall be disposed of without causing pollution as specified in this specification.

5. Air pollution
The burning of brush or slash and the disposal of other materials shall adhere to state and local regulations. Fire prevention measures shall be taken to prevent the start or spreading of wildfires that may result from project activities. Firebreaks or guards shall be constructed and maintained at locations shown on the drawings. All public access or haul roads used by the contractor during construction of the project shall be sprinkled or otherwise treated to fully suppress dust. All dust control methods shall ensure safe construction operations at all times. If chemical dust suppressants are applied, the material shall be a commercially available product specifically designed for dust suppression and the application shall follow manufacturer's requirements and recommendations. A copy of the product data sheet and manufacturer's recommended application procedures shall be provided to the engineer 5 working days before the first application.

6. Maintenance, removal, and restoration
All pollution control measures and temporary works shall be adequately maintained in a functional condition for the duration of the construction period. All temporary measures shall be removed and the site restored to near original condition.

7. Standards and Specifications
Standards and specifications for Soil Erosion and Sediment Control and other Pollution Controls shall be in accordance with the Illinois Urban Manual Standards as indicated below.

Illinois Urban Manual

Construction Specification Name	Code
Clearing	1
Clearing and Grubbing	2
Contractor Quality Control	94
Corrugated Polyethylene Tubing	44
Digging, Transporting, Planting and Establishment of Trees, Shrubs and Vines	707
Drainfill	24
Ductile-Iron Pipe	53
Earthfill	23
Excavation	21
Field Fence	92
Field Office	96
Geotextile	95
Identification Markers or Plaques	93
Mobilization and Demobilization	8
Plastic Pipe	45
Pollution Control	5
Reinforced Concrete Pressure Pipe Conduits	41
Seeding, Sprigging and Mulching	6
Sodding	204
Stripping, Stockpiling, Site Preparation and Spreading Topsoil	752
Topsoiling	26
Traffic Control	

Illinois Urban Manual Practice Standard	Code	Date
Bioretention Facility	800	11/2013
Construction Road Stabilization	806	1/1999
Dust Control	825	2/1994
Erosion Control Blanket	830	6/2009
Filter Strip	835	1/1999
Infiltration Trench	847	1/1999
Inlet Protection - Fabric Drop	860	2/1994
Inlet Protection - Paved Areas	861	5/2011
Inlet Protection - Sod Filter	862	11/1999
Land Grading	865	2/1994
Mulching for Seeding and Soil Stabilization	875	6/2010
Permanent Vegetation	880	10/2001
Permanent Vegetation	880a	10/2001
Table A - Grass, Forb and Sedge Species for Low Maintenance Areas		
Permanent Vegetation	880b	10/2001
Silt Fence	920	4/2012
Sodding	925	12/1994
Stabilized Construction Entrance	930	8/1994
Temporary Concrete Washout Facility	954	6/2009
Temporary Sediment Trap	960	10/2001
Temporary Seeding	965	12/1994
Topsoiling	981	2/1994
Tree Protection	990	4/2000

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(184-001172)

REVISIONS:
05-07-15

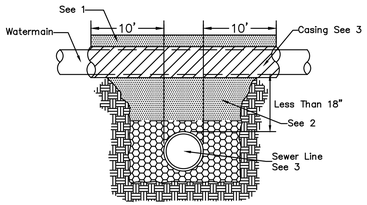
PROPOSED OUTLOT
TINLEY PARK, IL
CONSTRUCTION SPECIFICATIONS

Date: 04-06-15
Scale: AS SHOWN
File Name: 15-021
Drawn: JAR
Checked: DWO
Sheet: 9 OF 11
Project No.: 15-021

WATERMAIN PROTECTION CASE I

WATERMAIN ABOVE SEWER LINE WITH LESS THAN 18" SEPARATION

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



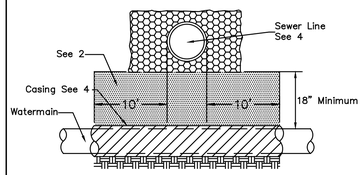
GUIDELINES

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 each side of watermain and pressure test.
4. Point loads shall not be allowed between watermain or watermain casing and sewer.

WATERMAIN PROTECTION CASE II

WATERMAIN BELOW SEWER LINE WITH 18" MINIMUM SEPARATION

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



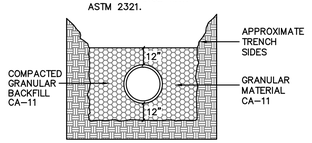
GUIDELINES

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. 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 ten feet each side of watermain and pressure test.

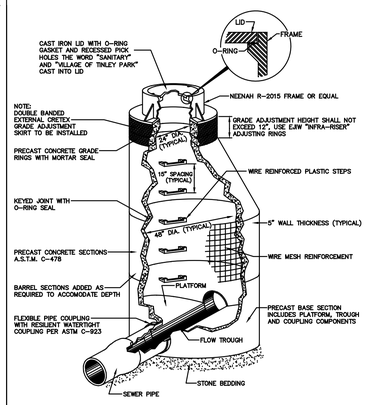
PIPE (FOUNDATION) BEDDING

FOR SANITARY AND STORM SEWER LINES, WATER LINES AND SEWER AND WATER SERVICES FOR PIPE DIAMETERS 6" AND LARGER

NOTE:
V.C.P. – CLASS B BEDDING
PVC OR ABS – CLASS I BEDDING
AND ADDITIONAL BACKFILL
EXTENDING TO 12" OVER THE
PIPE, BACKFILLING SHALL BE
IN ACCORDANCE WITH
ASTM 2321.



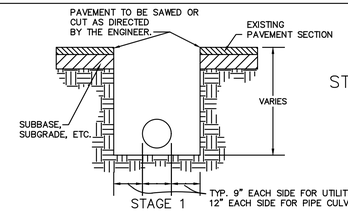
NOTE: MINIMUM DEPTH OF GRANULAR MATERIAL TO EXTEND 12" BELOW THE BOTTOM OUTSIDE OF PIPE BARREL



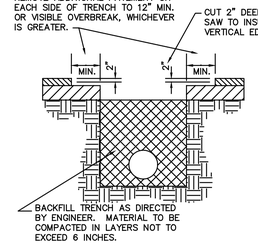
MODERN PRECAST CONCRETE MANHOLE CONSTRUCTION
N.T.S.

STANDARD PAVEMENT PATCHING DETAILS

(STORM DRAIN OR UTILITY INSTALLATIONS BY OPEN CUT ACROSS EXISTING PAVEMENT)
N.T.S.

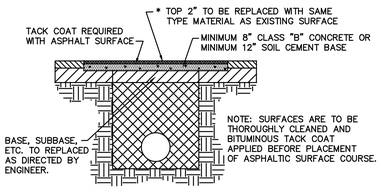


STAGE 1



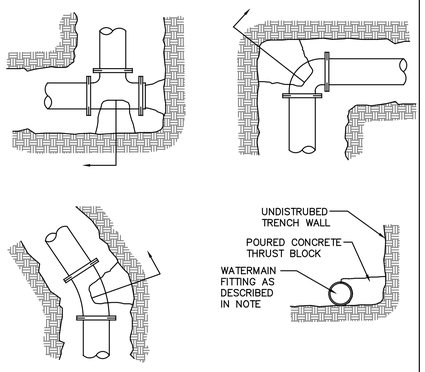
STAGE 2

* WHERE RESURFACING IS REQUIRED ON THE PROJECT, OMIT THE TOP 2" SHOWN, GRADE CONCRETE PATCH SURFACE SAME AS EXISTING SURFACE, WITH THE RESURFACING OVERLAY BEING STAGE 4.



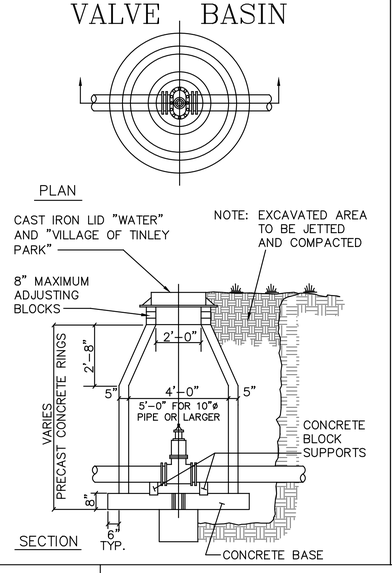
STAGE 3

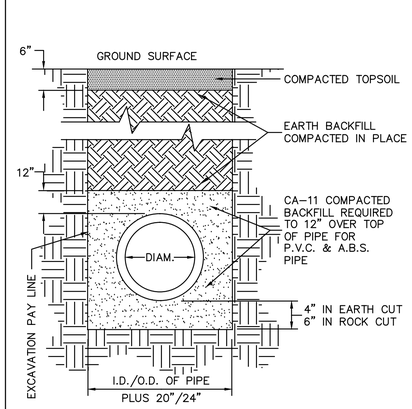
WATERMAIN THRUST BLOCKING



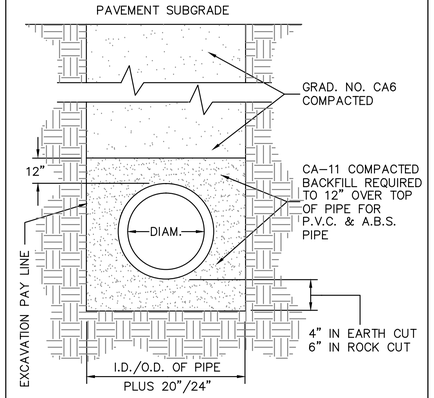
NOTE: THRUST BLOCKING TO PREVENT MOVEMENT OF LINES UNDER PRESSURE AT BENDS, TEES, CAPS, VALVES, HYDRANTS, AND AT POINTS SPECIFIED BY ENGINEER SHALL BE PORTLAND CEMENT CONCRETE, MIN. OF 12" THICK PLACED BETWEEN SOLID GROUND AND FITTING, AND ALL PLUGS SHALL BE THRUST PROTECTED AS SHOWN WHERE CONDITIONS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

VALVE BASIN



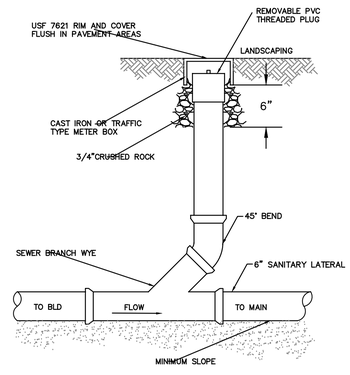


TYPICAL TRENCH SECTION IN GRASS AREAS

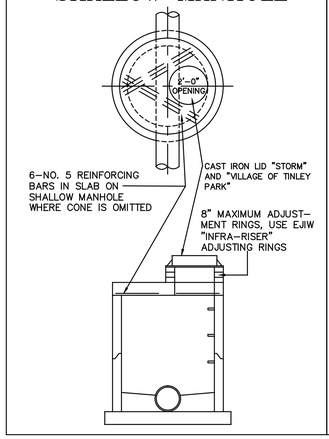


TYPICAL TRENCH SECTION IN PAVED AREAS

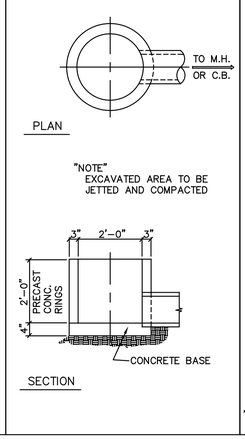
TYPICAL CLEANOUT DETAIL



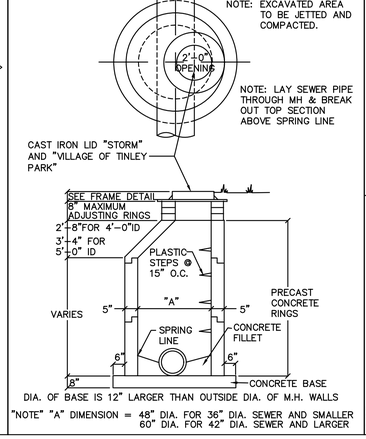
SLAB TOP FOR SHALLOW MANHOLE



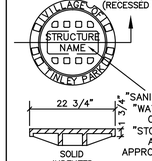
STANDARD INLET



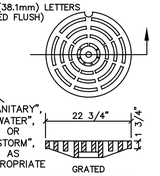
TYPICAL STORM MANHOLE



STYLE B M.H. COVER



STYLE C M.H. COVER



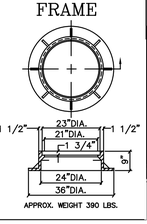
NOTES:
SANITARY MANHOLE FRAMES & COVERS SHALL BE TO THE TINLEY PARK STANDARD NEENAH R-1712 WITH SELF SEALING LIDS "SANITARY" SHALL BE STAMPED ON LIDS, WITH CONCEALED PICK HOLES. VALVE & VAULT FRAMES & COVERS SHALL BE TO THE TINLEY PARK STANDARD NEENAH R-1712 "WATER" SHALL BE STAMPED ON LIDS. STORM MANHOLE FRAMES & COVERS SHALL BE TO THE TINLEY PARK STANDARD NEENAH R-1712 WITH SELF SEALING LIDS "STORM" SHALL BE STAMPED ON LIDS.

