AGENDA FOR REGULAR MEETING
VILLAGE OF TINLEY PARK
PLAN COMMISSION

June 15, 2017 – 7:30 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue

Regular Meeting Called to Order
Pledge of Allegiance
Roll Call Taken
Communications
Approval of Minutes: Minutes of the June 1, 2017 Regular Meeting

Item #1 **PUBLIC HEARING (Continued from June 1, 2017): THE RESIDENCE AT BROOKSIDE GLEN – SOUTHWEST CORNER OF MAGNUSON LANE AND 191ST STREET – SITE PLAN APPROVAL AND SPECIAL USE PERMIT**

Consider granting Site Plan Approval and consider recommending that the Village Board grant the Petitioner, Andrea Crowley of Griffin & Gallagher, LLC on behalf of Karli Mayher and KJM-Vandenberg Brookside Joint Venture, a Special Use Permit for a Substantial Deviation from the Brookside Glen Planned Unit Development and any related Exceptions to develop a one hundred forty-four (144) unit multi-family residential project at the properties generally located west of Magnuson Lane and John Michael Drive.

The Plan Commission will immediately close the Public Hearing to allow for this item to be discussed at a larger venue. In accordance with advance notice requirements, a new Public Hearing has been scheduled as a Special Meeting of the Plan Commission on Wednesday, June 28, 2017 at 7:30 p.m. at Andrew High School (9001 W. 171st Street, Tinley Park, Illinois 60487).

Item #2 **PORTILLO'S DRIVE-THRU MODIFICATION – 15900 HARLEM AVENUE – SITE PLAN APPROVAL**

Consider granting Site Plan Approval to the Applicant, Wendy Hunter of Hunter Development Group on behalf of Portillo's Hot Dogs, LLC, for a modification to the existing drive-thru lane and related site improvements.

Item #3 **TINLEY PARK DISTRIBUTION CENTER #7 – SOUTHWEST CORNER OF I-80 & RIDGELAND AVENUE – SITE PLAN APPROVAL**

Consider granting Site Plan Approval to the Applicant, Don Schoenheider of Hillwood on behalf of I-80 Commerce Center No. 2, LLC, for a 295,690 square foot industrial building and related site improvements.

Good of the Order
Receive Comments from the Public
Adjourn Meeting

MINUTES OF THE PLAN COMMISSION

VILLAGE OF TINLEY PARK,
COOK AND WILL COUNTIES, ILLINOIS

JUNE 1, 2017

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on June 1, 2017 at 7:30 p.m.

PLEDGE OF ALLEGIANCE:

ROLL CALL

Plan Commission:	Mark Moylan Kevin Bergthold Peter Kroner (arrived at 7:41 p.m.) Tim Stanton Ken Shaw Ed Matushek III, Chairman
Absent Plan Commissioner(s):	Anthony Janowski Lori Kappel
Village Officials and Staff:	Michael Glotz, Trustee Michael Mangin, Trustee Paula Wallrich, Interim Community Development Director Barbara Bennett, Commission Secretary Patrick Connelly, Village Attorney

CALL TO ORDER

PLAN COMMISSION CHAIRMAN MATUSHEK called to order the Regular meeting of the Plan Commission for June 1, 2017 at 7:30 p.m.

COMMUNICATIONS

APPROVAL OF MINUTES

Minutes of the May 18, 2017 regular meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER STANTON to approve the Minutes. The Motion was approved unanimously by voice call. CHAIRMAN MATUSHEK declared the Motion approved.

DRAFT

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

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

SUBJECT: **MINUTES OF THE JUNE 1, 2017 REGULAR MEETING**

ITEM #1: **PUBLIC HEARING: PARALLEL VERIZON CELL TOWER – 6775 PROSPERI DRIVE – SITE PLAN APPROVAL, SPECIAL USE PERMIT, AND A VARIATION FOR MAXIMUM HEIGHT**

Consider granting Site Plan Approval and consider recommending that the Village Board grant the Petitioner, Kathleen Groark of Insite Inc. as agent for PI Tower Development LLC, Parallel Infrastructure, and Verizon Wireless, a Special Use Permit for a new personal wireless service facility (cell tower) in the southeast corner of the site at 6775 Prosperi Drive in the ORI (Office and Restricted Industrial) Zoning District. The Village of Tinley Park proposes to co-locate antennas on the aforementioned cell tower which brings the overall height of the cell tower to one hundred fourteen feet (114'); therefore, the Petitioner also requests a fourteen foot (14') Variation from Section III.V.2.a. of the Zoning Ordinance where the maximum allowable height for a personal wireless service facility is one hundred feet (100').

Present were the following
Plan Commissioners: Mark Moylan
Kevin Bergthold
Peter Kroner
Tim Stanton
Ken Shaw
Ed Matushek III, Chairman

Absent Plan Commissioner(s): Anthony Janowski
Lori Kappel

Village Officials and Staff: Paula Wallrich, Interim Community Development Director
Barbara Bennett, Commission Secretary
Patrick Connelly, Village Attorney

Guest (s): Kathleen Groark, Insite Inc.

A Motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER STANTON to open the Public Hearing on PARALLEL VERIZON CELL TOWER – 6775 PROSPERI DRIVE SITE PLAN APPROVAL, SPECIAL USE PERMIT, AND A VARIATION FOR MAXIMUM HEIGHT. The Motion was approved unanimously by voice call. CHAIRMAN MATUSHEK declared the Motion approved.

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

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

DRAFT

PAULA WALLRICH, Interim Community Development Director, stated Ms. Kathleen Groark of Insite Inc. is in attendance and is seeking Site Plan Approval, a Variation for 14' and a Special Use Permit for a new personal wireless service facility (cell tower). Per the Village Ordinance, anytime a new tower is being erected it requires a Special Use and Public Hearing. The maximum height for a cell tower is 100'. She noted that the Village needs several Public Safety antennas in this area and is requesting use of the tower which will extend the tower by 14'. The height of the proposed tower is 114'; the last 14' is to accommodate the Village.

The Applicant proposes to locate the new cell tower at the southeast corner of the site. The site is owned by Community Services Foundation (CSF), which is a nonprofit agency that provides services to individuals with intellectual disabilities and chronic mental health disorders. The property is located off Oak Park Avenue, south of I-80 and is currently zoned ORI surrounded by M-1 (General Manufacturing) to the north, west, and east, and ORI and M-1 to the south. To the southeast is the Hollywood Amphitheater. The proposed plans indicate a 6' fence, Staff recommends am 8' PVC vinyl fence which the applicant has agreed to.

At the last meeting landscaping improvements were discussed. The southeast area of the property is all naturalized wetland area, so there is no need for additional landscaping in this area. Staff has recommended the bufferyard on the north side of the building be enhanced to meet the original plans for this area and meet the bufferyard requirements.. The Applicant has agreed to do that and Staff will review the plan as part of the occupancy permit.

The Village utilizes an outside consultant to review the RF studies; their analysis supported Verizon's claim of need for this area. Parallel Infrastructure/Verizon has provided the "proof of need" for the Prosperi Drive Tower Site noting that there is an existing need for increased communications capability especially during concerts and other outside events that occur in this area. MS. WALLRICH noted that open items have been satisfied.

KATHLEEN GROARK, Insite Inc., gave a presentation regarding the proposed Parallel Verizon Cell Tower.

COMMISSIONER KRONER requested MS. GROARK inform the property owner that he would like the families of their clients that work in the facility know of the plan to erect the Cell Tower. MS. GROARK replied that this has been done.

COMMISSIONER SHAW asked about the capacity on the tower. He also asked about the landscape plan. MS. GROARK replied there could be another carrier on the tower depending on the needs of the carrier.

MS. WALLRICH discussed the Standards for the Site Plan Approval, Special Use and Variations.

MS. WALLRICH noted that the issue of adequate landscaping is the most significant outstanding item at this time. Staff is suggesting the approval be conditioned upon final approval of the Landscape Plan with Staff.

MS. WALLRICH stated that when the Commission reviews the Special Use Standards they may wish to consider impact on neighboring property. She noted this is 2000' away from the closest residential.

CHAIRMAN MATUSHEK hearing no further comment he asked for a Motion to close the Public Hearing.

A Motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER MOYLAN, to close the Public Hearing on PARALLEL VERIZON CELL TOWER – 6775 PROSPERI DRIVE – SITE PLAN APPROVAL, SPECIAL USE PERMIT, AND A VARIATION FOR MAXIMUM HEIGHT. The Motion was approved unanimously by voice call. CHAIRMAN MATUSHEK declared the motion approved.

CHAIRMAN MATUSHEK, hearing no further comment, he asked for a Motion on the Site Plan Approval.

A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER KRONER to recommend that the Village Board grant the Applicant, Kathleen Groark of Insite, Inc. as agent for PI Tower Development LLC, Parallel Infrastructure, and Verizon Wireless, Site Plan Approval for ground equipment accessory to a personal wireless service facility (cell tower) at 6775 Prosperi Drive within the ORI (Office and Restricted Industrial) Zoning District in accordance with plans as noted on the List of Reviewed Plans within the Staff Report. The Plan Commission also adopts the Standards for Site Plan Approval proposed in the Staff Report and discussed at this meeting.

…with the following conditions:

1. That the Applicant installs an eight foot (8') tall vinyl privacy fence around the ground equipment.
2. That the final Landscape Plan be approved by Village Staff prior to release of the Building Permit.

AYE: PLAN COMMISSIONERS TIM STANTON, PETER KRONER, KEN SHAW, KEVIN BERGTHOLD, MARK MOYLAN, AND CHAIRMAN ED MATUSHEK

NAY: None

ABSENT: PLAN COMMISSIONERS ANTHONY JANOWSKI AND LORI KAPPEL

The Motion was approved unanimously by roll call. CHAIMAN MATUSHEK declared the Motion approved.

CHAIRMAN MATUSHEK, hearing no further comment, asked for a Motion on the Special Use Permit.

A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER SHAW to recommend that the Village Board grant the Applicant, Kathleen Groark of Insite, Inc. as agent for PI Tower Development LLC, Parallel Infrastructure, and Verizon Wireless, a Special Use for a personal wireless service facility (cell tower) at 6775 Prosperi Drive within the ORI (Office and Restricted Industrial) Zoning District. The Plan Commission also adopted the Findings of Fact proposed in the Staff Report and discussed at this meeting.

AYE: PLAN COMMISSIONERS TIM STANTON, PETER KRONER, KEN SHAW, KEVIN BERGTHOLD, MARK MOYLAN, AND CHAIRMAN ED MATUSHEK

NAY: None

ABSENT: PLAN COMMISSIONERS ANTHONY JANOWSKI AND LORI KAPPEL

The Motion was approved unanimously by roll call. CHAIMAN MATUSHEK declared the Motion approved.

CHAIRMAN MATUSHEK, hearing no further comment, asked for a Motion on the Variation.

DRAFT

A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER SHAW to recommend that the Village Board to grant the Applicant, Kathleen Groark of Insite, Inc. as agent for PI Tower Development LLC, Parallel Infrastructure, and Verizon Wireless, a fourteen foot (14') Variation from Section III.V.2. of the Zoning Ordinance where the maximum allowable height for a personal wireless service facility (cell tower) is one hundred feet (100'). This Variation will allow the cell tower to be maximum height of one hundred fourteen feet (114') in order to accommodate the Village of Tinley Park's antennas at the top of the monopole. The Plan Commission also adopts the Findings of Fact proposed in the Staff Report and discussed at this meeting.

AYE: PLAN COMMISSIONERS TIM STANTON, PETER KRONER, KEN SHAW, KEVIN BERGTHOLD, MARK MOYLAN, AND CHAIRMAN ED MATUSHEK

NAY: None

ABSENT: PLAN COMMISSIONERS ANTHONY JANOWSKI AND LORI KAPPEL

The Motion was approved unanimously by roll call. CHAIMAN MATUSHEK declared the Motion approved.

DRAFT

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

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

SUBJECT: **MINUTES OF THE JUNE 1, 2017 REGULAR MEETING**

Item #2: **PUBLIC HEARING: THE RESIDENCE AT BROOKSIDE GLEN – SOUTHWEST CORNER OF MAGNUSON LANE AND 191ST STREET – SITE PLAN PPROVAL AND SPECIAL USE PERMIT**

Consider granting Site Plan Approval and consider recommending that the Village Board grant the Petitioner, Andrea Crowley of Griffin & Gallagher, LLC on behalf of Karli Mayher and KJM-Vandenberg Brookside Joint Venture, a Special Use Permit for a Substantial Deviation from the Brookside Glen Planned Unit Development and any related Exceptions to develop a one hundred forty-four (144) unit multi-family residential project (a.k.a. The Residences at Brookside Glen) fort the properties generally located west of Magnuson Lane and John Michael Drive.

Present were the following
Plan Commissioners: Mark Moylan
Kevin Bergthold
Peter Kroner
Tim Stanton
Ken Shaw
Ed Matushek III, Chairman

Absent Plan Commissioner(s): Anthony Janowski
Lori Kappel

Village Officials and Staff: Paula Wallrich, Interim Community Development Director
Barbara Bennett, Commission Secretary
Patrick Connelly, Village Attorney

Guest(s): Andrea Crowley, Griffin & Gallagher, LLC
Karli Mayher, KJM-Vandenberg Brookside Joint Venture
Scott Shalvis, The Shalvis Group
Carole Ruzich
Steve Gregory

A Motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER KRONER to open the Public Hearing on THE RESIDENCE AT BROOKSIDE GLEN – SOUTHWEST CORNER OF MAGNUSON LANE AND 191ST STREET – SITE PLAN PPROVAL AND SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION. The Motion was approved unanimously by voice call. CHAIRMAN MATUSHEK declared the Motion approved.

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

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

COMMISSIONER STANTON stated due to his earlier notification at the Workshop held on May 18, 2017, he abstains.

CHAIRMAN MATUSHEK stated he had a notification to read on COMMISSIONER JANOWSKI'S behalf:

> Dear Planning Commissioners:
>
> I sincerely apologize, but unfortunately I will not be in attendance for tonight's meeting. I would like to express as previously mentioned at the last meeting, that many children are graduating on June 1st in the Tinley Park community, my son, as well is one of these individuals graduating. The residents are an impactful component of any public hearing and this solidifies a positive force in building our community in its entirety. With many residents not available to attend due to the school graduation conflict, consideration should conveyed in making transparent decisions on agenda items that are being proposed at the June 1st Plan Commission meeting that can impact our community.
>
> Sincerely,
> COMMISSIONER TONY JANOWSKI

CHAIRMAN MATUSHEK noted this meeting is a Public Hearing. The Plan Commission does not have the power to approve this; all we can do is make recommendations to the Village Board to do the approval. If we conclude this Public Hearing tonight, it will be up for approval at the Village Board meeting on June 20. If the Public Hearing is continued it will be up for approval at the Village Board meeting on July 11 for First Reading and July 18 for approval.

ATTORNEY PATRICK CONNELLY noted the procedure.

- Staff will present their report.
- Petitioner will then give their presentation.
- The Commission will have a chance to discuss among themselves.
- Public Comments.

This Commission is here to make zoning decisions based on the Village Code and State law.

PAULA WALLRICH, Interim Community Development Director, stated the original PUD was approved in 1990 with a Substantial Deviation approved in 2000 which provided for 22 buildings with 16 units in each structure for a total of 352 dwelling units. To-date thirteen (13) of these buildings have been constructed ((208 dwelling units) thereby leaving nine structures of 16 units (144 units total) approved for construction in the subject area. . The Applicant is requesting the same density as approved (144) but instead of 9 buildings, they are asking for 2 buildings. The Applicant will provide information on the amenities they plan on providing. When there is a Planned Unit Development (PUD) regular zoning district regulations are suspended and a variance of Code is looked at as an Exception rather than a Variation which involves certain findings and also establishes precedence. She noted that when you review exception requests you do it in the context of the original PUD rather than the strict rules of variations of underlying zoning districts.

The History of this property is:

- In 1989 the PUD was part of a Pre-Annexation agreement, Ordinance 89-0-052. There was a variety of land uses considered.

- In 1990 the annexation agreement was approved as Resolution 90-R-002.
- In 2000, a Substantial Deviation from the PUD was approved for twenty-two 16 unit condo buildings.
- In 2001, Final Plat for buildings 1-7 was approved
- In 2002, Final Plat for buildings 8 & 9 was approved.
- In 2004, Final Plat for building 10-13 was approved
  (MS. WALLRICH noted that with the original approval which provided for 22 buildings of 16 units each, the remaining 9 buildings are located on the subject property and noted as buildings 14-22 on the PowerPoint)
- Between 2004 and 2007 there were various proposals that came before the Village on the subject parcel..
- In 2007 there was a proposal for 9 two story (8 unit) townhome buildings with one 4-story, 16 unit structure for a total of 88 dwelling units. It did not receive a positive recommendation from the Plan Commission due to architecture and orientation of buildings.
- In 2014 there was a proposal for 123 3-story row house buildings - 17 buildings in all. This went through several meetings of the Plan Commission and at that time they were unaware of the pipeline, so the project stopped and never went to Village Board for approval.
- In July 2016 the current proposal submitted an application. The first submittal did not include underground parking; instead separate rows of garages bordered the property. Since that time Staff has been working with the Applicant to improve the site plan and the architecture of the project.

The Zoning on the property dates back to 1990 when the Annexation Agreement for the property noted it as R-6. She reminded the Commission of her earlier comment that zoning regulations of the district are suspended with a Planned Unit Development.

The property is bordered by the ComEd transmission lines to the west, B-3 PD to the east, R-5 PD to the south and southeast and R-2 PD to the far south. This site is located within the Urban Design Overlay District.

MS. WALLRICH presented an exhibit which indicated distances to the nearest existing townhome to the garages is 195' and 198'to the front of the building.

A Market Study was delivered today from Tracy Cross & Associates. It will be posted on the Village web site.

The Site Plan Review shows 2 multi-family residential structures and a club house. The buildings follow the curve of the Magnuson Lane which helps to mitigate the impact and scale of the buildings. The Applicant has provided an updated Site Plan based on comments from the 5/18/2017 Plan Commission meeting. The revised Site Plan is different from the previous one because it shows the southern access point being combined. Additionally, parking has been land banked nearest the proposed private dog park to reduce the number of vehicles near the adjacent townhomes and the area closest to Magnuson Lane to effectively place all parking behind the building setback. Constructed parking has been provided will be 2 parking spaces per unit with land banking totaling a ratio of 2.5 spaces per unit.

The setback in the Urban Design Overlay District (UD-1) is set at 20' as a maximum. Building 1 is 20 to 24' and building 2 is 22 to 36'. The point of the Urban Design Overlay District, which establishes a maximum front yard setback of 20', is to make sure we are not lining the front of these buildings on the street with parking. These setbacks are consistent with the existing buildings. She also noted that the UD-1 is intended to provide specific design standards for non-residential buildings; however, Staff

elected to apply the intent of these standards to this project due to the scale of the project and the desire to protect the streetscape and eliminate its possible dominance by parking.

The Applicant has submitted some changes to the landscape plan based on our Landscape Architect's consultant. They have agreed to meet the intent of all Code Requirements. She noted that special attention will be paid for the area between the dog park and the back of the townhouses and will request the use of evergreens.

There will be 2 parking spaces per unit and additional land banking spaces. There are 144 spaces under the building and 144 surface spaces with an additional 72 that are land banked. The public sidewalks will be extended and connected along Magnuson. The detention pond will be improved to Village standards. There will be a bike trail installed to connect to the Brookside Glen trail.

Lighting Photometric Plan meet the Village Code. Staff recommends decorative lighting on the building.

The Applicant has agreed to provide security cameras on site per the Commission's request at the May 18th Plan Commission meeting.

MS. WALLRICH noted that there are several amenities proposed by the Applicant that will be discussed further in their presentation. Amenities include:

- Indoor ground-level parking garages with at least one space per dwelling unit;
- A club house including an outdoor pool with cabanas, a fitness center, locker rooms, free Wi-Fi, a lounge, a meeting room, a computer room, and a great room with a kitchenette.
- Outdoor grilling areas for each building, including grill stations, fire pits, outdoor seating, pergolas, and a service sink;
- Disc golf baskets;
- Bike storage (interior and exterior);
- Electric car charging stations;
- Exterior exercise circuit equipment;
- A dog park (for private use by the residents) including a large and small dog area, complete with seating area, a drinking fountain, and training fixtures such as a jump bar and weave poles;
- An arboretum area at the north end of the site featuring outdoor seating;
- A bike trail connection to a major bike trail system;
- Over 4 acres of open space; and
- Outdoor terraces available to the residents in addition to their own private balconies.

MS. WALLRICH then discussed the Architecture noting that a lot of time was spent on the roof line which resulted in an increase of the overall height of the building. She noted that originally there was not enough articulation on the roof line. She also highlighted the middle entrances noted the different brick pattern and taller roof. There are floor to ceiling windows, larger terraces and roof gardens. There is a raised elevation for the parking level similar to the existing buildings on Greenway. The building material has texture and there is the addition of landscaping vines growing on the side of the parking structure. Each unit will have a wall HVAC unit. The louvers are painted to match the brick color. There will be no roof or ground units.

DRAFT

There are 72 units per structure with the following breakdown of unit type:

Unit Type	Area (SF)	# of Units
2 bedroom/2 bath	1,286-1,356	44
2 bedroom/2 bath/study	1,616	4
1 bedroom/1.5 bath	1,073	4
1 bedroom/1 bath	924-987	20

Building height is addressed in the Substantial Deviation of 2000. In one section of the Ordinance it talks about increasing the original PUD approvals by increasing it to 4-stories with 1 story parking underneath it. Later it provides for increase in the building height to allow for 4 story buildings not to exceed 56' in height. This leaves some interpretation in that it is not clear if this is just referring to the height of the 4 stories and not the parking level. The buildings that are constructed are 62'. MS. WALLRICH discussed how building height is defined in the Zoning Ordinance as the mean height of the highest roof.

The proposed multi-family structures are constructed predominately of masonry materials. The façade of the residential units is constructed of a thin brick embedded in precast panels that will be installed as horizontal panels. The ground floor includes a stamped precast stained panel that matches the accent areas of the club house.

There was much conversation regarding R-5 vs R-6 Zoning and the current zoning of the property.

MS. WALLRICH stated the Zoning Map shows the property being R-5. The Annexation Agreement indicates the property as R-6. The Substantial Deviation of 2000 notes a R-5 zoning; however, Staff is unable to find any documents showing it was rezoned from R-6 to R-5. She noted the exhibits that indicate R-6 zoning and "Condos/Apts" in the subject area and the condo area by Greenway Boulevard. She noted that PUD is what is significant. PATRICK CONNELLY, Village Attorney, stated the idea of the PUD is to take a larger parcel that will require a unique plan that will not fit into R-5 or R-6 and you create the development standards within the PUD.

COMMISSIONER KRONER questioned where in the Ordinance is there zoning for apartments.

MS. WALLRICH referred to Exhibit C which identifies condo/apartments.

MR. CONNELLY explained there is case law that makes it problematic to make a sole zoning decision on a multi-family setting based on whether it is a condominium or an apartment. This would say you are now turning into the ownership of the unit rather than the density. For example, if it was all condominiums, everyone could rent them out and they are still having the same amount of renters. They are asking for a change in what was approved. He noted it is problematic to make this a issue of apartment vs condominium.

MS. WALLRICH noted that a more useful mechanisms to control ownership is Covenants and Restrictions, not zoning. She stated that C & R's are a strong regulatory power.

ANDREA CROWLEY, Griffin & Gallagher, gave a presentation about the proposed project. She explained there is no market for condominiums anymore and that the trend is now luxury rentals. She stated they are a "for profit" developer and would not be doing this project without a Market Study showing this would be successful. As future tax payers of Tinley Park, we want what is best for Tinley Park.

DRAFT

COMMISSIONER MOYLAN asked if there were a certain number of pre-rentals in order to get financing on this project. There were no comparable on the study from Will County.

COMMISSIONER KRONER noted we just received the summary on the Tracy Cross Study today and we are unable to make a decision without seeing the full study and complete information. MR. KRONER also stated that he can find nowhere in the Ordinance that says anything about apartments. On page 10 of the Ordinance it talks about the impact on the school and park districts. When this Ordinance was written it is clear that they were talking about condos, townhouses and homes that had impact on the school and park districts and services. Will you be paying impact fees that are stated in this Ordinance?

MS. CROWLEY replied that they will be paying all the fees required by ordinance..

STEVEN GREGORY, Landscape Architect, gave a presentation about how they arrived at the Site Plan and why they are excited about the project. He explained how the transition of housing types provides a buffer from the ComEd lines, 191st Street and future commercial. He stated he agreed with the original PUD by putting the lowest density away from 191st Street and the higher density closer to 191st Street. He stated that engineering has not been commissioned yet because they are waiting for the site plan approval. He noted that the nine buildings would be closer to the existing townhomes than the proposed two buildings. He stated that he feels the tradeoff provides more green space and opportunity for amenities.

COMMISSIONER MOYLAN noted he was out at the site and saw that the Pump Station is about 15' higher in grade compared the townhomes. Taking into consideration the patios and the elevation, this causes a privacy issue for the existing townhouses.

CHAIRMAN MATUSHEK asked about the privacy issues and the distance between the buildings and the townhouses.

MR. GREGORY stated that the proposed distance between the townhomes and the building is 195'. He stated that he understood they were not residents but they want to be by creating a viable quality project and that the trend is not for ownership at this time. He stated they are reacting from the market pressure to build rental units.

MS. WALLRICH stated the base elevation will be considered when the engineers evaluate it. Regarding the privacy issue staff has suggested that an enclosed green screen is a possibility for the roof terrace.

COMMISSIONER KRONER asked if there will be on-site management.

MR. GREGORY stated there will be management and there will be rules that the tenants will have to abide by.

SCOTT SHALVIS, Architect, gave a presentation and presented examples of the building materials to include pre cast brick samples.

There was significant discussion from the Commissioners regarding the proposed building materials. The Commissioners requested examples of residential buildings in the local area that have used the pre-cast brick. It was also requested that Tracy Cross explain in their study the impact on the property values when using this type of building material.

MS. WALLRICH asked MR. SHALVIS to explain the installation process and the difference between brick and block vs pre cast brick.

DRAFT

MR. SHALVIS stated

- Brick and block walls are done in several phases. A block wall has to be built with concrete block (CMU) which is 50% hollow, then grout it, reinforce it and water barrier it. It requires redundant scaffolding. The concrete block is only 8 inches.
- The proposed pre-cast is a thin brick with 10" of solid concrete behind it. It is better for sound, better for thermos performance and better for water protection. He noted this is a modern technology and provides a much great PSI (Pounds per Square Inch) strength then the typical brick and block construction. He also noted that block and brick is dependent upon the weather and consistency of labor talent.

COMMISSIONER SHAW asked about the occupancy rate mentioned at the Workshop being 3% in the 9750 in Orland Park building. In the Tracy Cross study it states 4.7%. He asked if the Orland Park buildings have altered their rental rates?

MR. GREGORY stated the rates have increased.

COMMISSIONER KRONER asked if it is in the Tracy Cross scope to be able to submit an opinion as to whether putting up these buildings with precast materials would hurt the value of properties that were put up in the immediate area with brick and block. Please ask them to add this to their final study and submit it to the Commission.

COMMISSIONER MOYLAN asked about the location of the walking and bike path. MR. MOYLAN also noted before a decision could be made a complete report from Tracy Cross would be necessary.

CHAIRMAN MATUSHEK noted the primary issues are the height exceptions and the Site Plan. MR. MATUSHEK asked for additional questions from the Commissioners regarding those issues.

MS. WALLRICH stated the request before you is the Site Plan and the Special Use. The Urban Design Overlay District does establish a setback; however, the UD-1 only references non-residential buildings.

COMMISSIONER SHAW asked about entitlement. What is entitled without any Special Use? This is 9 buildings with and 16 units. The Ordinance as approved talks about 16 buildings at 22 units. There was an error in the Ordinance. Clarifying was is entitled without exception is 9 buildings with 16 units. The staff report emphasizes additional open space and the advantage of doing 2 buildings rather than 9 buildings. Regarding the Standards to what extent other configurations were considered not to be detrimental to the property values of the neighborhood. He noted that the change from 9 buildings to 2 buildings is what the public is concerned with. There are other alternatives. Have you done an analysis to these alternatives?

MR. SHALVIS stated they did look at other alternatives but wanted to maximize the amount of green space.

MR. SHAW stated that the report emphasizes the open space and deemphasizes the 2 large buildings that are not in keeping with the character of the rest of the neighborhood.

CHAIRMAN MATUSHEK stated we are trying to come up with the best plan visually that is not going to be a detriment to anyone's property values. Is there something better than this?

COMMISSIONER SHAW stated regarding the findings what the roadway improvements are expected. Special Use should contribute to the economic development. This does not support Special Use.

DRAFT

CHAIRMAN MATUSHEK stated with no further comment he asked for testimony from the public.

Resident #1 – Resident of Brookside Glen. Everyone is talking about the original concept. The Ordinance is a clear as you can get regarding R-5 to R-6. R-5 is low density. R-6 has a whole paragraph. The two are different in regards to ownership. The Orland Property is a totally different area. There are other locations that are probably better for this.

Resident #2 – Resident of Brookside Glen. The impact of 300 cars, guest, fire department, police and schools. Where are we R-5 or R-6. This does not fit into this community.

Resident #3 – VP of Townhouse Association. Request to continue this PH so other residents can attend due to the graduation. Market Research – highest rent in area is $1300.00. These are not 2 like properties. PUD – look over I-80 you will see condos and townhouse and now 2 massive hotels – doesn't fit into neighborhood. Has anyone done a traffic study? Where are the samples of the HVAC as promised at the Workshop? Is there a Bond or Escrow to guarantee finishing the project? The amenities you are talking about don't make sense. Can the parking decks be put on the inside of the building rather than the outside of the building to eliminate noise? Can you move the dog park?

Resident #4 – Lives across street from the nearest townhouse. This is a glowing report – but it leaves out – doesn't fit in neighborhood.

Resident #5 – Zoning – condos, townhomes, single family. This should cease. Pre-fab stuff – where are you coming from? Fair Market Study – what is this based on? People who rent don't care about walking path.

Resident #6 – Who commissioned the report? I would rather not have a dormitory in my neighborhood.

Resident #7 – Live behind the dog park. PUD – a community, this is an oasis, no one else has access to these features they are proposing. Will there be another hearing if they want to put in the banked parking spaces? Will these parking spaces fit there? Cars will shine lights in our windows? Are there any other PUD's in Tinley Park?

Resident #8 – Brookside Glen – 20 years. This project does not belong in the community. Petition submitted. 2 Ginormous "Hotels" doesn't belong in this area. Don't welcome this. The renters have no stake in the game. Horrible looking.

Resident #9 – House behind Pumping Station. What will residents see in back yard? Power Lines, Viability of the project consider the Gun Range and the dogs are loud.

Resident #10 – Resident near the proposed units. I am dismayed with the Market Study being an Executive Summary. Will there be someone available to answer questions from those that did the Market study?

Resident #11 – Live in Brookside Glen on the Lancaster side – Who will monitor the security cameras? 288 parking spaces for 144 apartments. Where will visitors park? Least expensive cost of building unit is $104,000. 3 ½ years to recoup money. Can they guarantee rental for 10 years. Like Commission to consider all the people who came out tonight. Need to delay this until the complete study comes out.

Resident #12 – Site Plan Approval and Special Use – Nothing on vehicular ingress and egress. Congestion will occur. Many things need to take into consideration.

DRAFT

A Motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER KRONER to continue the Public Hearing on THE RESIDENCE AT BROOKSIDE GLEN – SOUTHWEST CORNER OF MAGNUSON LANE AND 191ST STREET – SITE PLAN APPROVAL AND SPECIAL USE PERMIT to the next regular Plan Commission Meeting on June 15, 2017. The Motion was approved unanimously by voice call. CHAIRMAN MATUSHEK declared the Motion approved.

CHAIRMAN MATUSHEK asked for further comments from the Commission.

COMMISSIONER KRONER asked Staff to check on the turning lane on intersection of 171st and LaGrange Road.

COMMISSIONER BERTHOLD asked about the position of the entrance to the Dog Park and parking areas. He noted that the developer would have to address these issues. There is a noise impact related to the position of the patios. This is related to the Site Plan. If you don't address this I will not approve it.

MS. CROWLEY asked for specifics that need to be addressed.

MR. BERGTHOLD replied the position of the banked parking spaces, the dog park issues and the patio positions.

ADJOURNMENT

There being no further business, a Motion was made by COMISSIONER BERGTHOLD, seconded by COMMISSIONER SHAW, to adjourn the Regular Meeting of the Plan Commission of June 1, 2017 at 10:54 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN MATUSHEK declared the meeting adjourned.

DRAFT

Memorandum

Community Development Department

Date: Friday, June 9, 2017

To: Village of Tinley Park Plan Commission

From: Paula Wallrich, AICP – Interim Community Development Director
Stephanie Kisler, AICP – Planner I

Subject: Rescheduling the Public Hearing for "The Residences at Brookside Glen"

On Thursday, June 1, 2017, the Public Hearing for the project known as "The Residences at Brookside Glen" at the southwest corner of 191st Street and Magnuson Lane was well-attended by members of the public.

The Public Hearing was not closed at the conclusion of the June 1, 2017 meeting and was continued to the following meeting on June 15, 2017. In order to accommodate the anticipated attendance for this Public Hearing, the Village Clerk has elected to hold the meeting at Andrew High School (9001 W. 171st Street, Tinley Park, Illinois 60487). Proper notice for a change of venue requires a 15 day notice; therefore, the Plan Commission will hold a Special Meeting of the Plan Commission on **Wednesday, June 28, 2017 at 7:30 p.m. at Andrew High School.**

The regularly scheduled Plan Commission meeting for June 15, 2017 will still be held. The continuation of the original Public Hearing scheduled for this meeting is listed as an agenda item; however, no discussion, testimony, or decision about this project will occur. The Chairman will open the item and request the Public Hearing be closed while noting that another Public Hearing has been appropriately noticed for the June 28th Special Meeting.

PLAN COMMISSION STAFF REPORT

June 15, 2017

Portillo's Drive-Thru Modification – Site Plan Approval

15900 Harlem Avenue

Applicant
Wendy Hunter of Hunter Development Group on behalf of Portillo's Hot Dogs, LLC

Property Location
15900 Harlem Avenue

PIN
27-24-201-008-0000

Zoning
B-3 PD (General Business and Commercial, Park Center Plaza PUD)

Approvals Sought
Site Plan Approval

Project Planner
Stephanie Kisler, AICP
Planner I

EXECUTIVE SUMMARY

The Applicant, Wendy Hunter of Hunter Development Group on behalf of Portillo's Hot Dogs, LLC, seeks Site Plan Approval for a modification to the existing drive-thru lane to incorporate a bypass lane to reduce congestion. The proposed modifications include widening the north portion of the drive-thru lane, adding pavement markings for increased safety, relocation of the existing menu board and speaker, adding a new pre-sales menu board, and improvements to landscaping at the site.

Due to the scale of the project, the Plan Commission may elect to take action in a single meeting. The proposed Portillo's project only requires Site Plan Approval. A Public Hearing is not required.

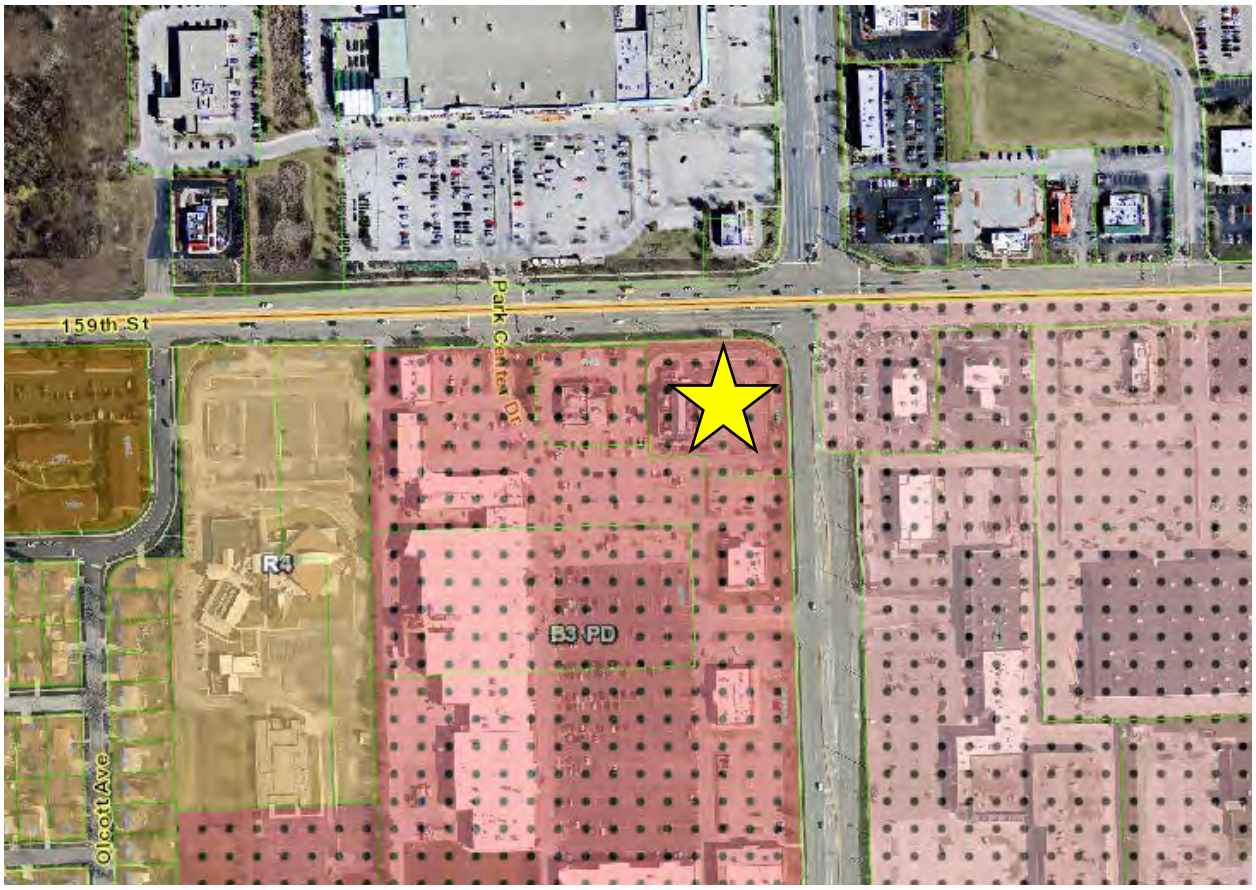
EXISTING SITE

The Portillo's at 15900 Harlem Avenue is located in the southwest corner of 159th Street and Harlem Avenue. The restaurant has been in operation at this location since 1998. The restaurant is about 8,426 square feet and the overall size of the parcel is 1.72 ± acres. The parking lot has 86 parking spaces. The existing drive-thru is one lane wide on the north and east sides and two lanes wide of the west side and has stacking for about 37 cars.

Aerial Image of the Existing Site (2016)

ZONING & NEARBY LAND USES

The Portillo's site is zoned B-3 PD (General Business and Commercial, Park Center Plaza Planned Unit Development). The site is bordered byB-3 PD zoning) to the west, Orland Park to the north (BIZ General Business Zoning District), B-2 PD (Community Shopping, Planned Unit Development) to the east, and more B-3 PD zoning to the south.