"VILLAGE OF TINLEY PARK" SHALL BE ALSO STAMPED ON ALL LIDS IN ADDITION TO "SANITARY SEWER", "WATER" OR "STORM".

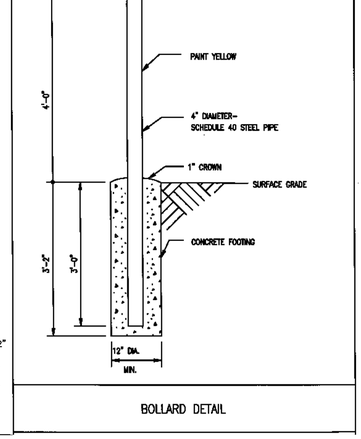
PLASTIC STEPS SHALL BE REQUIRED IN ALL MANHOLES & VALVE & VAULTS IN ACCORDINANCE WITH THE "STANDARD SPECIFICATIONS".

CURB INLET FRAMES SHALL BE STANDARD NEENAH R-3038A OR APPROVED EQUAL.

TYPE B M.H. FRAME



APPROX. WEIGHT 390 LBS.



BOLLARD DETAIL

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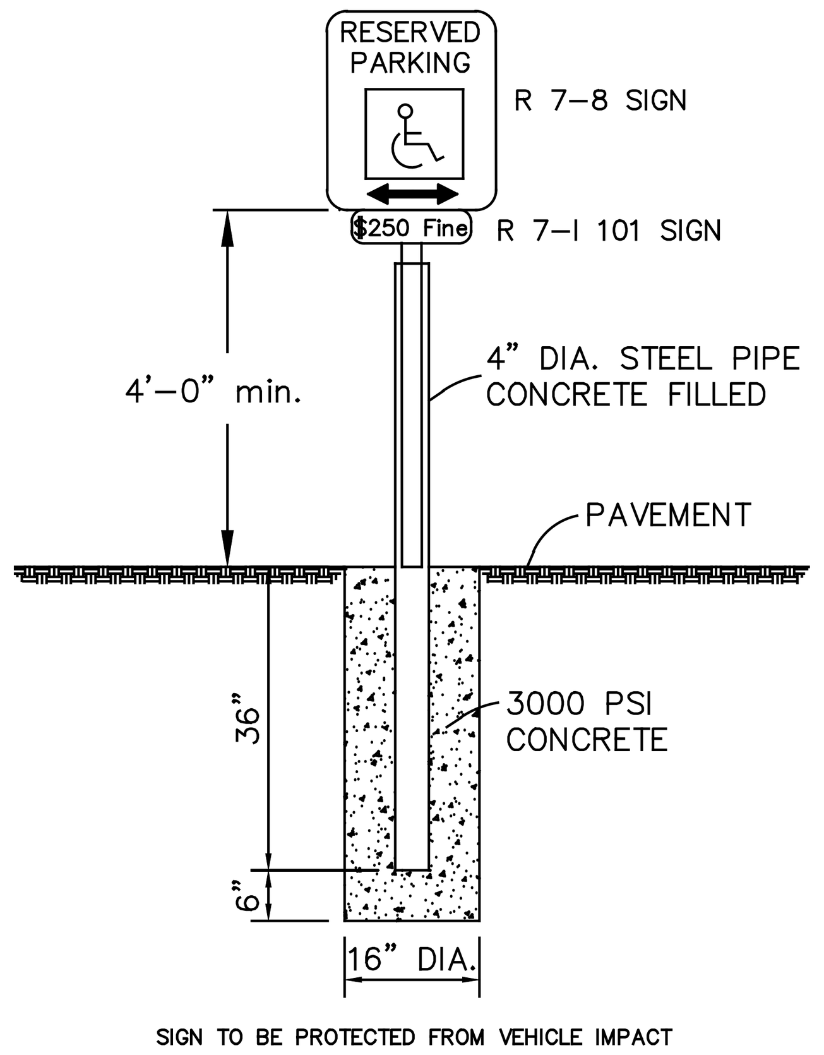
(184-001172)

REVISIONS:
05-07-15

PROPOSED OUTLOT
TINLEY PARK, IL
CONSTRUCTION DETAILS

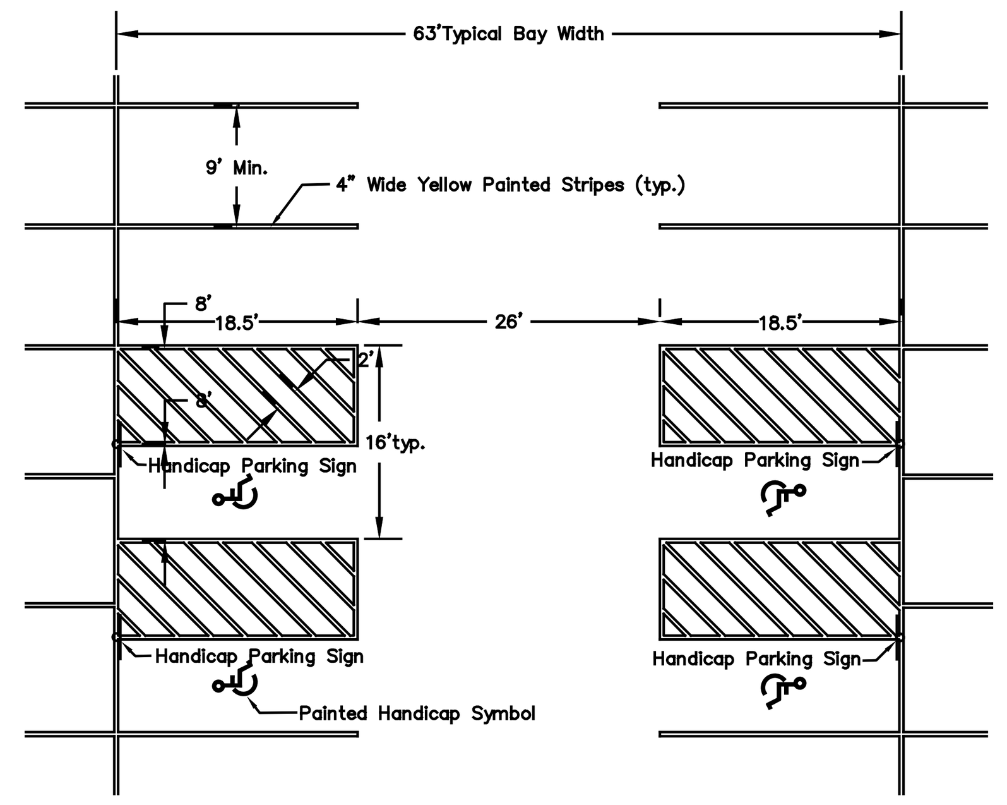
Date: 04-06-15
Scale: AS SHOWN
File Name: 15-021
Drawn: JAR
Checked: DWO
Sheet: 10 OF 11
Project No.: 15-021



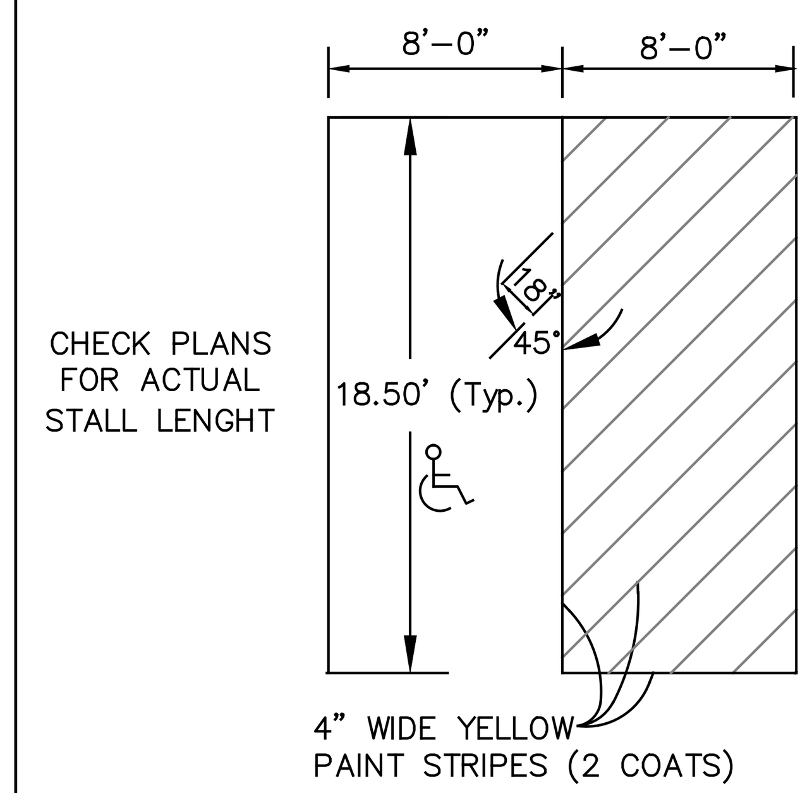
HANDICAPPED SIGN DETAIL
N.T.S.

NOTE: Minimum height to bottom of sign is to be 4'0" per Ill. Rev. Stat. ch 95 1/2 par 11-301.

SIGN TO BE LOCATED NO MORE THAN 5' FROM FRONT OF PARKING STALL.

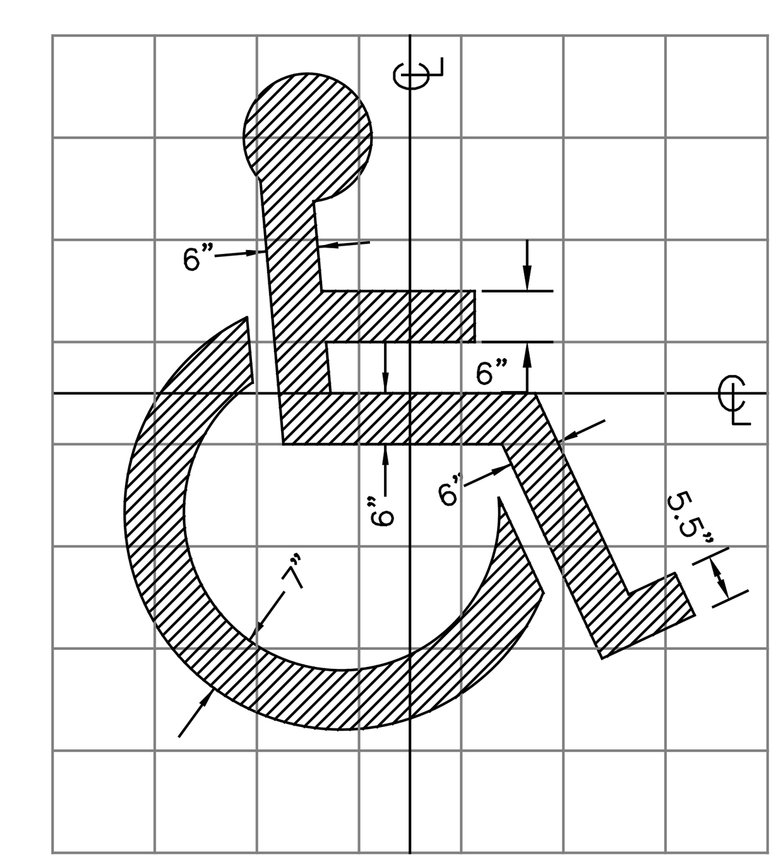


90° Parking Lot Striping Detail



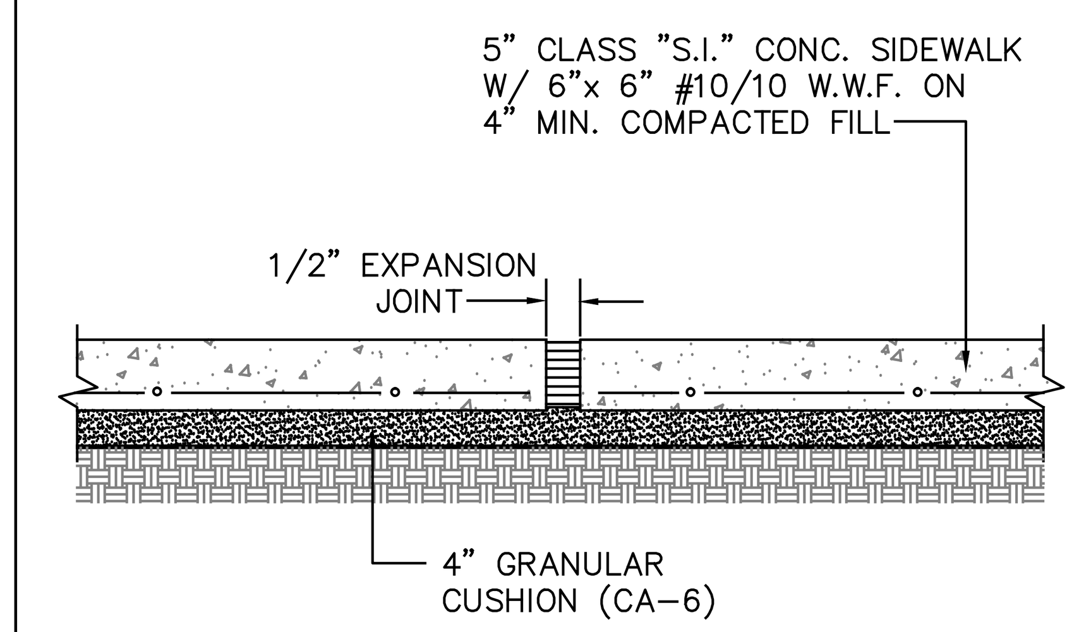
HANDICAPPED STRIPING DETAIL
N.T.S.