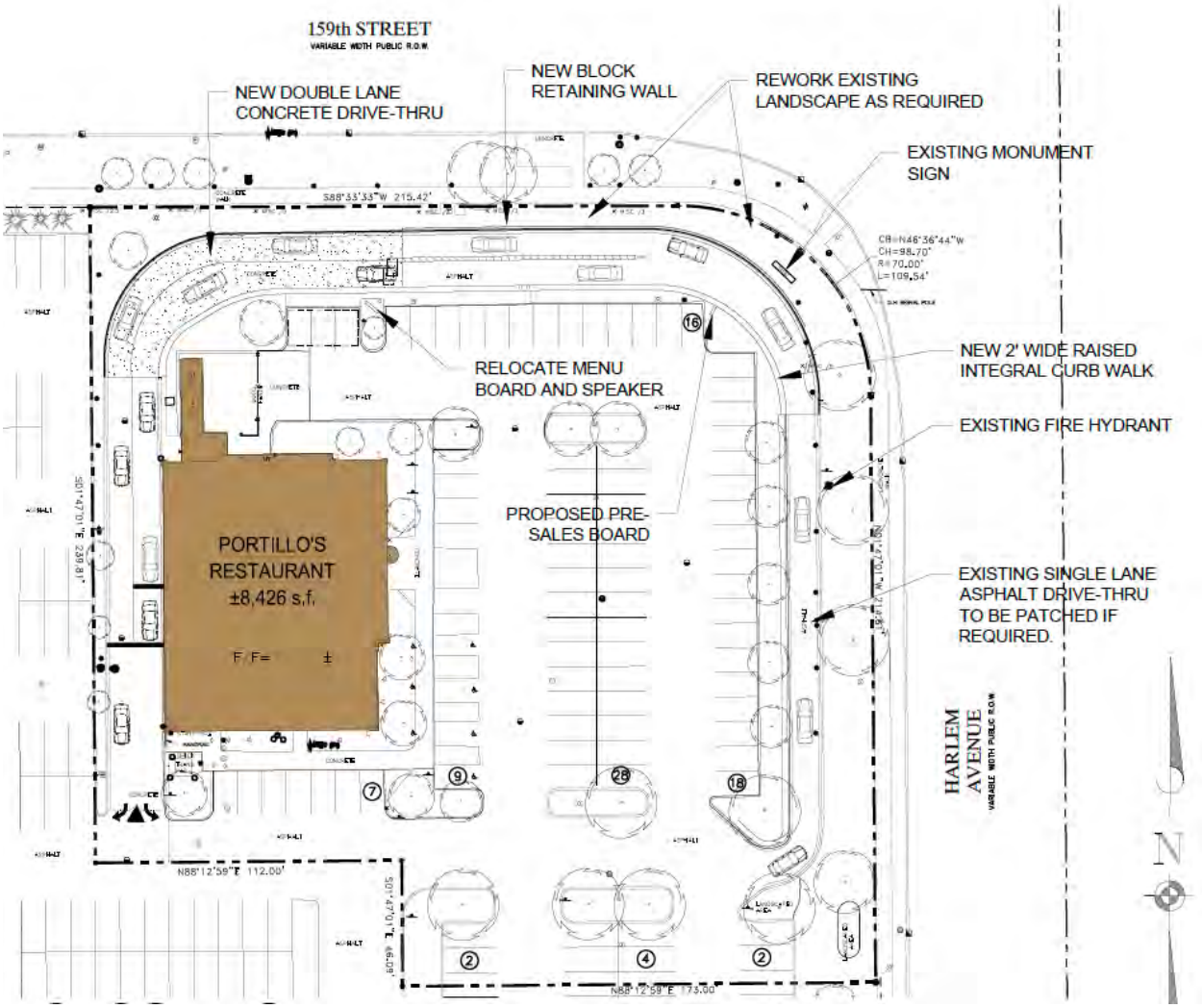
Excerpt from the Village of Tinley Park Zoning Map

PROPOSED SITE PLAN

Portillo's seeks improvements to the functionality of the drive-thru operations at the site. According to the Applicant's "Project Need Narrative" (attached within the meeting packet), there is a need for a longer bypass lane so that customers are not stuck in line if they receive their food faster than the vehicles in front of them. As part of the project, Staff has worked with the Applicant to incorporate safety improvements and landscaping to enhance the site.

The Applicant proposes the following modifications to the site:

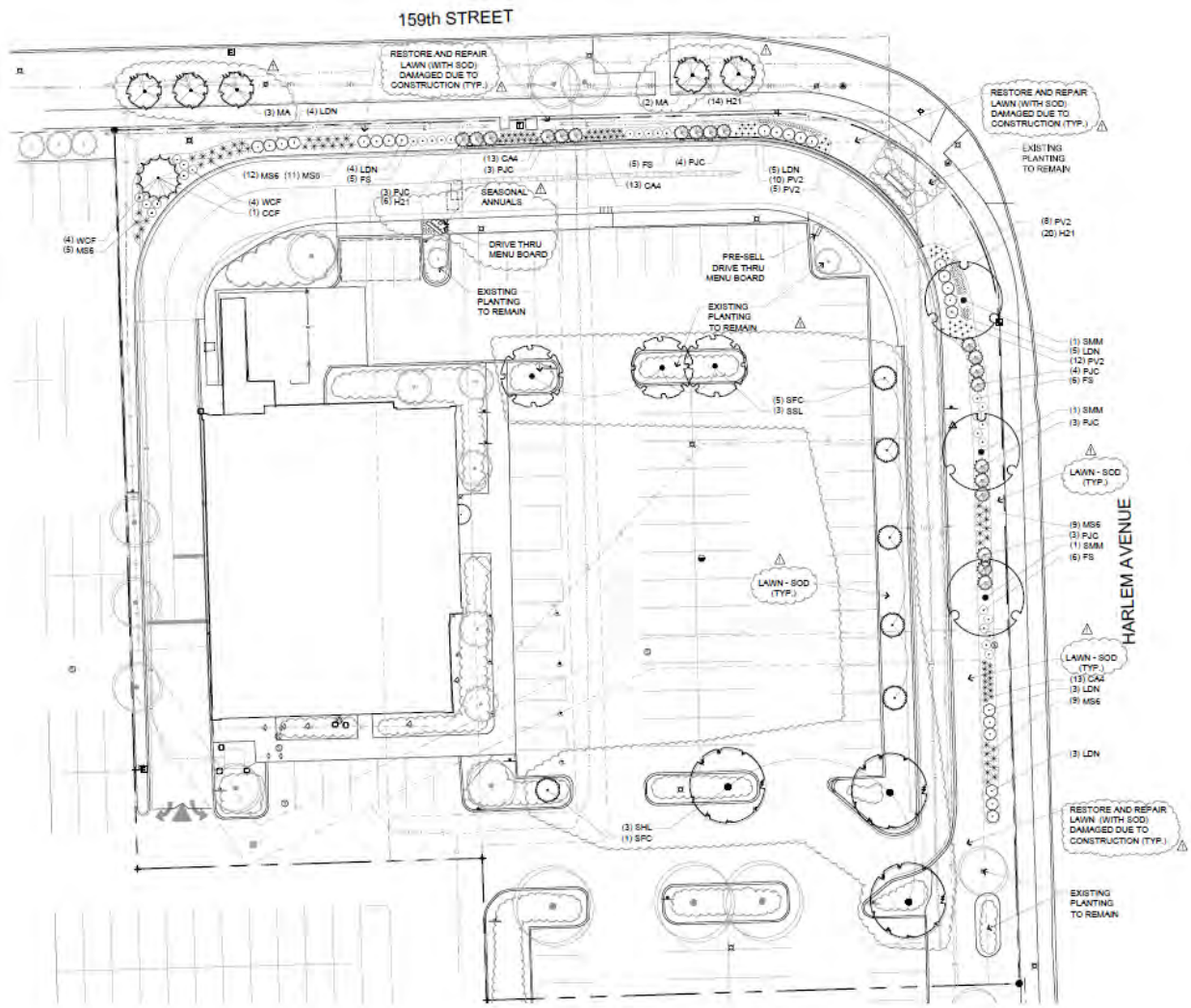
- Widening the north portion of the drive-thru lane to accommodate additional stacking/bypass lane area.
- Adding pavement markings for increased safety (such as a stop bar near the drive-thru pick up window and left/right turn lanes at the end of the drive-thru). These improvements will ensure safer traffic flow when exiting the drive-thru lanes because it will leave dedicated space for left and right turns. The current configuration allows vehicle stacking all the way to the end of the drive-thru lane and sometimes vehicles have difficulty making safe turns out of the drive-thru lanes.
- Relocation of the existing menu board and speaker and adding a new pre-sales menu board.
- Improvements to landscaping at the site which will beautify a major entrance into the Village of Tinley Park at the southwest corner of 159th Street and Harlem Avenue.



Excerpt from the Proposed Site Plan

LANDSCAPING

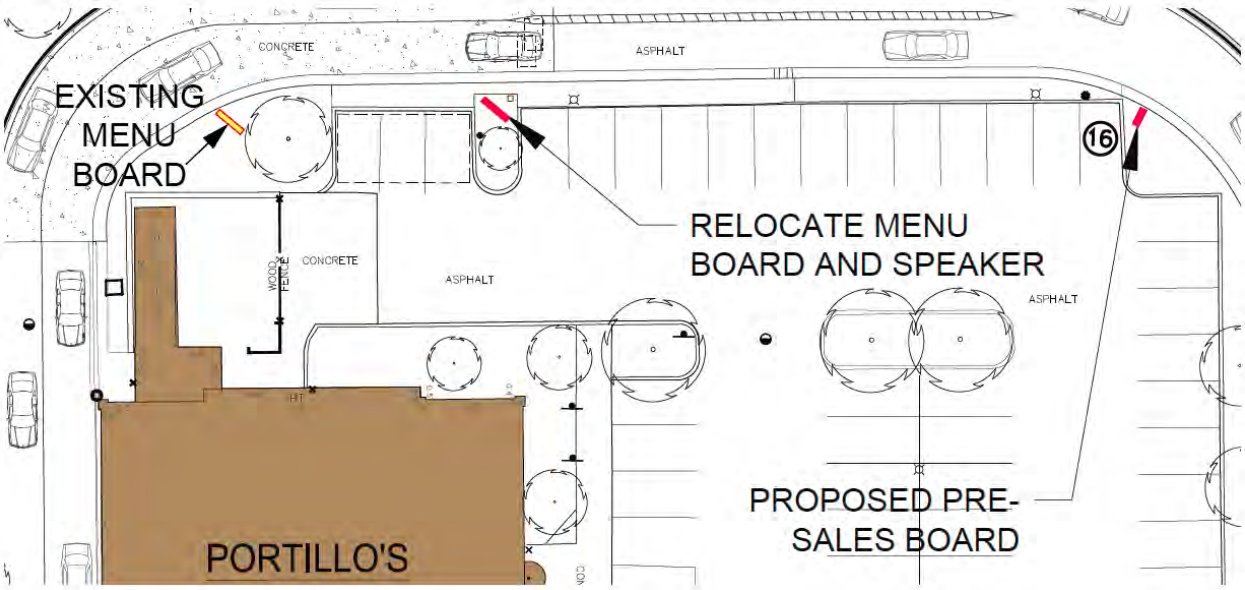
The Applicant worked with Staff and the Village's Landscape Architect to create a new Landscape Plan that provides over 250 new plantings throughout the site. The majority of the landscape improvements are located along the north and east sides of the drive-thru lane. These new plantings will enhance this prominent entry point into the Village of Tinley Park and complement the existing Village sign at the northeast corner of the Portillo's site.



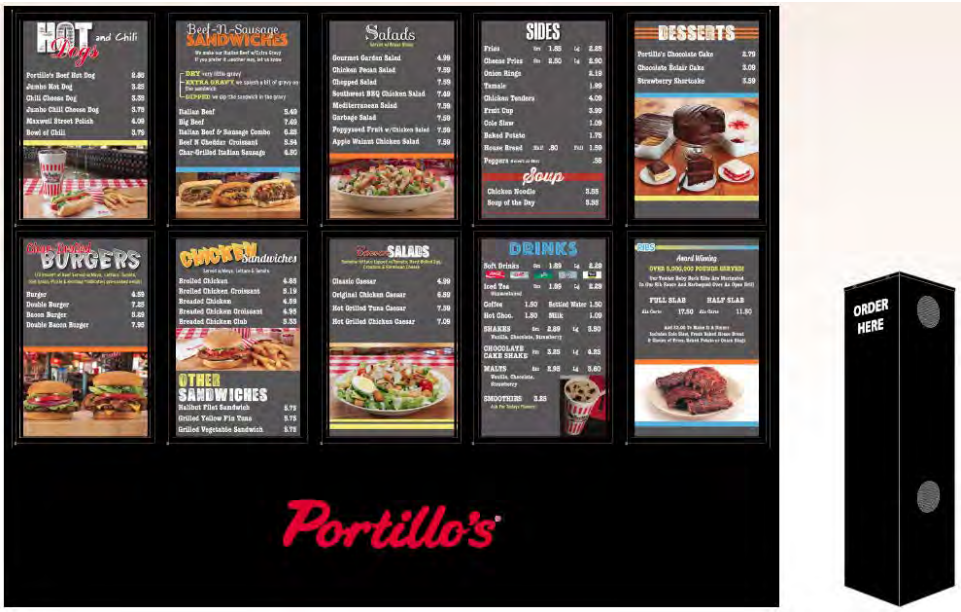
Excerpt from the Proposed Landscape Plan

SIGNAGE

The Applicant proposes to relocate the existing menu board/speaker and add a new pre-sales board. The Sign Plan for the existing menu board is displayed below. Sign plans for the new pre-sales board were not included in the Plan Commission submittal. The Applicant has been informed that the signage is subject to the Village's Sign Regulations and all other applicable codes and requires separate sign permits.



Graphic Showing the Existing and Proposed Freestanding Signage



Approved Sign Plan for the Existing Menu Board (2016)

SUMMARY OF OPEN ITEMS

Staff has not identified any open items at this time. The Village Staff has confirmed that their concerns during the Staff Review stage were addressed in the most recent set of plans.

STANDARDS FOR SITE PLAN APPROVAL

Section III.T.2. of the Zoning Ordinance requires that Planning Staff must find that the conditions listed below must be met. Staff has prepared draft responses for these conditions below.

a. That the proposed Use is a Permitted Use in the district in which the property is located.
   - A restaurant that includes drive-thru facilities is a permitted use in the B-3 Zoning District according to Section V.B. of the Zoning Ordinance.

b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
   - The existing site is compatible with the adjacent land uses and has been for many years.

c. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic, not only within the site but on adjacent roadways as well.
   - Egress from the drive-thru lane will be improved since stacking will no longer extend to the end of the lane. New markings will provide distinguished lanes for left and right turns out of the drive-thru.

d. That the Site Plan provides for the safe movement of pedestrians within the site.
   - The proposed plans show walkways for the employees taking orders in the drive-thru lanes.

e. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public; any part of the Site Plan area not used for buildings, structures, parking, or access-ways shall be landscaped with a mixture of grass, trees, and shrubs.
   - The Applicant proposes additional landscaping to beautiful the bufferyard surrounding the drive-thru. This prominent corner into the Village of Tinley Park will be enhanced with the new landscaping.

f. That all outdoor trash storage areas are adequately screened.
   - The existing trash enclosure was constructed of masonry materials that match the existing structure and landscaping surrounds two sides of the enclosure.

MOTION TO CONSIDER

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

Site Plan Approval:

"…make a motion to grant Site Plan Approval to the Applicant, Wendy Hunter of Hunter Development Group on behalf of Portillo's Hot Dogs, LLC, for modifications to the existing drive-thru lane at the Portillo's located at 15900 Harlem Avenue in the B-3 PD (General Business and Commercial, Park Center Plaza Planned Unit Development) in accordance with plans as noted on the List of Reviewed Plans within the Staff Report."

…with the following conditions:

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

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
C000	CONSTRUCTION PLAN	RASN	06/01/2017
C100	SITE DEMOLITION PLAN	RASN	06/01/2017
C200	SITE & PAVING PLAN	RASN	06/01/2017
C300	GRADING & EROSION CONTROL PLAN	RASN	06/01/2017
C400	SITE DETAILS	RASN	04/17/2017
L100	LANDSCAPE PLAN	RASN	06/01/2017
L200	LANDSCAPE NOTES & DETAILS	RASN	06/01/2017
	PROPOSED SITE PLAN SHEET 1 OF 2 (B&W)	PORTILLO'S	05/31/2016
	PROPOSED SITE PLAN SHEET 2 OF 2 (COLOR)	PORTILLO'S	05/31/2016
	Plat of Survey	RASN	04/10/2017
SPH1.1	SITE PHOTOMETRIC PLAN – EXISTING CONDITIONS	J & J	04/20/2017

RASN	R.A. SMITH NATIONAL, INC
J & J	JENSEN & JENSEN ARCHITECTS, P. C.
PORTILLO'S	PORTILLO'S HOT DOGS, LLC

VILLAGE OF TINLEY PARK

APPLICATION FOR SITE PLAN APPROVAL

PROJECT NAME: Portillo's Drive Through Modification **LOCATION:** 15900 South Harlem Ave

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

APPLICANT INFORMATION

Name: Wendy Hunter (For Portillo's)
Company: Hunter Development Group
Mailing Address: [redacted]
Phone (Office): [redacted]
Phone (Cell): [redacted]
Fax: [redacted]
Email: [redacted]

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

Portillo's is the Tenant at this property. HDGroup acts as a consultant for Portillo's

PROPERTY INFORMATION

Property Address: 15900 South Harlem Ave
PIN(s): 27-24-201-008-0000
Existing Land Use: Restaurant use, not to change
Zoning District:
Lot Dimensions: approximately 265' x 285' - see Plat of Survey
Property Owner(s):
Mailing Address:

APPLICATION INFORMATION

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

Modify existing drive through lane to incorporate a by-pass lane to reduce congestion. Replace existing trash enclosure with new unit.

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

☑ No ☐ Yes:

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

[redacted] 4/24/2017

Signature of Applicant *Date*

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL
CONTACT INFORMATION

PROJECT NAME: Portillo's Drive Through Modification **LOCATION:** 15900 South Harlem Ave

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

CURRENT PROPERTY OWNER OF RECORD

Name: Arthur E. Stamos, Esq.
Company: Peter Michael Realty, Inc.
Address: [redacted]
Phone: [redacted]
Fax: [redacted]
Email: [redacted]

PROJECT ARCHITECT

Name: Jarrett Jensen, AIA, NCARB, ALA
Company: Jensen & Jensen
Address: [redacted]
Phone: [redacted]
Fax: [redacted]
Email: [redacted]

PROJECT ENGINEER

Name: David Cleary, PE
Company: R.A. Smith National
Address: [redacted]
Phone: [redacted]
Fax: [redacted]
Email: [redacted]

PROJECT LANDSCAPE ARCHITECT

Name: Chuck Stassi, ASLA
Company: R.A.Smith National
Address: [redacted]
Phone: [redacted]
Fax: [redacted]
Email: [redacted]

ATTORNEY

Name: N/A
Company:
Address:
Phone:
Fax:
Email:

END USER

Name: Sam Herston
Company: Portillo's Hot Dogs, LLC
Address: [redacted]
Phone: [redacted]
Fax: [redacted]
Email: [redacted]

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL
RESPONSIBLE PARTIES

PROJECT NAME: Portillo's Drive Through Modification **LOCATION:** 15900 South Harlem Ave

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

GENERAL BILLING

Name: Sam Herston
Company: Portillo's Hot Dogs, LLC
Address: [redacted]
Phone: [redacted]
Fax: [redacted]
Email: [redacted]

RESPONSIBLE FOR PLAN REVIEW FEES

Name:
Company:
Address:
Phone:
Fax:
Email:

RESPONSIBLE FOR BUILDING PERMIT FEES

Name:
Company:
Address:
Phone:
Fax:
Email:

RESPONSIBLE FOR ATTORNEY FEES

Name:
Company:
Address:
Phone:
Fax:
Email:

RESPONSIBLE FOR ENGINEERING/ CONSTRUCTION OVERSIGHT FEES

Name:
Company:
Address:
Phone:
Fax:
Email:

RESPONSIBLE FOR LANDSCAPE REVIEW FEES

Name:
Company:
Address:
Phone:
Fax:
Email:

DALLAS/DENVER

DEVELOPMENT GROUP

972-396-8409

31 May 2017

Stephanie Kisler, AICP, Planner I
Village of Tinley Park
16250 S Oak Park Ave.
Tinley Park, IL 60477

Re: Portillo's Drive Through Modifications
15900 S Harlem Ave.
"Project Need" Narrative

Dear Stephanie,

Portillo's has been in operation at subject address since 1998, with great success for both the Village and Portillo's. As is true with any business, consistent improvement is the key to continued success. Portillo's has identified site conditions that require modification to improve the experience for drive-through customers, and a safer physical facility layout for employees working in this area.

As a bit of perspective, Portillo's is highly respected for its superb drive-through service operation. During peak hours, typically 11:30AM - 2PM and 4:30PM - 7PM (and as may be necessary at other times, or on some weekends and holidays), Portillo's specially trained drive-through team of 6-8 employees are posted in the drive-through. Employees are clothed in weather appropriate outerwear (supplied by Portillo's), along with walkie-talkies and headsets, menus, equipment to process cash and credit/debit card payments, and small paper tags (numbered) to be placed on each vehicle that corresponds to the order being placed. In addition, cones are provided for traffic control by staff as necessary, holding vehicles in place and directing their movements in real time. Depending upon the number of cars stacked, orders are taken near the menu board location, and the order number tag is placed on the vehicle. As time permits, vehicles will be directed to move forward to payment personnel, and subsequently directed to the food runners, who personally deliver the orders to the vehicle. The vehicle with a completed transaction is then directed to exit the drive-through area. Exiting will be through the second (bypass) lane if a car is waiting ahead. All new Portillo's locations are designed with a bypass lane for the drive-through, which has greatly improved movement and employee safety in the operation. Further, security cameras monitoring the drive-through lane are visible to management in the store, who can communicate to the drive-through staff as necessary.

The Tinley Park location was built with a single drive through lane, with the only bypass area located after the existing food pick-up at the end of the lane. It has been observed that during peak hours, and because of the personal service offered at these times, cars ordering, paying and receiving food delivery can become land-locked in the single lane portion of the drive-through lane by vehicles in line ahead of them, whose ordering and delivery process may take

8771 Wolff Court, #205, Westminster, CO 80031

longer to complete. In order to allow Portillo's employees to take more orders to speed up order preparation and food delivery, and to allow the exit of these vehicles from the drive-through lane once an order is fulfilled, Portillo's wishes to widen the east-west portion of the single drive-through lane. This will allow vehicle egress from the lane once an order is completed, as well as allow stacking to move forward in the lanes, limiting the travel distance and path of movement by employees between the vehicles. Vehicles exiting the drive through lane will be released by staff, one vehicle at a time. The proposed widening of the lane will incorporate a 2'0" walkway for staff, integral with the new curb, as well as a striped walkway in the center of the two lanes. The center walkway will provide a visually designated location for staff, as well as a spot to place traffic cones to control lane access and vehicle movement.

Concurrent with the modifications to the drive-through lane proposed, Portillo's will make improvements to the on-site landscaping, all of which have been reviewed with the City landscape consultant.

It is Portillo's intention with this improvement to improve the experience of our drive-through customers, and to provide a more contemporary facility that meets the needs of the staff and provides them a safer working environment. Your review and approval is respectfully requested.

Sincerely,

Wendy Hunter
for Portillo's Hot Dogs, LLC

CONSTRUCTION PLANS

FOR

PORTILLO'S

15900 HARLEM AVE, TINLEY PARK, IL 60477
COOK COUNTY, ILLINOIS

LEGEND

PROPOSED	EXISTING	
	( )	INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
	OR	SECTION OR 1/4 SECTION CORNER AS DESCRIBED
		1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
		1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
		BOLLARD
		SOIL BORING/MONITORING WELL
		FLAGPOLE
		MAILBOX
		SIGN
		BILLBOARD
		CONTROL BOX
		TRAFFIC SIGNAL
		RAILROAD CROSSING SIGNAL
		CABLE PEDESTAL
		POWER POLE
		GUY POLE
		GUY WIRE
		LIGHT POLE
		SPOT/PEDESTAL/PAVER ACCENT LIGHT
		HANDICAPPED PARKING
		ELECTRIC MANHOLE
		ELECTRIC PEDESTAL
		ELECTRIC METER
		TELEPHONE MANHOLE
		TELEPHONE PEDESTAL
	FO	MARKED FIBER OPTIC
		GAS VALVE
		GAS METER
		GAS WARNING SIGN
		STORM MANHOLE
		ROUND INLET OR CATCH BASIN
		SQUARE INLET OR SLOT DRAIN
		STORM SEWER END SECTION
		SANITARY MANHOLE
		CLEANOUT OR VENT
		SANITARY INTERCEPTOR MANHOLE
		MISCELLANEOUS MANHOLE
		WATER VALVE
		HYDRANT
		WATER SERVICE CURB STOP
		WATER MANHOLE
		WELL
		WATER SURFACE
		WETLANDS FLAG
		MARSH
		CONIFEROUS TREE
		DECIDUOUS TREE
		SHRUB
S	S	-EDGE OF TREES
		-SANITARY SEWER
STO	STO	-STORM SEWER
W	W	-WATERMAIN
G	G	-MARKED GAS MAIN
E	E	-MARKED ELECTRIC
	OHW	-OVERHEAD WIRES
	B	-BUREAU ELEC. SERV.
T	T	-MARKED TELEPHONE
	TV	-MARKED CABLE TV LINE
	FO	-MARKED FIBER OPTIC
		-IRRIGATION LINE
780	780	INDICATES CONTOUR ELEVATION
× 780.55	× 780.55	INDICATES SPOT ELEVATION
× (780.55)		TOP OF CURB SPOT ELEVATION
		TEMPORARY INLET PROTECTION
	XXXXXXXXXX	SAWCUT EXISTING PAVEMENT
		EXISTING CONCRETE PAVEMENT REMOVAL
		EXISTING ASPHALT PAVEMENT REMOVAL
		PROPOSED GRAY CONCRETE SIDEWALK PAVEMENT
		PROPOSED BLACK CONCRETE SIDEWALK PAVEMENT (SEE ARCHITECTURAL PLAN SET)
		PROPOSED DECORATIVE CONCRETE SIDEWALK PAVEMENT (SEE ARCHITECTURAL PLAN SET)
		PROPOSED LIGHT DUTY ASPHALT PAVEMENT
		PROPOSED HEAVY DUTY ASPHALT PAVEMENT
		PROPOSED GRAY HEAVY DUTY CONCRETE PAVEMENT
		PROPOSED BLACK HEAVY DUTY CONCRETE PAVEMENT (SEE ARCHITECTURAL PLAN SET)
	A	PROPOSED STOP SIGN
	B	PROPOSED VAN ACCESSIBLE SIGN
	C	PROPOSED DO NOT ENTER SIGN
		INDICATES PROPOSED HIGH SIDE CURB & GUTTER
		PROPOSED STONE TRACKING MAT
		PROPOSED SILT FENCING
		EMERGENCY OVERLAND STORMWATER FLOW PATH

OWNER:

THE PORTILLO RESTAURANT GROUP
CONTACT: SAM HERSTON
2001 SPRING ROAD, SUITE 500
OAK BROOK, IL 60523-3930
PH.: 630/954-3773
FAX: 630/684-0414

MUNICIPALITY:

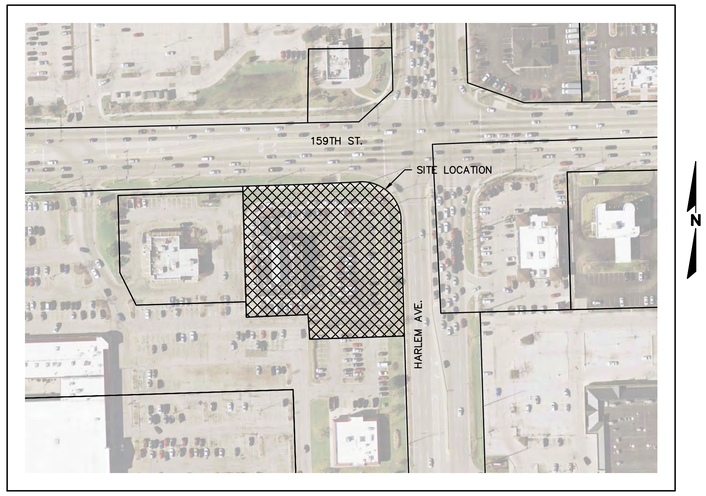
VILLAGE OF TINLEY PARK, IL
CONTACT: STEPHANIE KISLER
TOWN PLANNER
16250 S. OAK PARK AVENUE
TINLEY PARK, IL 60477
PH.: 708/444-5100
FAX: 708/444-5199

ENGINEER:

R.A. SMITH NATIONAL
CONTACT:
PROJECT MANAGER: DAVID CLEARY, P.E.
PROJECT ENGINEER: JASON HEINONEN, P.E.
16745 W BLUEMOUND RD, SUITE 200
BROOKFIELD, WI 53005-5938
PH.: 262/781-1000
FAX: 262/781-8466

ARCHITECT:

JENSEN & JENSEN ARCHITECTS, P.C.
CONTACT: JARRETT JENSEN, AIA, NCARB, ALA
2000 SPRING ROAD, SUITE 620
OAK BROOK, IL 60523
PH.: 630/573-1770
FAX: 630/573-4270



LOCATION MAP

SCALE: N.T.S.

PLAN INDEX

SHEET NO.	DESCRIPTION
C000	COVER SHEET
C100	SITE DEMOLITION PLAN
C200	SITE AND PAVING PLAN
C300	GRADING & EROSION CONTROL PLAN
C400	DETAILS
L100	LANDSCAPE PLAN
L200	LANDSCAPE NOTES AND DETAILS

PLAN DATE: APRIL 24, 2017

REVISIONS	ISSUE DATE	SHEET NO.'S	ISSUED FOR:
1.0	06/01/2017	ALL	VILLAGE COMMENTS

R.A. Smith National
Beyond Surveying and Engineering
16745 W. Bluemound Road, Brookfield WI 53005-5938
262-781-1000 Fax 262-781-8466, www.rasmithnational.com

PORTILLO'S
VILLAGE OF TINLEY PARK, COOK COUNTY, IL
CONSTRUCTION PLANS

PRELIMINARY
NOT FOR CONSTRUCTION

DATE: 04/24/17
PROJECT NUMBER: 3170058

C000

p:\3170058\Dwg\construction plans\TS001D01.dwg, Cover Sheet, 6/1/2017 1:52:18 PM, jah

PRIVATE UTILITIES SPECIFICATIONS

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.

2. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.

3. MATERIALS FOR WATER SERVICE SHALL BE PER SECTION 40 OF THE STANDARD SPECIFICATIONS AS FOLLOWS:

   WATER SERVICE SHALL BE DUCTILE IRON (DI) CLASS 52 WITH ELASTOMERIC JOINTS (AWWA C-111).

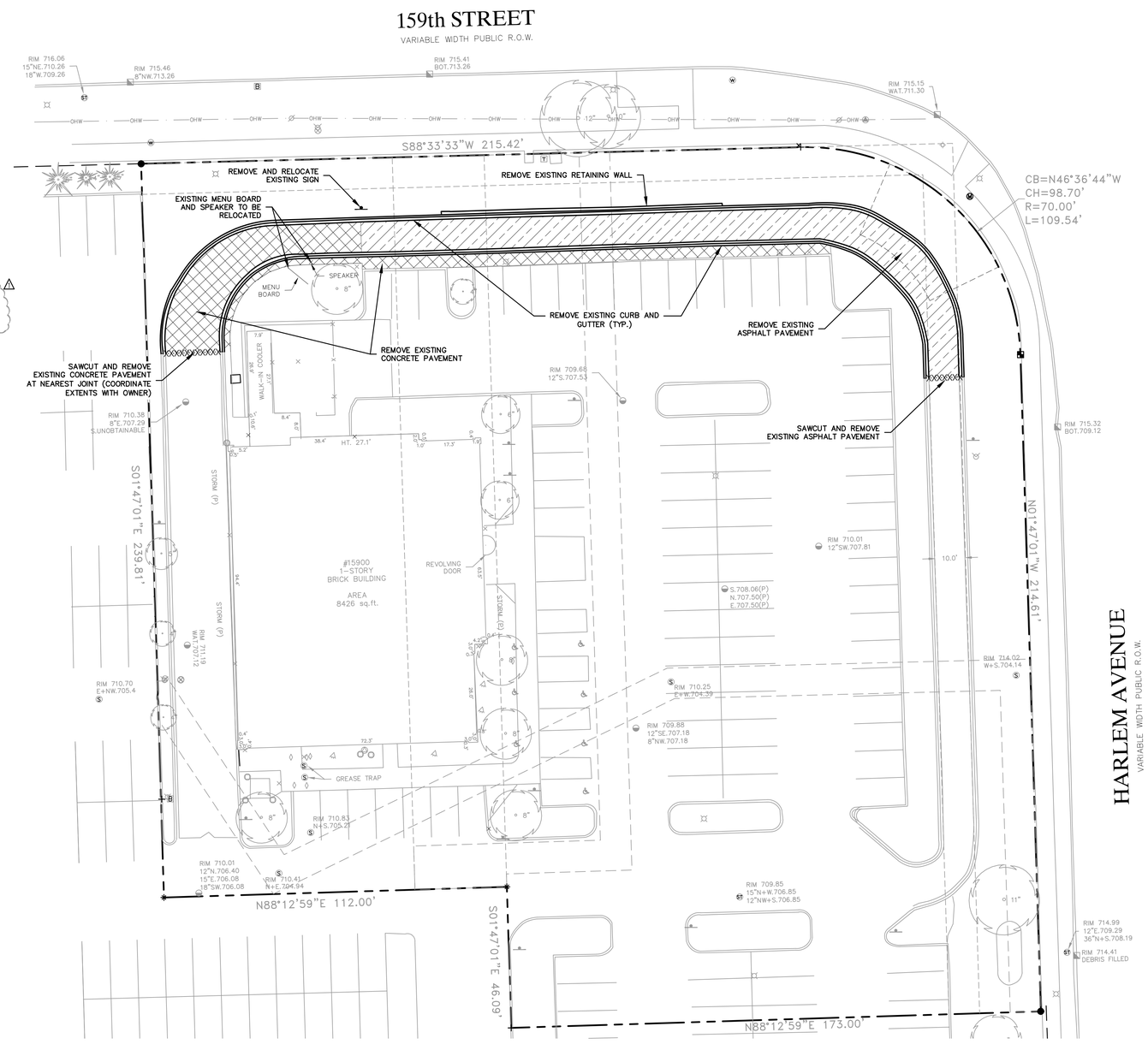
   ALL FITTINGS SHALL BE MECHANICAL JOINT, DUCTILE IRON CONFORMING TO AWWA C-111.

   GATE VALVES SHALL BE RESILIENT WEDGE TYPE, AWWA C-509, AND SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 42 & 44 OF THE STANDARD SPECIFICATIONS.

4. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. THE COST OF THIS GRANULAR MATERIAL AND ITS COMPACTION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE PROPOSED UTILITY.

5. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE. THE ADJUSTMENT OF ALL STRUCTURES SHALL BE COMPLETED WITH RUBBER ADJUSTING RINGS.

6. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED-UP PRINTS SHOWING ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE OWNER.



N

DATE	DESCRIPTION
06/01/2017	VILLAGE COMMENTS

R.A. Smith National
Beyond Surveying and Engineering
16745 W. Bluemound Road, Brookfield, WI 53005-5938
262-781-1000 Fax 262-781-8468, www.rasmithnational.com
Appleton, WI Madison, WI Naperville (Chicago), IL Irine, CA Oakmount (Pittsburgh), PA

PORTILLO'S
15900 HARLEM AVENUE
TINLEY PARK, IL 60477

SITE DEMOLITION PLAN

WARNING
CALL J.U.L.I.E. TOLL FREE
800-892-0123
CALL BEFORE YOU DIG

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 20 ft.

PRELIMINARY
NOT FOR CONSTRUCTION

R.A.SMITH NATIONAL, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH NATIONAL.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

© COPYRIGHT 2017
R.A. Smith National, Inc.

DATE: 04/17/2017
SCALE: 1" = 20'
JOB NO. 3170058
PROJECT MANAGER: DAVID J. CLEARY, P.E.
DESIGNED BY: JAH
CHECKED BY: DJC

SHEET NUMBER
C100

p:\3170058\Dwg\construction plans\DP001020.dwg, Site Demolition Plan, 6/1/2017 1:52:24 PM, jah

GENERAL SPECIFICATIONS

1. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY– EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
3. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE BIDDER WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND SHALL STATE SUCH QUANTITIES IN HIS PROPOSAL. HE SHALL BASE HIS BID ON HIS OWN ESTIMATE OF THE WORK REQUIRED AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT IS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
6. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
7. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL JULIE AT 1–800–892–0123 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
9. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
10. ANY ADJACENT PROPERTIES OR ROAD RIGHT–OF–WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL, AND SHOULD BE INCLUDED IN THE BID PRICES.

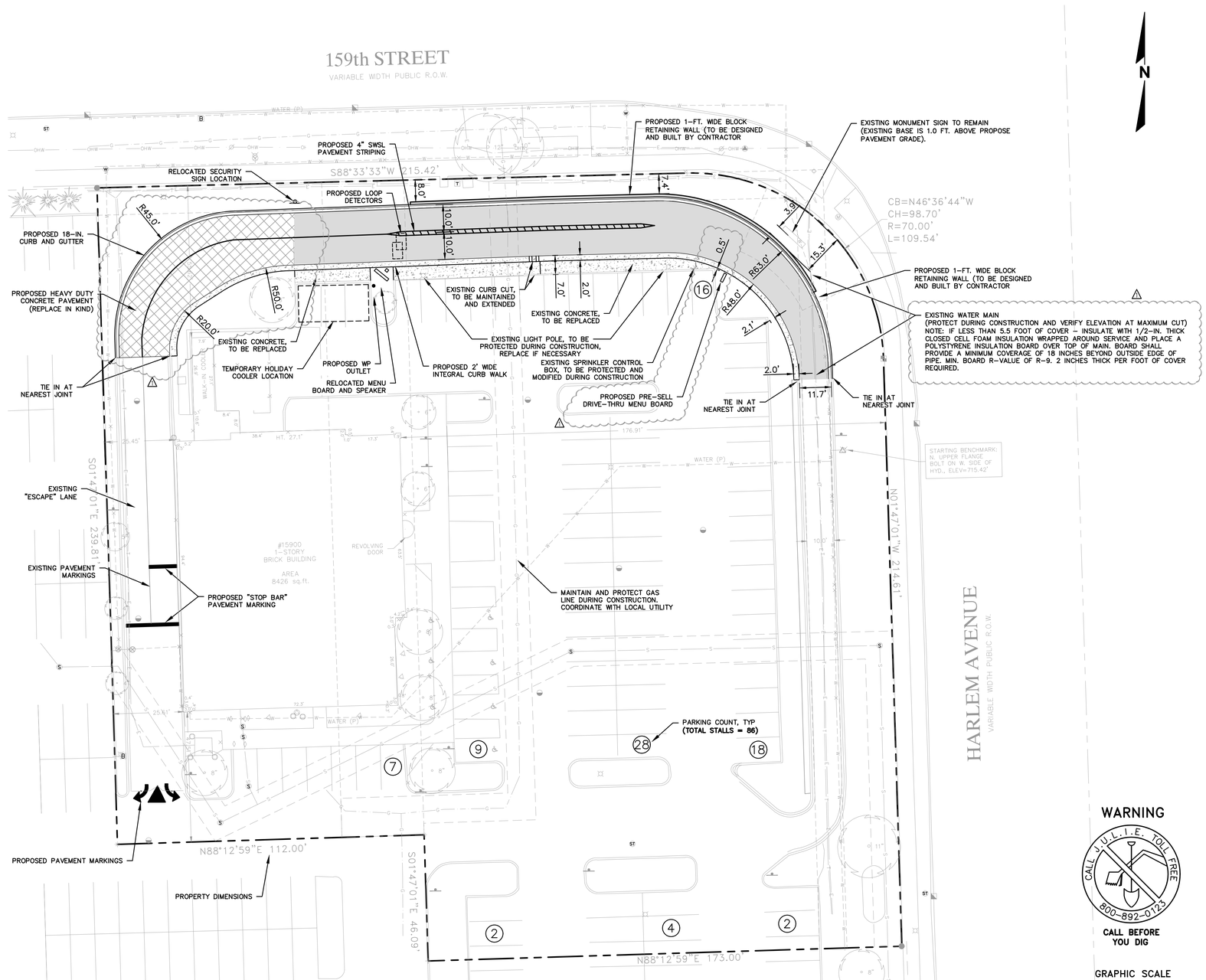
PAVING SPECIFICATIONS

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE ILLINOIS D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. PAVING SHALL CONSIST OF FINE GRADING PAVEMENT AREAS, INSTALLATION OF CRUSHED STONE BASE, CONCRETE AND/OR BITUMINOUS PAVEMENT, PAVEMENT MARKING, AND CLEANUP. ALL MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.
3. AGGREGATES USED IN THE CRUSHED AGGREGATE BASE SHALL BE IDOT TYPE B CA–6 IN ACCORDANCE WITH SECTION 351 OF THE STANDARD SPECIFICATIONS.
4. HOT MIX ASPHALT PAVEMENT (HMA) SHALL BE SURFACE COURSE CLASS C, N50 OR BINDER COURSE IL–19, N50 IN ACCORDANCE WITH SECTION 406 OF THE STANDARD SPECIFICATIONS.
5. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON–FLOOR SLABS SHALL BE IDOT PV AIR ENTRAINED IN ACCORDANCE WITH SECTION 420 & 424 FOR THE STANDARD SPECIFICATIONS.
6. ALL FINISHED CONCRETE SHALL BE COVERED WITH A LIQUID CURING COMPOUND CONFORMING TO AASHTO M 148 IN ACCORDANCE WITH SECTION 1022 OF THE STANDARD SPECIFICATIONS.
7. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH SECTION 780 OF THE STANDARD SPECIFICATIONS. (COLOR SHALL BE AS INDICATED ON THE PLANS.) THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:

   PARKING STALLS: YELLOW
   PEDESTRIAN CROSSWALKS: WHITE
   LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW
   LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE
   ADA SYMBOLS: BLUE OR PER LOCAL CODE
   FIRE LANES: PER LOCAL CODE
   EXTERIOR SIDEWALK CURBED, LIGHTPOLE BASES, AND GUARD POSTS: YELLOW

ZONING ANALYSIS TABLE

	EXISTING CONDITIONS	PROPOSED CONDITIONS
LAND AREA	75,039 S.F. 1.7226 AC.	
BUILDING AREA	8,426 S.F.	
FLOOR AREA RATIO (FAR)	75,039 S.F. SITE 8,426 S.F. BLDG. 11.23% FAR	△1
LOT COVERAGE	55,527 S.F. 1.27 AC. 74.00%	57,916 S.F. 1.33 AC. 77.18%
BUILDING HEIGHT	27.1'	
GREENSPACE PERCENTAGE	75,039 S.F. SITE 19,512 S.F. GREENSPACE 26.00%	75,039 S.F. SITE 17,123 S.F. GREENSPACE 22.82%
PARKING SPACE AND CALCULATIONS	86 SPACES (4 ACCESSIBLE) PARKING RATIO 10.21 SPACES/1,000 S.F.	



WARNING

CALL J.U.L.I.E. TOLL FREE 800–892–0123

CALL BEFORE YOU DIG

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 20 ft.

R.A.SMITH NATIONAL, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH NATIONAL.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

DATE	DESCRIPTION
△1 06/01/2017	VILLAGE COMMENTS

R.A. Smith National
Beyond Surveying and Engineering
16745 W. Bluemound Road, Brookfield, WI 53005-5938
262-781-1000 Fax 262-781-8466, www.rasmithnational.com
Appleton, WI Madison, WI Naperville (Chicago), IL Irvine, CA Oakmount (Pittsburgh), PA

PORTILLO'S
15900 HARLEM AVENUE
TINLEY PARK, IL 60477

SITE AND PAVING PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

© COPYRIGHT 2017
R.A. Smith National, Inc.

DATE: 04/17/2017
SCALE: 1" = 20'
JOB NO. 3170058
PROJECT MANAGER: DAVID J. CLEARY, P.E.
DESIGNED BY: JAH
CHECKED BY: DJC

SHEET NUMBER
C200

p:\3170058\dwg\construction plans\SP001020.dwg, Site & Paving Plan, 6/1/2017 1:52:29 PM, jah

GRADING SPECIFICATIONS

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE ILLINOIS D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING.
3. FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
4. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
5. GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF EXISTING PAVEMENT OR FOUNDATIONS, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AND ON-SITE EARTHWORK BALANCE, GRADING AND PAVEMENT AREAS, SCARIFYING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

EROSION CONTROL SPECIFICATIONS

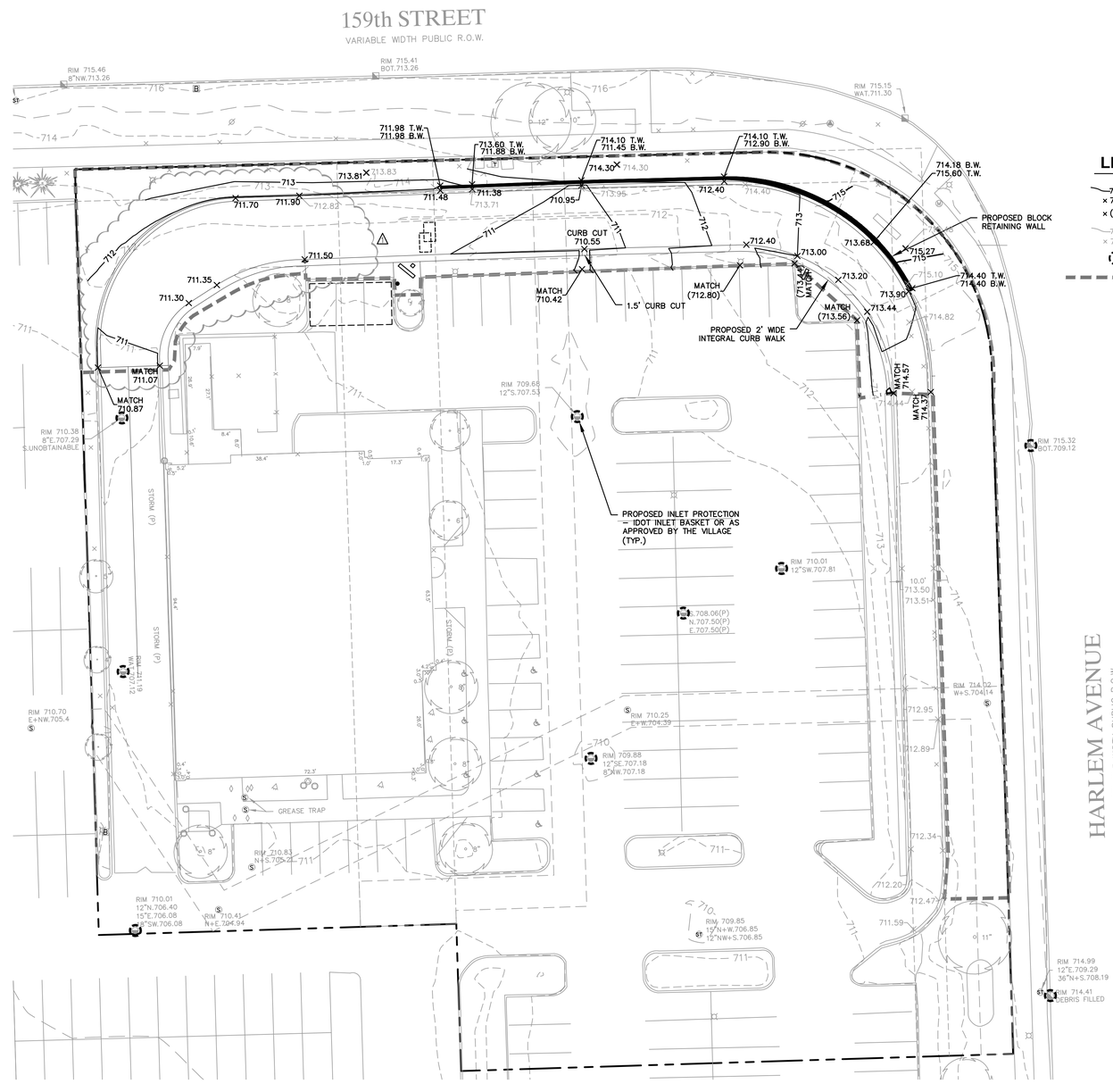
1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS, INCLUDING IEPA DISCHARGE PERMITS (IF APPLICABLE), AND THE VILLAGE OF TINLEY PARK EROSION CONTROL PERMIT. CONTRACTOR IS RESPONSIBLE FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
2. ALL INSTALLATION AND MAINTENANCE OF EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE VILLAGE OF TINLEY PARK STANDARD DETAIL DRAWINGS AND THE ILLINOIS URBAN MANUAL, LATEST EDITION.
3. ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH THE IEPA GENERAL PERMIT.
4. ALL EROSION AND SEDIMENTATION CONTROL PRACTICES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. NEEDED REPAIRS WILL BE MADE IMMEDIATELY.
5. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN DAYS OR MORE SHALL BE STABILIZED WITH TOPSOIL, SEED, AND MULCH IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
6. TEMPORARY SEED MIXTURE SHALL CONFORM TO CODE 965 OF THE ILLINOIS URBAN MANUAL. USE WINTER WHEAT OR RYE FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 1.
7. DISTURBED AREAS THAT CANNOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION BY SEEDING AND MULCHING DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION, SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM) IN ACCORDANCE WITH CODE 894 OF THE ILLINOIS URBAN MANUAL.
8. ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED IN ACCORDANCE WITH CODE 813 OF THE ILLINOIS URBAN MANUAL PRIOR TO DISCHARGE TO WATERS OF THE STATE, WETLANDS, OR OFFSITE.
9. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
10. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.
11. DUST CONTROL SHALL BE PROVIDED AS NECESSARY IN ACCORDANCE WITH NATURAL RESOURCE CONSERVATION SERVICE.
12. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
13. ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE APPROVED LANDSCAPE PLAN TO MAINTAIN A VIGOROUS DENSE VEGETATIVE COVER.
14. THE SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE ANY LAND IS DISTURBED ON THE SITE.
15. STOCKPILES OF SOIL SHALL NOT BE LOCATED WITHIN ANY DRAINAGEWAYS, FLOODPLAINS, WETLANDS, BUFFERS OR LPDAS.
16. SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR ANY SOIL STOCKPILE IF IT IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS INCLUDING A DOUBLE ROW OF SLIT FENCE OR COIR ROLL
17. STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.
18. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING SHALL BE FILTERED.
19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION

SEQUENCE OF CONSTRUCTION

SEQUENCE AND TIMING FOR INSTALLATION OF EROSION CONTROL MEASURES & SITE IMPROVEMENTS SHALL BE:

GENERAL NOTE THROUGHOUT ENTIRE CONSTRUCTION PERIOD: ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS MUST BE IMMEDIATELY RESTORED WITH SEED AND MULCH. ALL SLOPES MUST BE TOPSOILED, SEEDED AND MATTED WITHIN 2 DAYS OF COMPLETED GRADING.

1. INSTALL TEMPORARY INLET PROTECTION AS SHOWN ON SHEET C300.
2. DEMOLISH, REMOVE AND/OR ABANDON IN PLACE EXISTING SITE IMPROVEMENTS AS SHOWN ON SHEET C100 & C200.
3. STRIP AND STOCKPILE SITE TOPSOIL AND SURROUND WITH SILT FENCE. ROUGH GRADE SITE AND BRING BUILDING PAD TO FINISHED FLOOR ELEVATION.
4. INSTALL SITE UTILITIES..
5. GRADE SITE TO SUBGRADE. INSTALL CURB, GUTTER, RETAINING WALL AND WALKS. INSTALL ASPHALT/CONCRETE PAVEMENT.
6. SPREAD SALVAGED TOPSOIL IN LANDSCAPE AREAS AND RESTORE WITH SEED, MULCH, AND FERTILIZER.
7. CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. ALL CHANGES MUST BE SUBMITTED IN WRITING TO THE VILLAGE OF TINLEY PARK & R.A. SMITH NATIONAL, INC. 5 WORKING DAYS PRIOR TO CHANGE.
8. AS SITE CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPS SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT TO THE MOST EXTENT PRACTICABLE.
9. REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES AFTER DISTURBED AREA IS COVERED BY 95% ESTABLISHED VEGETATION.



LEGEND

780	PROPOSED CONTOUR ELEVATION
× 780.55	PROPOSED SPOT ELEVATION
× (780.55)	PROPOSED TOP OF CURB SPOT ELEVATION
780	EXISTING CONTOUR ELEVATION
× 780.55	EXISTING SPOT ELEVATION
	TEMPORARY INLET PROTECTION
	LIMITS OF GROUND DISTURBANCE – 15,106 SF (0.35 AC)

NOTES:

1) ALL DISTURBED LANDSCAPE AREAS SHALL BE STABILIZED PER THE LANDSCAPE PLAN.

2) ADJUST ALL EXISTING MANHOLES, HYDRANTS, VALVES, INLETS, ETC. TO FINISHED GRADE, AS NECESSARY.

5) ALL GRADES ARE TO FINISHED GRADE OR FACE OF CURB UNLESS OTHERWISE NOTED.

6) (XXX.XX) – TOP OF CURB GRADE
T.W. – TOP OF WALL GRADE
B.W. – BOTTOM OF WALL SURFACE GRADE

8) CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL MATTING ON ALL SLOPES GREATER THAN 4:1. SEE DETAIL.

9) ALL INLET PROTECTION SHALL BE TYPE D UNLESS OTHERWISE NOTED ON PLAN.

10) ALL TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL BE PER THE ILLINOIS URBAN MANUAL, LATEST EDITION.

11) CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT FACILITY DURING CONSTRUCTION

WARNING

CALL J.U.L.I.E. TOLL FREE 800-892-0123

CALL BEFORE YOU DIG

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 20 ft.

R.A.SMITH NATIONAL, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH NATIONAL.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

DATE	DESCRIPTION
06/01/2017	VILLAGE COMMENTS

R.A. Smith National
Beyond Surveying and Engineering
16745 W. Bluemound Road, Brookfield, WI 53005-5938
262-781-1000 Fax 262-781-8468, www.rasmithnational.com
Appleton, WI Madison, WI Naperville (Chicago), IL Irine, CA Oakmount (Pittsburgh), PA

PORTILLO'S
15900 HARLEM AVENUE
TINLEY PARK, IL 60477

GRADING AND EROSION CONTROL PLAN

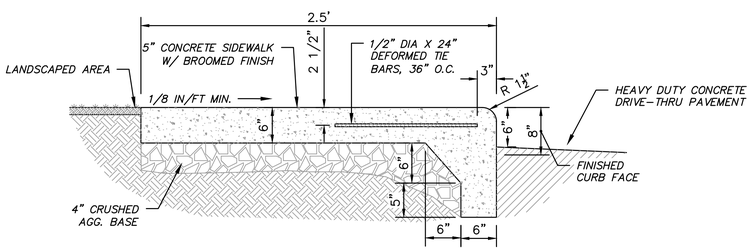
PRELIMINARY
NOT FOR CONSTRUCTION

© COPYRIGHT 2017
R.A. Smith National, Inc.

DATE: 04/17/2017
SCALE: 1" = 20'
JOB NO. 3170058
PROJECT MANAGER: DAVID J. CLEARY, P.E.
DESIGNED BY: JAH
CHECKED BY: DJC

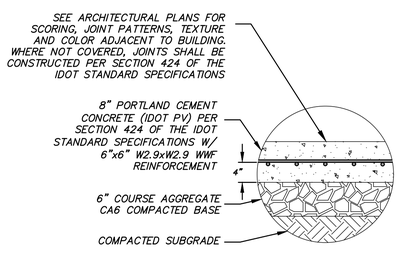
SHEET NUMBER
C300

p:\3170058\dwg\construction plans\GP001020.dwg, Grading & Erosion Control Plan, 6/1/2017 1:52:36 PM, jah

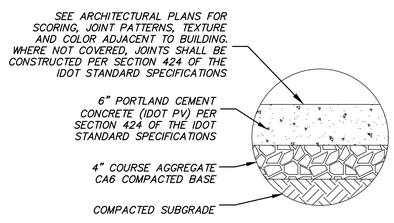


CONCRETE WALK W/ INTEGRAL CURB DETAIL

NOT TO SCALE



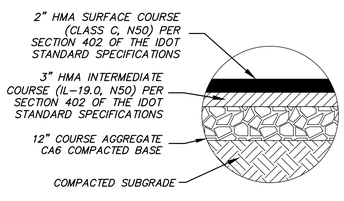
CONCRETE PAVEMENT SECTION (HEAVY DUTY)



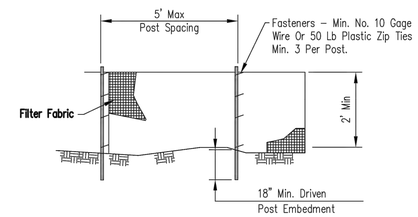
CONCRETE SIDEWALK PAVEMENT SECTION

NOTE:

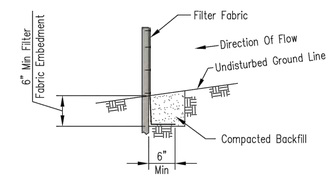
1. THESE PAVEMENT SECTIONS ARE FOR REPRESENTATIVE PURPOSES ONLY – THE SECTIONS TO ACTUALLY BE CONSTRUCTED SHALL BE PER THE PROJECT GEOTECHNICAL REPORT OR AS APPROVED BY THE OWNER.



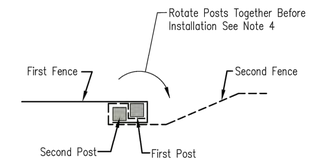
ASPHALT PAVEMENT SECTION (HEAVY DUTY)



ELEVATION



FABRIC ANCHOR DETAIL



SPLICE DETAIL–PLAN VIEW

NOTES:

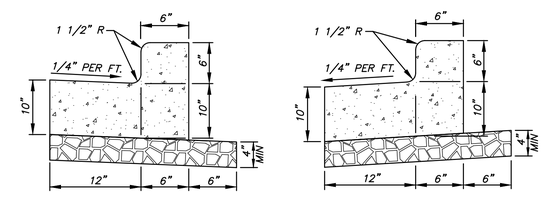
1. Temporary silt fence shall be installed prior to any grading work in the area to be protected. Fence shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either wood post with a minimum cross-sectional area of 1.5" X 1.5" or a standard steel post.
4. When splices are necessary make splice at post according to splice detail. Place the end post of the second fence inside the end post of the first fence. Rotate both posts together at least 180 degrees to create a tight seal with the fabric material. Cut the fabric near the bottom of the posts to accommodate the 6 inch flap. Then drive both posts and bury the flap. Compact backfill well.

Date
Designed
Drawn W. GUIMONES 8/2/14
Checked
Approved

SILT FENCE

United States Department of Agriculture
Natural Resources Conservation Service

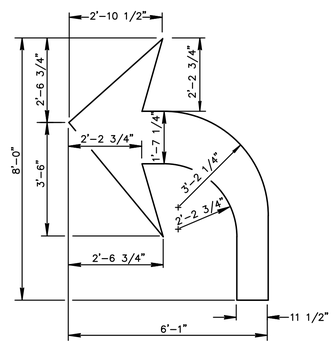
File No. IL-ENG-49
Drawing No.
Page 1 of 1
Sheet of



NOTES:
3,500 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF THE CURB & GUTTER
THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE SLOPE OF THE GUTTER PAN.
1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB AS FOLLOWS:
1) AT EACH JUNCTION OF RADIUS RETURN CURB AND THE CURB WHICH IS PARALLEL TO THE PROJECT CENTER LINE.
2) AT EACH JUNCTION WITH EXISTING CONCRETE CURB OR CONCRETE CURB & GUTTER.
3) AT EACH JUNCTION WITH EXISTING CONCRETE SIDEWALK, TO THE DEPTH OF THE SIDEWALK.

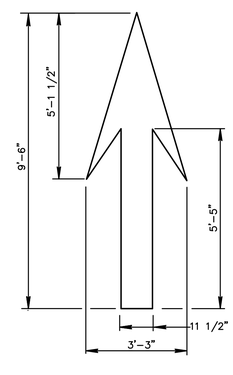
18" CONCRETE CURB & GUTTER

NOT TO SCALE



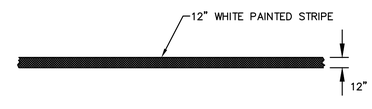
TRAFFIC LANE TURNING ARROW

NOT TO SCALE



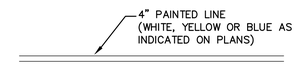
TRAFFIC LANE DIRECTIONAL ARROW

NOT TO SCALE



STOP BAND DETAIL

NOT TO SCALE



SINGLE STRIPE LINE DETAIL

NOT TO SCALE

R.A.SMITH NATIONAL, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH NATIONAL.

DATE	DESCRIPTION

R.A. Smith National
Beyond Surveying and Engineering
16745 W. Bluemound Road, Brookfield, WI 53005-5938
262-781-1000 Fax 262-781-8468, www.rasmithnational.com
Appleton, WI Madison, WI Naperville (Chicago), IL Irvine, CA Oakmount (Pittsburgh), PA

PORTILLO'S
15900 HARLEM AVENUE
TINLEY PARK, IL 60477

SITE DETAILS

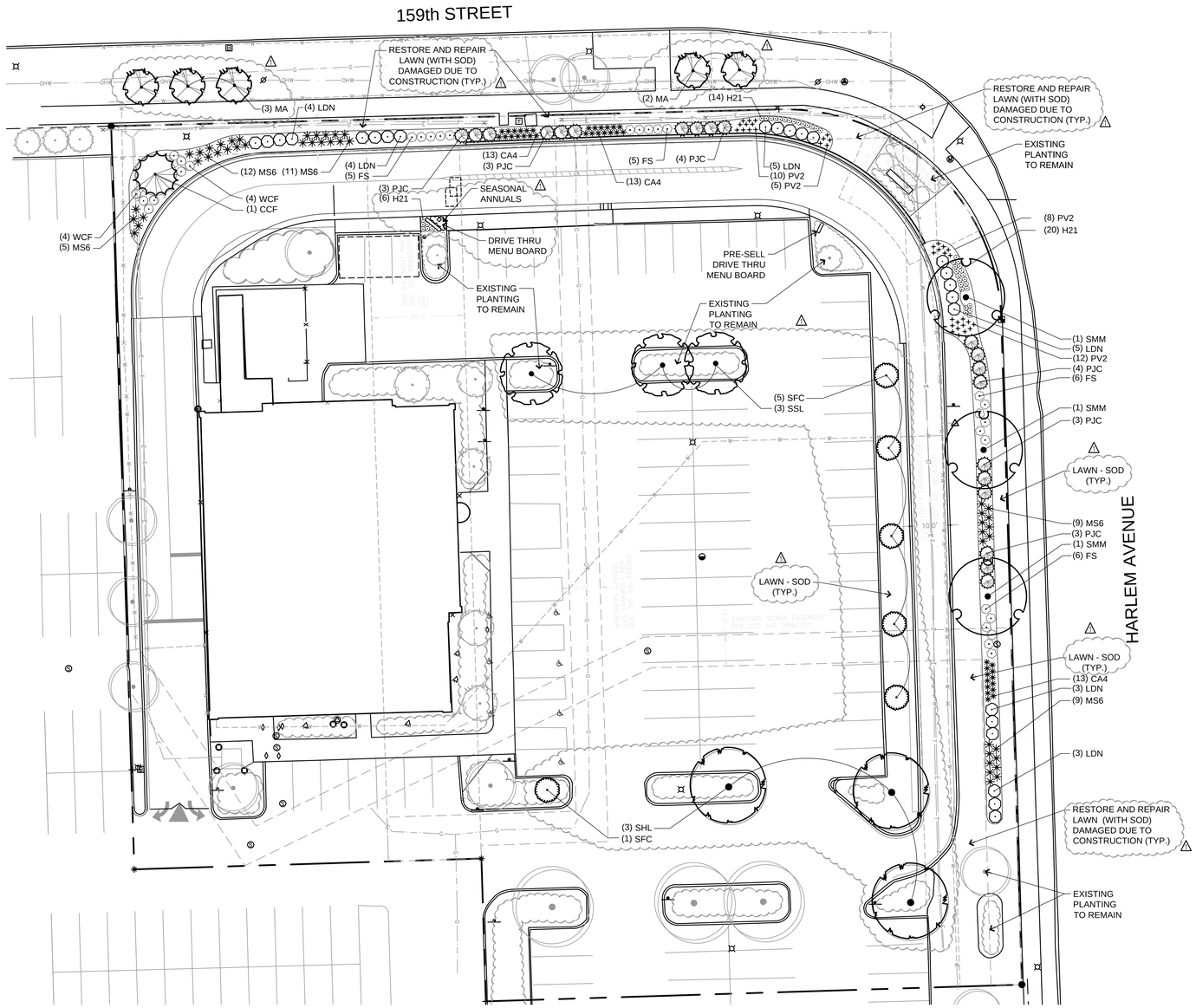
PRELIMINARY
NOT FOR CONSTRUCTION

© COPYRIGHT 2017
R.A. Smith National, Inc.

DATE: 04/17/2017
SCALE: N.T.S.
JOB NO. 3170058
PROJECT MANAGER: DAVID J. CLEARY, P.E.
DESIGNED BY: JAH
CHECKED BY: DJC

SHEET NUMBER
C400

p:\3170058\Dwg\construction plans\DT001D01.dwg, Details, 6/1/2017 1:52:45 PM, jah



PLANT SCHEDULE

	CANOPY TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
	SMM	3	State Street Miyabei Maple	Acer miyabei `Morton` TM	3" CAL	B&B	Full, matching heads
△	SHL	3	Shademaster Locust	Gleditsia triacanthos inermis `Shademaster` TM	3" CAL	B&B	Full, matching heads
	SSL	3	Sterling Silver Linden	Tilia tomentosa `Sterling`	3" CAL	B&B	Full, matching heads

	EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
	CCF	1	White Fir	Abies concolor	7'-8' HT	B&B	

	UNDERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
△	SFC	6	Sargent Crab Apple	Malus sargentii	2 1/2" CAL	B&B	Full, matching heads
	MA	5	Adirondack Crabapple	Malus x `Adirondack`	2 1/2" CAL	B&B	Full, matching heads

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
WCF	8	Windy City Fothergilla	Fothergilla gardenii `Windy City`	24" HT	CONT.	
PJC	20	Kallay Compact Pfitzer Juniper	Juniperus chinensis `Kallays Compact`	18"SPD	CONT.	
LDN	24	Little Devil Dwarf Ninebark	Physocarpus opulifolius `Little Devil` TM	24" HT	CONT.	
FS	22	Frobel Spirea	Spiraea x bumalda `Froebelii`	15" HT	CONT.	

	ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
	CA4	39	Karl Foerster Feather Reed Grass	Callamagrostis x acutiflora `Karl Foerster`	1 GAL	POT	24" Spacing
	MS6	46	Morning Light Silver Grass	Miscanthus sinensis `Morning Light`	1 GAL	POT	36" Spacing
△	PV2	35	Cheyenne Sky Switch Grass	Panicum virgatum `Cheyenne Sky`	1 GAL	POT	18" Spacing

	PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
△	H21	40	Stella de Oro Daylily	Hemerocallis x `Stella de Oro`	4 1/2"	POT	18" Spacing

EXISTING PLANTS

Existing Canopy Tree

Existing Understory Tree

Existing Large Shrub

Existing Small shrubs/ Perennials/Ornamental Grasses

Note:
Menu Board:37 Sq. Ft.
Landscape required: 74 Sq. Ft.
Landscape provided: 125 Sq. Ft.
Pre-Sell Menu Board: 15.25 Sq. Ft.
Landscape required: 30.5 Sq. Ft.
Landscape provided: 142 Sq. Ft.

Repair all landscape disturbed by installation of menu boards with like plant material.

NORTH

0 10 20 40
GRAPHIC SCALE

WARNING
CALL J.U.L.I.E. TOLL FREE 800-892-0123
CALL BEFORE YOU DIG

R.A.SMITH NATIONAL, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH NATIONAL.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

DATE	DESCRIPTION
△ 06/01/2017	VILLAGE COMMENTS

R.A. Smith National
Beyond Surveying and Engineering
16745 W. Bluemound Road, Brookfield, WI 53005-5938
262-781-1000 Fax 262-781-8468, www.rasmithnational.com
Appleton, WI Madison, WI Naperville (Chicago), IL Irine, CA Oakmount (Pittsburgh), PA

PORTILLO'S
15900 HARLEM AVENUE
TINLEY PARK, IL 60477

LANDSCAPE PLAN

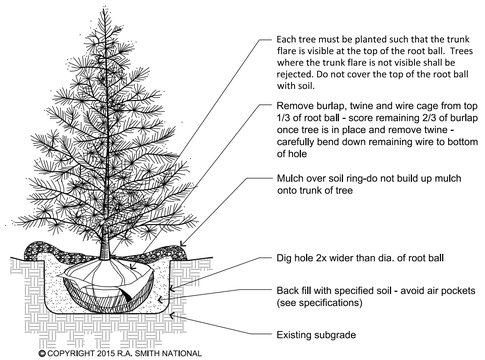
PRELIMINARY
NOT FOR CONSTRUCTION

© COPYRIGHT 2017
R.A. Smith National, Inc.

DATE: 04/17/2017
SCALE: 1"=20'
JOB NO. 3170058
PROJECT MANAGER: DAVID J. CLEARY, P.E.
DESIGNED BY: CNS
CHECKED BY: CNS

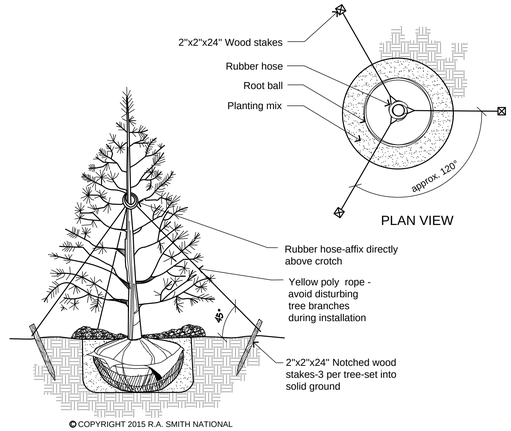
SHEET NUMBER
L100

p:\3170058\Dwg\construction plans\LSP01D20.dwg, Landscape Plan, 6/1/2017 1:52:53 PM, jah



1 EVERGREEN TREE PLANTING DETAIL

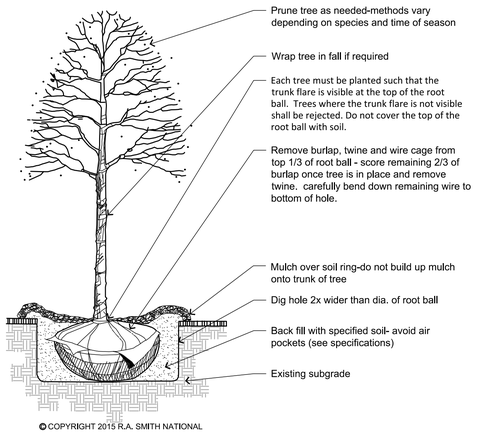
NOT TO SCALE



2 EVERGREEN STAKING DETAIL

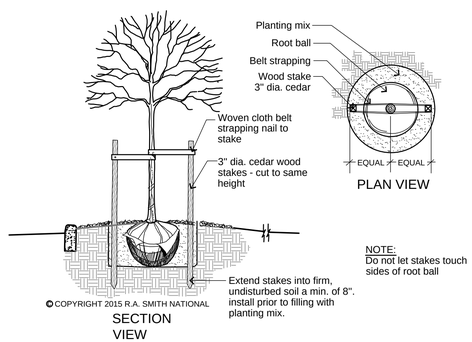
NOT TO SCALE

P-PL-TREE-EVER-02



3 DECIDUOUS TREE PLANTING DETAIL

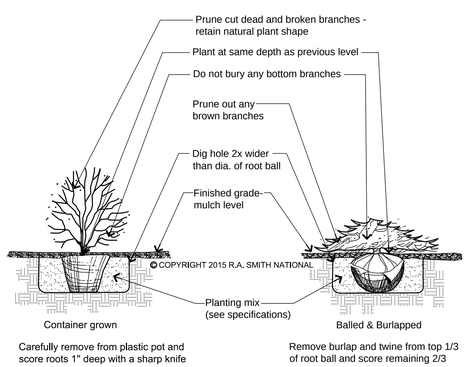
NOT TO SCALE



4 DECIDUOUS TREE STAKING FOR RESTRICTED AREAS

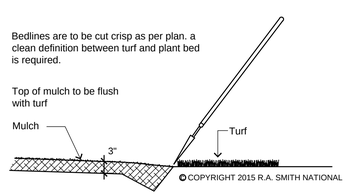
NOT TO SCALE

P-PL-TREE-DEC-01



5 SHRUB PLANTING DETAIL

NOT TO SCALE



6 SHOVEL CUT PLANT BED EDGING DETAIL

NOT TO SCALE

P-PL-BDEG-01

GENERAL LANDSCAPE NOTES

1. Contractor responsible for contacting public and private underground utility locating service to have site marked prior to any digging or earthwork.
2. Contractor to verify all plant quantities shown on plant list and verify with plan. Report any discrepancies immediately to general contractor.
3. All plantings shall comply with standards as described in American Standard of Nursery Stock - ANSI Z60.1 (latest version). General contractor or owner's representative reserves the right to inspect and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged.
4. Any potential plant substitutions must be submitted in writing and approved by the general contractor or owner's representative prior to installation. All plants must be installed as per sizes shown on plant material schedule, unless approved by general contractor or owner's representative.
5. Topsoil should be placed to within 3" of finish grade by general / grading contractor during rough grading operations. All planting beds to be backfilled with topsoil to a minimum depth of 18" and crown all beds a minimum of 6" to provide proper drainage (unless otherwise specified) by grading contractor to insure long term plant health.
6. The landscape contractor to be responsible for the fine grading of all landscaped areas. A minimum depth of 3" of blended, prepared and non-compacted topsoil is required for all seeded areas. Finished landscaped areas to be smooth, uniform and provide positive drainage away from all structures and pavement.
7. Tree planting (see planting detail):
   Plant all trees slightly higher than finished grade at root flare. Remove excess soil from top of root ball, if needed.Scarify side walls of tree pit prior to installation. Remove and discard non-biodegradable ball wrapping and support wire. Remove biodegradable burlap and wire cage (if applicable) from top one-third of rootball. Carefully bend remaining wire down to the bottom of hole once the tree has been placed into the hole and will no longer be moved. Score the remaining two-thirds of burlap and remove twine. Backfill pit with 80% existing soil removed from excavation and 20% plant starter mix blended prior to backfilling holes. Discard any gravel, heavy clay or stones. Avoid any air pockets and do not tamp soil down. When hole is two-thirds full, trees shall be watered thoroughly, and water left to soak in before proceeding.

   Provide a 3" deep, 4 ft. diameter shredded hardwood bark mulch ring around all lawn trees. Do not build up any mulch onto trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the landscape contractor. Stake trees according to the staking detail.
8. Shrub planting: all shrubs to be pocket planted with a 50/50 mix of plant starter and topsoil. Install topsoil into all plant beds as needed to achieve proper grade and replace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole is two-thirds full, shrubs shall be watered thoroughly and water left to soak in before proceeding.
9. Mulching: all tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not environmulch). All perennial planting areas to receive a 2" layer and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
10. Edging: edge all planting beds with a 4" deep spaded edge (shovel cut or mechanical). Bedlines are to be cut crisp, as per plan. A clean definition between lawn area and plant bed is required.
11. Plant bed preparation: all perennial and ornamental grass areas are required to receive a blend of organic soil amendments prior to installation. Rototill the following materials, at the ratio given, into the required 18" of topsoil to a depth of approx. 8" -

    Per every 100 square feet of bed area add:

    2 cu. ft. bale of peat moss
    2 lbs. of 5-10-5 slow release fertilizer
    1/4 cu. yard of composted manure
12. Lawn installation for all sodded turfgrass areas: remove / kill off any existing unwanted vegetation prior to sodding. Prepare the topsoil and sod bed by removing all surface stones 1" or larger and grading lawn areas to finish grade. Apply a 10-10-10 starter fertilizer uniformly throughout areas prior to laying the sod. Use only premium sod blend according to TPI (revised 1995) and ASPA standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on steep slopes or in swales, etc. Landscape contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for the required watering during this period.
13. Warranty and replacements: Trees, evergreens, and shrubs to be guaranteed (100% replacement) for a minimum of one (1) year from the date of substantial project completion. Perennials and ornamental grasses to be guaranteed for a minimum of one growing season from the date of substantial project completion. Perennials and ornamental grasses planted after September 1st shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements.
14. The landscape contractor is responsible for the watering and maintenance of all landscape areas at time of planting, throughout construction and for a period of 60 days after the substantial completion of the installation. This includes all trees, shrubs, evergreens, perennials, ornamental grasses and turf grass areas. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.
15. Project completion: upon substantial completion of the project, the landscape contractor is responsible to conduct a final review with the owner's representative and the general contractor to answer questions and insure that all specifications have been met. The landscape contractor is to provide watering and general ongoing maintenance instructions (in writing) for the new plantings and lawn to the owner and general contractor .

WARNING

CALL J.U.L.I.E. TOLL FREE 800-892-0123

CALL BEFORE YOU DIG

R.A.SMITH NATIONAL, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH NATIONAL.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

DATE	DESCRIPTION
06/01/2017	VILLAGE COMMENTS

R.A. Smith National
Beyond Surveying and Engineering
16745 W. Bluemound Road, Brookfield, WI 53005-5938
262-781-1000 Fax 262-781-8468, www.rasmithnational.com
Appleton, WI Madison, WI Naperville (Chicago), IL Irine, CA Oakmount (Pittsburgh), PA

PORTILLO'S
15900 HARLEM AVENUE
TINLEY PARK, IL 60477

LANDSCAPE NOTES AND DETAILS

PRELIMINARY
NOT FOR CONSTRUCTION

© COPYRIGHT 2017
R.A. Smith National, Inc.