SYMBOL SHALL BE PAINTED YELLOW AND TO THE DIMENSIONS SHOWN.

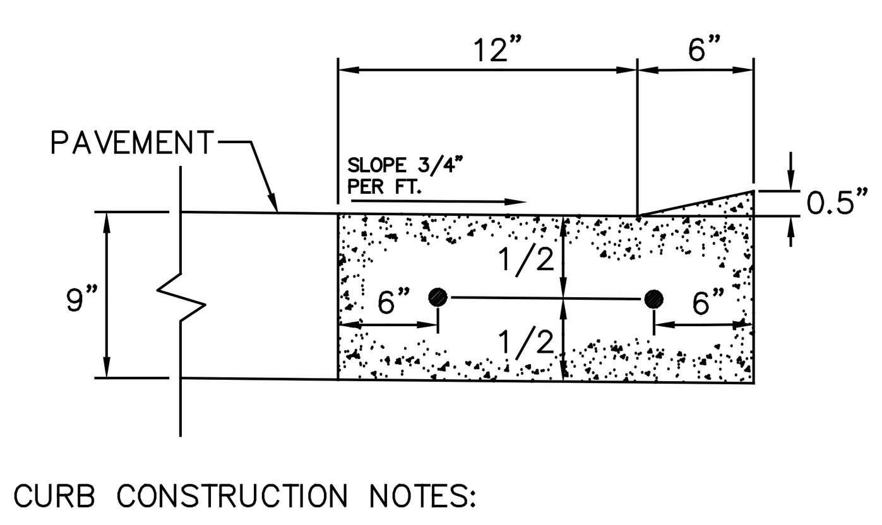


HANDICAP SYMBOL PAINT DETAIL
N.T.S.

SIDEWALK DETAIL



NOTE:
Place 3-#5 reinforcing bars 8 ft. long at all trench crossings. A bar shall be placed at center of walk and 1 ft. on either side.

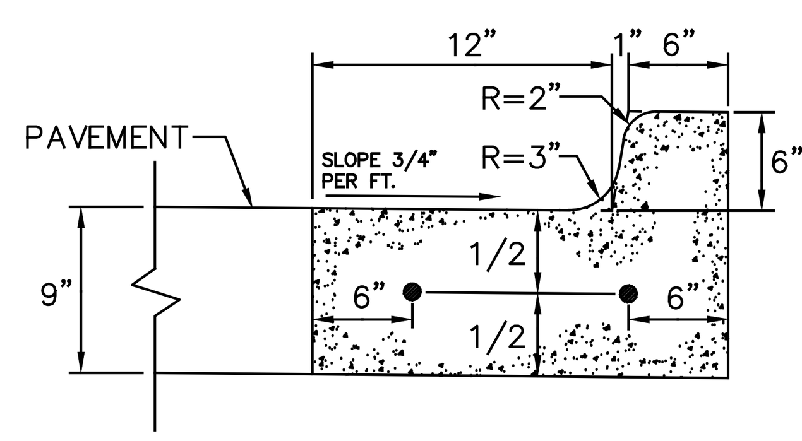


CURB CONSTRUCTION NOTES:

1. At all joints and radii points, provide and install 2-#6 dowell bars 30" long with 5" long 1" diam. dowell caps, bars to be greased. Maximum joint spacing not to exceed 40'.
2. All curb shall be built on a minimum 2" thick granular cushion.
3. Any curb section built over a trench crossing shall be reinforced with two 8' long #5 bars centered over the trench.

SPECIAL DEPRESSED CURB

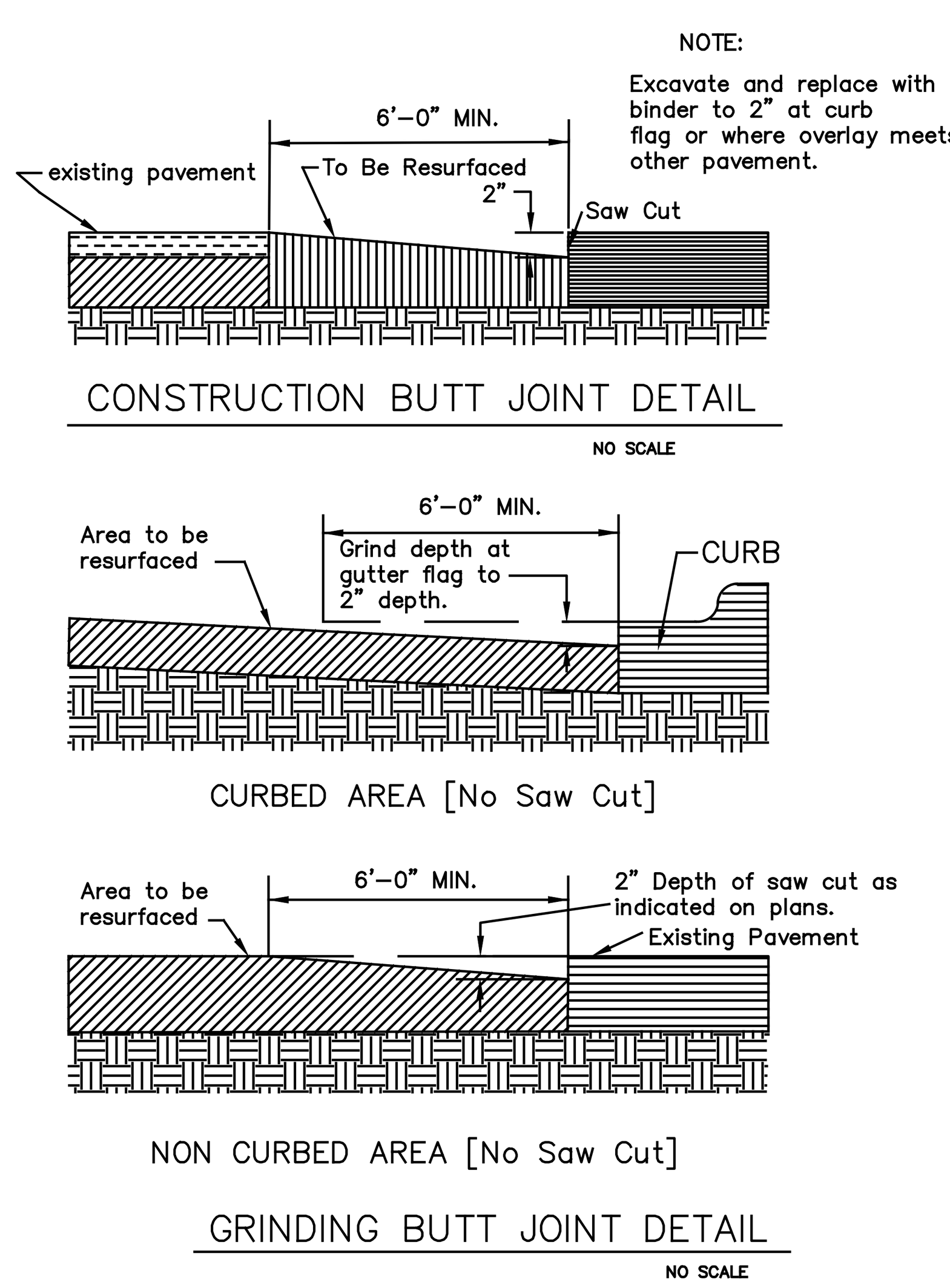
SEE I.D.O.T. STANDARD DETAIL No. 2356-2



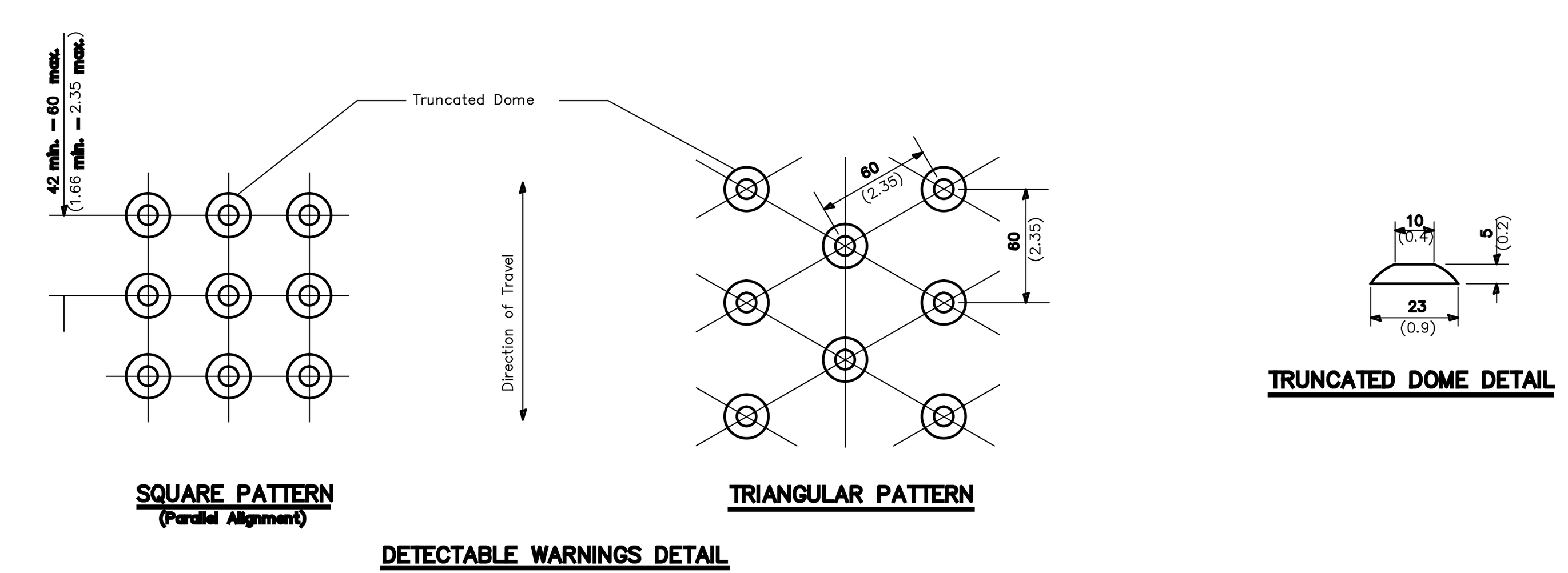
CURB CONSTRUCTION NOTES:

1. At all joints and radii points, provide and install 2-#6 dowell bars 30" long with 5" long 1" diam. dowell caps, bars to be greased. Maximum joint spacing not to exceed 40'.
2. All curb shall be built on a minimum 2" thick granular cushion.
3. Any curb section built over a trench crossing shall be reinforced with two 8' long #5 bars centered over the trench.

TYPICAL B-6.12 BARRIER CURB

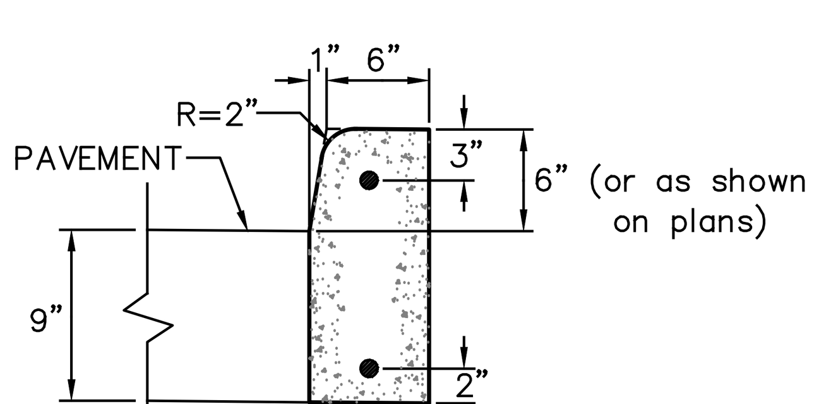


GRINDING BUTT JOINT DETAIL
NO SCALE



NOTE:
ALL DETECTABLE WARNINGS SHALL BE PROVIDED WITH ARMOR TILE POLYMER TILES. INTEGRATED COLORED CONCRETE WARNINGS ARE NOT ALLOWED.