DATE: 04/17/2017
SCALE: AS NOTED
JOB NO. 3170058
PROJECT MANAGER: DAVID J. CLEARY, P.E.
DESIGNED BY: CNS
CHECKED BY: CNS

SHEET NUMBER
L200

p:\3170058\Dwg\construction plans\LSP01D20.dwg, Landscape Notes & Details, 6/1/2017 1:52:57 PM, jch

PROJECT INFORMATION:

EXIST. BUILDING FOOTPRINT:

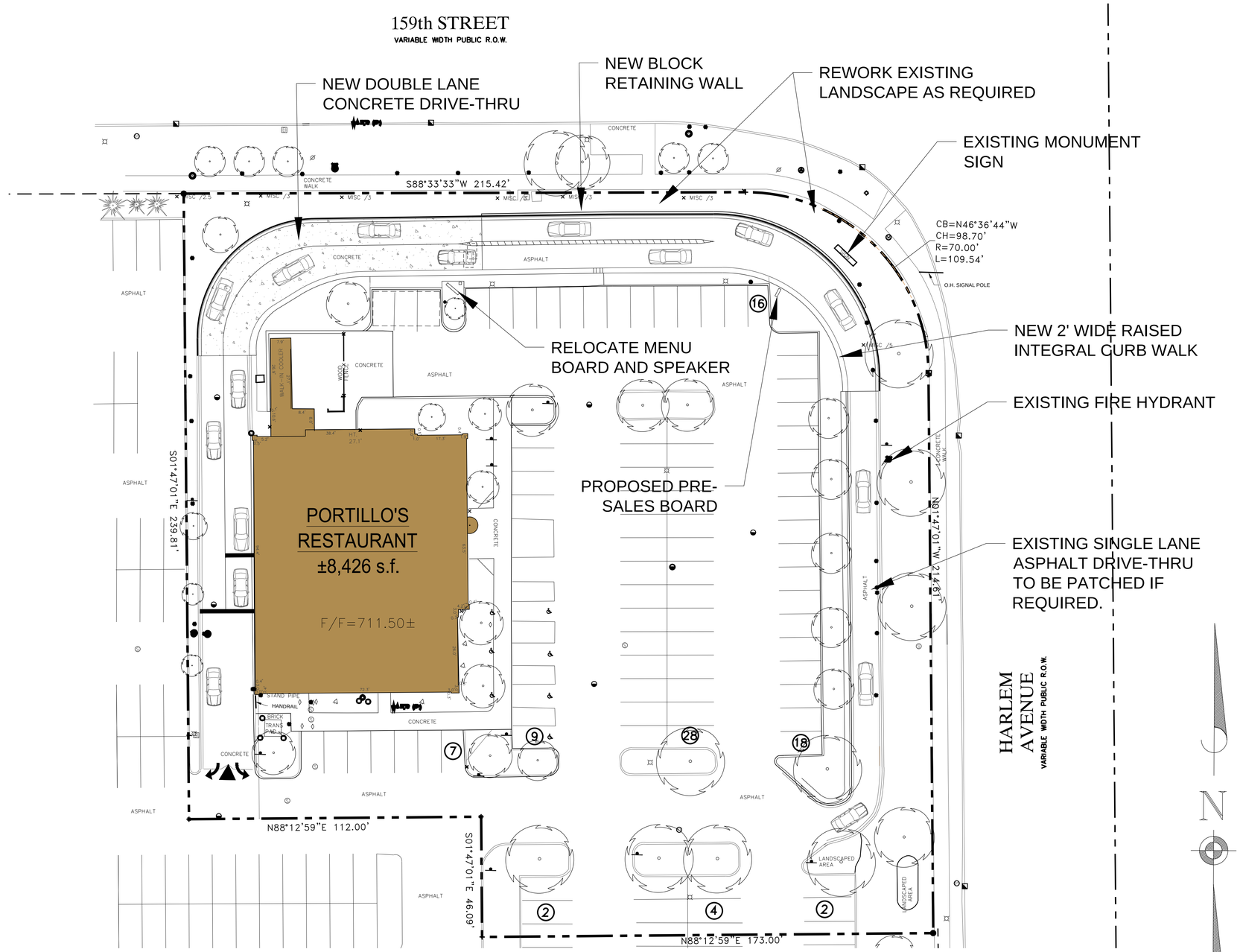
8,426 S.F. PER SURVEY

PARKING:

EXISTING PARKING PROVIDED: 86 CARS
PROPOSED PARKING PROVIDED: 86 CARS
H.C. SPACES: 4 CARS

STACKING:

EXISTING STACKING: 37 CARS
PROPOSED STACKING: 49 CARS



PROPOSED SITE PLAN

BASED ON LATEST DRAWING FROM RA SMITH NATIONAL

PARKING: 86 CARS
STACKING: 49 CARS

PORTILLO'S HOT DOGS, LLC

#19 TINLEY PARK, IL

15900 S. HARLEM AVE.

CONCEPT NO. 2A

DATED: 05/31/16

SHEET 1 0F 2

PROPOSED SITE PLAN

PORTILLO'S HOT DOGS, LLC

Portillo's®

#19 TINLEY PARK, IL

15900 S. HARLEM AVE.

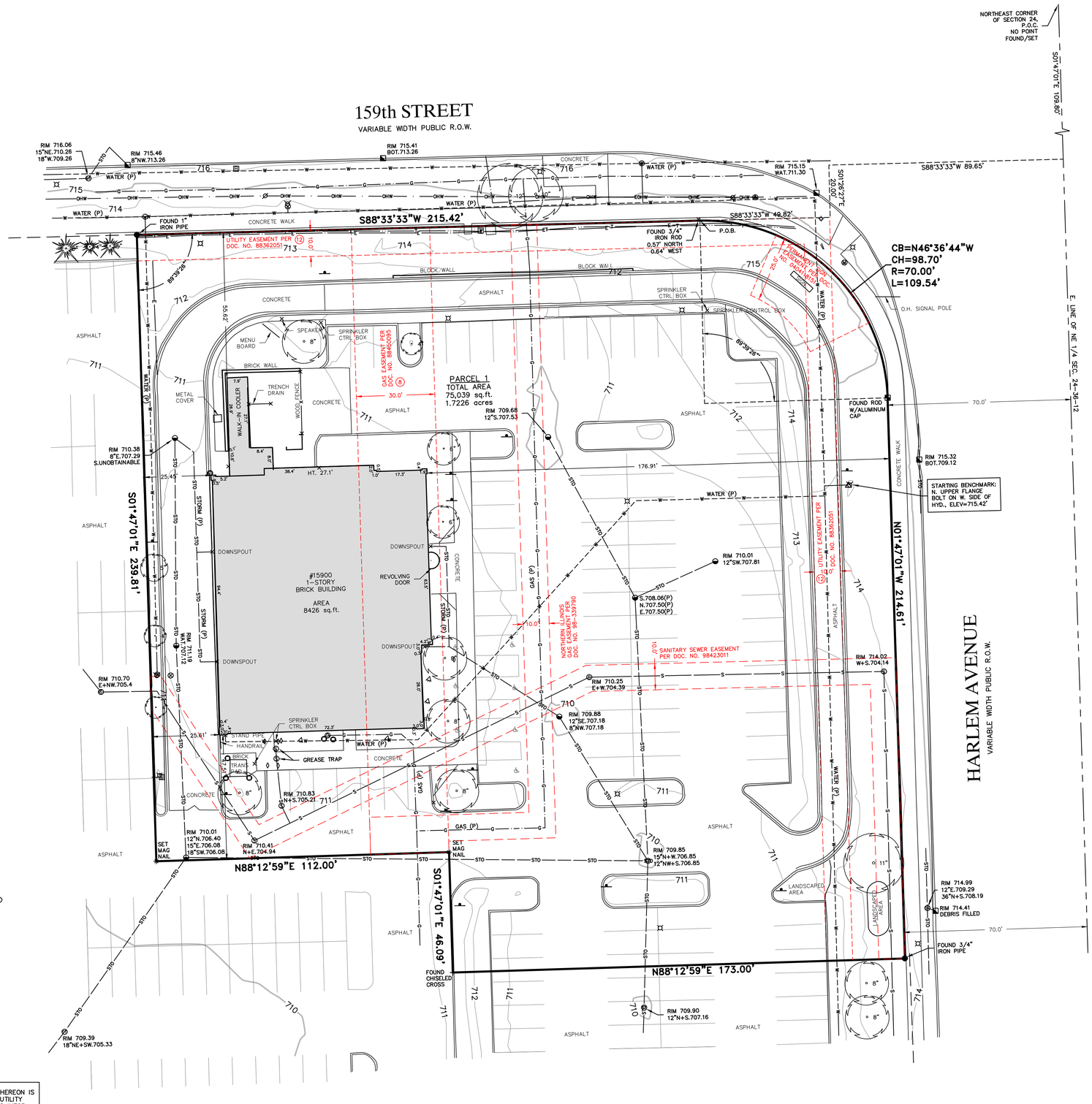
CONCEPT NO. 2A

DATED: 05/31/16

SHEET 2 0F 2

PLAT OF SURVEY

WITH TOPOGRAPHIC DATA



LEGEND

- ( ) INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- BILLBOARD
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- FO MARKED FIBER OPTIC
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- EDGE OF TREES
- S – SANITARY SEWER
- STO – STORM SEWER
- W – WATERMAIN
- G – MARKED GAS MAIN
- E – MARKED ELECTRIC
- OHW – OVERHEAD WIRES
- B – BUREAU ELEC. SERV.
- T – MARKED TELEPHONE
- TV – MARKED CABLE TV LINE
- FO – MARKED FIBER OPTIC
- 780 – INDICATES EXISTING CONTOUR ELEVATION
- × 780.55 – INDICATES EXISTING SPOT ELEVATION

JULIE NO. X0681450

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

Known as 15900 South Harlem Avenue, in the Village of Tinley Park, Cook County, Illinois.

PARCEL 1: THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24, THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 24 A DISTANCE OF 109.80 FEET TO THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF 159TH STREET AS DEDICATED PER DOCUMENT 10909313 WITH THE EAST LINE OF SECTION 24, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF 159TH STREET AS DEDICATED PER DOCUMENT 10909313 89.65 FEET; THENCE SOUTHERLY ALONG A LINE FORMING A RIGHT ANGLE WITH THE PREVIOUSLY DESCRIBED LINE A DISTANCE OF 20.00 FEET, THENCE WESTERLY ALONG A LINE PARALLEL TO AND 20.00 FEET SOUTHERLY OF THE SOUTHERLY LINE OF 159TH STREET AS DEDICATED PER DOCUMENT 10909313, A DISTANCE OF 49.82 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING WESTERLY ALONG A LINE PARALLEL TO AND 20.00 FEET SOUTHERLY OF THE SOUTHERLY LINE OF 159TH STREET AS DEDICATED PER DOCUMENT 10909313 A DISTANCE OF 215.42 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 39 MINUTES 26 SECONDS MEASURED FROM EAST TO SOUTH WITH THE PREVIOUSLY DESCRIBED LINE A DISTANCE OF 239.81 FEET, THENCE EASTERLY ALONG A LINE FORMING A RIGHT ANGLE WITH THE PREVIOUSLY DESCRIBED LINE A DISTANCE OF 112.00 FEET, THENCE SOUTHERLY ALONG A LINE FORMING A RIGHT ANGLE WITH PREVIOUSLY DESCRIBED LINE 46.09 FEET, THENCE EASTERLY ALONG A LINE FORMING A RIGHT ANGLE WITH THE PREVIOUSLY DESCRIBED LINE A DISTANCE OF 173.00 FEET TO A INTERSECTION ON THE WEST RIGHT OF WAY LINE OF HARLEM AVENUE, THENCE NORTHERLY ALONG THE WEST RIGHT OF WAY LINE OF HARLEM AVENUE A DISTANCE OF 214.61 FEET TO A POINT OF CURVATURE, THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCLE CONCAVE TO THE SOUTHWEST HAVING A RADIUS 70.00 FEET AND A CENTRAL ANGLE OF 89 DEGREES 39 MINUTES 26 SECONDS A DISTANCE OF 109.53 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR VEHICULAR TRAFFIC AND PARKING AS SET FORTH IN THE DECLARATION OF EASEMENTS AND RESTRICTIONS RECORDED AUGUST 21, 1987 AS DOCUMENT 87464664.

March 22, 2017	Jensen & Jensen Architects, P.C.	Survey No. 167052-BMJ
April 10, 2017	Add sign easement	Revision No. 1-BMJ

NOTES:
Bearings are based on the South line of 159th Street, which is assumed to bear North 90°00'00" West.

This survey was prepared based on Chicago Title Insurance Company leasehold owner's policy number 007695034, effective date of December 31, 1997, which lists the following easements and/or restrictions from schedule B-II:

8. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 88450095, AFFECTING THE EAST 30 FEET OF THE WEST 112 OF THE LAND. Affects site by location - Shown.

10. DECLARATION OF EASEMENTS AND RESTRICTIONS DATED AUGUST 7, 1967 AND RECORDED AUGUST 21, 1987 AS DOCUMENT 87464664 MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 66662 RELATING TO EASEMENTS FOR USE OF AND ACCESS TO COMMON AREA, EASEMENTS FOR. UTILITY FACILITIES, PARKING AREA, BUILDING AREA, SECURITY LIGHTING, TRUCK FACILITIES, ETC. Affect site by location - General in nature, cannot be plotted.

11. DECLARATION OF RESTRICTIONS DATED NOVEMBER 15, 1987 AND RECORDED DECEMBER 16, 1987 AS DOCUMENT 87662834 MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 66662 RELATING TO APPROVAL OF PLANS FOR RESTAURANT SITE, INCLUDING GROUND FLOOR AREA OF BUILDING (\10 MORE THAN 8,000 SQUARE FEET), APPROVAL OF ARCHITECTURAL PLANS FOR THE EXTERIOR OF THE RESTAURANT, THE LANDSCAPING PLANS FOR THE SITE, INGRESS AND EGRESS TO THE SITE, ENGINEERING DETAILS FOR THE SITE, THE SITE PLAN FOR THE SITE, HEIGHT OF BUILDING AND PROVISIONS RELATING TO THE MAINTENANCE OF THE GROUNDS; ALSO RESTRICTIONS AS TO USE OF THE RESTAURANT. Affect site by location - Use restriction, cannot be plotted.

12. EASEMENT IN, UPON, UNDER, OVER AND ALONG THE 10 FOOT WIDE STRIP AS SHOWN ON EXHIBIT 'A' OF THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY RECORDED AUGUST 10, 1988 AS DOCUMENT 88362051. Affects site by location - Shown.

I Certify *that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.*

ERIC R. STURM
035003366
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
ILLINOIS

ERIC R. STURM
PROFESSIONAL ILLINOIS LAND SURVEYOR 035003366

R.A. Smith National, Inc.

Beyond Surveying and Engineering

16745 W. Bluemound Road, Brookfield WI 53005-5939
262-781-1000 Fax 262-797-7373, www.rasmithnational.com
Appleton, WI Irvine, CA Pittsburgh, PA

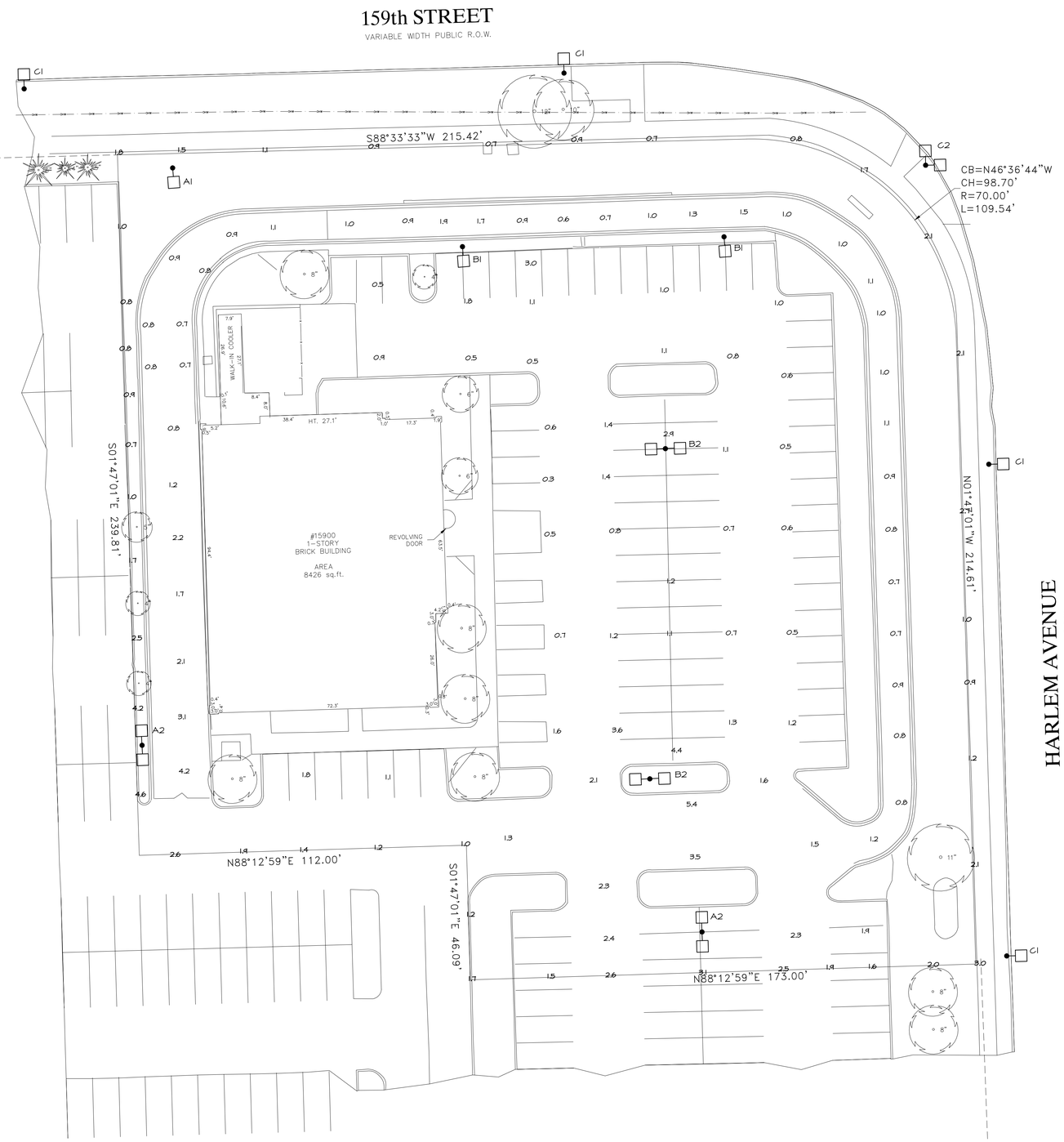
S:\5167052\Dwg\PS111D20.dwg \ 15900 S HARLEM AVE

R.A. Smith National, Inc.

S:\5167052\Dwg\PS111D20.dwg, 15900 S HARLEM AVE, 4/10/2017 2:02:01 PM, bmj

Luminaire Schedule		
Label	Arrangement	Description
A1	SINGLE	250W LED ON A 40' Pole W/ 30" BASE
A2	TWO HEADS	250W LED ON A 40' Pole W/ 36" BASE
B1	SINGLE	250W MH ON A 25' POLE W/ 30" BASE
B2	TWO HEADS	250W MH ON A 25' POLE W/ 30" BASE
C1	SINGLE	250W HPS ON A 25' POLE (STREET LIGHT)
C2	TWO HEADS	250W HPS ON A 25' POLE (STREET LIGHT)

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Drive Thru Area	Fc	1.19	4.2	0.7	1.7	6.0
Parking Area	Fc	1.45	5.4	0.5	2.9	10.8
Property Line	Fc	1.69	4.6	0.7	2.4	6.6



1 SITE PHOTOMETRIC PLAN - EXISTING CONDITIONS
SPH1.1 Scale: 1"=20'-0"

PROJECT NORTH

MARK O. VENTRELLI
062-060025
REGISTERED PROFESSIONAL ENGINEER
OF ILLINOIS

EXPIRES 11/30/17
SIGNED 06/24/17

THE W-T GROUP, LLC
Mechanical / Plumbing / Electrical Division
The W-T Group, LLC | Mechanical/Plumbing/Electrical Division
2675 Pratum Avenue | Hoffman Estates, IL 60192
Main: 224-293-6333 | Fax: 224-293-6444
IL. License No.: 184.007570-0016
Exp: 04 / 30 / 2017

©COPYRIGHT 2017 THE W-T GROUP, LLC.

ISSUED TO CITY 04 - 24 - 2017

© Copyright 2016, Jensen & Jensen Architects, P.C.

Jensen & Jensen Architects, P.C.
2001 Midwest Rd., Suite 301, Oak Brook, Illinois 60523
Office (630) 573-1770 Fax (630) 573-1773
www.jensen-jensen.com

ALTERATION TO PORTILLO'S RESTAURANT
Portillo's Hot Dogs, LLC
15900 SOUTH HARLEM AVENUE
TINLEY PARK, IL

SITE PHOTOMETRIC PLAN - EXISTING CONDITIONS

no.	date	description
REVISIONS		

Drwn: Chkd:

date 04.20.17

filename

sheet SPH1.1

job no. 3144

PLAN COMMISSION STAFF REPORT

June 15, 2017

Tinley Park Distribution Center #7 – Site Plan Approval

Southwest Corner of I-80 & Ridgeland Avenue

Applicant
Don Schoenheider of Hillwood on behalf of I-80 Commerce Center No. 2, LLC

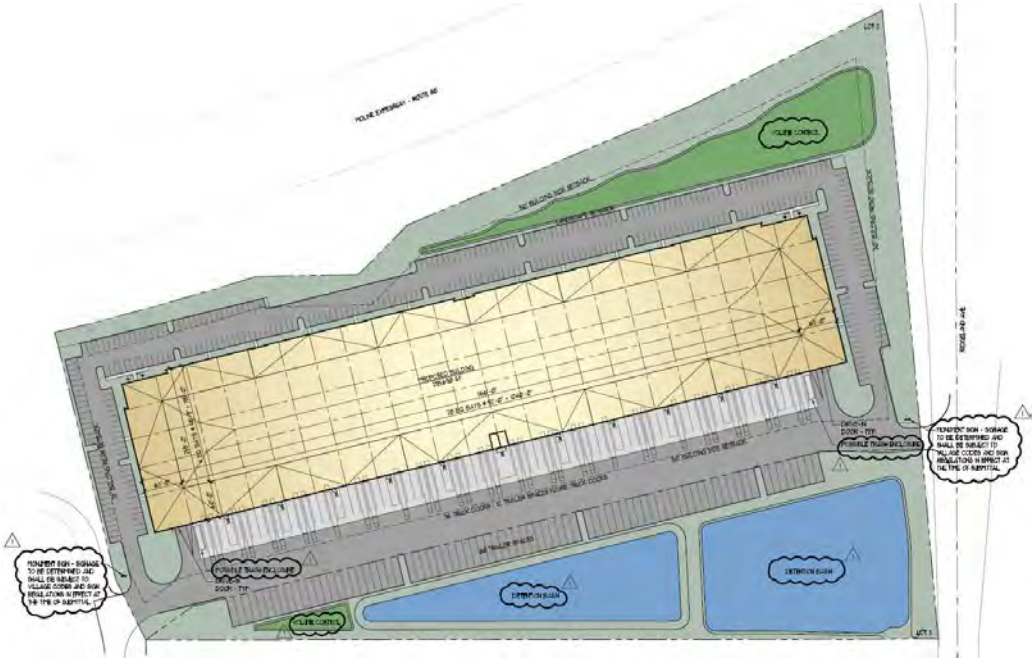
Property Location
Southwest corner of I-80 & Ridgeland Avenue

PIN
31-06-401-001-0000

Zoning
M-1 PD (General Manufacturing, Tinley Park Corporate Center Planned Unit Development)

Approvals Sought
Site Plan Approval

Project Planner
Stephanie Kisler, AICP
Planner I



EXECUTIVE SUMMARY

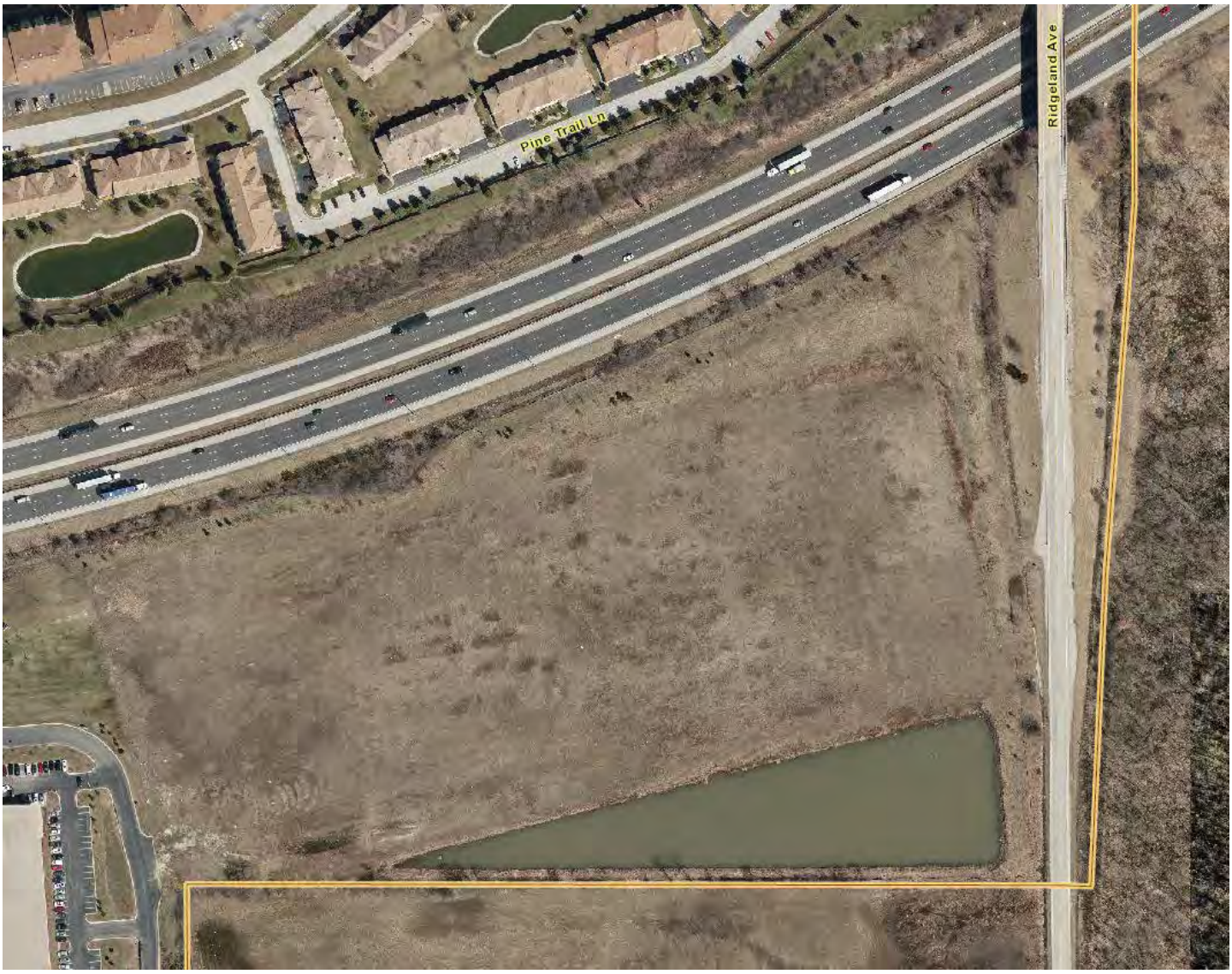
The Applicant, Don Schoenheider of Hillwood on behalf of I-80 Commerce Center No. 2, LLC, seeks Site Plan Approval for a 295,690 square foot industrial building and related site improvements, including parking, lighting, stormwater detention, public utilities, and landscaping.

The Applicant stated that they would ideally begin construction in Fall 2017 and complete the site in Spring 2018. The Applicant does not yet have tenant(s) for the building.

Due to the project's substantial conformance with the preliminary PUD plans from 2007, the Plan Commisison may elect to take action in a single meeting. The proposed project only requires Site Plan Approval. A Public Hearing is not required.

EXISTING SITE

The site is located at the southwest corner of Interstate 80and Ridgeland Avenue. The site is known as Lot 2 (with the triangular retention pond being Lot 3) within the Tinley Park Corporate Center subdivision. Lot 2 is 17.43± acres and Lot 3 is 5.57± acres. The site is currently undeveloped land.



Aerial Image of the Existing Site (2016)

SITE HISTORY

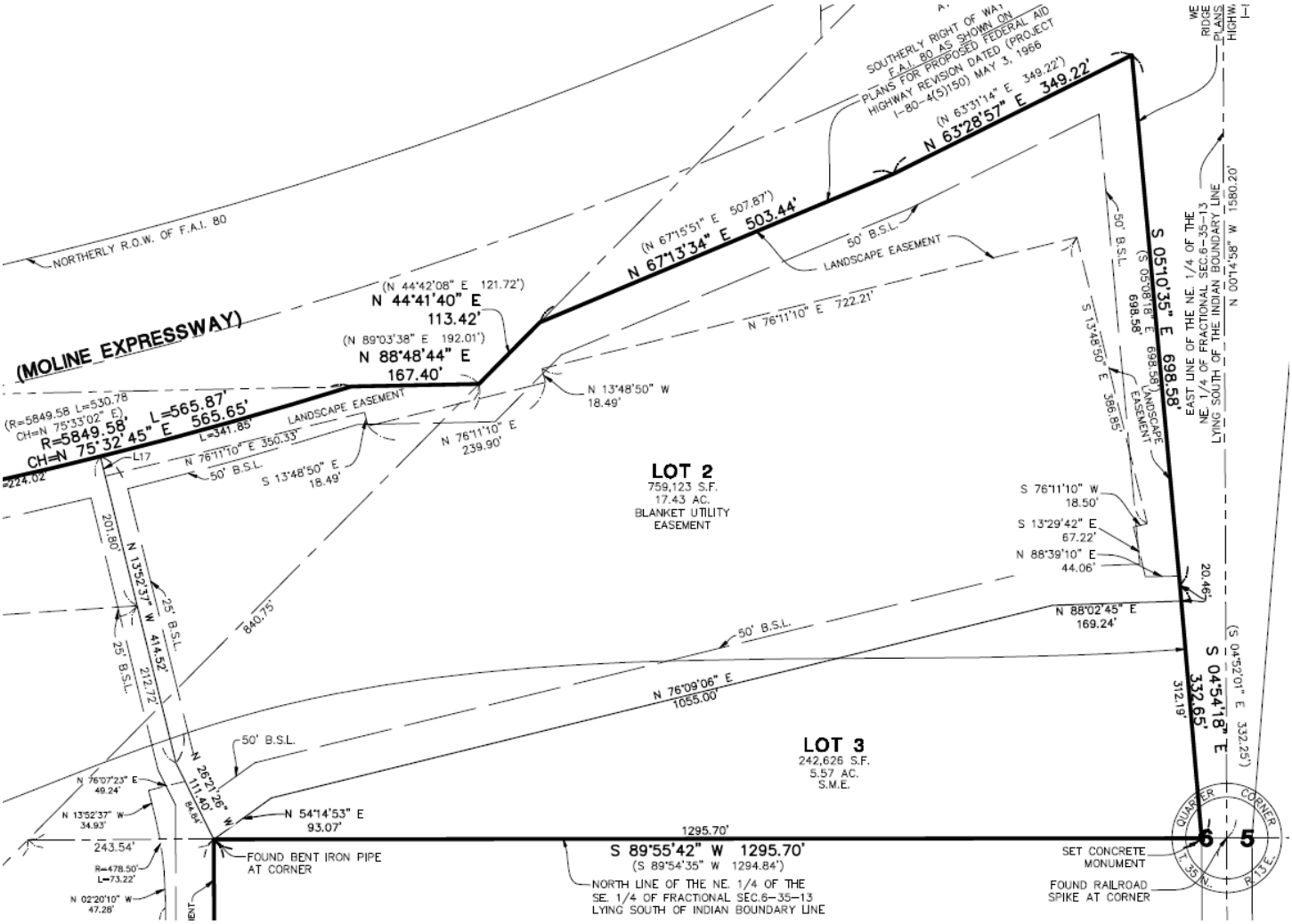
- 2007: The property was granted rezoning from R-1 to M-1 and a Special Use Permit for a PUD known as the Tinley Park Corporate Center/First Industrial Planned Unit Development. These approvals are found within Ordinance 2007-O-007 (included in the Plan Commission meeting packet).

- 2008: The first building in the PUD is constructed on Lot 1.

- 2012: The first building on Lot 1 is leased to a tenant after sitting vacant for several years. Also, a small parcel (.672± acres) in the northwest corner of the PUD is annexed per Ordinance 2012-O-029. The 2012 Staff Report indicates that this parcel was mistakenly not annexed in the past and had to be annexed in order for the PUD to record their Final Plat of Subdivision. Additionally, the property owner requested formal approval to re-phase the project from one phase to two phases, which requires a Substantial Deviation from the PUD. The Substantial Deviation was put on hold while the Petitioner and Staff worked on an acceptable Escrow Agreement.

- 2015: A Substantial Deviation from the PUD is approved as Ordinance 2015-O-044 (included in the Plan Commission meeting packet). This Ordinance allows the PUD to be two phases rather than one.

- 2017: The Final Plat of Subdivision is recorded on April 19, 2017. The property changes ownership and plans are submitted for Lot 2 on April 25, 2017.



Excerpt from the Tinley Park Corporate Center Plat of Subdivision

TINLEY PARK CORPORATE CENTER PLANNED UNIT DEVELOPMENT

Staff has informed the Applicant that this property is also subject to the conditions within Ordinance 2007-O-007. Staff has provided some of the conditions from 2007-O-007 that most directly relate to Lot 2 below.

Excerpt from Ordinance 2007-O-007:

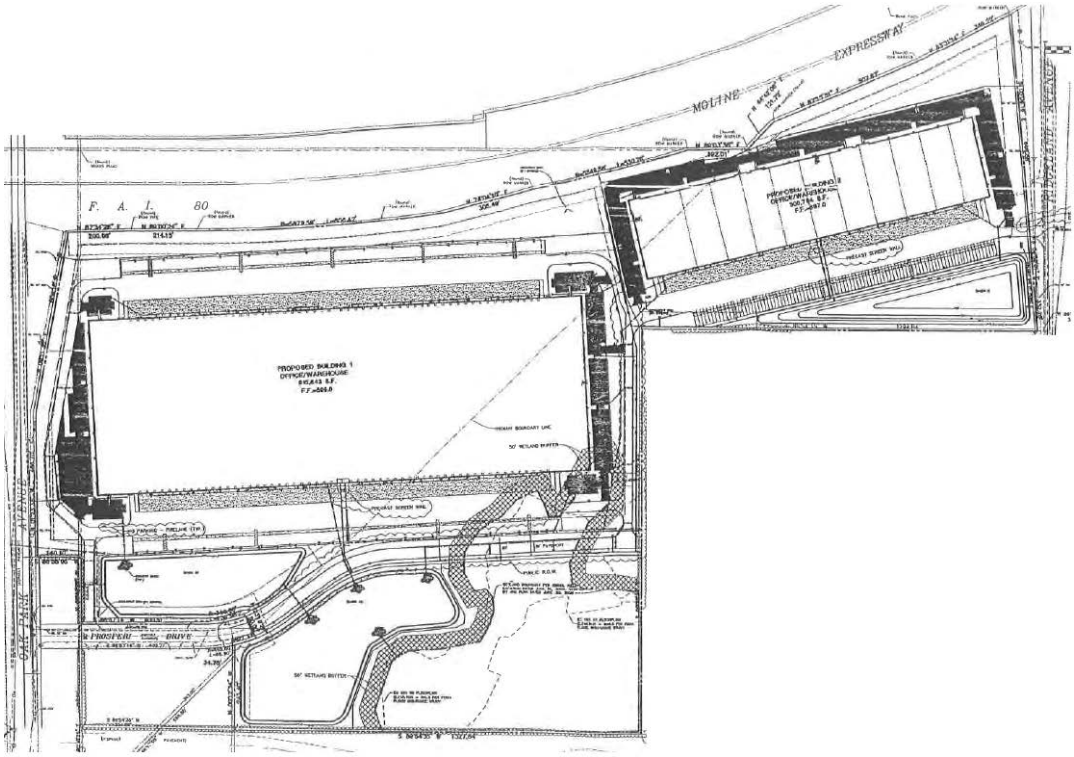
- *That the access drive to Ridgeland Avenue shall provide one in-bound lane and two out-bound lanes, the out-bound lanes being a left turn lane and a right-turn lane, as recommended by the traffic analysis;*
- *That the two buildings be constructed in conformity with the building elevations attached hereto and made part hereof as Group Exhibit D; and*
- *That the project be developed in accordance with the Site Plan, Landscape Plans, Photometric Plans and Lighting Standards Plans attached hereto and made a part hereof as Exhibit C.*

Open Item #1: The Applicant must ensure that the conditions of Ordinance 2007-O-007 are met. The current plans do not show "…the access drive to Ridgeland Avenue shall provide one in-bound lane and two out-bound lanes, the out-bound lanes being a left turn lane and a right-turn lane." The Applicant must revise the plans accordingly prior to receiving a building permit.

MINOR DEVIATION: BUILDING SIZE

In 2007, the PUD anticipated two industrial buildings totaling about 1,200,000 square feet. The industrial building on Lot 1 (18801 Oak Park Avenue) was constructed in 2008 and is about 915,000 square feet. The Applicant's proposal for a 295,690 square foot structure brings the total combined square footage to 1,210,690.

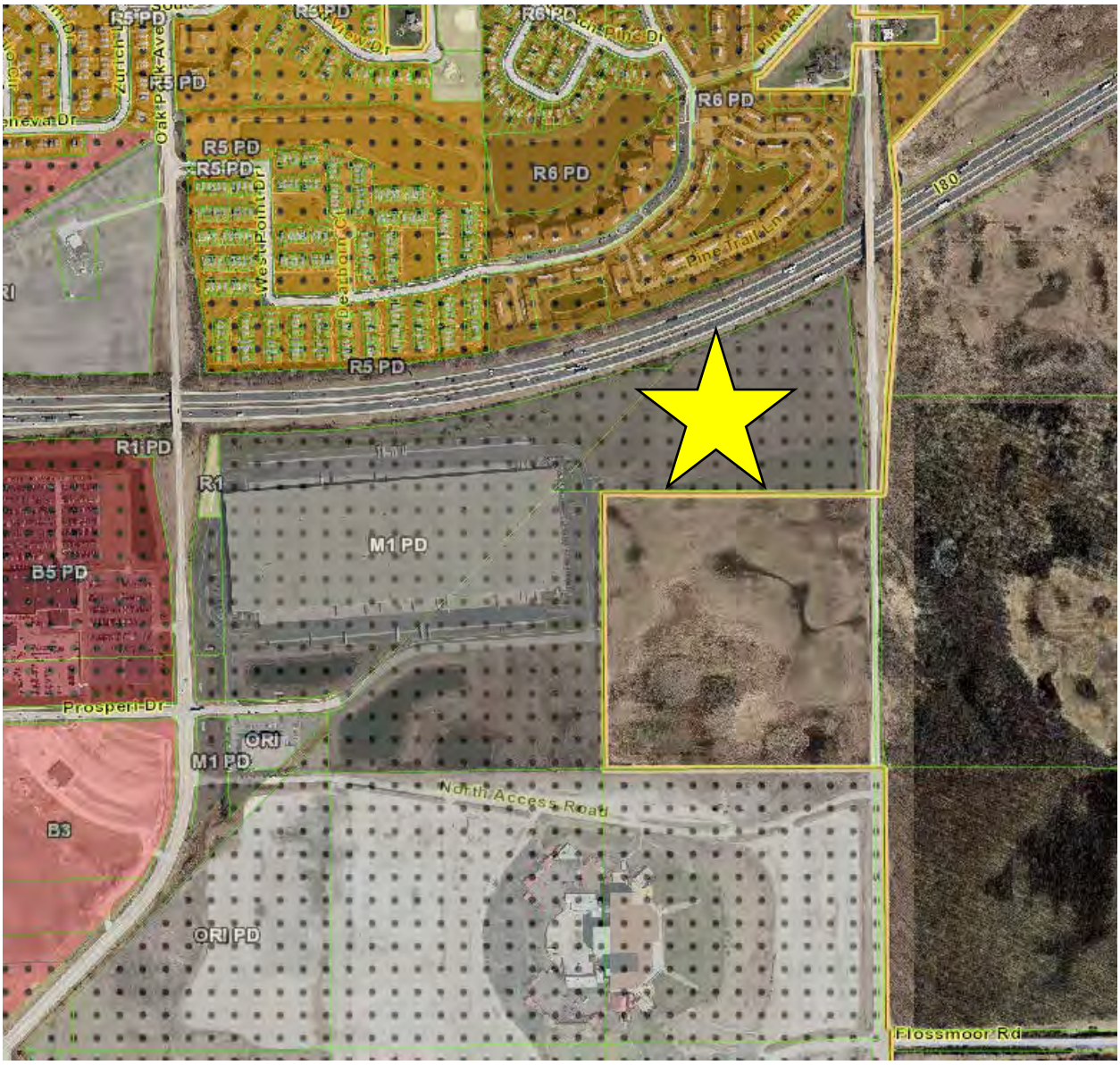
Staff notes that the proposed structure is 1.7% (5,094 square feet) smaller than what was originally approved for the structure on Lot 2 in the Special Use Permit for the PUD. Staff notes that this is considered a Minor Deviation from the approved PUD and does not necessitate a Special Use Permit for a Substantial Deviation. Otherwise, the plans are substantially in conformance with the conceptual plans for Lot 2 in the PUD as originally planned in 2007.



Excerpt from "Preliminary Overall Site Plan" within Exhibit B of Ordinance 2007-O-007

ZONING & NEARBY LAND USES

The site is zoned M-1 PD (General Manufacturing, Tinley Park Corporate Center Planned Unit Development). The site is bordered by M-1 PD zoning to the west, R-6 (Medium Density Residential) zoning north of I-80, and unincorporated vacant Cook County land to the east (Forest Preserve) and south (vacant land).



Excerpt from the Village of Tinley Park Zoning Map

PROPOSED SITE PLAN

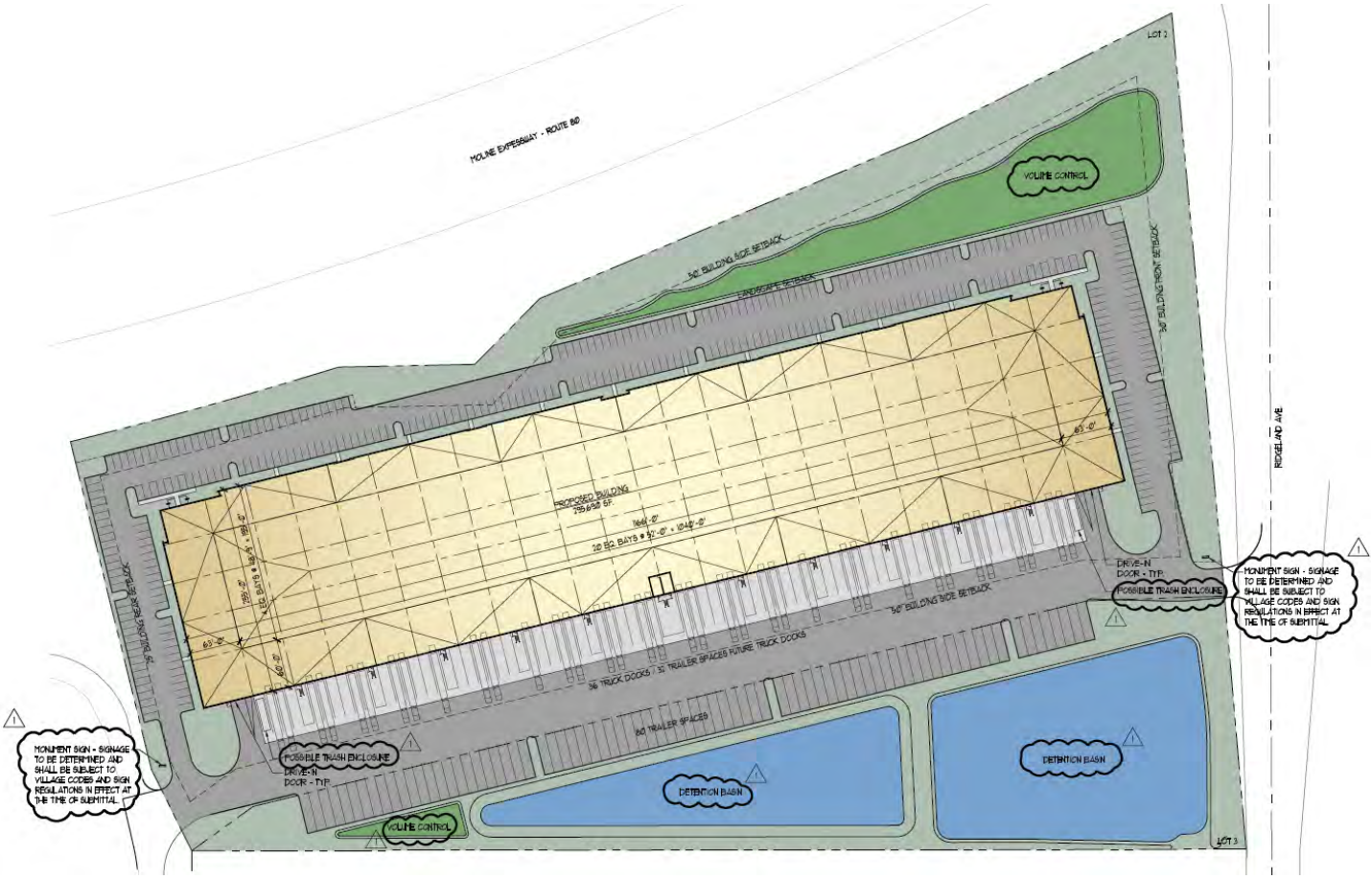
The Applicant proposes to construct a 295,690 square foot building for industrial uses. The building plans currently depict only a 'shell', which means the interior would be built out at a later date to suit the tenant's needs. The proposed plan is substantially in conformance with the conceptual/preliminary plans from 2007 when the PUD was approved.

Site Data:

- Total Site Area (Lot 2 and Lot 3): 1,001,749 square feet (23 acres)
- Building Area: 295,690 square feet (6.79 acres)
- Impervious Area: 317,025 square feet (7.28 acres)
- Green Space: 209,638 square feet (4.81 acres / 25.5% of total area)
- Parking: 347 spaces
- Truck Docks: 36 (plus room for 32 future truck docks)
- Trailer Parking: 80 spaces
- Drive-In Doors: 2

Open Item #2: Security cameras/gates/fencing was not proposed as part of the construction since tenant(s) have not yet been identified. The Plan Commission may wish to consider if the addition of security features should be a condition for tenant(s) prior to receiving a Certificate of Occupancy.

Details for outdoor trash enclosures have not been provided with the plans since the Applicant is not sure if they will be necessary for the tenant(s). Possible enclosure locations are noted on the Site Plan and are subject to the Village's requirement to match the materials of the building.



Excerpt from Proposed Site Plan

ARCHITECTURE

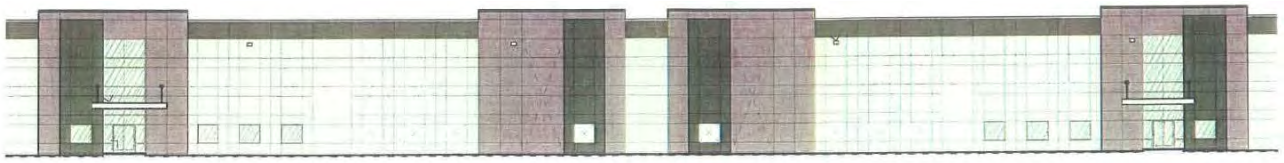
The Applicant proposes to construct the building with precast in gray tones. The proposed materials (Concrete Tilt-up Construction) are consistent with the existing building in Phase 1 and as identified in the approved PUD elevation documents.

Rendering Looking from the Northwest Entrance

Rendering Looking from the Southeast Corner

Rendering Looking from the Northeast Entrance

Staff notes that the existing building on Lot 1 is constructed with precast and the 2007 PUD Ordinance shows precast elevations. One condition within that Ordinance states *"that the two buildings be constructed in conformity with the building elevations attached hereto and made part hereof as Group Exhibit D"*. An excerpt from Exhibit D is shown below. While the colors and design of the architecture has some changes, the materials have remained as precast.

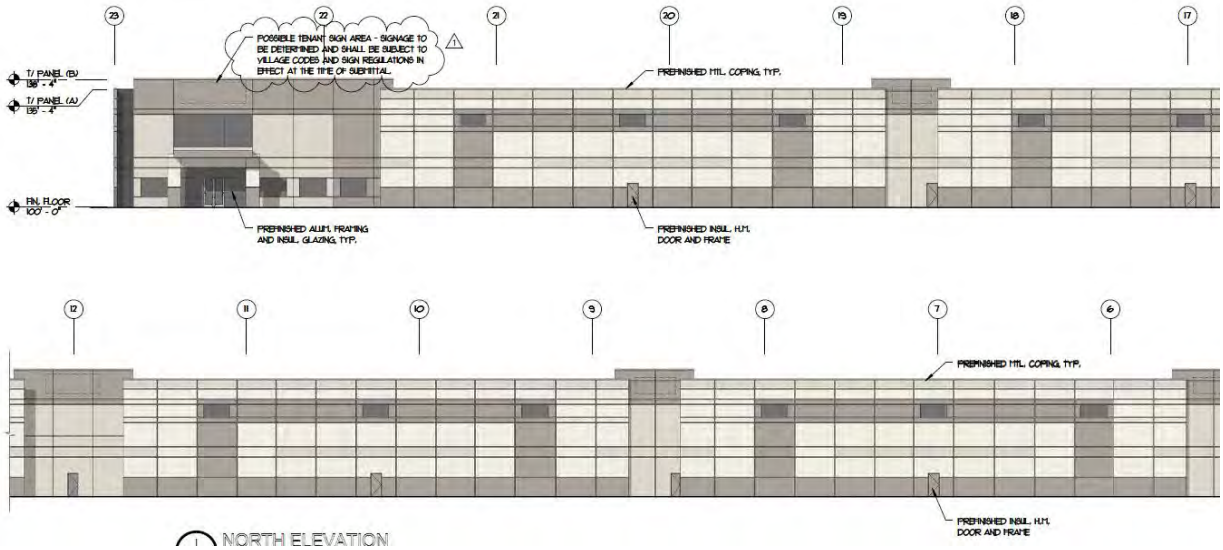


ENLARGED NORTH ELEVATION, NO BERM

ENLARGED NORTH ELEVATION, WITH PROPOSED BERM

Excerpt from Exhibit D within Ordinance 2007-O-007

Image of the West Side of Building 1 (Google Street View)



Excerpt from the Proposed Color Elevations for Building 2

Open Item #3: Staff notes that the HVAC system has not yet been designed since the tenant(s) are unknown. The Plan Commission may wish to consider a condition requiring that all ground and rooftop HVAC units be adequately screened from view.

SIGNAGE

The Applicant did not submit a specific Sign Plan for the project since the tenant(s) are unknown at this time; however, the plans do indicate possible freestanding sign locations and wall sign locations. The Applicant has been informed by Staff that all signage must meet the applicable Village codes and all signage requires permits through the Community Development Department.

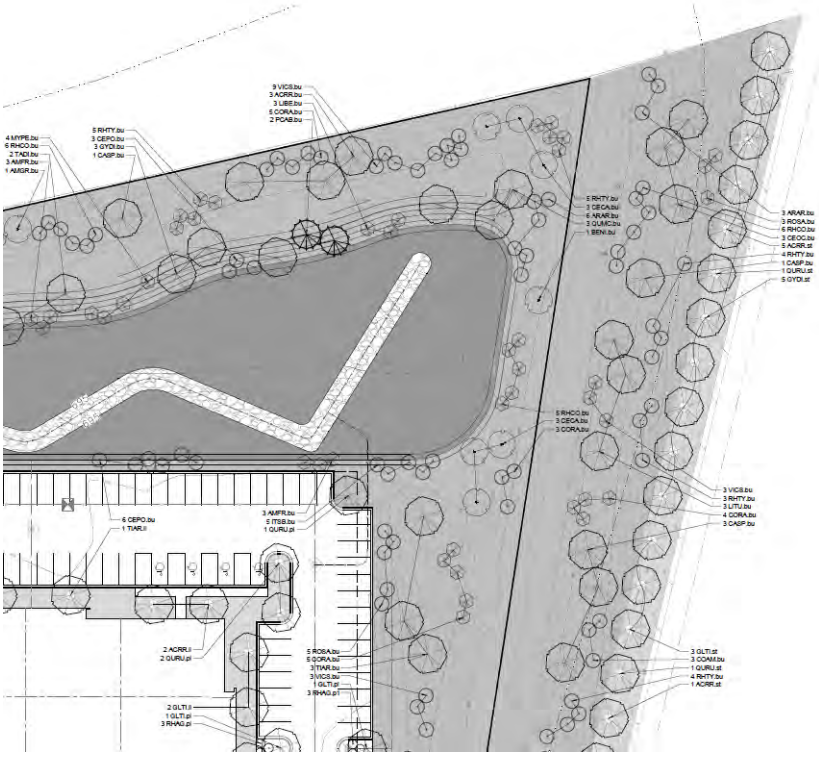
LANDSCAPING

The proposed Landscape Plan for the site features a wide variety of plant material and seed mixes. Landscaping is bermed to achieve buffering from I-80 and Ridgeland Avenue.

Image Showing Existing Landscape Berm Adjacent to I-80 Looking East (Google Street View)

Image Showing Existing Landscape Berm Adjacent to I-80 Looking South (Google Street View)

Open Item #4: The Village's Landscape Architect has not given final approval to the proposed Landscape Plan. The Plan Commission may wish to consider the final approval from the Landscape Architect as a condition of Site Plan Approval.



Excerpt from Proposed Landscape Plan

SUMMARY OF OPEN ITEMS

Staff has identified the following open items for discussion:

1. The Applicant must ensure that the conditions of Ordinance 2007-O-007 are met. The current plans do not show "…the access drive to Ridgeland Avenue shall provide one in-bound lane and two out-bound lanes, the out-bound lanes being a left turn lane and a right-turn lane." The Applicant must revise the plans accordingly prior to receiving a building permit.

2. Security cameras/gates/fencing was not proposed as part of the construction since tenant(s) have not yet been identified. The Plan Commission may wish to consider if the addition of security features should be a condition for tenant(s) prior to receiving a Certificate of Occupancy.

3. HVAC systems have not yet been designed. The Plan Commission may wish to consider requiring that all ground and rooftop HVAC units be adequately screened from view.

4. The Village's Landscape Architect has not given final approval to the proposed Landscape Plan. The Plan Commission may wish to consider the final approval from the Landscape Architect as a condition of Site Plan Approval.

STANDARDS FOR SITE PLAN APPROVAL

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

a. That the proposed Use is a Permitted Use in the district in which the property is located.
   - The property is zoned for general manufacturing uses. The Applicant has not proposed specific tenant(s) for the building. The tenant(s) must operate businesses that are permitted within Section V.B. of the Zoning Ordinance.

b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
   - The proposed plans indicate conformance with the preliminary plans from the 2007 PUD Ordinance, 2007-O-007.

c. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic, not only within the site but on adjacent roadways as well.
   - The proposed plans allow cross-access with Lot 1 and access to Ridgeland Avenue. The type of access on Ridgeland Avenue will be determined by Cook County. Truck traffic is restricted to limited routes per Ordinance 2007-O-007.

d. That the Site Plan provides for the safe movement of pedestrians within the site.
   - Due to the significant grade changes along the east property line, construction of a public sidewalk is not practical nor would it connect to any other pedestrian ways in the vicinity. In the future the Village hopes to add a bicycle route on Ridgeland Avenue. The pedestrians on the site will likely be only going from their vehicles to the building and adequate entrance walks are provided.

e. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public; any part of the Site Plan area not used for buildings, structures, parking, or access-ways shall be landscaped with a mixture of grass, trees, and shrubs.
   - The proposed Landscape Plan provides an abundance of plant material and berming to adequately screen the site. The total amount of green space on the site is 4.81 acres, which is 25.5% of total area of the site.

f. That all outdoor trash storage areas are adequately screened.
   - The proposed plans indicate possible locations for trash enclosures but the Applicant is not certain that the future tenant(s) will utilize outdoor trash enclosures. The Applicant has been informed that all outdoor trash enclosures must be constructed with materials that match the structure and that they must be screened with landscaping.

MOTION TO CONSIDER

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

Site Plan Approval:

"…make a motion to grant Site Plan Approval to the Applicant, Don Schoenheider of Hillwood on behalf of I-80 Commerce Center No. 2, LLC, for a 295,690 square foot industrial building and related site improvements, including parking, lighting, stormwater detention, public utilities, and landscaping at the property located in the southwest corner of I-80 and Ridgeland Avenue within the M-1 PD (General Manufacturing, Tinley Park Corporate Center/First Industrial Planned Unit Development) in accordance with plans as noted on the List of Reviewed Plans within the Staff Report."

…with the following conditions:

1. That the plans are revised at building permit stage to show "…the access drive to Ridgeland Avenue shall provide one in-bound lane and two out-bound lanes, the out-bound lanes being a left turn lane and a right-turn lane" in accordance with Ordinance 2007-O-007.

2. That the future tenants provide security cameras.

3. That all HVAC systems are adequately screened as determined by Staff during building permit review.

4. That final approval of the Landscape Plan must be given by the Village's Landscape Architect prior to release of any building permits.

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

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	TITLE SHEET	PD	06/02/2017
E1.1	PROPOSED SITE LIGHTING PLAN	PD	04/25/2017
E9.1	LIGHT FIXTURE CUT SHEETS, LIGHT FIXTURE SCHEDULE	PD	04/25/2017
E 9.2	LIGHT FIXTURE CUT SHEETS, LIGHTING ENERGY CALCULATIONS	PD	04/25/2017
A1.1	SITE PLAN (COLOR)	PD	06/02/2017
A3.1	FLOOR PLAN	PD	06/02/2017
A4.1	EXTERIOR ELEVATIONS	PD	06/02/2017
A4.2	EXTERIOR ELEVATIONS	PD	06/02/2017
A4.3	EXTERIOR RENDERINGS	PD	06/02/2017
1 OF 1	TOPOGRAPHIC SURVEY	MAN	01/31/2017
1 OF 7	TITLE SHEET	MAN	06/02/2017
2 OF 7	OVERALL INDEX	MAN	06/02/2017
3 OF 7	SITE PAVING & DIMENSIONAL PLAN	MAN	06/02/2017
4 OF 7	GRADING PLAN	MAN	06/02/2017
5 OF 7	GRADING DETAILS	MAN	06/02/2017
6 OF 7	UTILITY PLAN	MAN	06/02/2017
7 OF 7	UTILITY PLAN	MAN	06/02/2017
L1 OF L12	LANDSCAPE SUMMARY	MAN	06/01/2017
L2 OF L12	LANDSCAPE PLAN	MAN	06/01/2017
L3 OF L12	LANDSCAPE PLAN	MAN	06/01/2017
L4 OF L12	LANDSCAPE PLAN	MAN	06/01/2017
L5 OF L12	LANDSCAPE PLAN	MAN	06/01/2017
L6 OF L12	LANDSCAPE PLAN	MAN	06/01/2017
L7 OF L12	LANDSCAPE PLAN	MAN	06/01/2017
L8 OF L12	LANDSCAPE PLAN	MAN	06/01/2017
L9 OF L12	LANDSCAPE PLAN	MAN	06/01/2017
L10 OF L12	LANDSCAPE PLAN	MAN	06/01/2017
L11 OF L12	LANDSCAPE DETAILS	MAN	06/01/2017
L12 OF L12	LANDSCAPE SPECIFICATIONS	MAN	06/01/2017

PD PARTNERS IN DESIGN ARCHITECTS
MAN MANHARD CONSULTING, LTD.

VILLAGE OF TINLEY PARK

APR 25 2017

APPLICATION FOR SITE PLAN APPROVAL

PROJECT NAME: Tinley Park Distribution Center #7 **LOCATION:** SWC of Ridgeland Ave & I-80

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

APPLICANT INFORMATION

Name: Don Schoenhelder
Company: I-80 Commerce Center No 2, LLC
Mailing Address: 9525 West Bryn Mawr Ave Suite 975, Rosemont, IL, 60018
Phone (Office): [redacted]
Phone (Cell): [redacted]
Fax:
Email: [redacted]

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

PROPERTY INFORMATION

Property Address: TBD
PIN(s): 31-06-401-001, 31-06-400-003
Existing Land Use: Vacant
Zoning District: M1PD
Lot Dimensions: See Topographic & Boundary Survey
Property Owner(s):
Mailing Address:

APPLICATION INFORMATION

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

Construction of a +/-297,330 SF speculative building equipped with truck docks, drive in doors, trailer and employee parking. Improvements include all associated utility construction such as watermain, storm and sanitary sewer.

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

☑ No ☐ Yes:

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

[redacted]

Signature of Applicant 4/25/2017 *Date*

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL
CONTACT INFORMATION

PROJECT NAME: Tinley Park Distribution Center #7 **LOCATION:** SWC of Ridgeland Ave & I-80

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

CURRENT PROPERTY OWNER OF RECORD

Name:
Company: I-80 Commerce Center No. 2, LLC
Address: 9525 W. Bryn Mawr Ave Suite 975, Rosemont, IL 60018
Phone: [redacted]
Fax:
Email: [redacted]

PROJECT ARCHITECT

Name: Werner Brisske
Company: Partners In Design
Address: 2610 Lake Cook Road, Suite 280, Riverwood, 60015
Phone: [redacted]
Fax:
Email: [redacted]

PROJECT ENGINEER

Name: James D'Alexander
Company: Manhard Consulting, LTD
Address: 700 Springer Drive, Lombard, 60148
Phone: [redacted]
Fax:
Email: [redacted]

PROJECT LANDSCAPE ARCHITECT

Name: Matt Nelson
Company: Manhard Consulting, LTD
Address: 700 Springer Drive, Lombard, 60148
Phone: [redacted]
Fax:
Email: [redacted]

ATTORNEY

Name:
Company:
Address:
Phone:
Fax:
Email:

END USER

Name:
Company:
Address:
Phone:
Fax:
Email:

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL
RESPONSIBLE PARTIES

PROJECT NAME: Tinley Park Distribution Center #7 **LOCATION:** SWC of Ridgeland Ave & I-80

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

GENERAL BILLING

Name: Don Schoenheider
Company: I-80 Commerce Center No 2. LLC
Address: 9525 W. Bryn Mawr Ave Suite 975, Rosemont, IL 60018
Phone: [redacted]
Fax:
Email: [redacted]

RESPONSIBLE FOR PLAN REVIEW FEES

Name:
Company:
Address:
Phone:
Fax:
Email:

RESPONSIBLE FOR BUILDING PERMIT FEES

Name:
Company:
Address:
Phone:
Fax:
Email:

RESPONSIBLE FOR ATTORNEY FEES

Name:
Company:
Address:
Phone:
Fax:
Email:

RESPONSIBLE FOR ENGINEERING/ CONSTRUCTION OVERSIGHT FEES

Name:
Company:
Address:
Phone:
Fax:
Email:

RESPONSIBLE FOR LANDSCAPE REVIEW FEES

Name:
Company:
Address:
Phone:
Fax:
Email:

TINLEY PARK DISTRIBUTION CENTER #7

TINLEY PARK, ILLINOIS

PROJECT DATA

APPLICABLE CODES:
VILLAGE OF TINLEY PARK BUILDING CODES 2016
2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL FIRE GAS CODE INCLUDING APPENDIX A
2012 INTERNATIONAL FIRE CODE INCLUDING APPENDIX B AND D
2012 INTERNATIONAL PROPERTY MAINTENANCE CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2014 ILLINOIS STATE PLUMBING CODE
2011 NATIONAL ELECTRIC CODE (NEC)

BUILDING CLASSIFICATION:
FACTORY-INDUSTRIAL:
F-1 (MODERATE HAZARD)
STORAGE:
S-1 (MODERATE HAZARD)

CONSTRUCTION CLASSIFICATION:
TYPE 2B - UNPROTECTED W/ AUTOMATIC SPRINKLER SYSTEM

BUILDING AREA:
295,690 SF

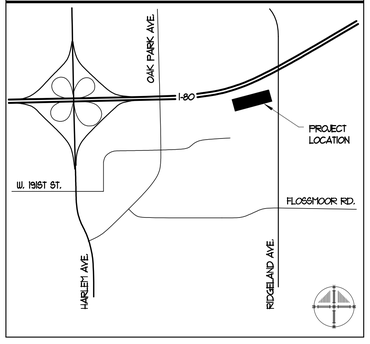
GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. CONTRACTOR SHALL FIELD VERIFY AND BECOME THOROUGHLY FAMILIAR WITH ALL CONDITIONS AND DIMENSIONS.
3. EACH CONTRACTOR SHALL REVIEW COMPLETE PLANS FOR RELATED WORK.
4. ALL WORK SHALL BE IN COMPLIANCE WITH STATE AND LOCAL CODES FOR RESPECTIVE TRADES.

SHEET INDEX

GENERAL
T1 TITLE SHEET
SITE LIGHTING
E1.1 PROPOSED SITE LIGHTING PLAN
E9.1 LIGHT FIXTURE CUT SHEETS, LIGHT FIXTURE SCHEDULE
E9.2 LIGHT FIXTURE CUT SHEETS, LIGHTING ENERGY CALCULATIONS
ARCHITECTURAL
A1.1 SITE PLAN
A3.1 FLOOR PLAN
A4.1 EXTERIOR ELEVATIONS
A4.2 EXTERIOR ELEVATIONS
A4.3 EXTERIOR RENDERINGS 1

LOCATION MAP



REVISIONS

1 06.02.17 VILLAGE COMMENTS

CLIENT:
HILLWOOD INVESTMENTS
9525 WEST BRYN MAWR, SUITE 975
ROSEMONT, ILLINOIS 60018
PHONE: 847.233.6301
ATTN: GREG SCOVITCH

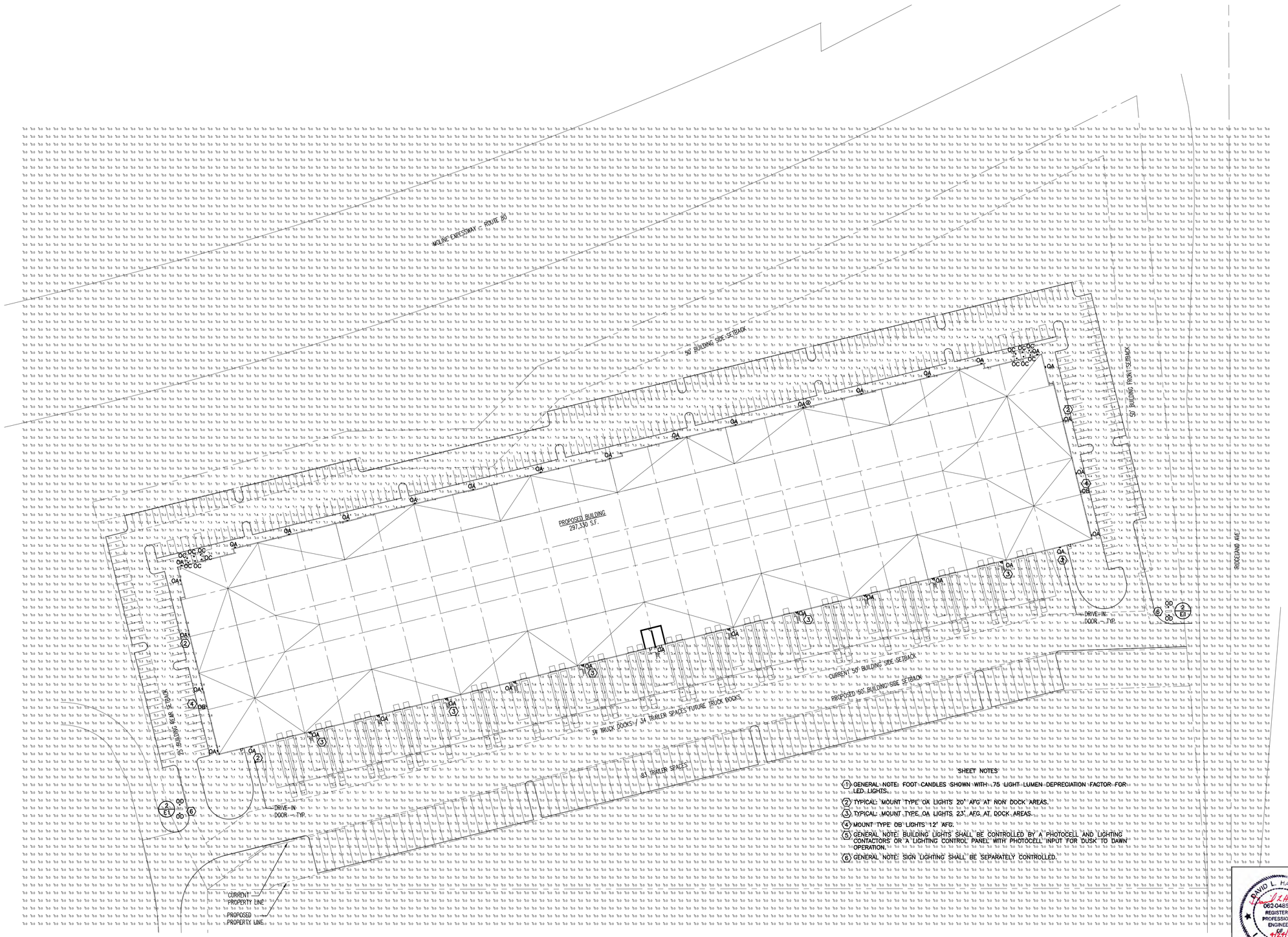
ARCHITECT:
PARTNERS IN DESIGN ARCHITECTS
2610 LAKE COOK ROAD, SUITE 280
RIVERWOODS, ILLINOIS 60015
PHONE: 847.940.0300
ATTN: WERNER BRISSKE, AIA

CIVIL ENGINEER:
MANHARD CONSULTING
700 SPRINGER DRIVE
LOMBARD, ILLINOIS 60148
PHONE: 630.691.8500
ATTN: JOE IOVINELLI

SITE LIGHTING:
HANSON AND ASSOCIATES, INC.
6402 - 32 AVE.
KENOSHA, WISCONSIN 53142
PHONE: 262.654.2010
ATTN: DAVID L. HANSON, P.E.

PROJECT NUMBER:
751.17.047
DATE: 06.02.17

SITE PLAN SUBMITTAL



1 E1.1 SITE PLAN 1"=60'

SHEET NOTES

1. GENERAL NOTE: FOOT CANDLES SHOWN WITH .75 LIGHT LUMEN DEPRECIATION FACTOR FOR LED LIGHTS.
2. TYPICAL MOUNT TYPE OA LIGHTS 20' AFG AT NON DOCK AREAS.
3. TYPICAL MOUNT TYPE OA LIGHTS 23' AFG AT DOCK AREAS.
4. MOUNT TYPE OB LIGHTS 12' AFG.
5. GENERAL NOTE: BUILDING LIGHTS SHALL BE CONTROLLED BY A PHOTOCELL AND LIGHTING CONTACTORS OR A LIGHTING CONTROL PANEL WITH PHOTOCELL INPUT FOR DUSK TO DAWN OPERATION.
6. GENERAL NOTE: SIGN LIGHTING SHALL BE SEPARATELY CONTROLLED.

DAVID L. HANSON
062-048592
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
4/25/17

REVISIONS:

TINLEY PARK DISTRIBUTION CENTER #7
Ridgeland Ave., Tinley Park, IL

PROPOSED SITE LIGHTING PLAN

2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
Ph.: (847)940-0300
Fax: (847)940-1045

PartnersinDesign ARCHITECTS

PROJECT NO.: 751.17.047
DRAWN BY: DLH
CHECKED BY: DLH
DATE: 04.25.17
SHEET NO.: E1.1

© 2017 Partners in Design Architects, Inc.

D-Series Size 2
LED Wall Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

d^series

Specifications
Luminaire

Width: 18-1/2" (47.0 cm) **Weight:** 21 lbs (9.5 kg)

Depth: 10" (25.4 cm)

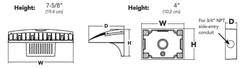
Height: 7-5/8" (19.4 cm)

Back Box (BBW)

Width: 5-1/2" (14.0 cm) **Weight:** 1 lbs (0.5 kg)

Depth: 1-1/2" (3.8 cm)

Height: 4" (10.2 cm)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability!
- This luminaire is part of an A+ Certified solution for ROAM™2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTXD

DSXW2 LED							
Series	LEDs	Drive Current	Color Temperature	Distribution	Voltage	Mounting	Control Options
DSXW2 LED	20C 20 LEDs (two engines) 30C 30 LEDs (three engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYM Asymmetric diffuser	MVOLT 120 1 208 2 240 3 277 4 480 7	**Shipped included** (blank) Surface mounting bracket **Shipped separately**[2] BBW Surface mounting back box (for conduit entry)	**Shipped installed** PE Photoelectric cell, button type [4] PER PER3 NEMA twist-lock receptacle only (no photocell) DMG 0-10V dimming driver (no controls) DCR Dimmable and controllable via ROAM® (no controls)[2] PIR90 180° motion/ambient light sensor, 15-30' mtg ht [5] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [5] PIRHTFC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [5]

DLL on Order Line		FAO Options [1]	
Shipped installed	**Shipped separately**[2]		
SF Single fuse (120, 277, 347V) [3]	BSFM Bird-deterrent spikes	DDBXD Dark bronze	DDBXSD Sandstone
DF Double fuse (208, 240, 480V) [3]	WG Wire guard	DBLBXD Black	DSSTXD Textured dark bronze
HS House-side shield [1]	VG Vandal guard	DNAXD Natural aluminum	DWHXD Textured white
SPD Separate surge protection [3]		DWHXD White	DBLXD Textured black
			DNATXD Textured natural aluminum
			DSSTXD Textured sandstone

© 2013-2017 Acuity Brands Lighting, Inc. All rights reserved.

TYPE OA – SECURITY

Ordering Information

Accessories
Ordered and shipped separately.

DLL127 1.5 BK	Photocell - SSL Twist-Lock (120-277V) [1]
DLL347 1.5 CUL BK	Photocell - SSL Twist-Lock (347V) [1]
DLL480 1.5 CUL BK	Photocell - SSL Twist-Lock (480V) [1]
DSHOP, SBK U	Shorting cap [2]
DSSHO U	House-side shield (one per light engine)
DSRBSPIKE U	Bird-deterrent spikes
DSWGWIRE U	Wire guard accessory
DSVGTRU U	Vandal guard accessory
DSBOXBBW (specify finish)	Back box accessory

For more ordering options, visit DSXW2 LED online.

NOTES
1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF), or other voltage-sensitive options (PER, PER3).
2. Available with SELECTDSXW2 options only (DSXW2 LED 20C 350, 700, DMG option not available).
3. Also available as a separate accessory; see Accessories information.
4. Photocontrol (PE) requires 120, 208, 240 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIR1).
5. Specifies a ROAM® enabled luminaire with 0-10V dimming capability. PER option required. Not available with 347V, 480V or PER3. Additional ROAM® node required for full functionality. Visit www.acuitybrands.com/Customer-Resources/Terms_and_Conditions.aspx for terms and conditions.
6. Specifies the Sensor Switch SBGS-6-DCP control; see Control Control Technical Guide for details. Includes ambient light sensor. Not available with "PIR" option (button type photocell) or DCR. Dimming driver standard.
7. PIR and PIR1FC3V specify the SensorSwitch SBGS-10-DCP control; PIRH and PIRHTFC3V specify the SensorSwitch SBGS-6-DCP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with PER or PER7. Ambient sensor disabled when ordered with DCR. Not available with PER3.
8. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
9. See the electrical section on page 2 for more details.
10. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

Performance Data

Lumen Output
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	Lighting Distribution	BUG Rating	Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW
				30K				40K				50K			
				25°C/77°F				25°C/77°F				25°C/77°F			
20C	350 mA	T2S	2-B3-U0-G1	2,180	111	2,069	105	2,302	117	2,347	119	2,257	115	1,720	87
		T2M	2-B3-U0-G1	2,208	112	2,095	106	2,330	118	2,376	121	2,285	116	1,741	88
		T3S	2-B3-U0-G1	2,198	111	2,086	106	2,321	118	2,367	120	2,276	116	1,734	88
		T3M	2-B3-U0-G1	2,202	112	2,089	106	2,325	118	2,370	120	2,279	116	1,736	88
		T4M	2-B3-U0-G1	2,270	115	2,154	109	2,398	122	2,444	124	2,350	119	1,790	91
		TFTM	2-B3-U0-G1	2,256	114	2,139	108	2,383	121	2,429	123	2,335	118	1,779	90
		ASYM	2-B3-U0-G1	2,254	114	2,138	108	2,382	121	2,428	123	2,334	118	1,778	90
	530 mA	T2S	2-B3-U0-G1	4,820	113	4,572	107	5,091	119	5,191	122	4,988	117	3,803	89
		T2M	2-B3-U0-G1	4,880	114	4,629	108	5,153	121	5,254	123	5,050	118	3,849	90
		T3S	2-B3-U0-G1	4,879	114	4,629	108	5,152	121	5,253	123	5,049	118	3,848	90
		T3M	2-B3-U0-G1	4,894	115	4,642	108	5,167	121	5,269	123	5,065	118	3,860	90
		T4M	2-B3-U0-G1	5,042	118	4,783	112	5,323	125	5,427	127	5,218	122	3,975	93
		TFTM	2-B3-U0-G1	5,006	117	4,749	111	5,287	124	5,390	126	5,182	121	3,947	92
		ASYM	2-B3-U0-G1	5,004	117	4,748	111	5,286	124	5,389	126	5,181	121	3,946	92
	700 mA	T2S	2-B3-U0-G1	6,728	113	6,383	107	7,105	119	7,243	122	6,962	117	5,304	89
		T2M	2-B3-U0-G1	6,809	114	6,460	108	7,191	121	7,329	123	7,047	118	5,369	90
		T3S	2-B3-U0-G1	6,806	114	6,457	108	7,188	121	7,326	123	7,044	118	5,367	90
		T3M	2-B3-U0-G1	6,826	114	6,476	108	7,209	121	7,348	123	7,065	118	5,383	90
		T4M	2-B3-U0-G1	7,033	118	6,673	112	7,427	125	7,570	127	7,279	122	5,544	93
		TFTM	2-B3-U0-G1	6,984	117	6,626	111	7,376	124	7,519	126	7,230	121	5,507	92
		ASYM	2-B3-U0-G1	6,979	117	6,621	111	7,371	124	7,513	126	7,224	121	5,503	92
30C	350 mA	T2S	2-B3-U0-G1	2,880	111	2,869	110	3,042	117	3,097	119	2,987	115	2,272	87
		T2M	2-B3-U0-G1	2,916	112	2,905	112	3,080	118	3,136	121	3,024	116	2,300	88
		T3S	2-B3-U0-G1	2,906	111	2,895	111	3,069	118	3,124	120	3,013	116	2,292	88
		T3M	2-B3-U0-G1	2,910	112	2,899	111	3,073	118	3,128	120	3,017	116	2,295	88
		T4M	2-B3-U0-G1	3,000	115	2,988	115	3,168	122	3,224	124	3,109	119	2,365	91
		TFTM	2-B3-U0-G1	2,976	114	2,965	114	3,143	121	3,198	123	3,084	118	2,346	90
		ASYM	2-B3-U0-G1	2,975	114	2,964	114	3,142	121	3,197	123	3,083	118	2,345	90
	530 mA	T2S	2-B3-U0-G1	4,368	113	4,351	112	4,611	119	4,693	121	4,526	117	3,443	89
		T2M	2-B3-U0-G1	4,422	114	4,405	114	4,669	121	4,752	123	4,584	118	3,486	90
		T3S	2-B3-U0-G1	4,419	114	4,402	114	4,666	121	4,748	123	4,581	118	3,484	90
		T3M	2-B3-U0-G1	4,437	114	4,419	114	4,685	121	4,767	123	4,598	118	3,497	90
		T4M	2-B3-U0-G1	4,570	118	4,553	117	4,826	125	4,910	127	4,737	122	3,603	93
		TFTM	2-B3-U0-G1	4,537	117	4,520	117	4,792	124	4,876	126	4,703	121	3,577	92
		ASYM	2-B3-U0-G1	4,534	117	4,517	117	4,789	124	4,873	126	4,700	121	3,575	92
	700 mA	T2S	2-B3-U0-G1	6,100	113	6,077	112	6,443	119	6,554	121	6,322	117	4,808	89
		T2M	2-B3-U0-G1	6,173	114	6,150	114	6,520	121	6,633	123	6,398	118	4,867	90
		T3S	2-B3-U0-G1	6,170	114	6,147	114	6,517	121	6,630	123	6,395	118	4,865	90
		T3M	2-B3-U0-G1	6,187	114	6,164	114	6,535	121	6,649	123	6,414	118	4,879	90
		T4M	2-B3-U0-G1	6,374	118	6,351	117	6,732	125	6,848	127	6,607	122	5,026	93
		TFTM	2-B3-U0-G1	6,327	117	6,304	117	6,682	124	6,798	126	6,557	121	4,988	92
		ASYM	2-B3-U0-G1	6,321	117	6,298	117	6,676	124	6,792	126	6,551	121	4,984	92
30K	350 mA	T2S	2-B3-U0-G1	4,368	113	4,351	112	4,611	119	4,693	121	4,526	117	3,443	89
		T2M	2-B3-U0-G1	4,422	114	4,405	114	4,669	121	4,752	123	4,584	118	3,486	90
		T3S	2-B3-U0-G1	4,419	114	4,402	114	4,666	121	4,748	123	4,581	118	3,484	90
		T3M	2-B3-U0-G1	4,437	114	4,419	114	4,685	121	4,767	123	4,598	118	3,497	90
		T4M	2-B3-U0-G1	4,570	118	4,553	117	4,826	125	4,910	127	4,737	122	3,603	93
		TFTM	2-B3-U0-G1	4,537	117	4,520	117	4,792	124	4,876	126	4,703	121	3,577	92
		ASYM	2-B3-U0-G1	4,534	117	4,517	117	4,789	124	4,873	126	4,700	121	3,575	92
	530 mA	T2S	2-B3-U0-G1	6,180	113	6,156	112	6,524	119	6,637	121	6,403	117	4,870	89
		T2M	2-B3-U0-G1	6,255	114	6,231	114	6,604	121	6,719	123	6,485	118	4,931	90
		T3S	2-B3-U0-G1	6,250	114	6,226	114	6,599	121	6,713	123	6,479	118	4,927	90
		T3M	2-B3-U0-G1	6,276	114	6,252	114	6,626	121	6,741	123	6,505	118	4,947	90
		T4M	2-B3-U0-G1	6,462	118	6,438	117	6,822	125	6,938	127	6,697	122	5,093	93
		TFTM	2-B3-U0-G1	6,415	117	6,391	117	6,772	124	6,888	126	6,647	121	5,057	92
		ASYM	2-B3-U0-G1	6,408	117	6,384	117	6,765	124	6,881	126	6,640	121	5,051	92
	700 mA	T2S	2-B3-U0-G1	7,482	113	7,453	112	7,898	119	8,037	121	7,753	117	5,896	89
		T2M	2-B3-U0-G1	7,571	114	7,542	114	8,000	121	8,140	123	7,851	118	5,970	90
		T3S	2-B3-U0-G1	7,565	114	7,536	114	7,994	121	8,134	123	7,845	118	5,966	90
		T3M	2-B3-U0-G1	7,600	114	7,571	114	8,030	121	8,170	123	7,880	118	5,992	90
		T4M	2-B3-U0-G1	7,821	118	7,791	117	8,261	125	8,404	127	8,107	122	6,166	93
		TFTM	2-B3-U0-G1	7,763	117	7,734	117	8,200	124	8,342	126	8,047	121	6,124	92
		ASYM	2-B3-U0-G1	7,756	117	7,727	117	8,193	124	8,335	126	8,040	121	6,118	92
	1000 mA	T2S	2-B3-U0-G1	10,482	112	10,441	111	11,067	118	11,261	120	10,864	116	8,258	88
		T2M	2-B3-U0-G1	10,384	111	10,345	110	10,966	117	11,160	119	10,764	115	8,183	87
		T3S	2-B3-U0-G1	10,536	112	10,495	112	11,089	118	11,284	120	10,887	116	8,275	88
		T3M	2-B3-U0-G1	10,560	112	10,518	112	11,095	118	11,287	120	10,891	116	8,278	88
		T4M	2-B3-U0-G1	10,768	115	10,726	115	11,329	121	11,527	123	11,120	119	8,453	90
		TFTM	2-B3-U0-G1	10,685	114	10,643	114	11,239	120	11,436	122	11,031	118	8,384	89
		ASYM	2-B3-U0-G1	10,675	114	10,633	114	11,229	120	11,426	122	11,021	118	8,376	89

Notes:
Available with phosphor-converted amber LEDs (tricomecolcurve AMBPC). These LEDs produce light with ΔT=5 K =530 nm.
Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

© 2013-2017 Acuity Brands Lighting, Inc. All rights reserved.