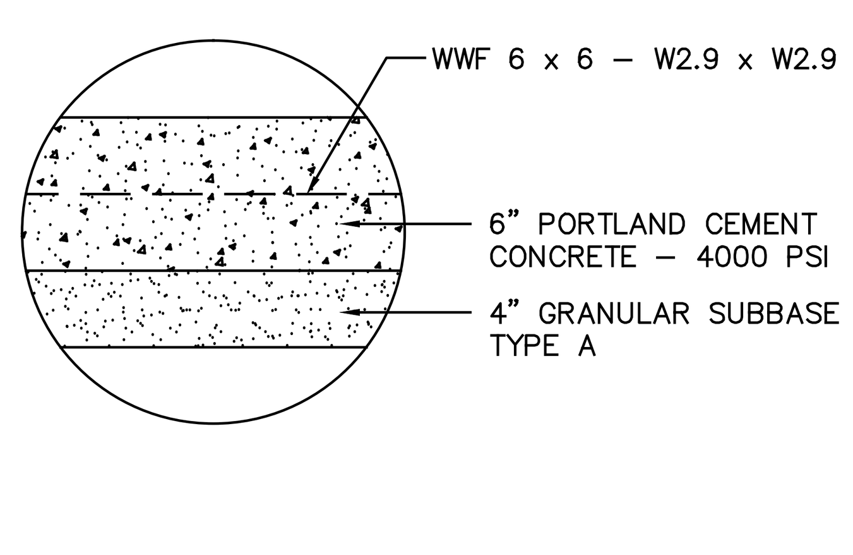
CURB RAMPS FOR SIDEWALKS
STANDARD 424001-04



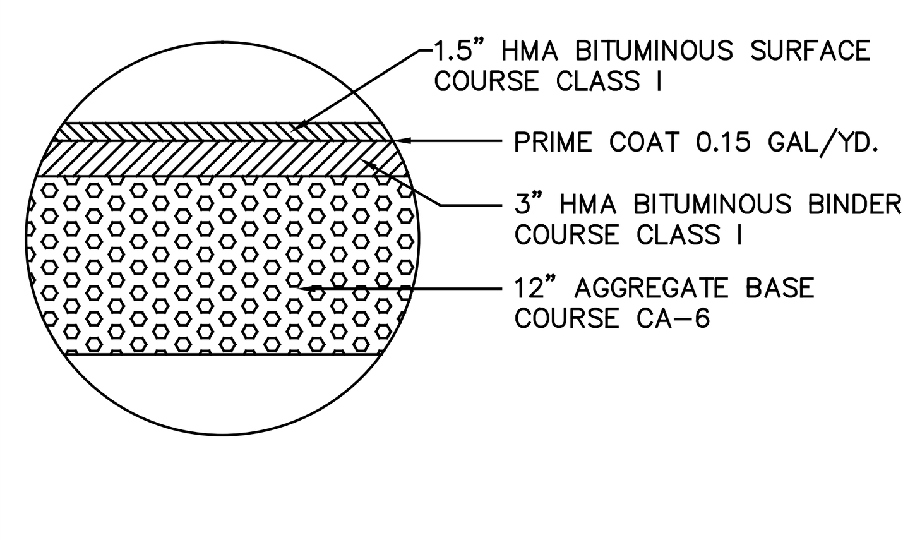
CURB CONSTRUCTION NOTES:

1. At all joints and radii points, provide and install 2-#6 dowell bars 30" long with 5" long 1" diam. dowell caps, bars to be greased. Maximum joint spacing not to exceed 40'.
2. All curb shall be built on a minimum 2" thick granular cushion.
3. Any curb section built over a trench crossing shall be reinforced with two 8' long #5 bars centered over the trench.

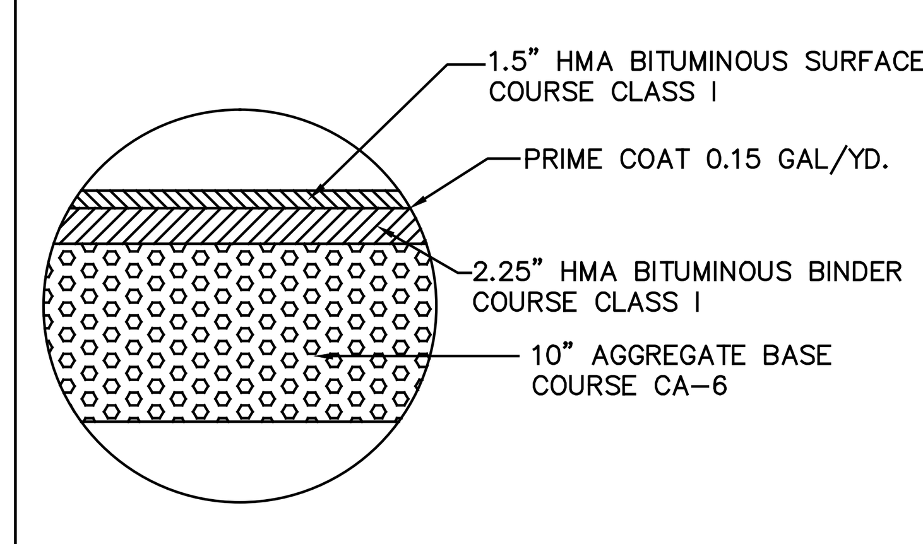
TYPICAL TYPE "B" CURB



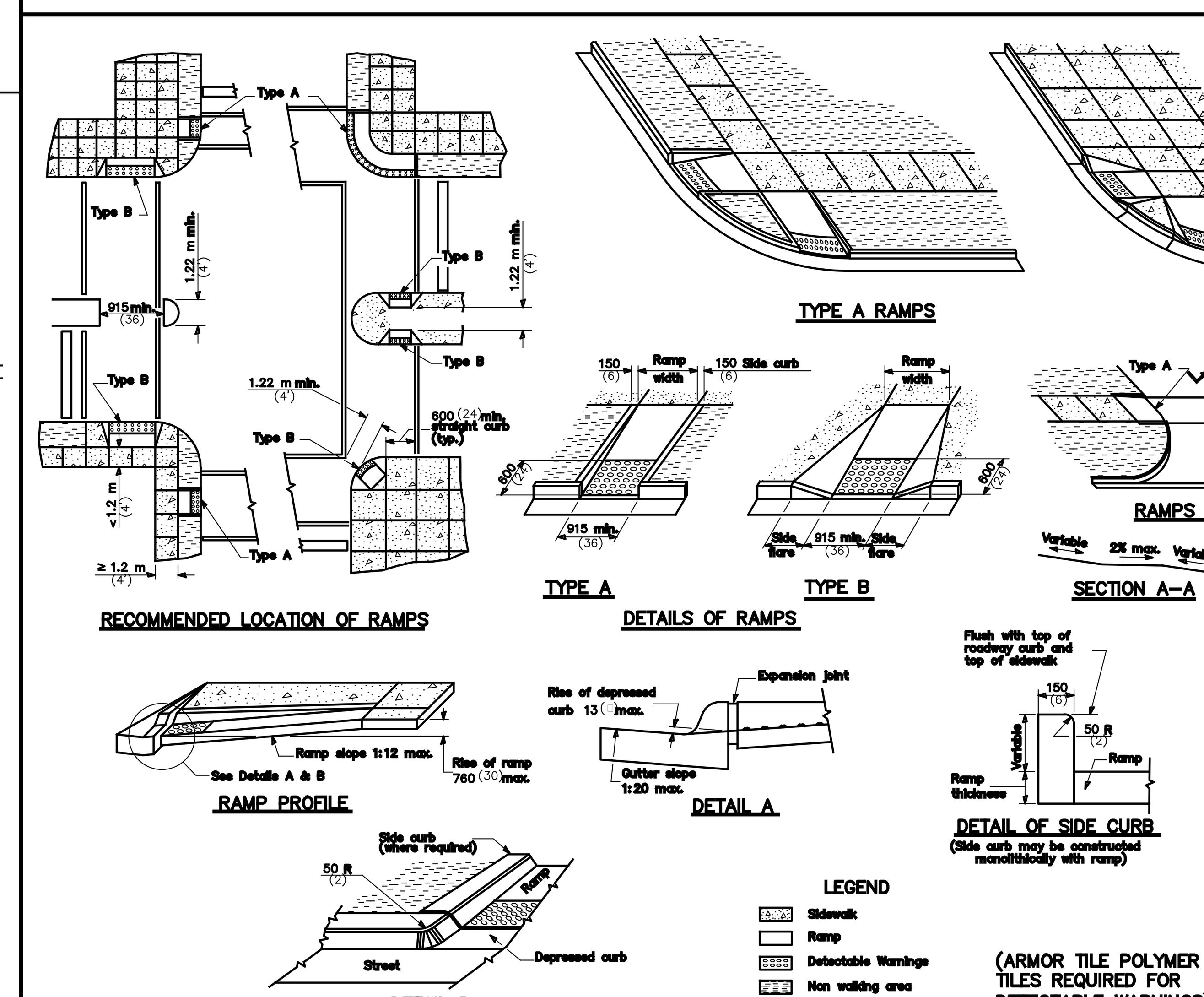
TYPICAL CONCRETE PAVEMENT DETAIL
N.T.S.



HEAVY DUTY ASPHALT PAVEMENT DETAIL
N.T.S.



STANDARD ASPHALT PAVEMENT DETAIL
N.T.S.



GENERAL NOTES

Detectable warnings shall be installed at curb ramps, medians and pedestrian refuge islands, at-grade railroad crossings, transit platform edges, and other locations where pedestrians are required to cross a hazardous vehicular way. Detectable warnings shall also be installed at alleys and commercial entrances when permanent traffic control devices are present.

The maximum slope of the side flare for Type B ramps shall be 1:10; however, if the width of the landing area between the top of the ramp and an obstruction is less than 1.2 m (4'-0") then the maximum slope shall be 1:12.

(ARMOR TILE POLYMER TILES REQUIRED FOR DETECTABLE WARNINGS)

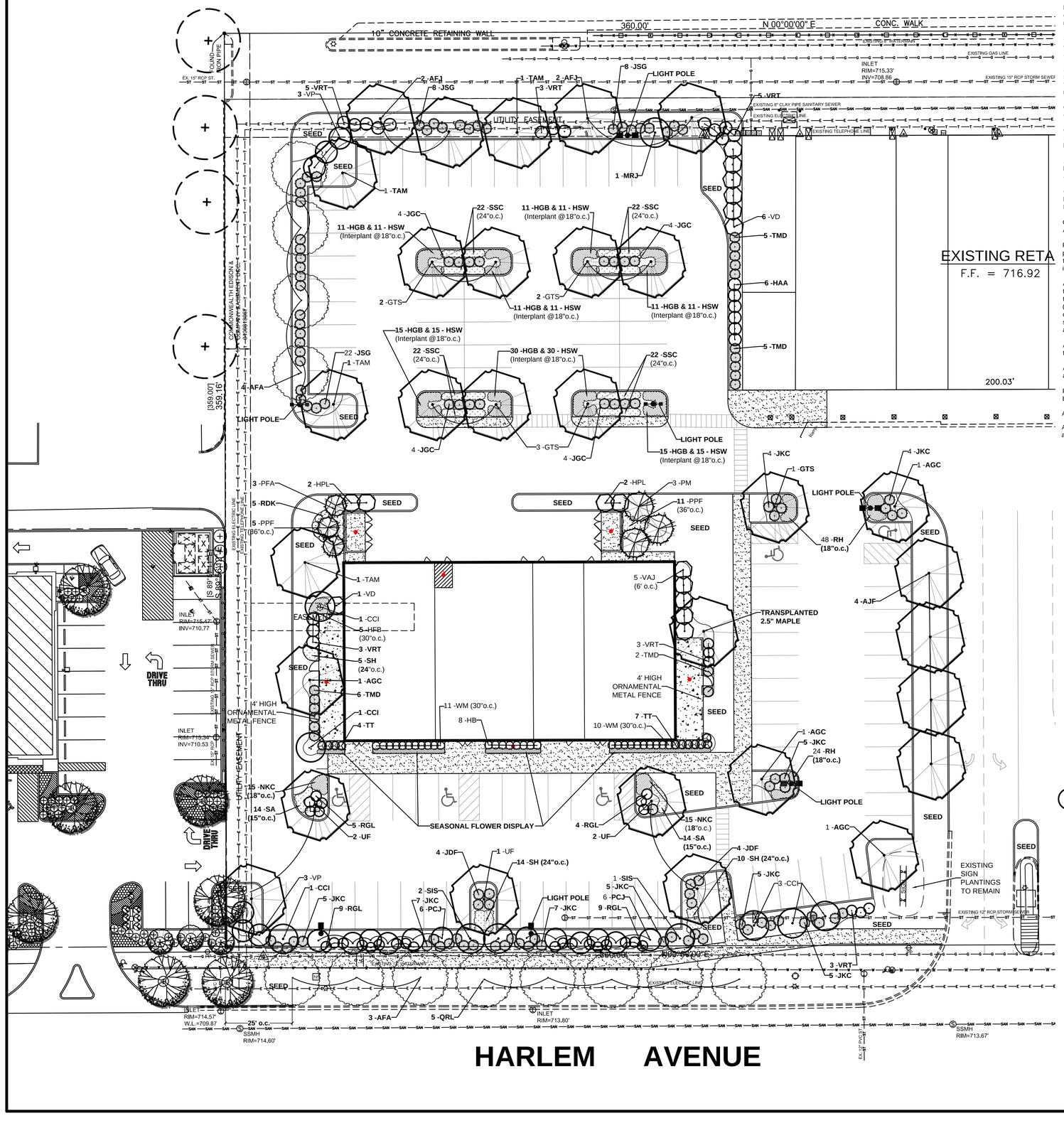
CURB RAMPS FOR SIDEWALKS
STANDARD 424001-04

Joseph A. Schudt & Associates
19350 S. HARLEM AVENUE FRANKFORT, IL 60423
PHONE: 708-720-1000 www.jaseng.com FAX: 708-720-1065
CIVIL ENGINEERING ENVIRONMENTAL LAND SURVEYING LAND PLANNING GPS SERVICES
(184-001172)

REVISIONS:
05-07-15

PROPOSED OUTLOT
TINLEY PARK, IL
CONSTRUCTION DETAILS

Date: 04-06-15
Scale: AS SHOWN
File Name: 15-021
Drawn: JAR
Checked: DWO
Sheet:
11 OF 11
Project No.:
15-021



GENERAL NOTES:

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

Size & grading standards of plant materials 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 (cl.).