TYPE OA – SECURITY

Performance Data

Lumen Ambient Temperature (LAT) Multipliers
Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.17
10°C	1.07
20°C	1.01
25°C	1.00
30°C	0.99
40°C	0.97

Electrical Load

LEDs	Drive Current (mA)	Voltage (V)	120V	208V	240V	277V	347V	480V
20C	350	25 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	-	-
	1000	73 W	0.68	0.39	0.34	0.29	-	-
30C	350	26 W	0.23	0.13	0.12	0.10	-	-
	530	34 W	0.30	0.29	0.20	0.23	-	-
	700	71 W	0.66	0.38	0.33	0.28	0.23	0.16
	1000	108 W	1.01	0.58	0.50	0.44	-	-

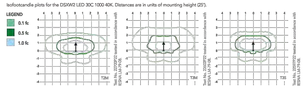
Projected LED Lumen Maintenance
Data references the extrapolated performance projections for the **DSXW2 LED 30C 1000** operated at 25°C (77°F) in accordance with IES TM-21-11. Projections based on 25,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate L72, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

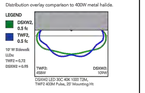
Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.92	0.87

Photometric Diagrams
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 2 homepage.

Isofootcandle plots for the DSXW2 LED 30C 1000 40K. Distances are in units of mounting height (20').



Distribution overlay comparison to 400W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE
This energy-savings, long life and easy-to-install design of the D-Series Wall Size 2 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperatures and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS
Carefully modelled proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building-mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL
Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L87/100,000 hrs at 25°C). Class 1 electronic drivers operate at 120-277V, 50/60 Hz (347-480V, 50/60 Hz) and have 2.5KV surge rating. When ordering the SPD option, a separate surge protective device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION
Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS
CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY
Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

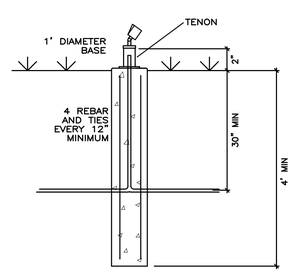
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values when measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

© 2013-2017 Acuity Brands Lighting, Inc. All rights reserved.

TYPE OA – SECURITY

LIGHT FIXTURE SCHEDULE													
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMP NO.	LAMP/LED	BALLAST/DRIVER	LIGHT EPA	POLE EPA (90 MPH)	AMPS (277V)	WATTS	MOUNT	NOTES
OA	LED CUT OFF SECURITY WITH TYPE TFTM OPTIC	LITHONIA	DSXW2LED-30C-1000-40K-TFTM-MVOLT-BBW-HS-SF-DDBXD	–	LED	LED, 4000K, 11,120 LUMENS	LED DRIVER			.44	109	SURFACE	1, 2, 3
OB	LED CUT OFF SECURITY WITH TYPE III OPTIC	LITHONIA	DSXW1LED-20C-350-40K-T3M-MVOLT-BBW-HS-SF-DDBXD	–	LED	LED, 4000K, 2,964 LUMENS	LED DRIVER			.10	24	SURFACE	1, 2, 3
OC	WET LOCATION LED DOWNLIGHT	JUNO	L6-2840-U-G3 ROUGH IN FRAME/L600P-C-L-WET REFLECTOR	–	LED	LED, 4000K, 2,223 LUMENS	0-10VDC LED DRIVER			.11	29.5	RECESSED	4
OD	LED SIGN FLOOD	LITHONIA	OFL1 LED-P1-40K-MVOLT-THK-DDBXD WITH DSXF1/2TS SLIPFITTER ATTACHMENT AND AFTM TENON BASE	–	LED	LED, 4000K, 2,071 LUMENS	LED DRIVER			.10	23	BASE/POST	1

SCHEDULE NOTES
1. DARK BRONZE
2. INCLUDE HOUSE SIDE SHIELD.
3. INCLUDE SINGLE OR DOUBLE FUSE AS REQUIRED FOR LIGHTING CIRCUIT VOLTAGE.
4. CLEAR ALZAK REFLECTOR.
5. SLIPFITTER ATTACHMENT.



1 E9.1 TYPICAL SIGN FLOOD LIGHT
NOT TO SCALE

DAVID L. HANSON
062-048592
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

© 2017 Partners in Design Architects, Inc.

REVISIONS:

TINLEY PARK DISTRICT CENTER #7
Ridgeland Ave., Tinley Park, IL

LIGHT FIXTURE CUT SHEETS, LIGHT FIXTURE SCHEDULE

2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
Ph.: (847)940-0300
Fax: (847)940-1045

Partners in Design ARCHITECTS

PROJECT NO.: 751.17.047
DRAWN BY: DLH
CHECKED BY: DLH
DATE: 04.25.17
SHEET NO.: E9.1

D-Series Size 1
LED Wall Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

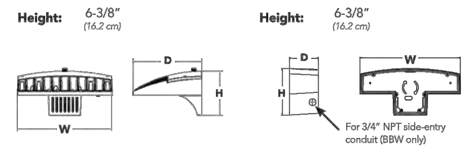
d"series

Specifications
Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, ELCW)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	ELCW Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction
The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information
EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYDF Asymmetric diffuse	MVOLT [1] 120 [1] 208 [1] 240 [1] 277 [1] 347 [2] 480 [2]	**Shipped included** (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) [3]	**Shipped installed** PE Photoelectric cell, button type [4] DMG 0-10V dimming driver (no controls) PIR 180° motion/ambient light sensor, <15' mtg ht [5] PIRH 180° motion/ambient light sensor, 15-30' mtg ht [5] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [5] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [5] ELCW Emergency battery backup (includes external component enclosure) [6]

Other Options		Finish (required)			
Shipped installed SF Single fuse (120, 277 or 347V) [7] DF Double fuse (208, 240 or 480V) [7] HS House-side shield [8] SPD Separate surge protection [9]	**Shipped separately** [8] BSW Bird-deterrent spikes WG Wire guard VG Vandal guard DDL Diffused drop lens	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White	DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum	DWHGXD Textured white DSSTXD Textured sandstone	

Accessories
Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1WG U	Wire guard accessory
DSXW1VG U	Vandal guard accessory

NOTES
1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
2. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
3. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
4. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
5. PIR and PIR1FC3V specifies the Sensor Switch SBGR-10-ODP control; PIRH specifies the Sensor Switch SBGR-6-ODP control; see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with 20 LED/1000 mA configuration (DSXW1 LED 20C 1000).
6. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
7. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option. Not available with ELCW.
8. Also available as a separate accessory; see Accessories information.
9. See the electrical section on page 3 for more details.

© 2013-2016 Acuity Brands Lighting, Inc. All rights reserved.

TYPE OB – SECURITY

Performance Data
Lumen Output
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K Lumens	B	U	G	LPW	40K Lumens	B	U	G	LPW	50K Lumens	B	U	G	LPW	AMBPC Lumens	B	U	G	LPW
10C (10 LEDs)	350mA	14W	T2S	1,415	0	0	1	101	1,520	0	0	1	109	1,529	0	0	1	109	894	0	0	1	64
			T2M	1,349	0	0	1	96	1,449	0	0	1	104	1,458	0	0	1	104	852	0	0	1	61
			T3S	1,400	0	0	1	100	1,503	0	0	1	107	1,512	0	0	1	108	884	0	0	1	63
			T3M	1,386	0	0	1	99	1,488	0	0	1	106	1,497	0	0	1	107	876	0	0	1	63
			T4M	1,358	0	0	1	97	1,458	0	0	1	104	1,467	0	0	1	105	858	0	0	1	61
			TFTM	1,411	0	0	1	101	1,515	0	0	1	108	1,525	0	0	1	109	892	0	0	1	64
			ASYDF	1,262	0	0	1	90	1,355	1	0	1	97	1,363	0	0	1	97	797	0	0	1	57
	530 mA	20W	T2S	2,054	1	0	1	103	2,205	1	0	1	110	2,219	1	0	1	111	1,264	0	0	1	63
			T2M	1,957	1	0	1	98	2,102	1	0	1	105	2,115	1	0	1	106	1,205	0	0	1	60
			T3S	2,031	0	0	1	102	2,181	0	0	1	109	2,195	0	0	1	110	1,250	0	0	1	63
			T3M	2,010	1	0	1	101	2,159	1	0	1	108	2,172	1	0	1	109	1,237	0	0	1	62
			T4M	1,970	1	0	1	99	2,115	1	0	1	106	2,128	1	0	1	106	1,212	0	0	1	61
			TFTM	2,047	0	0	1	102	2,198	0	0	1	110	2,212	0	0	1	111	1,260	0	0	1	63
			ASYDF	1,830	1	0	1	92	1,966	1	0	1	98	1,978	1	0	1	99	1,127	0	0	1	56
	700 mA	27W	T2S	2,623	1	0	1	97	2,816	1	0	1	104	2,834	1	0	1	105	1,544	0	0	1	57
			T2M	2,499	1	0	1	93	2,684	1	0	1	99	2,701	1	0	1	100	1,472	0	0	1	55
			T3S	2,593	1	0	1	96	2,785	1	0	1	103	2,802	1	0	1	104	1,527	0	0	1	57
			T3M	2,567	1	0	1	95	2,757	1	0	1	102	2,774	1	0	1	103	1,512	0	0	1	56
			T4M	2,515	1	0	1	93	2,701	1	0	1	100	2,718	1	0	1	101	1,481	0	0	1	55
			TFTM	2,614	1	0	1	97	2,807	1	0	1	104	2,825	1	0	1	105	1,539	0	0	1	57
			ASYDF	2,337	1	0	1	87	2,510	1	0	1	93	2,526	1	0	1	94	1,376	0	0	1	51
	1000 mA	40W	T2S	3,685	1	0	1	92	3,957	1	0	1	99	3,982	1	0	1	100	2,235	1	0	1	58
			T2M	3,512	1	0	1	88	3,771	1	0	1	94	3,795	1	0	1	95	2,130	1	0	2	55
			T3S	3,644	1	0	1	91	3,913	1	0	1	98	3,938	1	0	1	98	2,210	1	0	2	57
			T3M	3,607	1	0	1	90	3,874	1	0	1	97	3,898	1	0	1	97	2,187	1	0	2	56
			T4M	3,534	1	0	1	88	3,795	1	0	1	95	3,819	1	0	1	95	2,143	1	0	2	55
			TFTM	3,674	1	0	1	92	3,945	1	0	1	99	3,969	1	0	1	99	2,228	1	0	2	57
			ASYDF	3,284	1	0	1	82	3,527	1	0	1	88	3,549	1	0	1	89	1,991	1	0	2	51
20C (20 LEDs)	350mA	24W	T2S	2,820	1	0	1	118	3,028	1	0	1	126	3,047	1	0	1	127	1,777	1	0	1	74
			T2M	2,688	1	0	1	112	2,886	1	0	1	120	2,904	1	0	1	121	1,693	1	0	1	71
			T3S	2,789	1	0	1	116	2,995	1	0	2	125	3,013	1	0	2	126	1,757	0	0	1	73
			T3M	2,761	1	0	1	115	2,964	1	0	2	124	2,983	1	0	2	124	1,739	1	0	1	72
			T4M	2,705	1	0	1	113	2,904	1	0	2	121	2,922	1	0	2	122	1,704	1	0	1	71
			TFTM	2,811	1	0	1	117	3,019	1	0	2	126	3,038	1	0	2	127	1,771	0	0	1	74
			ASYDF	2,513	1	0	1	105	2,699	1	0	2	112	2,716	1	0	2	113	1,584	1	0	1	66
	530 mA	36W	T2S	4,079	1	0	1	113	4,380	1	0	1	122	4,408	1	0	1	122	2,504	1	0	1	70
			T2M	3,887	1	0	1	108	4,174	1	0	1	116	4,200	1	0	1	117	2,387	1	0	1	66
			T3S	4,034	1	0	1	112	4,332	1	0	1	120	4,359	1	0	1	121	2,477	1	0	1	69
			T3M	3,993	1	0	1	111	4,288	1	0	1	119	4,315	1	0	1	120	2,451	1	0	2	68
			T4M	3,912	1	0	2	109	4,201	1	0	2	117	4,227	1	0	2	117	2,402	1	0	1	67
			TFTM	4,066	1	0	1	113	4,367	1	0	1	121	4,394	1	0	1	122	2,496	1	0	1	69
			ASYDF	3,635	1	0	2	101	3,904	1	0	2	108	3,928	1	0	2	109	2,232	1	0	1	62
	700 mA	47W	T2S	5,188	1	0	1	110	5,571	1	0	1	119	5,606	1	0	1	119	3,065	1	0	1	65
			T2M	4,945	1	0	1	105	5,310	1	0	1	113	5,343	1	0	1	114	2,921	1	0	1	62
			T3S	5,131	1	0	1	109	5,510	1	0	2	117	5,544	1	0	2	118	3,031	1	0	1	64
			T3M	5,079	1	0	2	108	5,454	1	0	2	116	5,488	1	0	2	117	3,000	1	0	1	64
			T4M	4,976	1	0	2	106	5,343	1	0	2	114	5,377	1	0	2	114	2,939	1	0	1	63
			TFTM	5,172	1	0	2	110	5,554	1	0	2	118	5,589	1	0	2	119	3,055	1	0	1	65
			ASYDF	4,624	1	0	2	98	4,966	1	0	2	106	4,997	1	0	2	106	2,732	1	0	1	58
	1000 mA	74W	T2S	7,205	1	0	2	97	7,736	1	0	2	105	7,785	1	0	2	105	4,429	1	0	1	61
			T2M	6,866	1	0	2	93	7,373	1	0	2	100	7,419	1	0	2	100	4,221	1	0	2	58
			T3S	7,124	1	0	2	96	7,650	1	0	2	103	7,698	1	0	2	104	4,380	1	0	2	60
			T3M	7,052	1	0	2	95	7,736	1	0	2	105	7,620	1	0	2	103	4,335	1	0	2	59
			T4M	6,910	1	0	2	93	7,420	1	0	2	100	7,466	1	0	2	101	4,248	1	0	2	58
			TFTM	7,182	1	0	2	97	7,712	1	0	2	104	7,760	1	0	2	105	4,415	1	0	2	60
			ASYDF	6,421	1	0	2	87	6,895	2	0	2	93	6,938	2	0	2	94	3,947	1	0	2	54

© 2013-2016 Acuity Brands Lighting, Inc. All rights reserved.

TYPE OB – SECURITY

Performance Data
Lumen Ambient Temperature (LAT) Multipliers
Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A) 120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

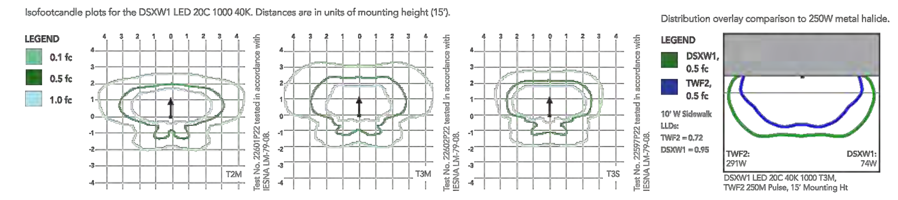
Projected LED Lumen Maintenance
Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

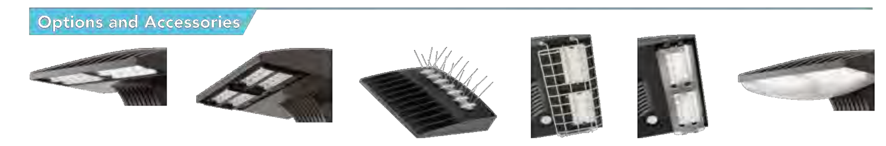
Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Photometric Diagrams
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Options and Accessories



FEATURES & SPECIFICATIONS
INTENDED USE
The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL
Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION
Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS
CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY
Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

© 2013-2016 Acuity Brands Lighting, Inc. All rights reserved.

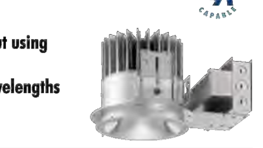
TYPE OB – SECURITY

indy™
J7.1.4G3

800 TO 9000 LUMEN 6" LED DOWNLIGHT
PARABOLIC LENSED APERTURE
L6 SERIES

Type Cat. No.
Project:
Notes:

ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT
- Lumen packages suitable for ceiling heights ranging from 8´ to in excess of 100´
- Efficacies up to 87 lm/w
- Superior-quality white LED light output using Chip on Board technology
- No harmful ultraviolet or infrared wavelengths
- No lead or mercury



PRODUCT SPECIFICATIONS

Optics
Cone/Lens: Computer-optimized parabolic reflector with frosted convexed lens regressed into cone provides uniform distribution with no striations • Concealed LED array provides superior aesthetic appeal both on and off
Finishes: Low iridescent specular, semi-specular and satin Alzak® finishes available with integral flange of same finish • See reflector options for other colors and finishes
Baffle: White or black painted deep multi-groove aluminum baffle insert with integral white painted flange and frosted convexed glass lens

Electrical
LED Light Engine: Compact light source delivers uniform illumination without pixilation, enabling excellent beam control • Consistent fixture-to-fixture color temperature within 3 SDCM • Replaceable light engine with quick connector mounts directly to heat sink and is easily replaceable • CRI> 80 standard, 90 & 97 CRI available, see options for compatibility
Passive Cooling: Cast aluminum heat sink integrated directly with housing provides superior thermal management to ensure the long life of LED
LED Driver: Power factor >0.9 • Easily replaceable from above or below the ceiling
Dimming: Dimmable via 0-10V protocol standard • Optional drivers available for use with eldoLED, Lutron EcoSystem, 2-wire dimmers, DMX, or DALI • For a list of compatible dimmers, see LED-DIM.
Life: Rated for 60,000 hours at 70% lumen maintenance • Available with optional Lumen Depreciation Indicator (LDI)
Emergency Battery Pack (Optional) output: Provides a minimum of 600 (BR), or 1100 (HBR) lumens for a minimum duration of 90 minutes

Mechanical
Housing: Low profile, universal housing design installs in suspended grid, plaster or drywall • Integral heat sink conducts heat away from LED light engine • Driver is accessible from above and below ceiling and can be upgraded to accommodate future technology improvements.
Mounting Frame: Heavy gauge steel lower housing ring accommodates ceilings up to 2" thick • For thicker ceilings; consult factory
Mounting Bracket: Mounting brackets have 3" vertical adjustment and accepts most commercial bar hangers, including our proprietary Tru-Lock bar hangers • Our one-piece Tru-Lock bar hangers have integral T-bar locking screws and alignment notches for locating and locking fixture in the center or 1/4" tile increments
Junction Box: Over size 4" x 6" galvanized steel junction box with (6) ½" (2) ¾" knockouts facilitate quick wiring • Junction box rated for four (4) No. 12 AWG 90° C branch circuit conductors (2-in, 2-out)

Labels and Listings
- UL and cUL listed for feed through and damp locations
- UL spacing requirement for 4000 lumen and above: minimum of 4' between fixture centers, 3" overhead clearance, 2' from fixture center to side wall
- RoHS compliant • EMI complies with FCC 47, Part 15, Class A • ENERGY STAR® Qualified, see back page for designated products
- I.B.E.W. Union made • ARRA Compliant

Warranty: 5 years when used in accordance with manufacturing guidelines.
Product specifications subject to change without notice.

ORDERING INFORMATION: Rough-in, reflector and accessories each ordered separately.

Example: L6-40352-G3-LDI

ROUGH-IN	LIGHT ENGINE LUMENS	CCT	VOLTAGE	GENERATION	OPTIONS
L6	08 800 lm 13 1300 lm 15 1500 lm 17 1700 lm 23 2300 lm 28 2800 lm 33 3300 lm 40 4000 lm 45 4500 lm 50 5000 lm 55 5500 lm 60 6000 lm 65 6500 lm 70 7000 lm 75 7500 lm 80 8000 lm 85 8500 lm 90 9000 lm	27 2700 30 3000 35 3500 40 4000	■U Universal 1 120V 2 277V 3 347V	G3	90 90 CRI 97 97 CRI (2700 & 3000 CCT only) ✚F Fuse and Fuse Holder CP Chicago Plenum +BR Emergency Battery Pack w/ Remote Test Switch +HBR High Lumen Emergency Battery Pack w/ Remote Test Switch ◆PD Driver compatible with 3-wire fluorescent controls & Lutron Programmable Dimming EcoSystem® ◆FDL Forward Phase Dimming Lutron Driver - 120V only (2-wire dimming, neutral wire required) LDI Lumen Depreciation Indicator (Cannot be used w/ BR or HBR options) FD Phase Cut Dimming, Forward and Reverse, (800-4000 lumen only) - 120V only DMX DMX/RDM Driver DMXC DMX/RDM Driver w/ Phoenix connectors (Not compatible with CP option) DALI DALI Dimming Driver EZ1 eldoLED 0-10V ECO driver. Linear dimming to 1% min. (Not compatible with LDI option) Up to 5500 lumens max. EZB eldoLED 0-10V SOLO driver. Logarithmic dimming to <1% (Not compatible with LDI option) Up to 5500 lumens max. ■NL nLight® dimming pack controls 0-10V eldoLED drivers. (Not compatible with CP option) ■NLER nLight® dimming pack controls 0-10V eldoLED drivers. ER controls fixtures on emergency circuit (Not compatible with CP option)

Example: L600P-PTS-WH

CONE	COLOR	FINISH	OPTIONS
L600P Parabolic Cone L600B Baffle	C Clear G Gold WT Wheat PT Pewter BZ Bronze B Black W White	Low Iridescent Alzak Finishes: L Specular S Satin *Q Semi-Specular (*Clear only) Blank for White & Baffle	WH White Flange WET Wet Location Listing

Example: HB-TL

ACCESSORIES
HB-TL 25" Tru-Lock grid ceiling bar hangers, Pair HB-52 52" C-Channel Bar Hangers, Pair HB-28 28" C-Channel Bar Hangers, Pair LB-27 27" Linear Bar Hangers, Pair SCA6-* Sloped Ceiling adapter *Angle must be specified when ordering; Available in 5°, 10°, 15°, 20°, 25°, 30° Example: SCA6-20

■ Only 800, 1300, 1500 & 1700 lumen fixtures are universal voltage (120/277V), if using (F, NL or NLER) voltage must be specified
◆ Not Available for 4000 Lumens and up
✚ Not Available for 347V or CP

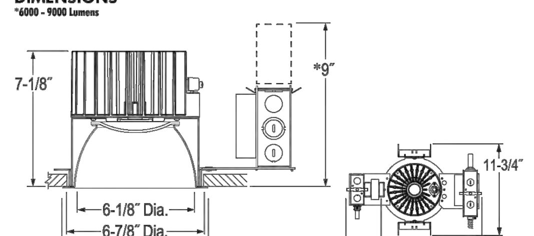
A+ Capable options indicated by this color background

01/17 Rev.3

TYPE OC – RECESSED

J7.1.4G3
800 TO 9000 LUMEN 6" LED DOWNLIGHT
PARABOLIC LENSED APERTURE
L6 SERIES

DIMENSIONS
*6000 - 9000 Lumens



BEAM SPREAD

TRIM	DEGREE
L600P-CL	66°
L600P-CQ	63°
L600P-CS	72°
L600B-B	72°

ENGINEERING DATA: 347 Volt available, consult factory

VOLTAGE	120																	
LIGHT ENGINE LUMENS	800	1300	1500	1700	2300	2800	3300	4000	4500	5000	5500	6000	6500	7000	7500	8000	8500	9000
CCT	2700K/3000K/3500K/4000K																	
INPUT CURRENT	0.064	0.102	0.12	0.151	0.202	0.250	0.290	0.375	0.358	0.383	0.426	0.457	0.501	0.553	0.604	0.645	0.694	0.769
INPUT WATTAGE	7.7W	12.2W	14.4W	18.1W	24.1W	29.8W	34.6W	45.0W	42.3W	45.3W	50.4W	54.7W	59.9W	66.2W	72.2W	77.1W	82.9W	92.0W
INPUT FREQUENCY	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz
THD%	6.67	4.30	4.01	3.68	5.59	5.70	4.16	3.93	14.00	13.26	14.48	4.61	4.66	3.97	4.24	3.81	3.74	3.53
POWER FACTOR	0.991	0.993	0.993	0.995	0.994	0.995	0.997	0.998	0.996	0.996	0.996	0.996	0.996	0.997	0.996	0.996	0.996	0.996
VOLTAGE	277																	
LIGHT ENGINE LUMENS	800	1300	1500	1700	2300	2800	3300	4000	4500	5000	5500	6000	6500	7000	7500	8000	8500	9000
CCT	2700K/3000K/3500K/4000K																	
INPUT CURRENT	0.032	0.050	0.058	0.073	0.095	0.113	0.135	0.168	0.177	0.192	0.204	0.220	0.222	0.251	0.288	0.306	0.334	0.345
INPUT WATTAGE	8.2W	12.5W	14.6W	18.3W	24.3W	29.5W	35.0W	44.3W	42.8W	45.9W	50.8W	54.8W	61.1W	63.4W	72.7W	77.0W	83.7W	88.9W
INPUT FREQUENCY	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz	50/60Hz
THD%	11.15	10.45	10.99	11.11	10.06	8.38	8.48	7.98	21.91	19.95	21.30	22.02	23.02	21.97	20.07	19.57	17.10	14.74
POWER FACTOR	0.915	0.889	0.903	0.911	0.921	0.942	0.935	0.955	0.874	0.864	0.898	0.900	0.994	0.910	0.912	0.908	0.904	0.906

DELIVERED LUMENS/LUMENS PER WATT (4K 80CRI)

TRIM	L6-0840U Lumens	LPW	L6-1340U Lumens	LPW	L6-1540U Lumens	LPW	L6-17401 Lumens	LPW	L6-23401 Lumens	LPW	L6-28401 Lumens	LPW	L6-33401 Lumens	LPW	L6-40401 Lumens	LPW	L6-45401 Lumens	LPW
L600P-CL	657	87.7	1079	86.3	1247	86.0	1399	76.0	1848	76.7	2223	74.6	2555	73.9	3101	69.1	3497	84.3
L600P-CQ	633	84.5	1040	83.2	1201	82.8	1348	73.2	1781	73.9	2142	71.9	2462	71.2	2988	66.5	3381	81.5
L600P-CS	576	76.8	945	75.6	1092	75.3	1225	66.6	1619	67.2	1947	65.3	2238	64.7	2716	60.5	3140	75.7

TRIM	L6-50401 Lumens	LPW	L6-55401 Lumens	LPW	L6-60401 Lumens	LPW	L6-65401 Lumens	LPW	L6-70401 Lumens	LPW	L6-75401 Lumens	LPW	L6-80401 Lumens	LPW	L6-85401 Lumens	LPW	L6-90401 Lumens	LPW
L600P-CL	3806	83.1	4254	81.2	4386	80.3	4807	81.3	5268	79.3	5571	77.7	5834	76.9	6216	75.5	6585	72.0
L600P-CQ	3680	80.4	4113	78.5	4240	77.7	4648	78.6	5094	76.7	5386	75.1	5641	74.3	6010	73.0	6367	69.6
L600P-CS	3418	74.6	3820	72.9	3939	72.1	4317	73.0	4731	71.3	5003	69.8	5240	69.0	5583	67.8	5914	64.6

ENERGY STAR® Qualified

	PRODUCT#	FIXTURE CONFIGURATIONS = ENERGY STAR
ENERGY STAR	Universal Voltage (120V-277V), 80 CRI L6-(XX)(YY)U-G3▲ L600P-(CC)(F)	Lumen Package: XX = 08*, 13*, 15, 17 CCT: YY = 27, 30, 35, 40 Voltage: Universal Voltage (120V-277V) CRI: 80 Reflector Color: CC = C Reflector Finish: F = L, S, Q
ENERGY STAR	120V/277V, 80 CRI L6-(XX)(YY)(Z)-G3▲ L600P-(CC)(F)	Lumen Package: XX = 23, 28, 33, 40, 45, 50, 55, 60, 65, 70, 75, 80, 85, 90 CCT: YY = 27, 30, 35, 40 Voltage: Z = 1, 2 CRI: 80 Reflector Color: CC = C Reflector Finish: F = L, S, Q

▲PD, FDL, NL and NLER options are not ENERGY STAR® Certified.
* Indicated lumen packages are not ENERGY STAR® Certified with -DMX or -DALI options when used with 277 volts.

Printed in U.S.A. ©2017 Acuity Brands Lighting, Inc.

TYPE OC – RECESSED

OFL Size 1
LED Flood Luminaire

Catalog Number

Notes

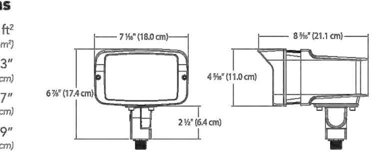
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction
The OFL Size 1 Floodlight delivers up to 4,000 lumens, with a robust design and several mounting options making it perfect for light commercial applications. It's the ideal long-life replacement for 70-150W metal halide floods, with typical energy savings up to 62% and expected service life of over 50,000 hours.

Specifications

EPA:	0.6 ft² (.06 m²)
Depth:	8.3" (21.1 cm)
Width:	7" (18 cm)
Height:	6.9" (17.4 cm)
Weight:	5 lbs (2.27 kg)



Ordering Information
EXAMPLE: OFL1 LED P1 40K MVOLT THK DDBXD

OFL1 LED

Series	Performance Package	Color Temperature	Voltage	Mounting	Finish (required)
OFL1 LED	P1 P2	40K 4000K 50K 5000K	MVOLT [1]	THK Knuckle with 1/2" NPS threaded pipe YK Yoke	DDBXD Dark bronze

Accessories
Ordered and shipped separately

OFL1WG	Wire Guard Accessory
OFL1VG	Vandal Guard Accessory
DSXF1/2 TS	Slipfitter attachment [2]

NOTES
1. MVOLT driver operates on any line voltage from 120-277V (50/60Hz).
2. Only available with OFL LED P1. It will only work on the knuckle mount.

FEATURES & SPECIFICATIONS
INTENDED USE
The traditional and robust design of the OFL1 LED floodlight with energy efficient LEDs, is suitable for replacing up to 150W Metal Halide. It is ideal for landscape, signage, and accent lighting in heavy commercial and residential applications.

CONSTRUCTION
Die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.6 ft²) for optimized wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering.

ELECTRICAL
Light engine(s) consist of chip-on-board (COB) LEDs directly coupled to the housing to maximize heat dissipation and promote long life (50,000 hrs).

INSTALLATION
Integral adjustable knuckle with 1/2-14NPS threaded pipe, yoke, or slipfitter attachment, facilitates quick and easy installation to a variety of mounting accessories.

LISTINGS
UL certified to U.S. and Canadian standards. Luminaire is IP65 rated. Rated for -40°C minimum ambient.
DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

© 2012-2016 Acuity Brands Lighting, Inc. All rights reserved.

TYPE OD – SIGN FLOOD

COMcheck Software Version 4.0.2.9
Exterior Lighting Compliance Certificate

Project Information

Energy Code:	2015 IECC
Project Title:	Tinley Park Spec Building
Project Type:	New Construction
Exterior Lighting Zone	4 (High activity metropolitan commercial district)

Construction Site:
Lots 2 and 3
Tinley Park, IL

Owner/Agent:

Designer/Contractor:
David Hanson
Hanson and Associates, Inc.
6402-32 Avenue
Kenosha, WI 53142
262-654-2010

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
North Parking Lot (Parking area)	74517 ft2	0.13	Yes	9687
West parking/drive (Parking area)	17981 ft2	0.13	Yes	2338
East parking/drive (Parking area)	17795 ft2	0.13	Yes	2313
Truck dock area (Driveway)	71936 ft2	0.13	Yes	9352
Main doors (Main entry)	12 ft of door	30	Yes	360
			Total Tradable Watts (a) =	25910
			Total Allowed Watts =	25910
			Total Allowed Supplemental Watts (b) =	1300

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 1300 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
North Parking Lot (Parking area 74517 ft2): Tradable Wattage				
DSXW2LED301000: OA: Other:	1	15	109	1635
West parking/drive (Parking area 17981 ft2): Tradable Wattage				
DSXW2LED301000: OA: Other:	1	4	109	436
DSXW1LED20350: OB: Other:	1	1	24	24
East parking/drive (Parking area 17795 ft2): Tradable Wattage				
DSXW2LED301000: OA: Other:	1	4	109	436
DSXW1LED20350: OB: Other:	1	1	24	24
Truck dock area (Driveway 71936 ft2): Tradable Wattage				
DSXW2LED301000: OA: Other:	1	13	109	1417
Main doors (Main entry 12 ft of door width): Tradable Wattage				
LED 7: Other:	1	12	30	358
Other doors (Other door (not main entry) 93 ft of door width): Tradable Wattage				

LIGHTING ENERGY CALCULATIONS

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
			Total Tradable Proposed Watts =	4330

Exterior Lighting PASSES: Design 84% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2015 IECC requirements in COM*check* Version 4.0.2.9 and to comply with the mandatory requirements listed in the Inspection Checklist.

David L. Hanson   Electrical Engineer
Name - Title   Signature   Date

LIGHTING ENERGY CALCULATIONS

REVISIONS:

TINLEY PARK DISTRIBUTION CENTER #7
Ridgeland Ave., Tinley Park, IL

LIGHT FIXTURE CUT SHEETS, LIGHTING ENERGY CALCULATIONS

2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
Ph.: (847)940-0300
Fax: (847)940-1045

Partners in Design
ARCHITECTS

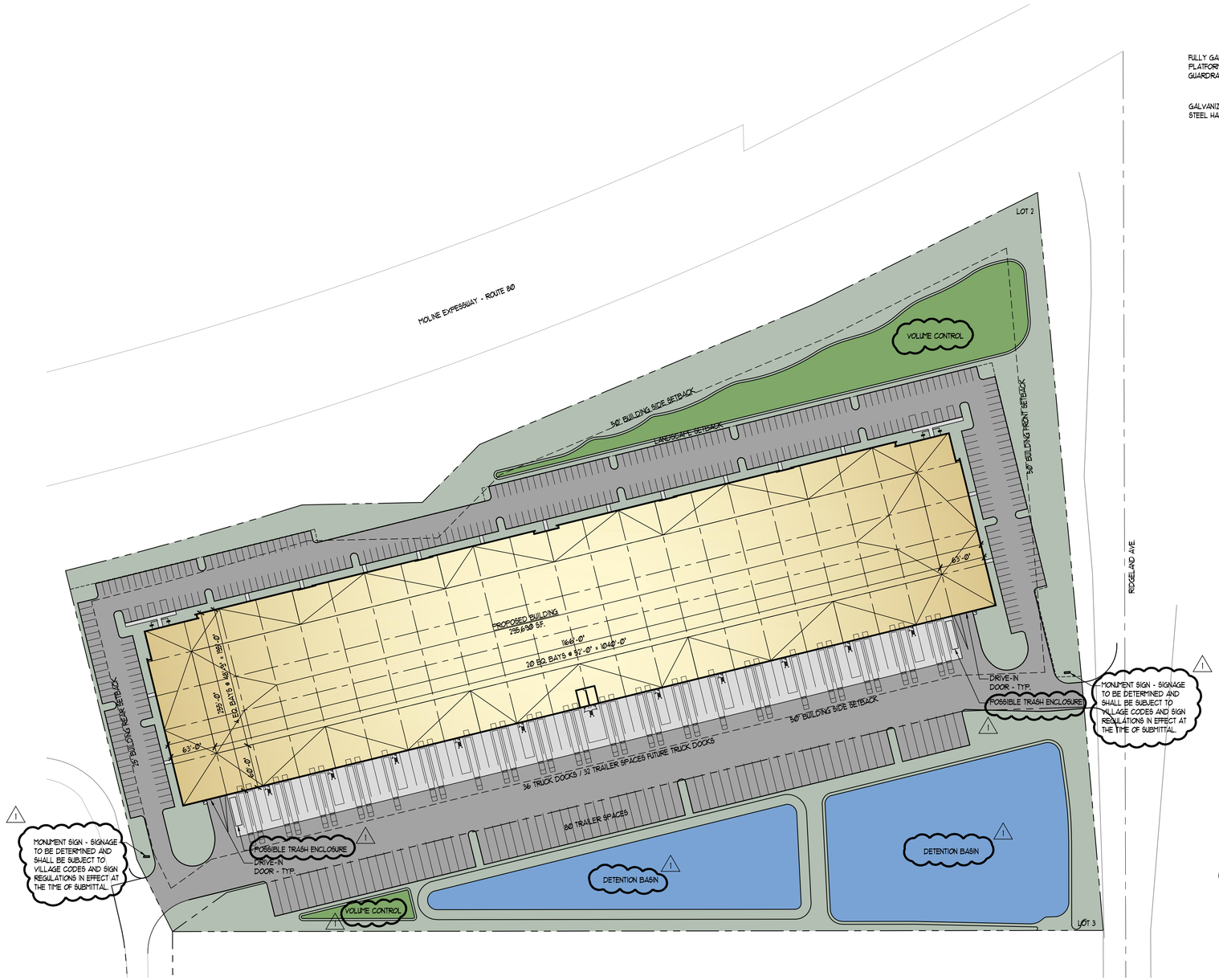
PROJECT NO.: 751.17.047

DRAWN BY: DLH   CHECKED BY: DLH

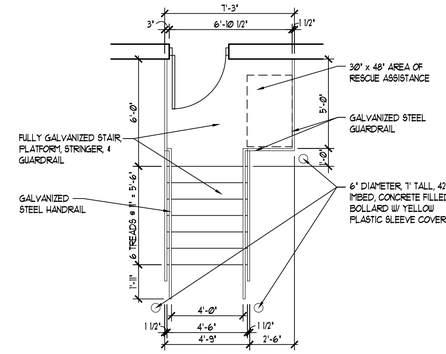
DATE: 04.25.17

SHEET NO.: E9.2

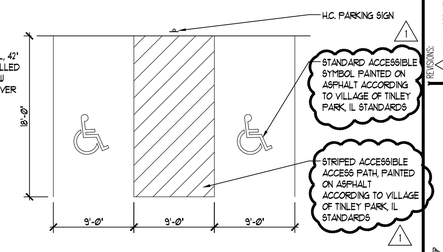
© 2017 Partners in Design Architects, Inc.



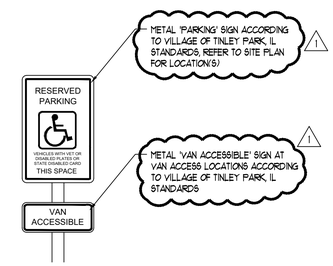
1 A1.1 SITE PLAN
1"=80'



2 A1.1 TYP. EXIT STAIR PLAN
1/4" = 1'-0"



3 A1.1 TYP. H.C. PARKING STALL
1/8" = 1'-0"



4 A1.1 H.C. PARKING SIGN
1" = 1'-0"

GENERAL SITE NOTES:

1. ALL SITE LIGHTING SHALL BE DIRECTED DOWNWARDS AND SHALL NOT GLARE ONTO ADJACENT PROPERTIES OR PUBLIC ROADWAYS.

2. TRUCKS/TRAILERS PARKED OUTSIDE OF THE FACILITY SHALL NOT BE USED AS A MEANS OF ADDITIONAL STORAGE AND/OR WAREHOUSING SPACE, EXCEPT FOR THOSE TRUCKS/TRAILERS THAT HAVE BEEN LOADED AND ARE AWAITING IMPENDING DELIVERY OR THOSE THAT ARE IN QUEUE AND ARE AWAITING IMPENDING UNLOADING PROCEDURES.

3. AT NO TIME SHALL THERE BE ANY OUTDOOR STORAGE OF PALLETS (WOODEN, PLASTIC, OR METAL), RECYCLING MATERIALS, GARBAGE, LANDSCAPING EQUIPMENT OR LANDSCAPE MATERIALS, ETC.

4. PROJECT PARCEL IS ZONED M-1, GENERAL MANUFACTURING DISTRICT.

5. THE LOCATION OF ALL CONSTRUCTION TRAILERS PARKED ON THE SITE DURING CONSTRUCTION ACTIVITIES SHALL BE APPROVED BY VILLAGE OF TINLEY PARK. NO CONSTRUCTION TRAILERS SHALL BE PARKED IN VILLAGE, COUNTY, OR STATE RIGHTS-OF-WAY. ALL CONSTRUCTION RELATED SIGNAGE SHALL BE APPROVED AND PERMITTED BY THE VILLAGE.