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

Quantity lists are supplied as a convenience. However, the contractor should verify all quantities. The drawings shall take precedence over the lists.

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

Contractor shall verify location of all underground utilities prior to digging. For location outside the City of Chicago call "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123.

Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.

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 perennial, ornamental grass, groundcover and annual beds shall be topdressed with a minimum of three inches (3") of mushroom compost. The topdressing 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.

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

Planting beds adjacent to building shall be mulched in their entirety to the building foundation.

All sod shall be of a salt tolerant species with a mineral base.

All plant material shall be guaranteed for one (1) year from the date of acceptance.

PLANT REQUIREMENT CALCULATIONS

HARLEM AVENUE - Arterial Road - 280'
10' Bufferyard 'C'
Calculation: 280' divided by 100 = 2.8 Plant multiplier

Category	Calculation	Provided
Shade Tree (2.5")	2.8 x 5 =14 required trees	14*
Ornamental Tree (2.5" or 6')	2.8 x 2 = 5.6 or 6 required trees	6
Shrubs (24-36")	2.8 x 20 = 56 required shrubs	56

* Overhead Utilities - Understory Trees were substituted for the Canopy Trees

EAST PROPERTY LINE ADJACENT TO COMMERCIAL - 180'
10' Bufferyard 'B'
Calculation: 180' divided by 100 = 1.8 Plant multiplier

Category	Calculation	Provided
Shade Tree (2.5")	1.8 x 3.2 = 5.8 or 6 required trees	5
Ornamental Tree (2.5" or 6')	1.8 x 1.0 = 1.8 or 2 required trees	3
Shrubs (24-36")	1.8 x 16 = 28.8 or 29 required shrubs	29

NORTH PROPERTY LINE ADJACENT TO BUILDING - 143'
10' Bufferyard 'B'
Calculation: 143' divided by 100 = 1.4 Plant multiplier

Category	Calculation	Provided
Shade Tree (2.5")	1.4 x 3.2 = 4.5 or 5 required trees	5 (2 Shade & 3 Evergreens)
Ornamental Tree (2.5" or 6')	1.4 x 1.8 = 2.5 or 3 required trees	3
Shrubs (24-36")	1.4 x 16 = 22.4 or 22 required shrubs	22

NORTH PROPERTY LINE ADJACENT TO PARKING - 112'
5' Bufferyard 'B'
Calculation: 112' divided by 100 = 1.1 Plant multiplier

Category	Calculation	Provided
Shade Tree (2.5")	1.1 x 3.6 = 4 required trees	4
Ornamental Tree (2.5" or 6')	1.1 x 1.2 = 1.3 or 1 required trees	1
Shrubs (24-36")	1.1 x 20 = 22 required shrubs	22

LOT LANDSCAPING - Area of Work = 81,230 sf
Req.: 1 Tree per 10,000 sf
Calculation: 81,230 divided by 10,000 = 8.1 or 8 Trees

Req. No. Trees	Trees Provided
8	8 (4 Shade, 3 Evergreen & 1 Transplant)

TOTAL PARKING LOT GREEN SPACE - 4652 sf

PARKING LOT ISLAND LANDSCAPING - 3536 sf
Req.: 1 Tree & 1 Shrub per 200 sf
Calculation: 3536 divided by 200 = 17.7 or 18

Category	Req. No.	Provided
Shade Tree (2.5")	18	18
Shrubs (24-36")	18	40

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/ TYPE
		DECIDUOUS SHADE TREES		
AFA	7	Acer f.'Armstrong'	Armstrong Freeman Maple	2.5" BB
AFJ	8	Acer f.'Jeffersred'	Autumn Blaze Freeman Maple	2.5" BB
AGC	4	Acer n.'Green Column'	Green Column Black Maple	2.5" BB
GTS	8	Gleditsia t.i.'Skyline'	Skyline Honeylocust	2.5" BB
QRL	5	Quercus x.w. 'Long'	Regal Prince Oak	2.5" BB
TAM	4	Tilia a. 'McKSentry'	American Sentry Linden	2.5" BB
UF	5	Ulmus 'Frontier'	Frontier Elm	2.5" BB
		EVERGREEN TREES		
PFA	3	Picea p. 'Fat Albert'	Fat Albert Colorado Spruce	6' BB
PM	3	Pseudotsuga menziesii	Douglas Fir	6' BB
		DECIDUOUS ORNAMENTAL TREES		
CCI	6	Crataegus crus-galli v. inermis	Thornless Cockspur Hawthorn	6' BB cl.
MRJ	1	Malus 'Red Jewel'	Red Jewel Crabapple	2.5" BB
PCJ	12	Pyrus c.'Jaczam'	Jack Pear	2.5" BB
SIS	3	Syringa r. 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2.5" BB
VP	6	Viburnum prunifolium	Blackhaw Viburnum	6' BB cl.
		DECIDUOUS SHRUBS & SHRUB ROSES		
HAA	6	Hydrangea a.'Annabelle'	Annabelle Hydrangea	#5
HB	8	Hydrangea p.'Bombshell'	Bombshell Hydrangea	#3
HPL	4	Hydrangea p.'Limelight'	Limelight Hydrangea	30"
RGL	27	Rhus a.'Gro-Low'	Gro-Low Sumac	24"
RDK	5	Rosa 'Radtko'	Double Knockout Shrub Rose	#3
VAJ	5	Viburnum d.'Ralph Senior'	Autumn Jazz Viburnum	4' BB
VD	7	Viburnum dentatum	Arrowwood Viburnum	4' BB
VRT	22	Viburnum d. 'Rastzam'	Raspberry Tart Viburnum	30"
WM	21	Weigela f. 'Minuet'	Minuet Weigela	#3
		EVERGREEN SHRUBS		
JDF	8	Juniperus c. 'Daub's Frosted'	Daub's Frosted Juniper	24"/#5
JKC	46	Juniperus c. 'Kallay's Compact'	Kally's Compact Juniper	24"/#5
JGC	16	Juniperus c. 'Gold Coast'	Gold Coast Juniper	24"/#5
JSG	38	Juniperus c. 'Sea Green'	Sea Green Juniper	24"/#5
TMD	18	Taxus m. 'Densiformis'	Dense Yew	24"/#5
TT	11	Thuja o. 'Bail John'	Technito Arborvitae	4' BB
		ORNAMENTAL GRASS		
PPF	16	Panicum v. 'Prairie Fire'	Prairie Fire Switch Grass	#1
SSC	88	Schizachyrium s. 'Carousel'	Carousel Little Bluestem	#1
SA	28	Sesleia autumnalis	Autumn Moor Grass	from 12 flat
SH	29	Sporobulus heterolepis	Praire Drop Seed	#1
		PERENNIALS & GROUNDCOVERS		
HGB	104	Hemerocalis 'Going Bananas'	Going Banahas Dayliliy	#1
HSW	104	Hemerocalis 'Summer Wine'	Summer Wine Dayliliy	#1
HFB	5	Hosta 'Fragrant Bouquet'	Fragrant Bouquet Hosta	#1
NKC	30	Nepeta f. 'Kit Cat'	Kit Cat Catmint	#1
RH	72	Ruellia humilis	Wild Petunia	from 12 flat

MATERIAL & LABOR LIST:

QTY		ITEM	DESCRIPTION
1	LS	Plant Removals	Dispose off-site
1	LS	Transplant	2.5" Maple
660	SY	Seed	Kentucky Bluegrass/Rye Seed Mix w/ AEC Premier Straw Blanket (or equal)
55	CY	Mulch	Shredded Hardwood Bark
14	CY	Mulch	Mushroom Compost

NORTH

SCALE 1" = 20'
0 20 40

LEGEND

- EXISTING TREES
- EXISTING SHRUBS
- 2.5" - DECIDUOUS SHADE TREES
- 2.5" - COLUMNAR SHADE TREES
- 2.5" or 6' - ORNAMENTAL TREES
- 6' - EVERGREEN TREES
- 36" - DECIDUOUS SHRUBS
- 24"/#5 - DECIDUOUS SHRUBS
- 24"/#5 - EVERGREEN SHRUBS
- #1 - ORNAMENTAL GRASSES
- #1 - PERENNIALS or from flats - GROUNDCOVERS

SHEET L-2 : Tree Preservation and Removal Plan

REVISIONS

3	Planning Commission Submittal	5/7/15
2	New Site Plan	4/6/15
1	Village / Client Review	2/25/15

TINLEY PARK PLAZA
NORTH OUT-LOT
TINLEY PARK, IL

STATE OF ILLINOIS
RANDY F. METZ
no. 157-000422
REGISTERED LANDSCAPE ARCHITECT

METZ & COMPANY
LANDSCAPE ARCHITECTURE/SITE PLANNING
826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
Email: metz_landarch@comcast.net

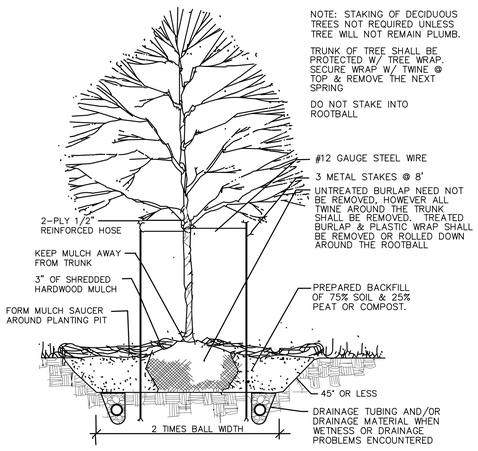
TITLE
LANDSCAPE PLAN

PROJECT NO.:
15-126

DATE: 2-18-2015

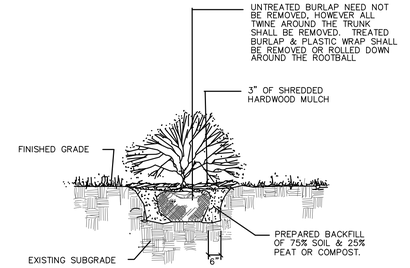
SCALE: 1"=20'

SHEET
L-1



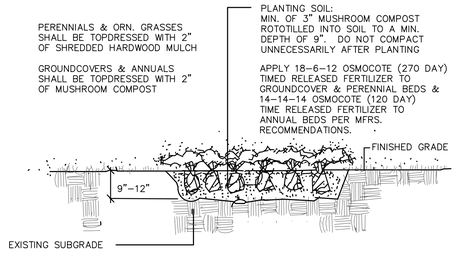
DECIDUOUS TREE

NTS



SHRUBS

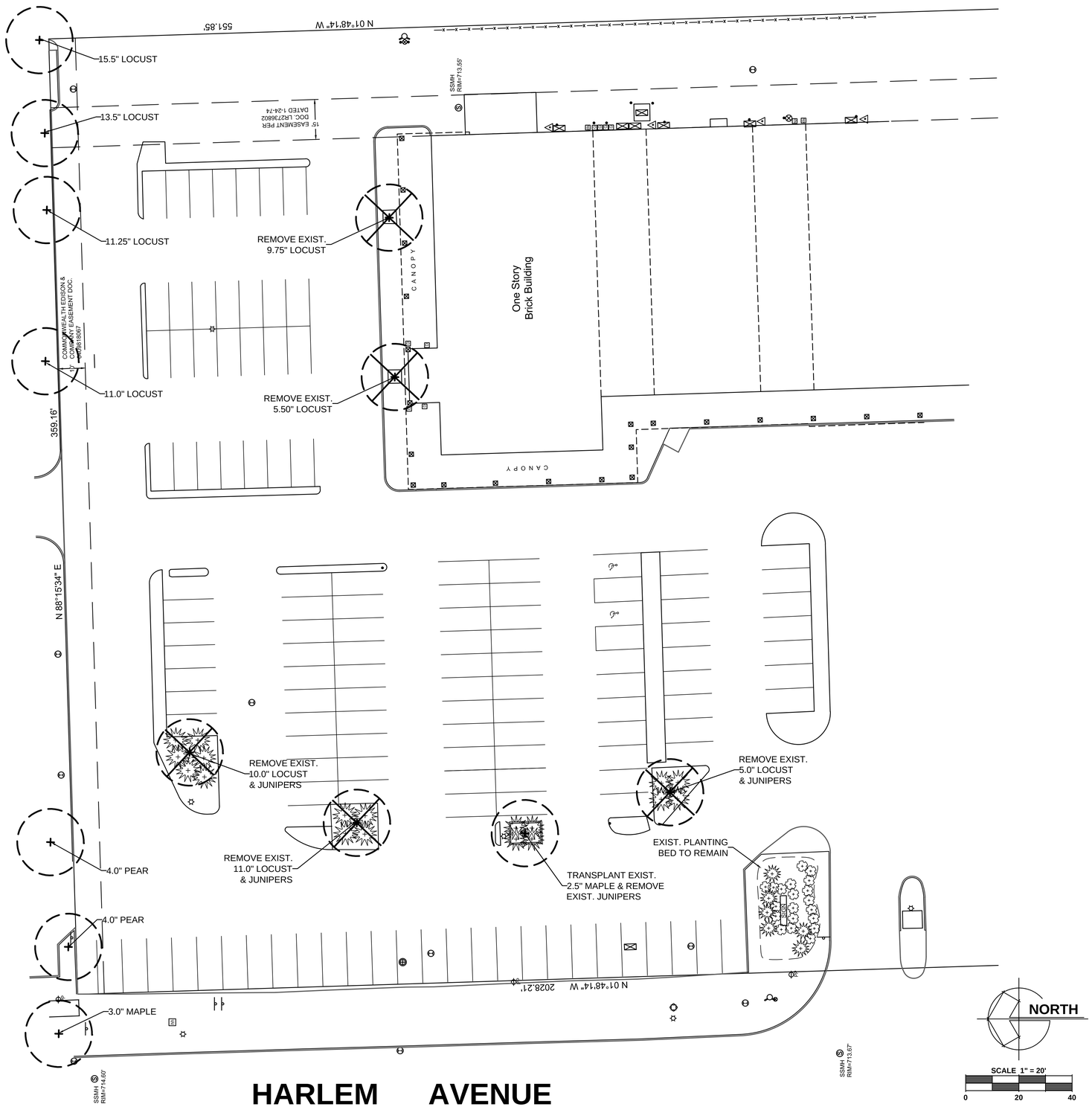
NTS



BED PLANTING DETAIL

(PERENNIALS, ORNAMENTAL GRASSES VINES, GROUNDCOVERS & ANNUALS)

NTS



REVISIONS

1	Village / Client Review	2/25/15

TINLEY PARK PLAZA
NORTH OUT-LOT
TINLEY PARK, IL

METZ & COMPANY
LANDSCAPE ARCHITECTURE/SITE PLANNING
826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
Email: metz_landarch@comcast.net

TITLE

TREE REMOVAL PLAN

PROJECT NO.: 15-126

DATE: 2-18-2015

SCALE: 1"=20'

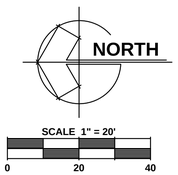
SHEET

L-2

REVISIONS

2	Planning Commission Submittal	5/7/15
1	Village / Client Review	2/25/15

TINLEY PARK PLAZA
NORTH OUT-LOT
TINLEY PARK, IL



METZ & COMPANY
LANDSCAPE ARCHITECTURE/SITE PLANNING
826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
Email: metz_landarch@comcast.net

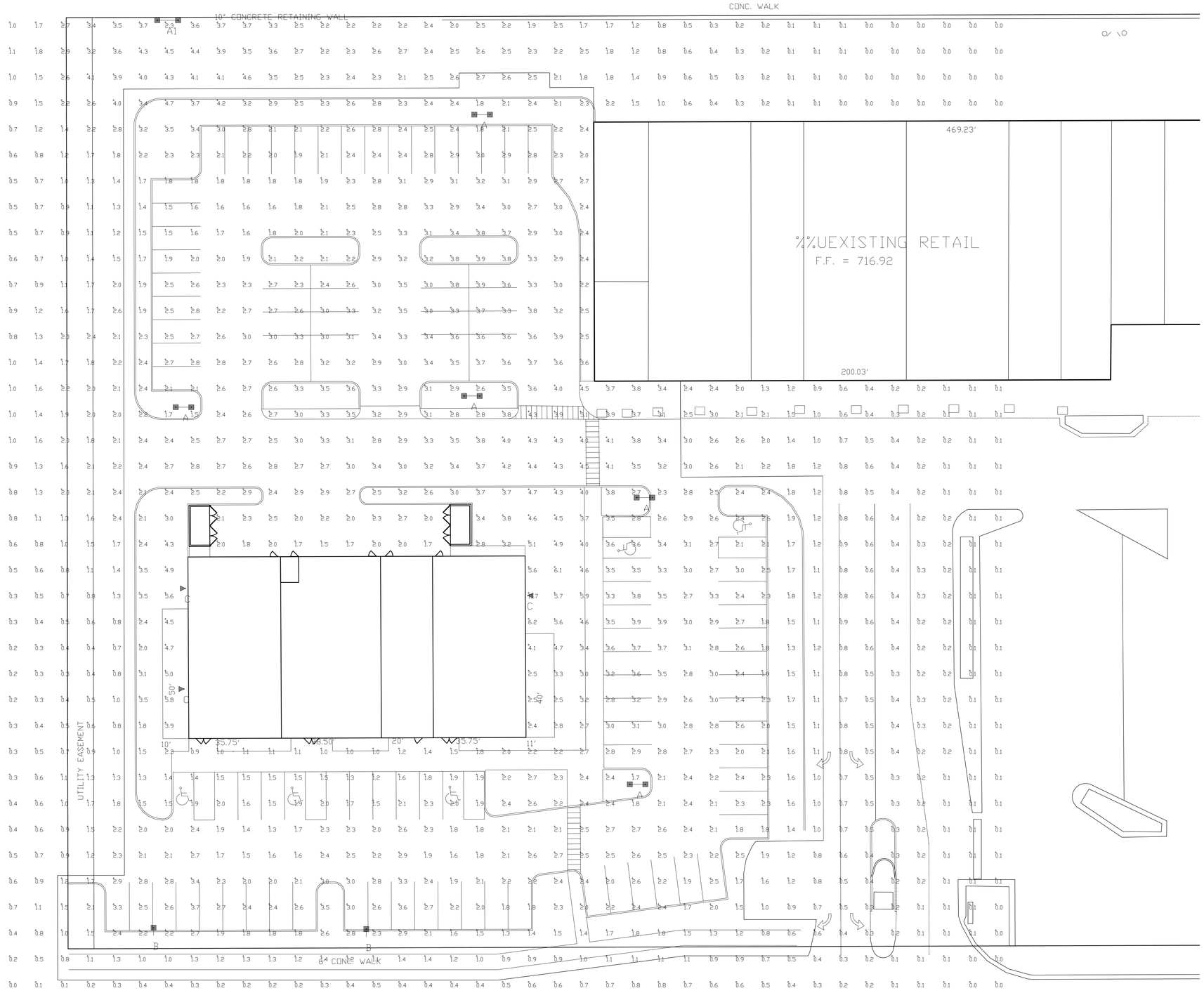
TITLE
COMPOSITE SITE PLAN

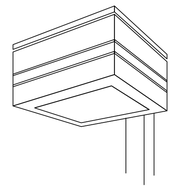
PROJECT NO.: 15-126

DATE: 2-25-2015

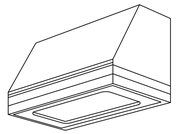
SCALE: 1"=20'

SHEET
SP-1





GREENBRIAR
FLAT LENS
IESNA FULL CUTOFF



GREENBRIAR
WALL SCONCE
IESNA FULL CUTOFF

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
	5	A	D180°	GFM-5-400-PSMVR-F TWIN 180 33' M.H.	0.800	44000	52274	904
	1	A1	D180°	GFM-5-400-PSMVR-F TWIN 180 25' M.H.	0.800	44000	52274	904
	2	B	SINGLE	GFM-FP-400-PSMVR-F SINGLE 33' M.H.	0.800	44000	19628	452
	3	C	SINGLE	GBWS-FT-150-CMH-F 12' M.H.	0.800	13000	7563	185

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	1.88	11.7	0.0	N.A.	N.A.
INSIDE CURB	Illuminance	Fc	2.64	5.1	1.2	2.20	4.25

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.

Total Project Watts
Total Watts = 6883

LSI Industries™
American Innovation Through Technology
A Smart Value for the Future
10000 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3200 • FAX (513) 793-4959

LIGHTING PROPOSAL LD-125995-4

TINLEY PARK PLAZA

TINLEY PARK,IL

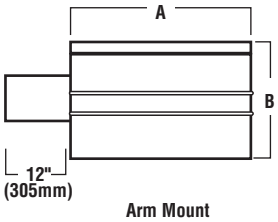
BY:LLS	DATE: 2/17/15	REV: 4-30-15	SHEET 1 OF 1

SCALE: 1"=20' 0 20

GREENBRIAR® - FLAT LENS (Various reflectors are protected by U.S. Patent No. 6,464,378.)

Shown with optional decal striping

DIMENSIONS



Arm Mount

Bracket –
2-bolt Pattern

	A	B
GFM Arm Mount	21-5/8"(549mm)	12-3/4"(324mm)
GFR Arm Mount	21-5/8"(549mm)	16-1/8"(410mm)

LUMINAIRE EPA CHART - Greenbriar Flat Lens

	GFM 12" Bracket	GFR 12" Bracket
Single	3.2	3.8
D180°	6.3	7.6
D90°	5.7	7.6
T90°	8.8	11.4
TN120°	9.0	11.4
Q90°	11.3	15.2

Note: House Side Shield adds to fixture EPA. Consult factory.

HOUSING - The aluminum housing is available in two sizes. Both housings are the same dimensions square, however, the GFR is deeper. Both are finished to produce a clean, sharp appearance, and designed to ensure weather-tight construction. Top-access covers provide ease of installation and servicing.

LENS/GASKET - The flat clear tempered glass lens is sealed to the housing with an EPDM gasket, preventing entry of moisture, dust and insects.

TOP COVER FASTENERS - The four captive stainless steel fasteners secure the top-access cover to the housing.

SOCKETS - Porcelain mogul-base sockets. All sockets are pulse-rated.

LIGHT SOURCES - Pulse-Start Metal Halide, Natural White Pulse-Start Metal Halide, Metal Halide Reduced Envelope, or High Pressure Sodium. Clear lamp is supplied as standard.

BALLASTS - Pulse-Start Metal Halide (200, 250, 320, 400, 750 and 1000 watt), 775 watt Natural White Pulse-Start Metal Halide, Metal Halide, and High Pressure Sodium fixtures feature a high-power factor type CWA ballast. The 575 watt Natural White Pulse-Start Metal Halide fixtures feature HX-HPF type ballasts. All ballasts are designed for -20° F operation.

REFLECTORS/DISTRIBUTION PATTERNS - The series is available in a variety of reflector systems and distribution patterns, all with vertical oriented lamps: **GFR:** Type II (2), Type III (3), Perimeter Forward Throw (FP), Type V (5), Automotive Forward Throw (FA), as well as, ART (Advanced Reflector Technology) optical systems: Automotive Forward Throw (AFT), Automotive Interior (AI), and a high performance Type V (540) for 38' - 42' mounting heights.

GFM: Type II (2), Type III (3), Perimeter Forward Throw (FP), and Type V (5).

All reflectors are field-rotatable, enabling generous flexibility in distribution patterns without moving the fixture. Photometric data is tested in accordance with IESNA guidelines.

BRACKETS - Arm Mount: Use with 5" traditional drilling pattern. 2-1/2" x 5-3/8" x 12" extruded aluminum bracket is shipped standard. An 8" bracket is available for single or D180° configurations, but must be ordered from the Options column of the ordering chart. A Round Pole Plate (RPP2) is required for mounting to 3"–5" round poles. (See Accessory Ordering Information chart.)

FINISHES - Each fixture is finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, white, satin verde green, metallic silver, and graphite.

DECAL STRIPING - LSI offers optional color-coordinated decals in 9 standard colors to accent the fixture. Decal is guaranteed for five years against peeling, cracking, or fading.

PHOTOMETRICS - Please visit our web site at **www.lsi-industries.com** for detailed photometric data.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

American Innovation
American Made
ARRA Funding Compliant
c UL us LISTED wet location
ida International Dark-Sky Association

SHIPPING WEIGHTS - Greenbriar Flat Lens

Catalog Number	Est. Weight (kg/lbs.)	Length (mm/in.)	Width (mm/in.)	Height (mm/in.)
GFM	19/41	635/25	635/25	495/19.5
GFR	26/57	724/28.5	711/28	648/25.5

LSI Industries™

Project Name _____ Fixture Type _____

Catalog # _____

02/04/15

GREENBRIAR® - FLAT LENS

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **GFR 5 1000 PSMV F MT PLP 8BK 20**

Luminaire Prefix	Distribution	Lamp Wattage	Light Source	Lens	Line Voltage	Luminaire Finish	Options
Medium Vertical Burn GFM - Arm Mount	2 – Type II 3 – Type III FP – Perimeter Forward Throw 5 – Type V	200 250 320 400	PSMV – Pulse-Start Metal Halide 200, 250, 320 Watt PSMVR – Pulse-Start Metal Halide Reduced Envelope 400 Watt HPS – High Pressure Sodium 250, 400 Watt	F – Flat Clear Tempered Glass	480 MT – Multi Tap TT – Tri-Tap	BRZ – Bronze BLK – Black PLP – Platinum Plus WHT – White SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver	8BK – 8" Bracket [2] PCI120 – Button-Type Photoelectric Control [3] PCI208 – Button-Type Photoelectric Control [3] PCI240 – Button-Type Photoelectric Control [3] PCI277 – Button-Type Photoelectric Control [3] PCI347 – Button-Type Photoelectric Control [3] LL – Less Lamp **Color Decals** 45 – Light Gold 20 – Charcoal Metallic 55 – Black 94 – Blue Metallic 59 – Dark Green 51 – Dark Red 21 – Tomato Red 50 – White 700 – Aztec Silver Metallic
Reduced Vertical Burn GFR - Arm Mount	2 – Type II 3 – Type III FP – Perimeter Forward Throw FA - Automotive Forward Throw 5 – Type V	400 575 750 775 1000	PSMV – Pulse-Start Metal Halide 400, 750, 1000 [1] Watt NWPSMV – Pulse-Start Metal Halide Natural White 575, 775 Watt MHR - Metal Halide Reduced Envelope 1000 Watt				
	Advanced Reflector Technology Optical Systems: AFT – Automotive Forward Throw AI – Automotive Interior 540 – Type V (38'-42' Mtg. Ht.)	575 750 775 1000	PSMV – Pulse-Start Metal Halide 750, 1000 [1] Watt NWPSMV – Pulse-Start Metal Halide Natural White 575, 775 Watt MHR - Metal Halide Reduced Envelope 1000 Watt				

MT – Multi Tap consists of 120V, 208V, 240V and 277V and is prepared for highest voltage. Alternate voltages will require field adjustment.

TT – Tri-Tap consists of 120V, 277V and 347V and is shipped standard for Canadian applications and is prepared for highest voltage. Alternate voltages will require field adjustment.

Consult Factory for International Voltages and Light Sources

FOOTNOTES:

1- Tri-Tap not available in 1000 Watt PSMV. Voltage must be specified - 120V, 277V or 347V.

2- An 8" bracket can only be ordered with single and D180° configurations.

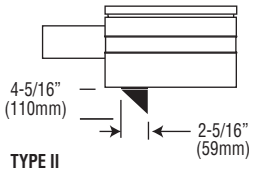
3- On GFR/GFPR photoelectric control can only be used with 400 Watt PSMV.

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

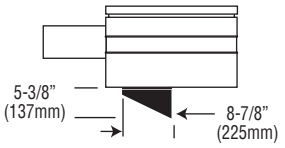
Description	Order Number	Description	Order Number
FK120 - Single Fusing	FK120+	GFR/GFM 2 HSS – House Side Shield	4342901++
FK277 - Single Fusing	FK277+	GFPR/GFPM 2 HSS – House Side Shield	4342901++
DFK208, 240 - Double Fusing	DFK208, 240+	GFR/GFM 3 HSS – House Side Shield	4342902++
DFK480 - Double Fusing	DFK480+	GFPR/GFPM 3 HSS – House Side Shield	4342902++
FK347 - Single Fusing	FK347+	GFR/GFM FP HSS – House Side Shield	4342902++
RPP2 – Round Pole Plate	162914BLK++	GFPR/GFPM FP HSS – House Side Shield	4342902++
BKS-BO-WM-*-CLR Wall Mount Plate	123111CLR	GFR/GFPR FA/AFT HSS – House Side Shield	4342902++

HOUSE SIDE SHIELD

+Fusing must be located in the hand-hole of the pole on GFR/GFPR Series - not in the fixture. ++ Black only.



TYPE II
(4342901)



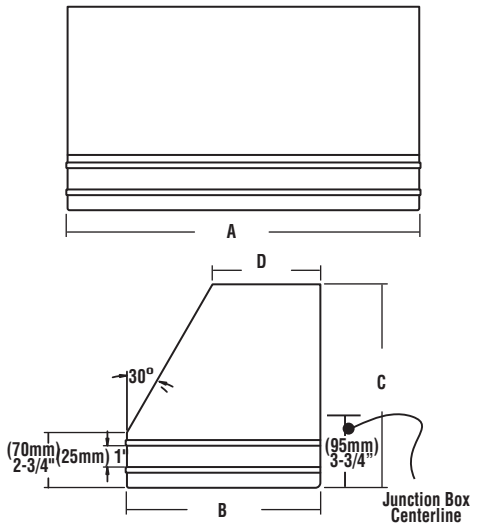
TYPE III AND FORWARD THROW (FA/FP/AFT)
(4342902)

GREENBRIAR® WALL SCONCE (Various reflectors are protected by U.S. Patent No. 6,464,378)

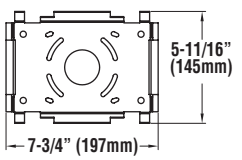
Shown with optional decal striping

Flat-lensed fixtures meet IESNA full cutoff classification

DIMENSIONS



	A	B	C	D
Small	(448mm) 17-5/8"	(244mm) 9-5/8"	(257mm) 10-1/8"	(137mm) 5-3/8"
Medium	(508mm) 20"	(341mm) 13-7/16"	(283mm) 11-5/32"	(218mm) 8-5/8"



Universal Mounting Plate

SHIPPING WEIGHTS - Greenbriar Wall Sconce

Catalog Number	Est. Weight (kg/lbs.)	Length (mm/in.)	Width (mm/in.)	Height (mm/in.)
GBWS-HID	10 / 22	616 / 24.25	394 / 15.5	343 / 13.5
GBWM-HID	15 / 32	616 / 24.25	394 / 15.5	419 / 16.5
GBWS-CFL	8 / 17	616 / 24.25	394 / 15.5	343 / 13.5
GBWM-CFL	11 / 24	616 / 24.25	394 / 15.5	419 / 16.5

c UL us LISTED

wet location (Downlight only)

damp location (Uplight - covered locations only)

ARRA Funding Compliant

American Innovation

American Made

HOUSING - The aluminum housing is available in two sizes and is a rectangular shape. All mounting hardware is stainless steel or electro-zinc plated steel.

WALL MOUNT - A galvanized-steel universal wall mounting plate easily mounts directly to a 4" octagonal or square junction box. An EPDM gasket is supplied to be installed between the mounting plate and junction box, sealing the junction box from entrance of water. The galvanized-steel universal plate allows the fixture to securely attach to the mounting plate using a unique clamping design which is locked into place with two hex-head screws. The universal plate permits the fixture to be mounted in the uplighting position (listed for damp locations) or downlighting position (listed for wet locations).

DOOR FRAME - The aluminum door frame with two stainless steel captive fasteners allows easy access into the fixture. A one piece extruded silicone gasket seals the door frame against the housing. The door swings open and is held in place by a retainer.

LENS/GASKET - A flat clear tempered glass lens, which is sealed to the door frame with EPDM gasketing, is standard. An optional polycarbonate lens is available on most Compact Fluorescent fixtures.

BALLASTS/ELECTRICAL COMPONENTS - Electrical components are factory-mounted in housing and prewired with voltage specific leads which extend out the back of the unit through a rubber grommet. This grommet prevents the entry of insects, dust, and moisture into the fixture. The need to open the fixture to make wiring connections is eliminated, thus making installation quick and easy. UL listed HID components with high-power factor ballasts rated for -20°F starting. Compact Fluorescent ballasts are Electronic Universal Voltage (120-277V 50/60 Hz) or 347V (60 HZ), 0°F starting. Compact Fluorescent fixtures with UE (Universal Electronic) voltage are available with an optional dimming ballast for multiple types of controls such as building lighting controls and occupancy sensors. Available battery back-up of BB (32° starting temperature) and CWBB (0° starting temperature) are 120 or 277 voltage for U.S. applications for 26 watt through 70 watt lamps. Consult factory for available wattages and voltages for use in Canada.

SOCKETS - HID lampholders are glazed porcelain, medium base for the small fixture and mogul base for the medium fixture, 4KV pulse rated. The Compact Fluorescent fixtures feature a one-piece thermoplastic socket.

LIGHT SOURCES - The fixture is designed to operate with horizontal Pulse-Start Metal Halide, Pulse-Start Metal Halide Reduced, Ceramic Metal Halide, Metal Halide, High Pressure Sodium, and single, double or triple Compact Fluorescent lamps. Lamps supplied as standard – HID (clear, shipped installed), and Compact Fluorescent (coated, 4100K).

EMERGENCY OPERATION - A variety of integral emergency options are available to comply with Life Safety Codes which require emergency lighting along the path of egress on the building's exterior, so building occupants can exit safely. Integral Emergency Battery Back-up options are available on Compact Fluorescent units.

REFLECTORS/DISTRIBUTION PATTERNS - Forward Throw (FTM, FT) and Type III (3) reflectors are available on small and medium. Wall Wash (WW) reflectors are also available on small. All are high performance, full cut-off distribution as defined by the IESNA (downlight position only). Photometric data is tested in accordance with IESNA guidelines.

FINISHES - Each fixture is finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, white, satin verde green, metallic silver, and graphite.

DECAL STRIPING - LSI offers optional color-coordinated decals in 9 standard colors to accent the fixture. Decals are guaranteed for five years against peeling, cracking, or fading.

PHOTOMETRICS - Please visit our web site at **www.lsi-industries.com** for detailed photometric data.

LSI Industries™

Project Name _____ Fixture Type _____

Catalog # _____

02/03/15

GREENBRIAR® WALL SCONCE

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **GBWM 3 400 PSMHR F 120 BRZ SQT**

Luminaire Prefix	Distribution	Lamp Wattage	Light Source	Lens	Line Voltage	Luminaire Finish	Options
GBWS (Small)	3 - Type III FT - Forward Throw WW - Wall Wash	50 70 100 150	CMH - Ceramic Metal Halide 150 Watt[1] MH - Metal Halide 50, 70, 100[2], 150[1] Watt HPS - High Pressure Sodium 50[3], 70, 100, 150 Watt	F- Flat Clear Tempered Glass	120 208 240 277 347	BRZ - Bronze BLK - Black PLP - Platinum Plus WHT - White SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver	PCI120 - Button-Type Photocell PCI208 - Button-Type Photocell PCI240 - Button-Type Photocell PCI277 - Button Type-Photocell PCI347 - Button Type-Photocell TP - Tamper Proof[7] PMA - Pole Mount Adaptor for use with square poles (for S or D180 mounting configurations only)[8] Not compatible with EMR1, EMR2, EQ or EQ2 options PMAR - Pole Mount Adaptor for use with round poles (for S or D180 mounting configurations only)[8] Not compatible with EMR1, EMR2, EQ or EQ2 options DIM - CFL Control Voltage Dimming Ballast[9] C - Coated MH or PSMH Lamp except 250 PSMH SQT - Standby Quartz (Time Delay)[10] SQN - Standby Quartz (Non-Time Delay)[10] BB - CFL Battery Back-up[11] CWBB - Cold Weather Battery Back-up[11] LL - Less Lamp
	FTM - Forward Throw Medium	26 32 42	CFL - Compact Fluorescent Single 26, 32, 42 Watt CFL2 - Compact Fluorescent Double 26, 32, 42 Watt	F- Flat Clear Tempered Glass FPC - Flat Clear Polycarbonate[4]	UE - Universal Electronic (120-277V 50/60Hz) 347[6]		
	WW - Wall Wash		CFL - Compact Fluorescent Single 26, 32, 42 Watt				
GBWM (Medium)	3 - Type III FT - Forward Throw	250 320 400	PSMH - Pulse Start Metal Halide 250, 320 Watt PSMHR - Pulse Start Metal Halide Reduced 400 Watt HPS - High Pressure Sodium 250, 400 Watt	F- Flat Clear Tempered Glass	120 208 240 277 347 480		**Color Decals** 45 - Light Gold Metallic 20 - Charcoal Metallic 94 - Blue Metallic 59 - Dark Green 21 - Tomato Red 55 - Black 50 - White 51 - Dark Red 700 - Aztec Silver Metallic
		26 32 42 57 70	CFL - Compact Fluorescent Single 57, 70 Watt CFL2 - Compact Fluorescent Double 57, 70 Watt CFL3 - Compact Fluorescent Triple 26, 32, 42 Watt	F- Flat Clear Tempered Glass FPC - Flat Clear Polycarbonate[4,5]	UE - Universal Electronic (120-277V 50/60Hz) 347[6]		
					Consult Factory for International Voltages and Light Sources		

FOOTNOTES:

1- 150 MH must be used for downlight only.

2- Supplied with a HX-HPF transformer as standard. Also available with a 120/277 volt CWA transformer. Consult factory.

3- 50 Watt HPS is not available in TT or 347V.

4- FPC lens is not available with EMR options.

5- If a polycarbonate lens is required on an Uplight Medium fixture in 70 CFL2 or 42 CFL3, the glass lens with Polycarbonate Shield (GBWM PLS) accessory must be ordered.

6- 347V CFL is not available with dimming ballast (DIM) option. Consult factory for battery back-up (BB) options.

7- Tamper-proof Screwdriver must be ordered separately. (See Accessory Ordering Information)

8- Use with 5" traditional drilling pattern.

9- CFL Dimming Control by others.

10- HID lamp wattages 50 and 70 are supplied with a 50 watt, 120V quartz lamp. HID lamp wattages 100 through 250 are supplied with a 100 watt, 120V quartz lamp. HID lamp wattages of 320 & 400 are supplied with a 250 watt, 120V quartz lamp.

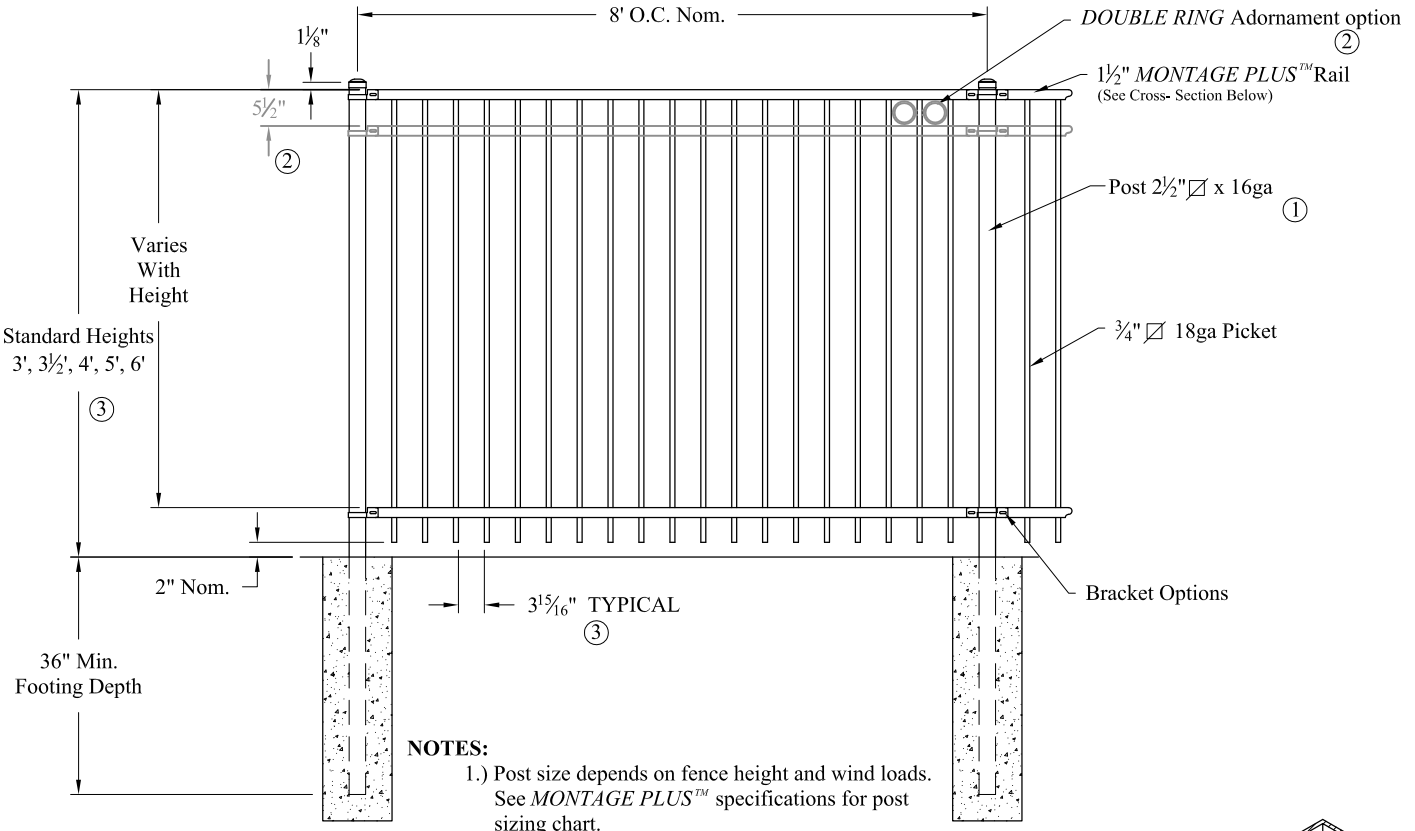
11- Battery Back-up available on single, double and triple 120 or 277 voltage specific units for U.S. applications. Please change Line Voltage of UE to 120 or 277 when ordering this option. On double and triple units, one lamp will be energized by Battery Back-up (BB) option. Consult factory for specific Means of Egress job application compliance.

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number
FK120 - Single Fusing	FK120+
FK277 - Single Fusing	FK277+
DFK208, 240 - Double Fusing	DFK208, 240+
DFK480 - Double Fusing	DFK480++
FK347 - Single Fusing	FK347+

Description	Order Number
GBWS PLS - Polycarbonate Shield for Small	172786
GBWM PLS - Polycarbonate Shield for Medium	172787
SW BLK - Surface Wiring Box	173156BLK+++
SCD - Tamper-proof Screwdriver	477974

+ Available on HID fixtures only. Fusing to be installed in a compatible junction box supplied by contractor.
++ Available on HID Medium fixture only. Fusing to be installed in a compatible junction box supplied by contractor.
+++SW BLK not compatible with PMA or PMAR option.

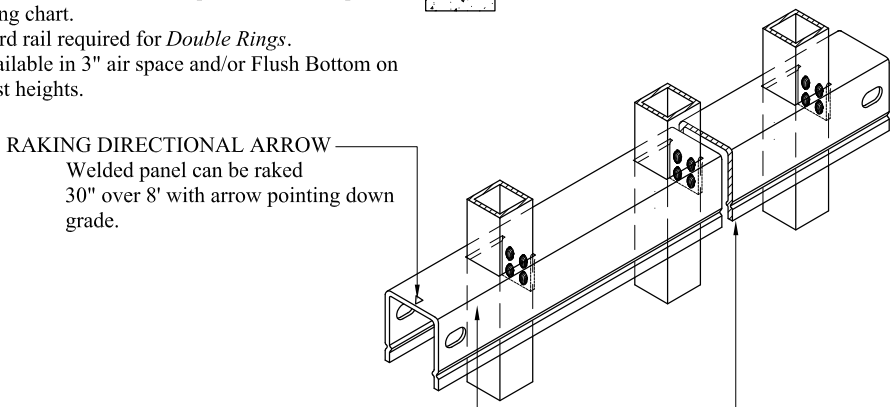


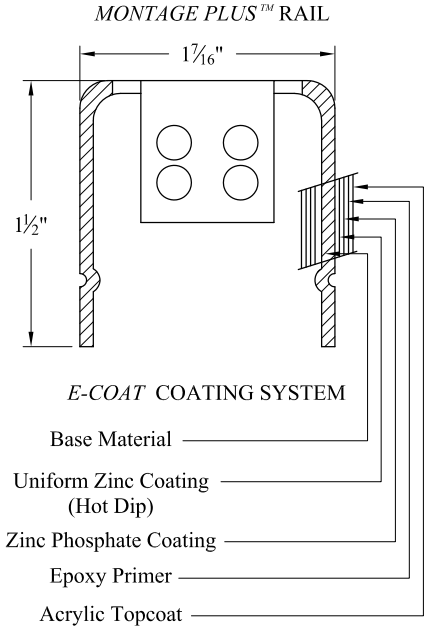
NOTES:

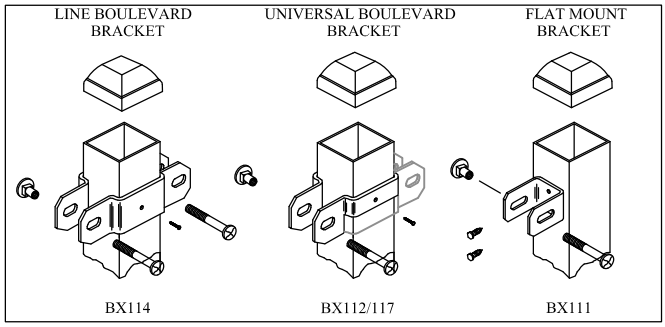
1.) Post size depends on fence height and wind loads. See *MONTAGE PLUS™* specifications for post sizing chart.

2.) Third rail required for *Double Rings*.

3.) Available in 3" air space and/or Flush Bottom on most heights.







COMMERCIAL STRENGTH WELDED STEEL PANEL

PRE-ASSEMBLED

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

1RMISO

Title: **MONTAGE PLUS MAJESTIC 2/3-RAIL**

DR: CI	SH . 1of 1	SCALE: DO NOT SCALE	
CK: ME	Date 6/28/10		REV: e

AMERISTAR®
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HUBBARDTON FORGE®

305894

Banded

Outdoor sconces with glass options: Banded aluminum

Dimensions

Height	20.8"
Width	7.8"
Projection	6.5"
Backplate	20.8" x 7.8"
Mounting Height (Vertical)	10.4"
Can	19.7 X 7.2

Glass/Shade Options

G37
H37
ZW37
ZX37

G - Opal , **H** - Stone , **ZW** - Soft Amber , **ZX** - Pearl

Bulb Options

Standard Bulb (max) 305894
Socket: medium
Bulb: (1) A-19, 100 watt

Fluorescent Bulb 305894F
Socket: fluorescent: GU24
Bulb(Included): (1) GU24 fluorescent, 13 watt

LED 305894D

LED:	LED - GU24, 12W Bulb, 800lm
CCT:	3000K
CRI:	Min 90
Input:	
Dimming:	Yes

UL/CUL Listing
Outdoor Wet

envisor
screening systems

An affordable solution for equipment screening is finally here...

Envisor equipment screens now offer architects the flexibility to create affordable, elegant, **customized screening solutions** that integrate with their building design, all with **no rooftop penetration**.

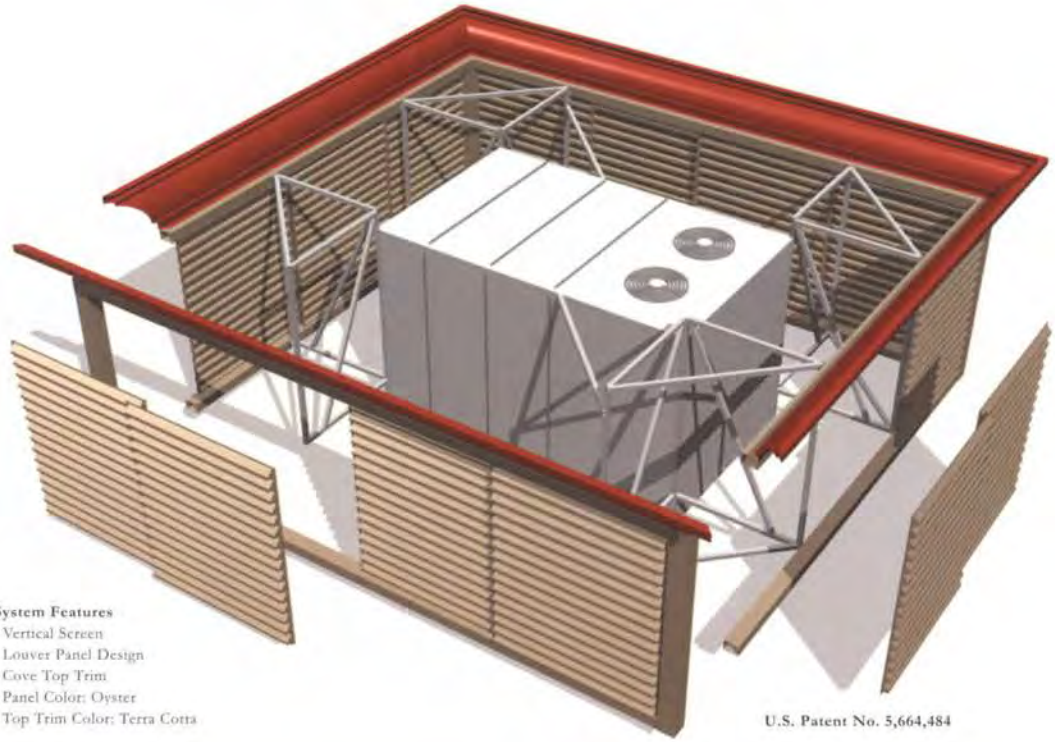
Our patented equipment screens also provide a viable solution for **municipal screening code requirements** on everything from HVAC units to chillers, air handlers, power exhausts, roof stacks, communication equipment, dumpsters - you name it!

The Ohio State University Foundation - Columbus, Ohio

52" Louver Panels

Customizing a screen to fit your needs is easy...

Simply choose between canted or vertical, decide on a panel design, select a top trim (optional), and pick a color. It's that simple! **We can customize any feature** to your particular design requirements, including custom panel designs, custom colors, and custom top trim designs. If you don't see what you need, tell us what you want. We'll build it for you.



System Features
- Vertical Screen
- Louver Panel Design
- Cove Top Trim
- Panel Color: Oyster
- Top Trim Color: Terra Cotta

U.S. Patent No. 5,664,484

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