6. DUMPSTER/RECYCLING CONTAINERS ARE NOT SHOWN ON PROPOSED SITE PLAN AT THIS TIME. THE LOCATION/SIZE OF SUCH IS TO BE DETERMINED WHEN A TENANT IS OBTAINED AND WILL FOLLOW ALL VILLAGE ORDINANCES. THE LOCATION SHALL BE APPROVED BY THE ZONING ADMINISTRATOR. THE DUMPSTER/RECYCLING AREAS SHALL BE FULLY SCREENED FROM THE PUBLIC VIEW AND ADJACENT HIGHWAY/ROADWAYS.

7. MUNICIPAL UTILITIES SHALL NOT BE BURIED UNDER EARTH BERMS OR TREE LANDSCAPING.

SITE DEVELOPMENT DATA:

LOT 2 EXIST. AREA	759,123 SF (17.43 ACRES)
LOT 3 EXIST. AREA	242,626 SF (5.57 ACRES)
ENCROACHMENT AREA (LOT 2 INTO LOT 3)	63,216 SF (1.45 ACRES)
LOT 2 NEW AREA	822,353 SF (18.88 ACRES)
LOT 3 NEW AREA	179,400 SF (4.12 ACRES)
BUILDING AREA	295,630 SF (6.79 ACRES)
IMPERVIOUS AREA	317,025 SF (7.28 ACRES)
GREENSPACE AREA	209,638 SF (4.81 ACRES) (25.5%)
PARKING	347
TRUCK DOCKS	36
FUTURE TRUCK DOCKS	32
TRAILER PARKING	80
DRIVE-IN DOORS	2

© 2017 Partners in Design Architects, Inc.

REVISIONS:
06.07.17 VILLAGE COMMENTS

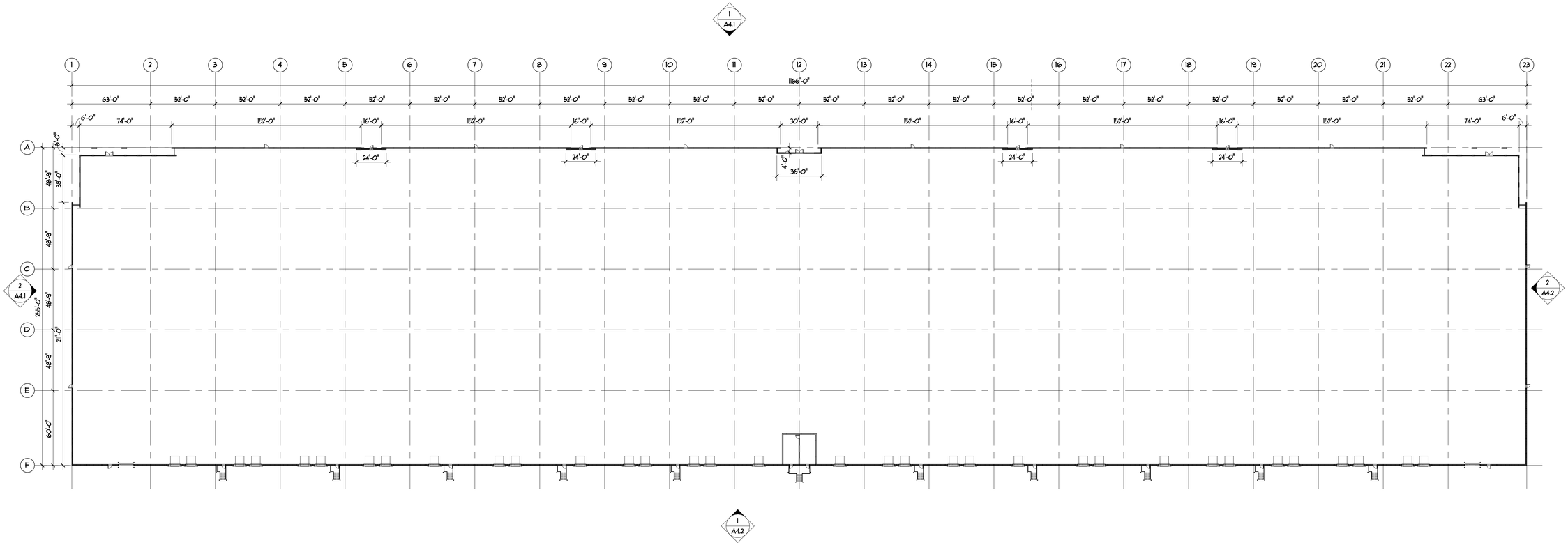
TINLEY PARK DISTRIBUTION CENTER #7
Ridgeland Ave., Tinley Park, IL

SITE PLAN

2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
Ph.: (847)940-0300
Fax: (847)940-1045

Partners in Design ARCHITECTS

PROJECT NO.: 751.17.047
DRAWN BY: EEO
CHECKED BY: WHB
DATE: 06.02.17
SHEET NO.: A1.1



1 A3.1 FLOOR PLAN
1" = 40'-0"

© 2017 Partners in Design Architects, Inc.

REVISIONS

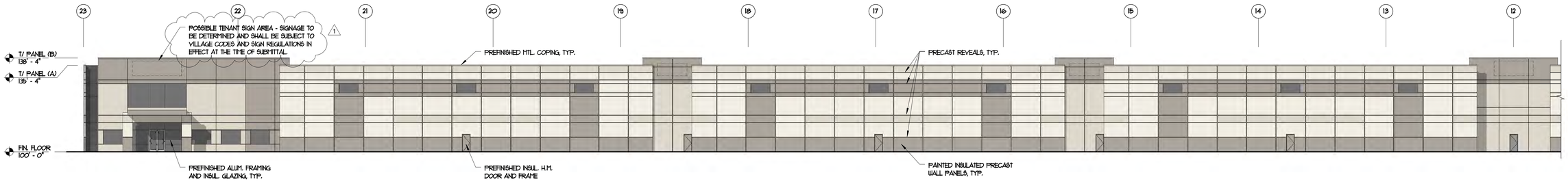
TINLEY PARK DISTRIBUTION CENTER #7
Ridgeland Ave., Tinley Park, IL

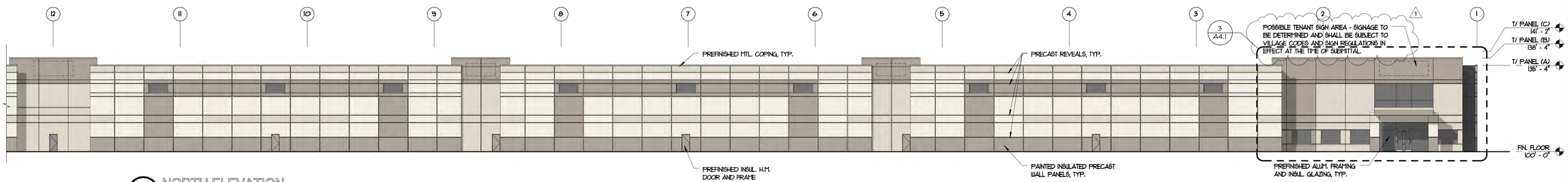
FLOOR PLAN

2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
Ph.: (847)940-0300

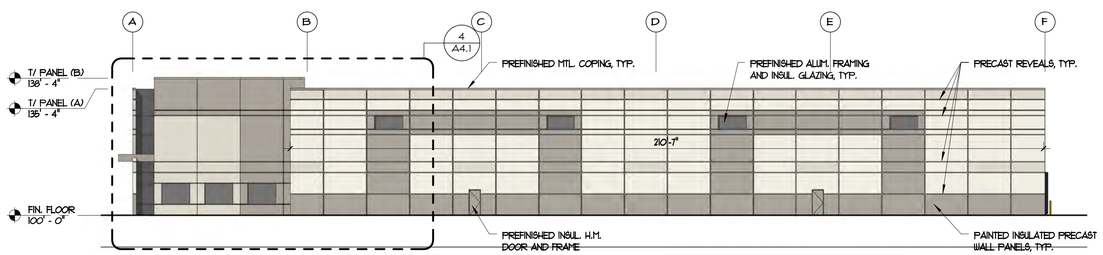
PartnersinDesign
ARCHITECTS

PROJECT NO.: 751.17.047
DRAWN BY: EEO
CHECKED BY: WHB
DATE: 06.02.17
SHEET NO.: A3.1





1 A4.1 NORTH ELEVATION
1" = 20'-0"



2 A4.1 WEST ELEVATION
1" = 20'-0"

3 A4.1 ENLARGED ELEVATION
1/8" = 1'-0"

4 A4.1 ENLARGED ELEVATION
1/8" = 1'-0"

1

MATERIALS:

NORTH ELEVATION:	PRECAST	92.2%
	GLAZING	5.6%
	METAL	2.2%
WEST ELEVATION:	PRECAST	94.9%
	GLAZING	3%
	METAL	2.1%
SOUTH ELEVATION:	PRECAST	89.9%
	GLAZING	.7%
	METAL	9.4%
EAST ELEVATION:	PRECAST	94.9%
	GLAZING	3%
	METAL	2.1%

COLOR LEGEND:

FIELD COLOR - SW 7015 REPOSE GRAY

ACCENT COLOR - SW 7016 MINDFUL GRAY

ACCENT COLOR - SW 7018 DOVETAIL

REVISIONS
1 06.02.17 VILLAGE COMMENTS

TINLEY PARK DISTRIBUTION CENTER #7
Ridgeland Ave., Tinley Park, IL

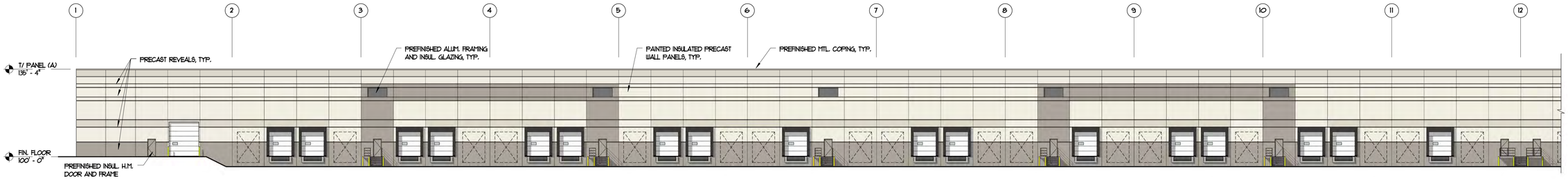
EXTERIOR ELEVATIONS

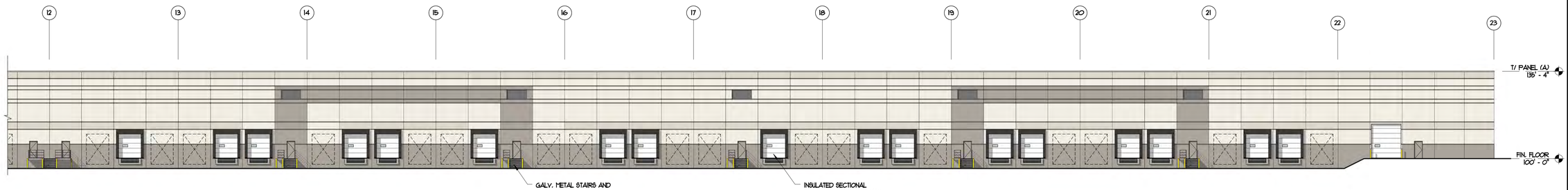
2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
Ph.: (847)940-0300

Partners in Design ARCHITECTS

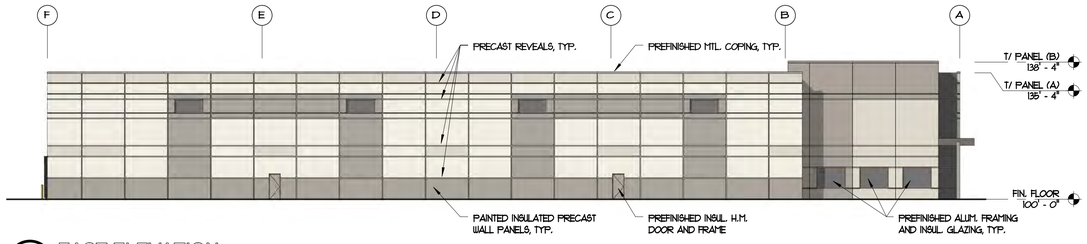
PROJECT NO.: 751.17.047
DRAWN BY: EEO
CHECKED BY: WHB
DATE: 06.02.17
SHEET NO.: A4.1

© 2017 Partners in Design Architects, Inc.





1 A4.2 SOUTH ELEVATION
1" = 20'-0"



2 A4.2 EAST ELEVATION
1" = 20'-0"

1

MATERIALS:

NORTH ELEVATION:	PRECAST	92.2%
	GLAZING	5.6%
	METAL	2.2%
WEST ELEVATION:	PRECAST	94.9%
	GLAZING	3%
	METAL	2.1%
SOUTH ELEVATION:	PRECAST	89.9%
	GLAZING	.7%
	METAL	9.4%
EAST ELEVATION:	PRECAST	94.9%
	GLAZING	3%
	METAL	2.1%

COLOR LEGEND:

FIELD COLOR - SW 7015
REPOSE GRAY

ACCENT COLOR - SW 7016
MINDFUL GRAY

ACCENT COLOR - SW 7018
DOVETAIL

REVISIONS
1 06.02.17 VILLAGE COMMENTS

TINLEY PARK DISTRIBUTION CENTER #7
Ridgeland Ave., Tinley Park, IL

EXTERIOR ELEVATIONS

2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
Ph.: (847)940-8300

PartnersinDesign
ARCHITECTS

PROJECT NO.: 751.17.047
DRAWN BY: EEO
CHECKED BY: WHB
DATE: 06.02.17
SHEET NO.: A4.2

© 2017 Partners in Design Architects, Inc.

NORTH WEST ENTRANCE

SOUTH EAST CORNER

NORTH EAST ENTRANCE

© 2017 Partners in Design Architects, Inc.

REVISIONS

TINLEY PARK DISTRIBUTION CENTER #7
Ridgeland Ave., Tinley Park, IL

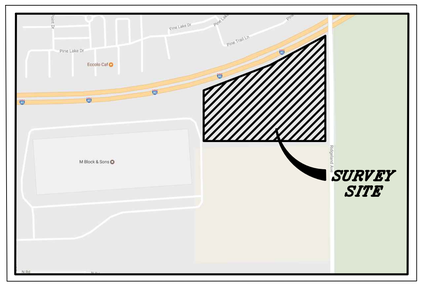
EXTERIOR RENDERINGS

2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
Ph.: (847)940-0300

PartnersinDesign
ARCHITECTS

PROJECT NO.: 751.17.047
DRAWN BY: EEO
CHECKED BY: WHB
DATE: 06.02.17
SHEET NO.: A4.3

TOPOGRAPHIC SURVEY



LOCATION MAP

NOT TO SCALE

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. CONCRETE CURB & GUTTER
- = EX. STORM LINE
- = EX. SANITARY LINE
- = EX. FLOOD PLAIN LIMIT LINE
- = EX. GUARD RAIL
- = EX. CHAIN-LINK FENCE
- = EX. STORM MANHOLE (MH)
- = EX. STORM CATCH BASIN (CB)
- = EX. STORM INLET (INL)
- = EX. FLARED END SECTION (FES)
- = EX. SANITARY MANHOLE (SMH)
- = EX. FIRE HYDRANT/AUX. VALVE
- = EX. VALVE BOX
- = EX. VALVE VAULT (V.V.)
- = EX. TELEPHONE MANHOLE
- = EX. TELEPHONE PEDESTAL
- = EX. LIGHT STANDARD
- = EX. SIGN
- = EX. DOUBLE POLE SIGN
- = EX. BOLLARD
- 700.00 = EX. SPOT ELEVATION
- = EX. BUSHES
- 8" = EX. DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES
- 756.00 / 754.00 = EX. RIM ELEVATION / EX. INVERT ELEVATION
- = EX. SIGN

ABBREVIATIONS

RCP	=	REINFORCED CONCRETE PIPE
PCP	=	POLYVINYL CHLORIDE PIPE
DIP	=	DUCTILE IRON PIPE
CPP	=	CORRUGATED PLASTIC PIPE
FOW	=	FULL OF WATER
CES	=	CONCRETE END SECTION
TP	=	TOP OF PIPE

LEGAL DESCRIPTION

LOT 2 AND LOT 3 IN THE TINLEY PARK CORPORATE CENTER SUBDIVISION BEING A PART OF FRACTIONAL SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2017 AS DOCUMENT 1710929052 IN COOK COUNTY, ILLINOIS.

BASIS OF BEARINGS

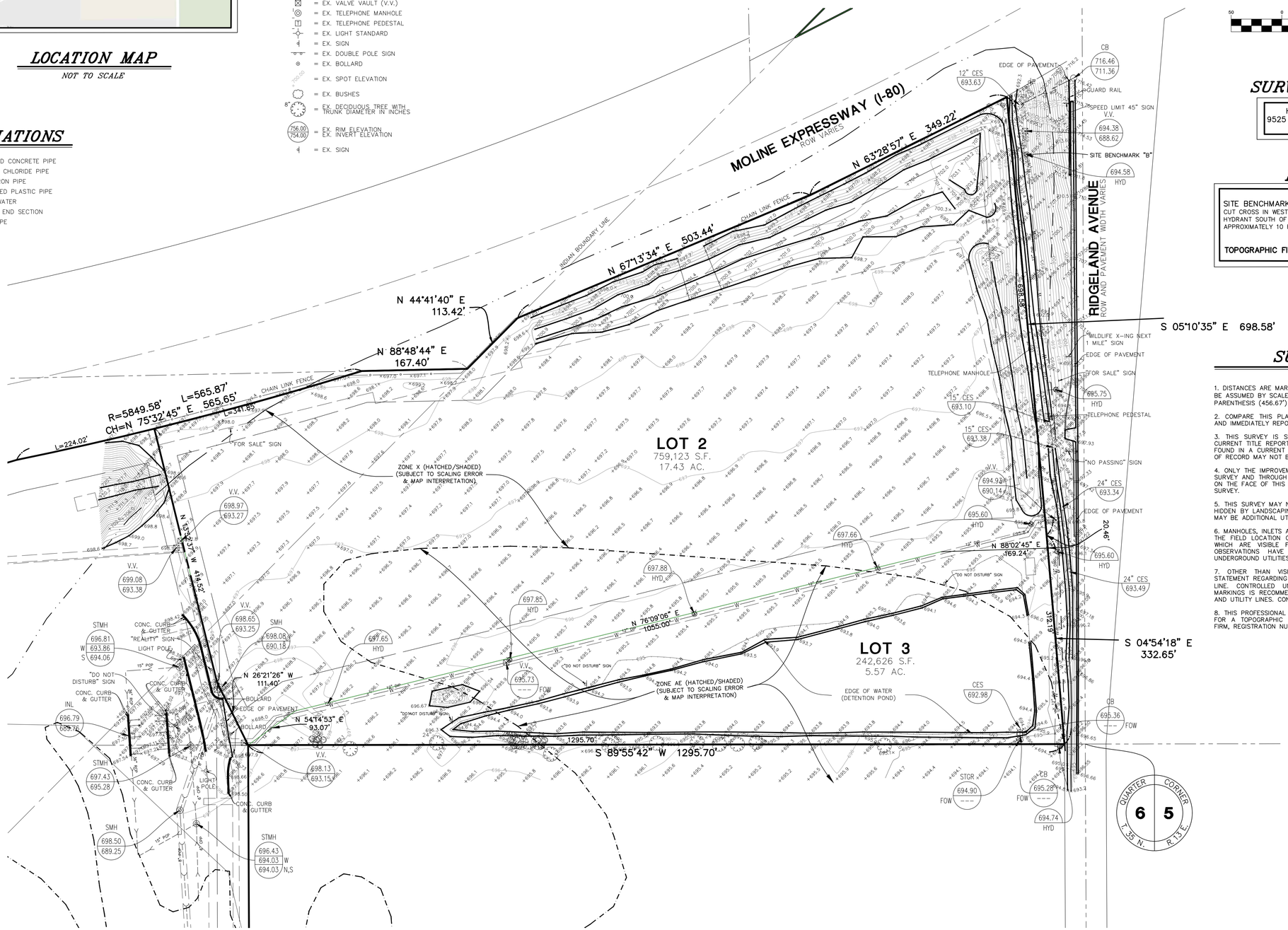
COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

N

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



SURVEY PREPARED FOR

HILLWOOD INVESTMENT PROPERTIES
9525 WEST BRYN MAUR AVENUE, SUITE 975
ROSEMONT, ILLINOIS 60018

BENCHMARKS

SITE BENCHMARK "B":
CUT CROSS IN WEST BONNET BOLT ON FIRE HYDRANT, SHOWN HEREON. FIRST FIRE HYDRANT SOUTH OF THE BRIDGE OVER RIDGELAND AVENUE AND BEING APPROXIMATELY 10 FEET WEST OF THE EDGE OF PAVEMENT OF RIDGELAND AVENUE.
NGVD 29 ELEVATION = 696.00

TOPOGRAPHIC FIELD WORK COMPLETED ON 01/27/2017

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. COMPARE THIS PLAT, BENCHMARKS AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

3. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.

4. ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

5. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY LEAVES OR OTHER OBSTRUCTIONS. THERE MAY BE ADDITIONAL UTILITIES OR IMPROVEMENTS THAT HAVE NOT BEEN SHOWN.

6. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE BASED ON THE FIELD LOCATION OF THE SAME AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF THE SURVEY. UNDERGROUND OBSERVATIONS HAVE NOT BEEN MADE TO VERIFY THE ACTUAL EXISTENCE OF UNDERGROUND UTILITIES.

7. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "J.U.L.I.E." MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E. AT 1-800-892-0123.

8. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2017.

SAMUEL J. PHILLIPS
3699
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
LOMBARD, ILLINOIS

DATE: JANUARY, 31 2017

EXPIRES: 11/30/18

DATE	REVISIONS	DRAWN BY

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.681.3500 fx:630.681.3585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Planners
Construction Managers • Environmental Scientists • Landscape Architects • Planners

TINLEY PARK CORPORATE CENTER
TINLEY PARK, ILLINOIS
TOPOGRPAHIC SURVEY

PROJ. MGR.:	SJP
PROJ. ASSOC.:	GGB
DRAWN BY:	GGB
DATE:	01-31-17
SCALE:	1"=50'

SHEET 1 OF 1

HIPTPIL02

© 2016 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

April 19, 2017 – 09:41 Dwg Name: \\mcl-lo-ms\Projects-LO\Hillwood\Area\Civil\Final Drawings\Topography\HIPTPIL02-Tinley Updated By: SPhillips

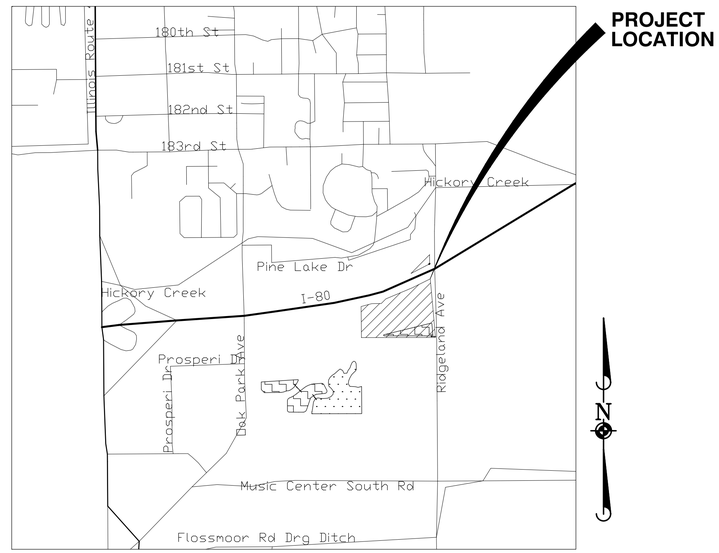
Preliminary Proposed Improvements
for
TINLEY PARK DISTRIBUTION CENTER #7

SWC OF RIDGELAND AVE. & I-80
VILLAGE OF TINLEY PARK, IL

STANDARD SYMBOLS

06-01-16

EXISTING		PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	COMBINED SEWER	
FM	FORCEMAIN	FM
	DRAINTILE	
W	WATER MAIN	W
E	ELECTRIC	E
G	GAS	G
T	TELEPHONE	T
OH	OVERHEAD WIRES	OH
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	STORM INLET	
	CLEANOUT	
	HAY BALES	
	RIP RAP	
	VALVE IN VAULT	
	VALVE IN BOX	
	FIRE HYDRANT	
	BUFFALO BOX	
	FLARED END SECTION	
	STREET LIGHT	
	SUMMIT / LOW POINT	S/L
795.20 / 790.25	RIM ELEVATION / INVERT ELEVATION	795.25 / 790.20
	DITCH OR SWALE	
	DIRECTION OF FLOW	
	OVERFLOW RELIEF SWALE	
764	1 FOOT CONTOURS	764
	CURB AND GUTTER	
	DEPRESSED CURB AND GUTTER	
	REVERSE CURB AND GUTTER	
	SIDEWALK	
	DETECTABLE WARNINGS	
	PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	MAIL BOX	
	SIGN	
	TRAFFIC SIGNAL	
	POWER POLE	
	GUY WIRE	
	GAS VALVE	
	HANDHOLE	
E	ELECTRICAL EQUIPMENT	
T	TELEPHONE EQUIPMENT	
	CHAIN-LINK FENCE	
795.25	SPOT ELEVATION	792.8 G
	BRUSH/TREE LINE	
16"	DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TBR)	16"
25'	CONIFEROUS TREE WITH HEIGHT IN FEET (TBR)	25'
S	SILT FENCE	S
	RETAINING WALL	
	WETLAND	



LOCATION MAP

N.T.S.

OWNER: I-80 COMMERCE CENTER NO. 2, LLC
ADDRESS: 9525 WEST BRYN MAWR AVE, SUITE 975
CITY: ROSEMONT, IL, 60018
PH. 847-233-6301

INDEX OF SHEETS

SHEET NO.	TITLE
1	TITLE SHEET
2	OVERALL INDEX
3	SITE PAVING AND DIMENSIONAL PLAN
4	GRADING PLAN
5	GRADING DETAILS
6	UTILITY PLAN
7	OFFSITE UTILITY PLAN

ATTACHMENTS

SHEET NO.	TITLE
L1	LANDSCAPE SUMMARY
L2	LANDSCAPE PLAN
L3	LANDSCAPE PLAN
L4	LANDSCAPE PLAN
L5	LANDSCAPE PLAN
L6	LANDSCAPE PLAN
L7	LANDSCAPE PLAN
L8	LANDSCAPE PLAN
L9	LANDSCAPE PLAN
L10	LANDSCAPE PLAN
L11	LANDSCAPE DETAILS
L12	LANDSCAPE SPECIFICATIONS

NOTES:

1. THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY MANHARD CONSULTING, LTD. ON JANUARY, 27, 2017. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.

ABBREVIATIONS

06-01-16

ADJ	ADJUST
AGG.	AGGREGATE
ARCH	ARCHITECT
B.A.M.	BITUMINOUS AGGREGATE MIXTURE
B-B	BACK TO BACK
B/C	BACK OF CURB
B/P	BOTTOM OF PIPE
B/W	BACK OF WALK
B-BOX	BUFFALO BOX
BIT.	BITUMINOUS
BM	BENCHMARK
B.O.	BY OTHERS
C.E.	COMMERCIAL ENTRANCE
CB	CATCH BASIN
℄	CENTERLINE
CMP	CORRUGATED METAL PIPE
CNTRL	CONTROL
C.O.	CLEANOUT
CONC.	CONCRETE
CY	CUBIC YARD
D	DITCH
DIA.	DIAMETER
DIP	DUCTILE IRON PIPE
DIWM	DUCTILE IRON WATER MAIN
DS	DOWNSPOUT
DT	DRAIN TILE
E	ELECTRIC
E-E	EDGE TO EDGE
ELEV.	ELEVATION
E/P	EDGE OF PAVEMENT
EX.	EXISTING
F.E.	FIELD ENTRANCE
F-F	FACE TO FACE
F.F.	FINISHED FLOOR
FES	FLARED END SECTION
F/L	FLOW LINE
FM	FORCE MAIN
G	GROUND
G/F	GRADE AT FOUNDATION
GW	GUY WIRE
HDWL	HEADWALL
HH	HANDHOLE
HWL	HIGH WATER LEVEL
HYD.	HYDRANT
INL	INLET
INV.	INVERT
IP	IRON PIPE
LT	LEFT
MAX.	MAXIMUM
MB	MAILBOX
M/E	MEET EXISTING
MH	MANHOLE
MIN.	MINIMUM
NWL	NORMAL WATER LEVEL
P.E.	PRIVATE ENTRANCE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PGL	PROFILE GRADE LINE
PI	POINT OF INTERSECTION
ℙ	PROPERTY LINE
PP	POWER POLE
PROP.	PROPOSED
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
P	PAVEMENT
P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
R	RADIUS
R.O.W.	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
REM	REMOVAL
REV	REVERSE
RR	RAILROAD
RT	RIGHT
SAN	SANITARY
SF	SQUARE FOOT
SHLD.	SHOULDER
SL	STREET LIGHT
SMH	SANITARY MANHOLE
ST	STORM
STA.	STATION
STD	STANDARD
SW	SIDEWALK
SY	SQUARE YARDS
TBR	TO BE REMOVED
T	TELEPHONE
T-A	TYPE A
T/C	TOP OF CURB
T/F	TOP OF FOUNDATION
T/P	TOP OF PIPE
T/W	TOP OF WALK
T/WALL	TOP OF WALL
TEMP	TEMPORARY
TRANS	TRANSFORMER
V.B.	VALVE BOX
VCP	VITRIFIED CLAY PIPE
V.V.	VALVE VAULT
WL	WATER LEVEL
WM	WATER MAIN

MANHARD CONSULTING, LTD. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

JULIE ILLINOIS ONE-CALL SYSTEM
Simply Call 811

DATE	REVISIONS	DRAWN BY
6/2/17	PER SITE PLAN REVIEW	JDW

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

TINLEY PARK DISTRIBUTION CENTER #7
VILLAGE OF TINLEY PARK, ILLINOIS
TITLE SHEET

PROJ. MGR.: JPD
PROJ. ASSOC.: RAD4
DRAWN BY: JMI
DATE: 4/25/17
SCALE: N.T.S.

SHEET 1 OF 7

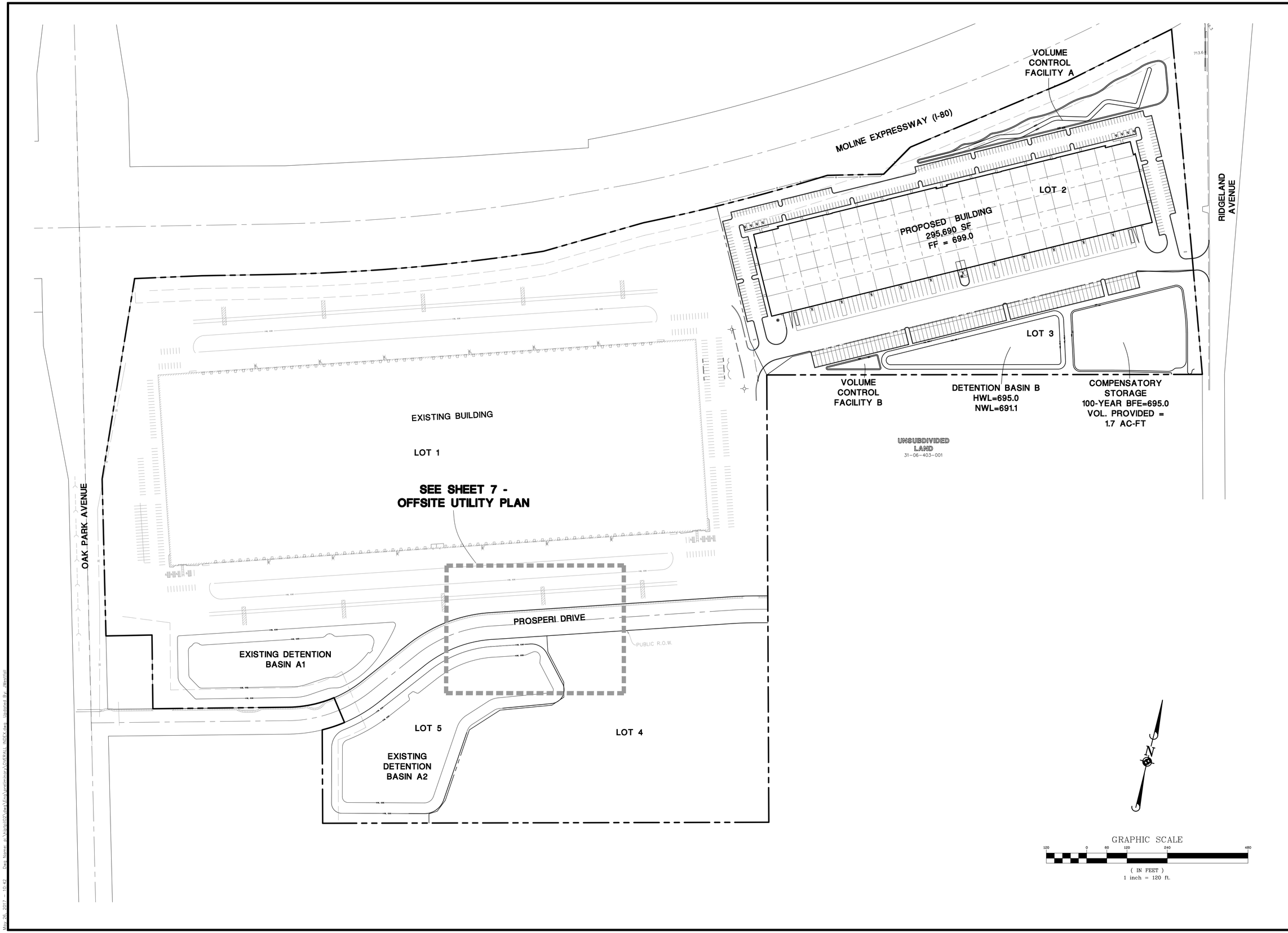
HIPTPIL02

SEAL

© 2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

PENDING APPROVAL. NOT FOR CONSTRUCTION USE

June 1, 2017 – 14:04 Dwg Name: p:\hiptpil02\dwg\Eng\preliminary\01 – TITLE SHEET.dwg Updated By: jlovinell



DATE	REVISIONS	DRAWN BY
6/2/17	PER STE PLAN REVIEW	JDW

Manhard CONSULTING LTD.
700 Springer Drive, Lombard, IL 60148 ph:630.691.8900 fx:630.691.8995 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

TINLEY PARK DISTRIBUTION CENTER #7

VILLAGE OF TINLEY PARK, ILLINOIS

OVERALL INDEX

PROJ. MGR.: JPD
PROJ. ASSOC.: RAD4
DRAWN BY: JDW
DATE: 4/25/17
SCALE: 1"=120'

SHEET 2 OF 7

HIPTPIL02

PENDING APPROVAL. NOT FOR CONSTRUCTION USE

© 2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

May 26, 2017 – 10:42 Dwg Name: p:\hiptpil02\dwg\Eng\preliminary\OVERALL INDEX.dwg Updated By: JWestfall

PAVEMENT LEGEND*

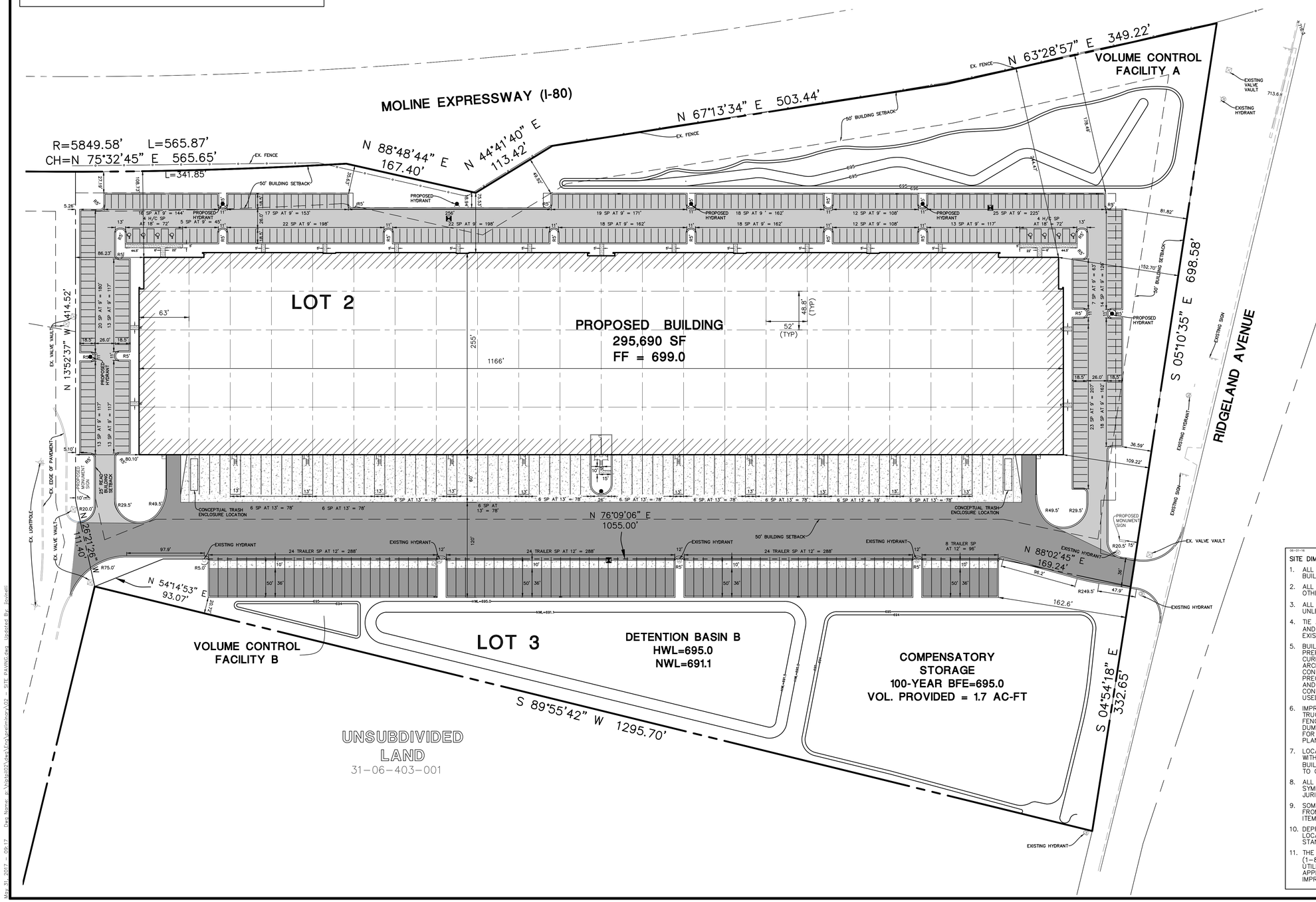
STANDARD DUTY PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
8" AGGREGATE BASE COURSE, TYPE B

HEAVY DUTY PAVEMENT
1 3/4" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
4 1/4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
12" AGGREGATE BASE COURSE, TYPE B

CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE PAVEMENT
4,000 PSI, AIR ENTRAINED
4" COMPACTED AGGREGATE BASE, TYPE B

CONCRETE SIDEWALK PAVEMENT
5" PORTLAND CEMENT CONCRETE PAVEMENT
4,000 PSI, AIR ENTRAINED
4" COMPACTED AGGREGATE BASE, TYPE B

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.



CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF SIDEWALKS, SIDEWALK SCORING, BENCHES, BIKE RACKS, FLAG POLES, ETC., DIMENSIONS OF VESTIBULE, RAMPS AND TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS

SITE DIMENSIONAL AND PAVING NOTES:

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
3. ALL CURB RADII SHALL BE 3' MEASURED TO **BACK** OF CURB UNLESS NOTED OTHERWISE.
4. TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
5. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE, CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
6. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
7. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
8. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
9. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
10. DEPRESS CURB & GUTTER AT ALL SIDEWALK AND PATH LOCATIONS FOR HANDICAP ACCESS PER FEDERAL AND STATE STANDARDS.
11. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

DATE	REVISIONS	DRAWN BY
6/2/17	PER SITE PLAN REVIEW	JDW

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8900 fx:630.691.8995 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

TINLEY PARK DISTRIBUTION CENTER #7
VILLAGE OF TINLEY PARK, ILLINOIS
SITE PAVING AND DIMENSIONAL PLAN

PENDING APPROVAL. NOT FOR CONSTRUCTION USE

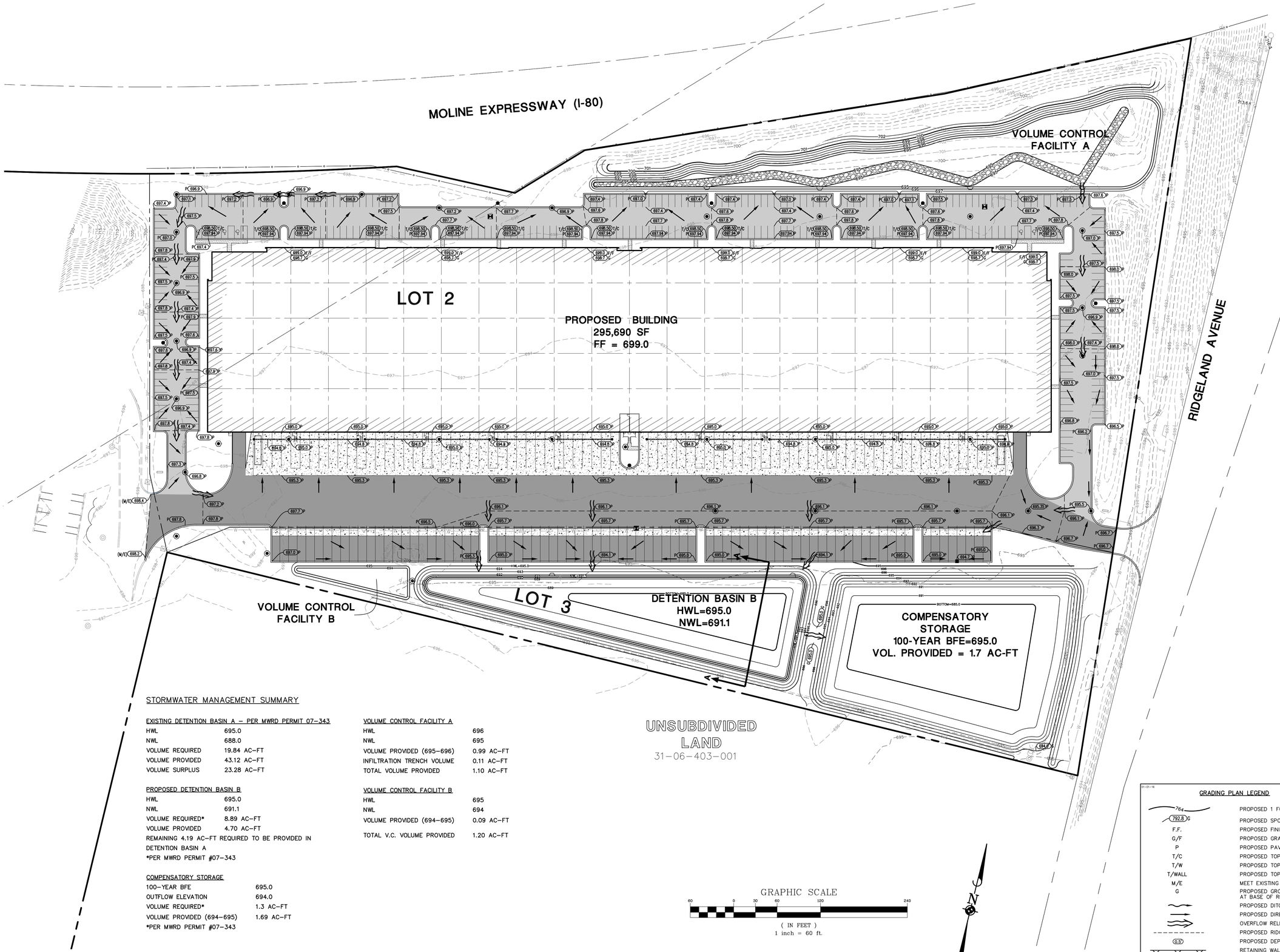
PROJ. MGR.: JPD
PROJ. ASSOC.: RAD4
DRAWN BY: JDW
DATE: 4/25/17
SCALE: 1"=60'

SHEET 3 OF 7

HIPTPIL02

© 2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

May 31, 2017 - 09:17 Dwg Name: p:\hiptpil02\dwg\Eng\preliminary\02 - SITE PAVING.dwg Updated By: jlavinelli



STORMWATER MANAGEMENT SUMMARY

EXISTING DETENTION BASIN A – PER MWRD PERMIT 07-343

HWL	695.0
NWL	688.0
VOLUME REQUIRED	19.84 AC-FT
VOLUME PROVIDED	43.12 AC-FT
VOLUME SURPLUS	23.28 AC-FT

PROPOSED DETENTION BASIN B

HWL	695.0
NWL	691.1
VOLUME REQUIRED*	8.89 AC-FT
VOLUME PROVIDED	4.70 AC-FT

REMAINING 4.19 AC-FT REQUIRED TO BE PROVIDED IN DETENTION BASIN A

*PER MWRD PERMIT #07-343

COMPENSATORY STORAGE

100-YEAR BFE	695.0
OUTFLOW ELEVATION	694.0
VOLUME REQUIRED*	1.3 AC-FT
VOLUME PROVIDED (694-695)	1.69 AC-FT

*PER MWRD PERMIT #07-343

VOLUME CONTROL FACILITY A

HWL	696
NWL	695
VOLUME PROVIDED (695-696)	0.99 AC-FT
INFILTRATION TRENCH VOLUME	0.11 AC-FT
TOTAL VOLUME PROVIDED	1.10 AC-FT

VOLUME CONTROL FACILITY B

HWL	695
NWL	694
VOLUME PROVIDED (694-695)	0.09 AC-FT
TOTAL V.C. VOLUME PROVIDED	1.20 AC-FT

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

N

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8 G	PROPOSED SPOT ELEVATION
F.F.	PROPOSED FINISHED FLOOR ELEVATION
G/F	PROPOSED GRADE AT FOUNDATION
P	PROPOSED PAVEMENT ELEAVATION
T/C	PROPOSED TOP OF CURB
T/W	PROPOSED TOP OF WALK
T/WALL	PROPOSED TOP OF WALL
M/E	MEET EXISTING
G	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
	PROPOSED RIDGE LINE
0.5'	PROPOSED DEPTH OF PONDING
	RETAINING WALL
L	PROPOSED SWALE LOW POINT
S	PROPOSED SWALE SUMMIT

DATE	REVISIONS	DRAWN BY
6/2/17	PER STE PLAN REVIEW	JDW

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8900 fx:630.691.8985 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

TINLEY PARK DISTRIBUTION CENTER #7

VILLAGE OF TINLEY PARK, ILLINOIS

GRADING PLAN

PROJ. MGR.:	JPD
PROJ. ASSOC.:	RAD4
DRAWN BY:	----
DATE:	4/25/17
SCALE:	1"=60'

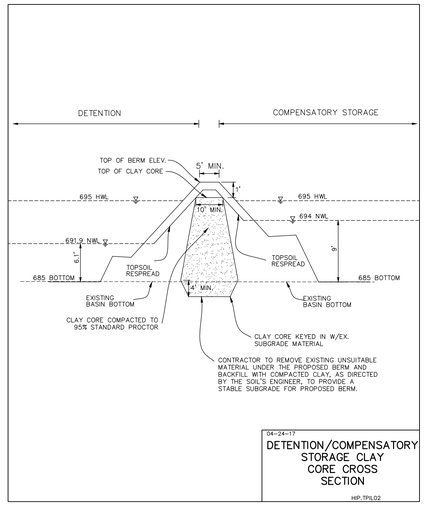
SHEET 4 OF 7

HIPTPIL02

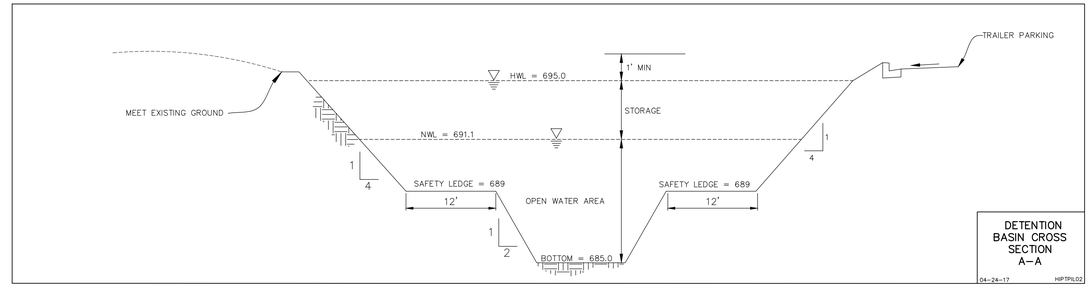
© 2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

PENDING APPROVAL. NOT FOR CONSTRUCTION USE

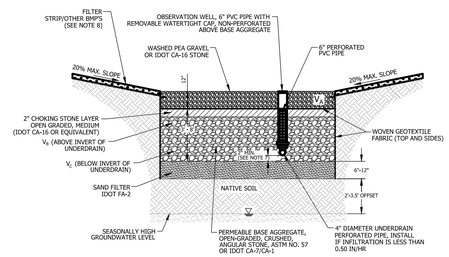
May 31, 2017 – 06:46 Dwg Name: p:\hiptpil02\dwg\Eng\preliminary\03 – GRADING.dwg Updated By: jlovinelli



04-24-17
DETENTION/COMPENSATORY STORAGE CLAY CORE CROSS SECTION
HIP.TPIL02



DETENTION BASIN CROSS SECTION A–A
04-24-17
HIPTPIL02

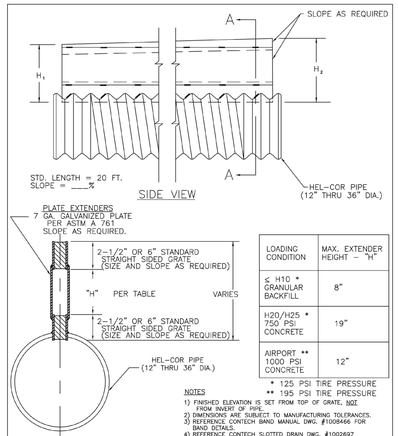


VOLUME TYPE	POROSITY	MEDIA VOLUME	STORAGE VOLUME	VOLUME PROVIDED
PEA GRAVEL	0.25	V_A	$0.5 \times 0.25 \times V_A$	TBD
COARSE AGG. (ABOVE INVERT)	0.36	V_B	$0.5 \times 0.36 \times V_B$	TBD
COARSE AGG. (BELOW INVERT)	0.36	V_C	$0.36 \times V_C$	TBD
			TOTAL	TBD

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

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL — 7/1/15
INFILTRATION TRENCH DETAIL — STD. DWG. NO.6 — PAGE NO. 7



SECTION A–A
PATENT # 5,380,121
PATENT # 5,564,857

LOADING CONDITION	MAX. EXTENDER HEIGHT – "H"
≤ H10 * GRANULAR BACKFILL	8"
H20/H25 * 750 PSI CONCRETE	19"
AIRPORT ** 1000 PSI CONCRETE	12"

* 125 PSI TIRE PRESSURE
** 195 PSI TIRE PRESSURE

NOTES
1) FINISHED ELEVATION IS SET FROM TOP OF GRATE, NOT FROM INVERT OF PIPE.
2) DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES.
3) REFERENCE CONTECH BAND MANUAL DWG. #1008466 FOR BAND DETAILS.
4) REFERENCE CONTECH SLOTTED DRAIN DWG. #1002697
5) DIMENSIONS FOR H_1 AND H_2 AS REQUIRED.
6) H_1 & H_2 MEASURED FROM TOP OF GRATE TO BOTTOM OF GRATE.
7) ORDER "MUST NOTE #" FOR AIRPORT LOADING FOR SPECIAL WELDING & REINFORCEMENT.
8) REFERENCE DWG. #1008136, SLOTTED DRAIN INSTALLATION. AIRPORT LOADINGS OR 1008607C FOR HIGHWAY LOADINGS.

CONTECH® CONSTRUCTION PRODUCTS INC.
© COPYRIGHT

SLOTTED DRAIN
VARIABLE HEIGHT GRATE
METHOD #1

DRAWN BY: EFS	REV. BY: CWD	SCALE: N/A
DATE: 7-1-92	DATE: 6-10-04	1008732i

SHOULD A CONFLICT ARISE BETWEEN MANHARD DETAILS AND THE VILLAGE DETAILS, THE VILLAGE DETAILS SHALL TAKE PRECEDENCE.

DATE	REVISIONS	DRAWN BY
6/2/17	PER STITE PLAN REVIEW	JDW

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8900 fx:630.691.8995 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

TINLEY PARK DISTRIBUTION CENTER #7
VILLAGE OF TINLEY PARK, ILLINOIS
GRADING DETAILS

PROJ. MGR.: JPD
PROJ. ASSOC.: RAD4
DRAWN BY: JDW
DATE: 4/25/17
SCALE: N.T.S.

SHEET 5 OF 7
HIPTPIL02

© 2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

PENDING APPROVAL. NOT FOR CONSTRUCTION USE

May 31, 2017 – 06:46 Dwg Name: p:\hptpil02\dwg\Eng\preliminary\03 – GRADING.dwg Updated By: jlovinelli

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

MOLINE EXPRESSWAY (I-80)

VOLUME CONTROL FACILITY

4" PERF. DRAINTILE

4" PERF. DRAINTILE

INFILTRATION TRENCH

4" PERF. DRAINTILE

4" DRAINTILE

HYD-5

15" ST

15" ST

12" ST

HYD-4

18" ST

18" ST

12" ST

12" WM

12" ST

V.V.-2

12" ST

HYD-3

12" ST

12" ST

HYD-2

V.V.-1

12" ST

12" ST

12" WM

24" ST

12" WM

DRY CONNECTION TO EX. WM

HYD-6

12" ST

21" ST

21" ST

24" ST

LOT 2

PROPOSED BUILDING
295,690 SF
FF = 699.0

HYD-1

6" WM

12" WM

12" ST

24" ST

27" ST

30" ST

RIDGELAND AVENUE

CONNECT TO EXISTING SANITARY MANHOLE

CROSSING *LOWER WM*

CONNECT TO EXISTING MANHOLE

24" ST

6" PVC SANITARY SEWER

PR. STORM CLEANOUT

SLOTTED DRAIN

12" ST

PR. STORM CLEANOUT

SLOTTED DRAIN

12" ST

PR. STORM CLEANOUT

SLOTTED DRAIN

12" ST

PR. STORM CLEANOUT

SLOTTED DRAIN

12" ST

PR. STORM CLEANOUT

SLOTTED DRAIN

12" ST

PR. STORM CLEANOUT

SLOTTED DRAIN

12" ST

SLOTTED DRAIN

PR. STORM CLEANOUT

PR. FORCEMAIN

PR. FORCEMAIN

PR. LIFT STATION

HYD-7

8" FIRE SERVICE

18" ST

18" ST

18" ST

PR. STORM CLEANOUT

18"

24" ST

V.V.-3
PRESSURE CONNECT TO EXISTING WATERMAIN

24" ST

42" ST

36" ST

30" ST

EX. HYDRANT

18" ST

EX. HYDRANT

EX. HYDRANT

42" ST

EX. WM

EX. HYDRANT

12" ST

EX. HYDRANT

12" DIP

12" DIP

12" DIP

DRY CONNECT TO EX. WM

24" ST

REMOVE & REPLACE EX. PAVEMENT, CURB AND GUTTER FRO STORM SEWER INSTALLATION.

36" ST

36" ST

36" ST

4" PERF. DRAINTILE

VOLUME CONTROL FACILITY

LOT 3

DETENTION BASIN

COMPENSATORY STORAGE

UNSUBDIVIDED LAND
31-06-403-001

DATE	REVISIONS	DRAWN BY
6/2/17	PER STE PLAN REVIEW	JDW

Manhard CONSULTING LTD

700 Springer Drive, Lombard, IL 60148 ph:630.691.8900 fx:630.691.8935 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

TINLEY PARK DISTRIBUTION CENTER #7

VILLAGE OF TINLEY PARK, ILLINOIS

UTILITY PLAN

PROJ. MGR.: JPD
PROJ. ASSOC.: RAD4
DRAWN BY: JMI
DATE: 4/25/17
SCALE: 1"=60'

SHEET 6 OF 7

HIPTPIL02

PENDING APPROVAL. NOT FOR CONSTRUCTION USE

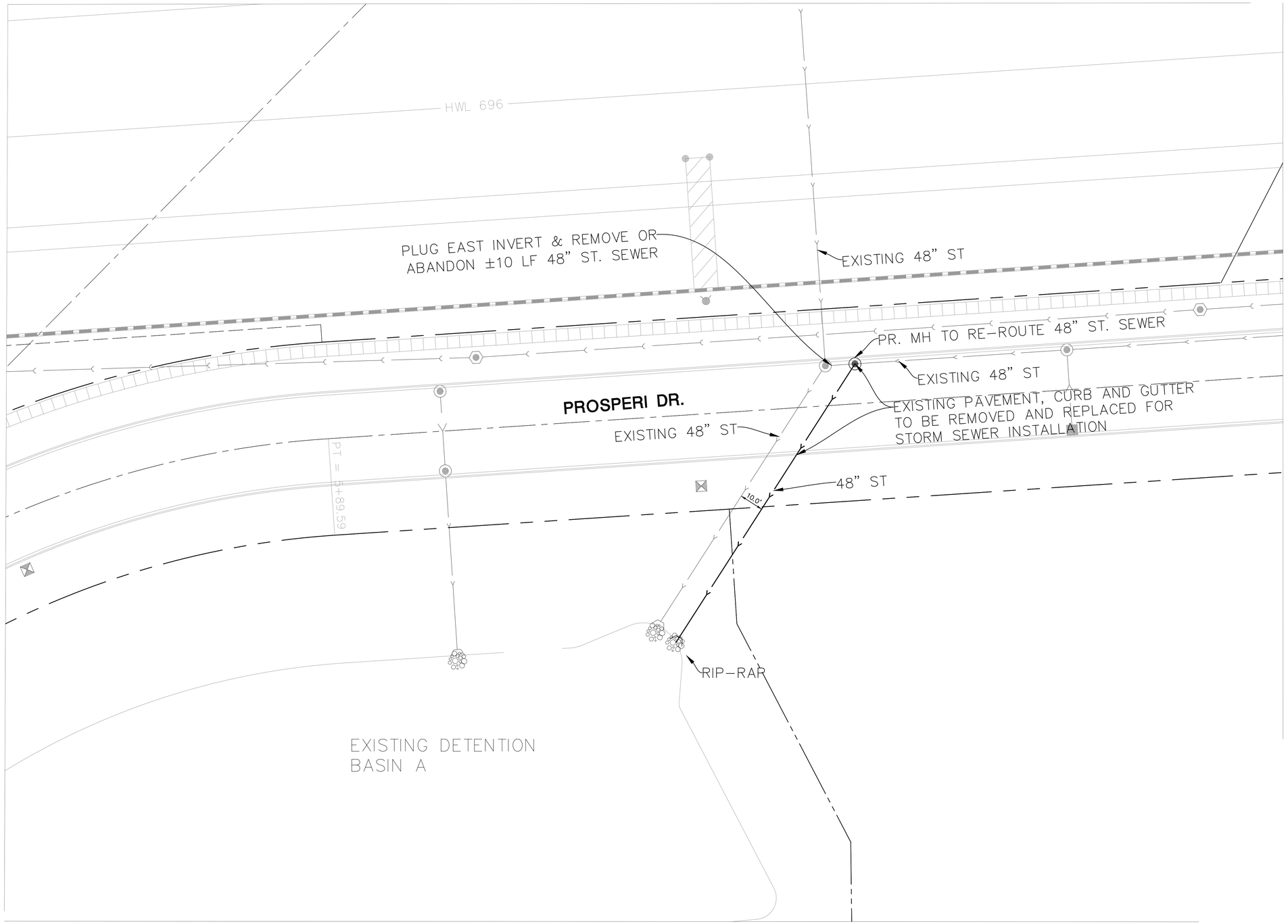
©2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

May 31, 2017 – 10:06 Dwg Name: p:\hiptpil02\dwg\Eng\preliminary\04 – UTILITY.dwg Updated By: jkovinelli

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



DATE	REVISIONS	DRAWN BY
6/2/17	PER STE PLAN REVIEW	JDW

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8900 fx:630.691.8995 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

TINLEY PARK DISTRIBUTION CENTER #7

VILLAGE OF TINLEY PARK, ILLINOIS

UTILITY PLAN

PROJ. MGR.: JPD
PROJ. ASSOC.: RAD4
DRAWN BY: JDW
DATE: 4/25/17
SCALE: 1"=20'

SHEET 7 OF 7

HIPTPIL02

PENDING APPROVAL. NOT FOR CONSTRUCTION USE

©2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

May 26, 2017 – 10:41 Dwg Name: p:\hiptpil02\dwg\Eng\preliminary\07 – UTILITY OFFSITE.dwg Updated By: JWestfall

Village of Tinley Park Required Landscaping

BUFFER YARDS (bu)

North (I-80) Bufferyard Type C

Requirement: 20' wide buffer yard requires 3.5 canopy trees, 1.4 understory trees, and 14 shrubs per 100 lineal feet.

Frontage = 1418 lineal feet

1418 lineal feet / 100 feet = (14) x 3.5 canopy trees = (49)

=(14) x 1.4 understory trees = (20)

=(14) x 14 shrubs = (196)

On Plan - 49 canopy trees, 20 understory trees & 196 shrubs

South (Vacant- Non-residential) Bufferyard Type D

Requirement: 20' wide buffer yard requires 4.8 canopy trees, 2.4 understory trees, and 19 shrubs per 100 lineal feet.

Frontage = 1295 lineal feet

1295 lineal feet / 100 feet = (13) x 4.8 canopy trees = (62)

=(13) x 2.4 understory trees = (31)

=(13) x 19 shrubs = (247)

On Plan - 62 canopy trees, 31 understory trees & 247 shrubs

East (Ridgeland- Collector) Bufferyard Type B

Requirement: 20' wide buffer yard requires 2.4 canopy trees, 0.6 understory trees, and 12 shrubs per 100 lineal feet.

Frontage = 1031 lineal feet

1031 lineal feet / 100 feet = (10) x 2.4 canopy trees = (24)

=(10) x 0.6 understory trees = (6)

=(10) x 12 shrubs = (120)

On Plan - 24 canopy trees, 6 understory trees & 120 shrubs

West (Industrial) Bufferyard Type B

Requirement: 5' wide buffer yard requires 3.6 canopy trees, 1.2 understory trees, and 20 shrubs per 100 lineal feet.

Frontage = 525 lineal feet

525 lineal feet / 100 feet = (5) x 3.6 canopy trees = (18)

=(5) x 1.2 understory trees = (6)

=(5) x 20 shrubs = (100)

On Plan - 18 canopy trees, 6 understory trees & 100 shrubs

INTERIOR LOT LANDSCAPING (il)

A minimum ten (10) foot wide landscaped area shall front not less than seventy percent (70%) of the sides of all buildings which front dedicated streets or major interior access lanes. A minimum of one (1) tree per 25,000 sf of lot area is required for industrial developments. Building foundations shall be landscaped with live plant species.

Total lot square footage = 1,001,754 sf

1,001,754 sf/ 25,000 = 40 trees required

On Plan- Total Number of Plants Provided - 40 trees

PARKWAY STANDARDS (STREET TREES) (st)

A minimum of one (1) parkway tree per twenty five (25) feet of frontage is required for industrial development

Total linear feet Ridgeland Ave. = 981 lf (exludes 50 lf driveway)

981 lf/ 25 = 39 trees required

On Plan- Total Number of Plants Provided - 39 trees

PARKING LOT LANDSCAPING (pl)

All parking lot areas shall be screened from the view of adjacent properties and streets by evergreen plantings that will attain a height of three (3) feet within three (3) years or provide a three (3) foot berm or low wall/fence. At least fifteen (15) percent of the parking lot shall be covered by landscaping, being exclusive of required bufferyards and foundation planting areas.

On Plan- East & NE has existing berm over 3' ht. 1,817 lf of remaining parking lot requires 273 lf buffer. Native seeding will grow over 3' ht for continuous coverage.

PARKING LOT ISLANDS (pi)

Each island shall be at least 200 square feet and at least 10 feet wide. Each island shall include at least 1 tree and 1 shrub per 200 sf of island.

Parking lot islands - 28

Parking lot island square footage - 8,400 sf

8,400 square feet / 200 = 42 trees and 42 shrubs required

On Plan - 55 trees and 51 shrubs

NATIVE SEED MIX

Manhard Consulting Standard Seed Mix
Provided by Cardno or Equal
Economy Prairie Seed Mix

Note: Double installation rates shown below
Application Rate (including cover crop) ***37.38 PLS Lbs/AC***

Botanical Name	Common Name	Ounces/Acre (PLS)
Permanent Grasses:		
Andropogon gerardii	Big Bluestem	12.00
Bouteloua curtipendula	Side Oats Grama	16.00
Carex spp.	Prairie Sedge Mix	3.00
Elymus canadensis	Canada Wild Rye	24.00
Panicum virgatum	Switch Grass	2.50
Schizachyrium scoparium	Little Bluestem	28.00
Sorghastrum nutans	Indian Grass	12.00
	Total	**97.50**
Forbs:		
Asclepias syriaca	Common Milkweed	1.00
Asclepias tuberosa	Butterfly Weed	1.00
Chamaecrista fasciculata	Partridge Pea	9.00
Coreopsis lanceolata	Sand Coreopsis	5.00
Echinacea purpurea	Broad-leaved Purple Coneflower	7.50
Heliopsis helianthoides	False Sunflower	0.25
Lupinus perennis	Wild Lupine	1.00
Monarda fistulosa	Wild Bergamot	0.50
Penstemon digitalis	Foxglove Beard Tongue	1.00
Pycnanthemum virginianum	Common Mountain Mint	0.50
Ratibida pinnata	Yellow Coneflower	3.50
Rudbeckia hirta	Black-Eyed Susan	8.00
Solidago speciosa	Showy Goldenrod	1.00
Symphyotrichum laeve	Smooth Blue Aster	0.50
Symphyotrichum novae-angliae	New England Aster	0.75
	Total	**40.50**
Temporary Cover:		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	**460.00**

Notes:
1) For best results install Myco Seed Treat inoculum to above seed mix at 4 oz per 100 lbs of seed, or equal
2) Install proper erosion control (blanket or heavy hydro-mulching) immediately after installation

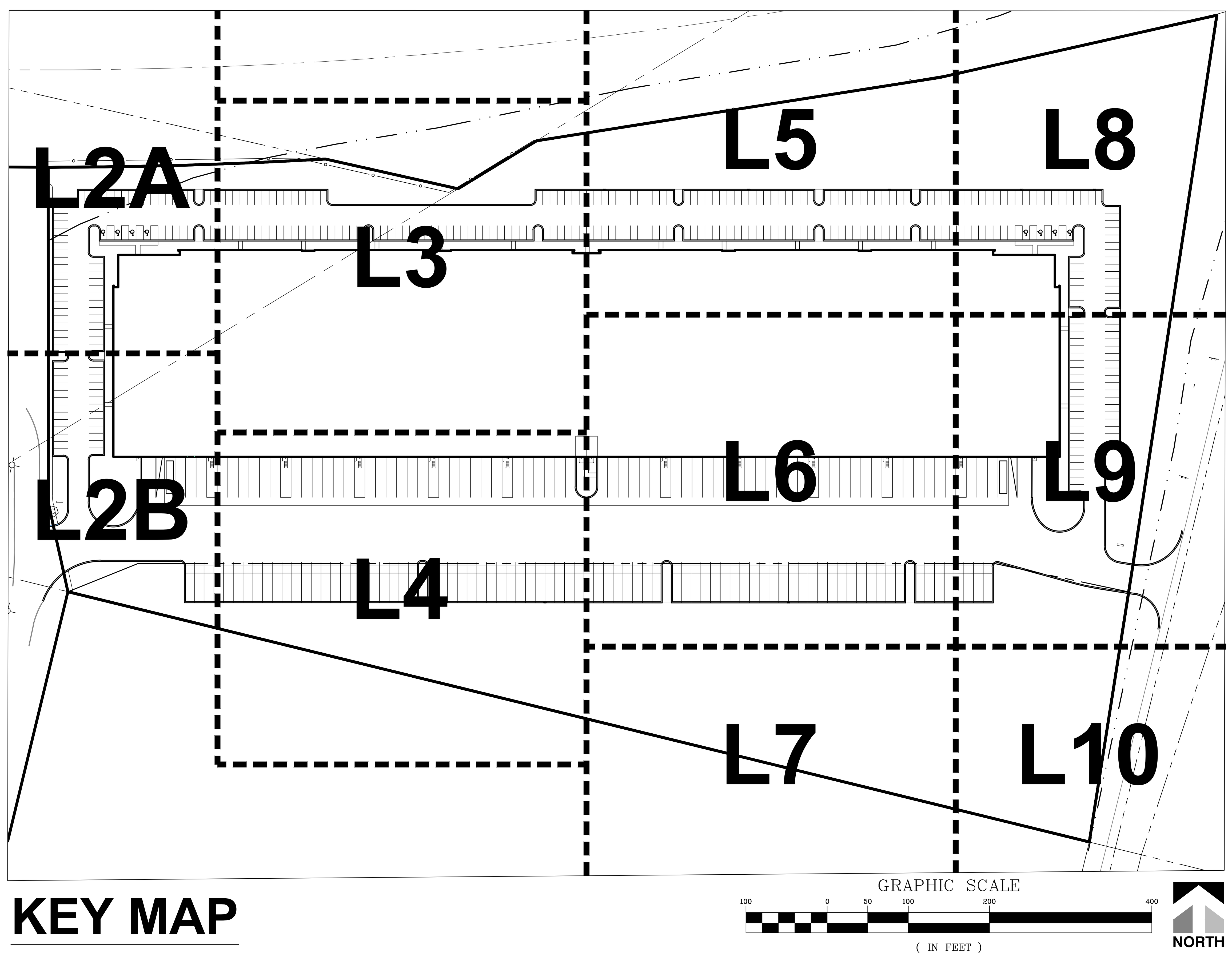
STORMWATER SEED MIX

Manhard Consulting Standard Seed Mix
Provided by Cardno or Equal
Storm Basin & Floodplain Seed Mix

Note: Double installation rates shown below
Application Rate (including cover crop) ***32.81 PLS Lbs/AC***

Botanical Name	Common Name	Ounces/Acre (PLS)
Permanent Grasses:		
Bolboschoenus fluviatilis	River Bulrush	0.25
Carex cristatella	Crested Oval Sedge	2.00
Carex lurida	Bottlebrush Sedge	3.00
Carex vulpinoidea	Brown Fox Sedge	6.00
Elymus virginicus	Virginia Wild Rye	13.50
Glyceria striata	Fowl Manna Grass	1.25
Juncus effusus	Common Rush	2.00
Leersia oryzoides	Rice Cut Grass	1.00
Panicum virgatum	Switch Grass	2.00
Schoenoplectus tabernaemontani	Softstem Bulrush	3.00
Scirpus atrovirens	Dark Green Rush	2.00
Scirpus cyperinus	Wool Grass	1.00
	Total	**37.00**
Forbs:		
Alisma spp.	Water Plantain (Various Mix)	4.25
Asclepias incarnata	Swamp Milkweed	1.50
Bidens spp.	Bidens (Various Mix)	2.00
Helenium autumnale	Sneezeweed	2.00
Iris virginica	Blue Flag	4.00
Lycopus americanus	Common Water Horehound	0.25
Mimulus ringens	Monkey Flower	1.00
Oligoneuron riddellii	Riddell's Goldenrod	0.50
Penthorum sedoides	Ditch Stonecrop	0.50
Polygonum spp.	Pinkweed (Various Mix)	4.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Rudbeckia triloba	Brown-Eyed Susan	1.50
Sagittaria latifolia	Common Arrowhead	1.00
Senna hebecarpa	Wild Senna	1.00
Symphyotrichum novae-angliae	New England Aster	1.50
Thalictrum dasycarpum	Purple Meadow Rue	2.00
	Total	**28.00**
Temporary Cover:		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	**460.00**

Notes:
1) For best results install Myco Seed Treat inoculum to above seed mix at 4 oz per 100 lbs of seed, or equal
2) Install proper erosion control (blanket or heavy hydro-mulching) immediately after installation



KEY MAP

Plant List					
Key	**Quantity**	**Common Name**	**Botanical Name**	**Size**	**Comments**
Canopy Trees					
ACRR	52	RED MAPLE	Acer rubrum	2.5" BB	
ALGL	5	COMMON ALDER	Alnus glutionsa	2.5" BB	
CASP	6	CATALPA TREE	Catalpa speciosa	2.5" BB	
CEOC	35	HACKBERRY	Celtis occidentalis	2.5" BB	
GLTI	53	SKYLINE HONEYLOCUST	Gleditsia tricanthos inermis	2.5" BB	
GYDI	21	KENTUCKY COFFEE TREE	Gymnocladus dioicus	2.5" BB	
LITU	10	TULIP TREE	Liriodendron tulipifera	2.5" BB	
QUBI	27	SWAMP WHITE OAK	Quercus bicolor	2.5" BB	
QURU	31	RED OAK	Quercus rubra	2.5" BB	
QUMC	9	BUR OAK	Quercus macrocarpa	2.5" BB	
TADI	17	BALDCYPRESS	Taxodium distichum	2.5" BB	
TIAR	21	REDMOND AMERICAN LINDEN	Tilia americana 'Redmond'	2.5" BB	
Ornamental Trees					
AMGR	15	APPLE SERVICEBERRY	Amelanchier x grandiflora	6' BB	Multi-stem
BENI	8	HERITAGE RIVER BIRCH	Betula nigra 'Heritage'	6' BB	Multi-stem
CECA	18	EASTERN REDBUD	Cercis canadensis	6' BB	Multi-stem
Evergreen Trees					
PCAB	5	NORWAY SPRUCE	Picea abies	6' BB	
PCPU	10	COLORADO BLUE SPRUCE	Picea pungens	6' BB	
PIFV	2	VANDERWOLFS' LIMBER PINE	Pinus flexilis 'Vanderwolfs'	6' BB	
PIST	5	WHITE PINE	Pinus strobus	6' BB	
Deciduous Shrubs					
AMFR	26	INDIGO BUSH	Amorpha fruticosa	#5	
ARAR	31	BRILLIANTISSIMA RED CHOKEBERRY	Aronia arbutifolia 'Brilliantissima'	#5	
CEPO	83	BUTTONBUSH	Cephalanthus occidentalis	#5	
COAM	20	AMERICAN HAZLENUT	Corylus americana	#5	
CORA	26	GRAY DOGWOOD	Cornus racemosa	#5	
COSC	59	CARDINAL DOGWOOD	Cornus sericea 'Cardinal'	#5	
EUCO	12	DWARF BURNING BUSH	Euonymus a 'Compacta'	#5	
ITSB	33	SCARLET BEAUTY VIRGINIA SWEETSPIRE	Itea virginica 'Scarlet Beauty'	#5	
LIBE	36	SPICEBUSH	Lindera benzoin	#5	
MYPE	17	NORTHERN BAYBERRY	Myrica pennsylvanica	#5	
RHAG	42	GRO-LOW SUMAC	Rhus aromatica 'Gro-low'	#5	
RHCO	28	FLAMELEAF SUMAC	Rhus copallina	#5	
RHTY	69	STAGHORN SUMAC	Rhus typhina	#5	
ROSA	31	CAROLINA ROSE	Rosa carolina	#5	
ROSP	11	PURPLE PAVEMENT ROSE	Rosa rugosa 'Purple Pavement'	#5	
SAMC	37	ELDERBERRY	Sambucus canadensis	#5	
SPAW	19	ANTHONY WATERER DWARF SPIREA	Spiraea 'Anthony Waterer'	#5	
SYMB	20	BLOOMERANG LILAC	Syringa 'Bloomerang Purple Lilac'	#5	
SYPK	9	MISS KIM LILAC	Syringa patula 'Miss Kim'	#5	
VICS	51	WITHEROD VIBURNUM	Viburnum cassanoides	#5	
VIDE	18	ARROWWOOD VIBURNUM	Viburnum dentatum	#5	
Evergreen Shrubs					
JUCK	32	KALLAY COMPACT JUNIPER	Juniperus chinensis 'Kallay'	#5	

LANDSCAPE MAINTENANCE AGREEMENT

Owner to provide the Village of Tinley Park a copy of a landscape maintenance agreement prior to receiving a Certificate of Occupancy.

SEAL

Glenn M Christensen, ASLA, RLA
Illinois Registered Landscape Architect # 157-000223

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM
Simply Call 811

© 2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY

TINLEY PARK DISTRIBUTION CENTER #7

VILLAGE OF TINLEY PARK, ILLINOIS

LANDSCAPE SUMMARY

PROJ. MGR.: JPD
PROJ. ASSOC.: MN
DRAWN BY: MN
DATE: 6/1/17
SCALE: AS NOTED

SHEET L1 OF L12

HIPTPIL02

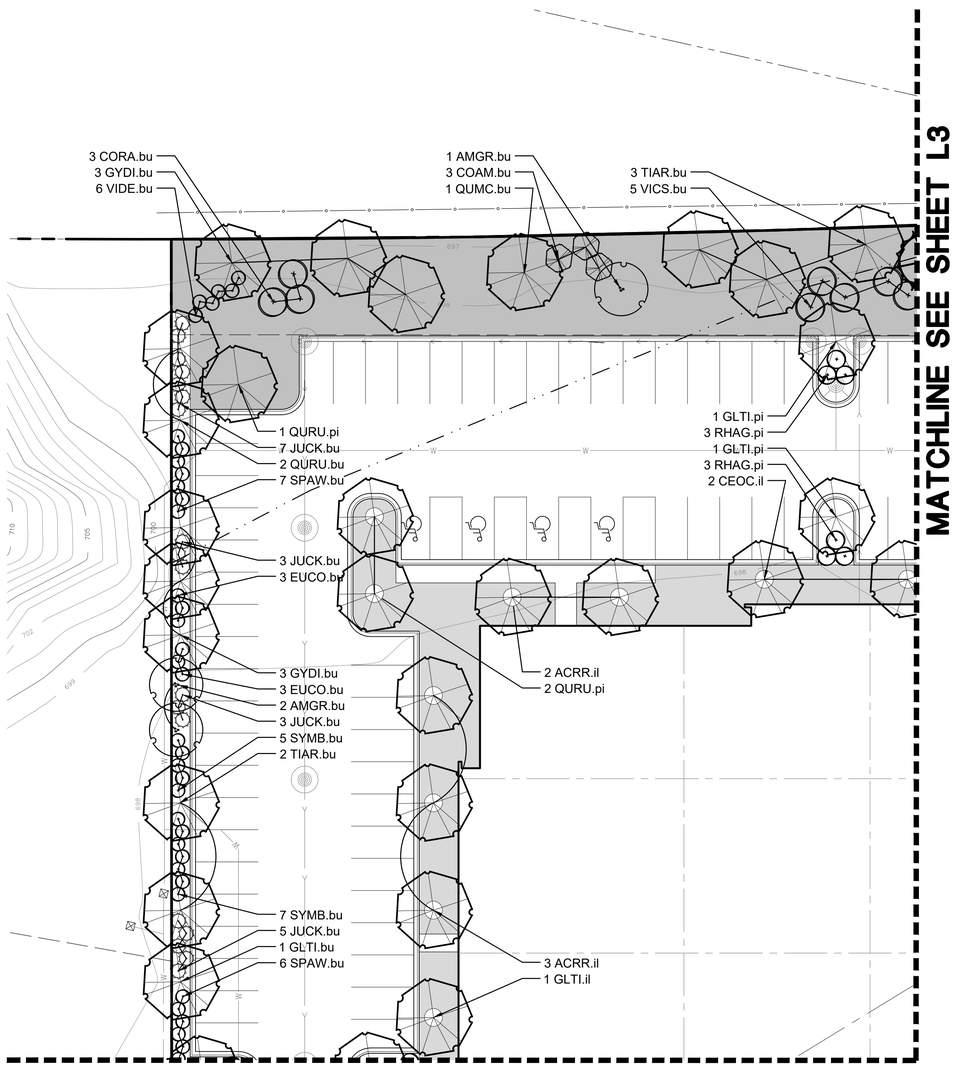
June 1, 2017 – 14:42 Dwg Name: P:\Hiptpil02\dwg\Landplan\Final Drawings\Plan Set\LANDSCAPE-Final.dwg Updated By: MNelson

LEGEND - SEEDING AREAS (SEE L1)

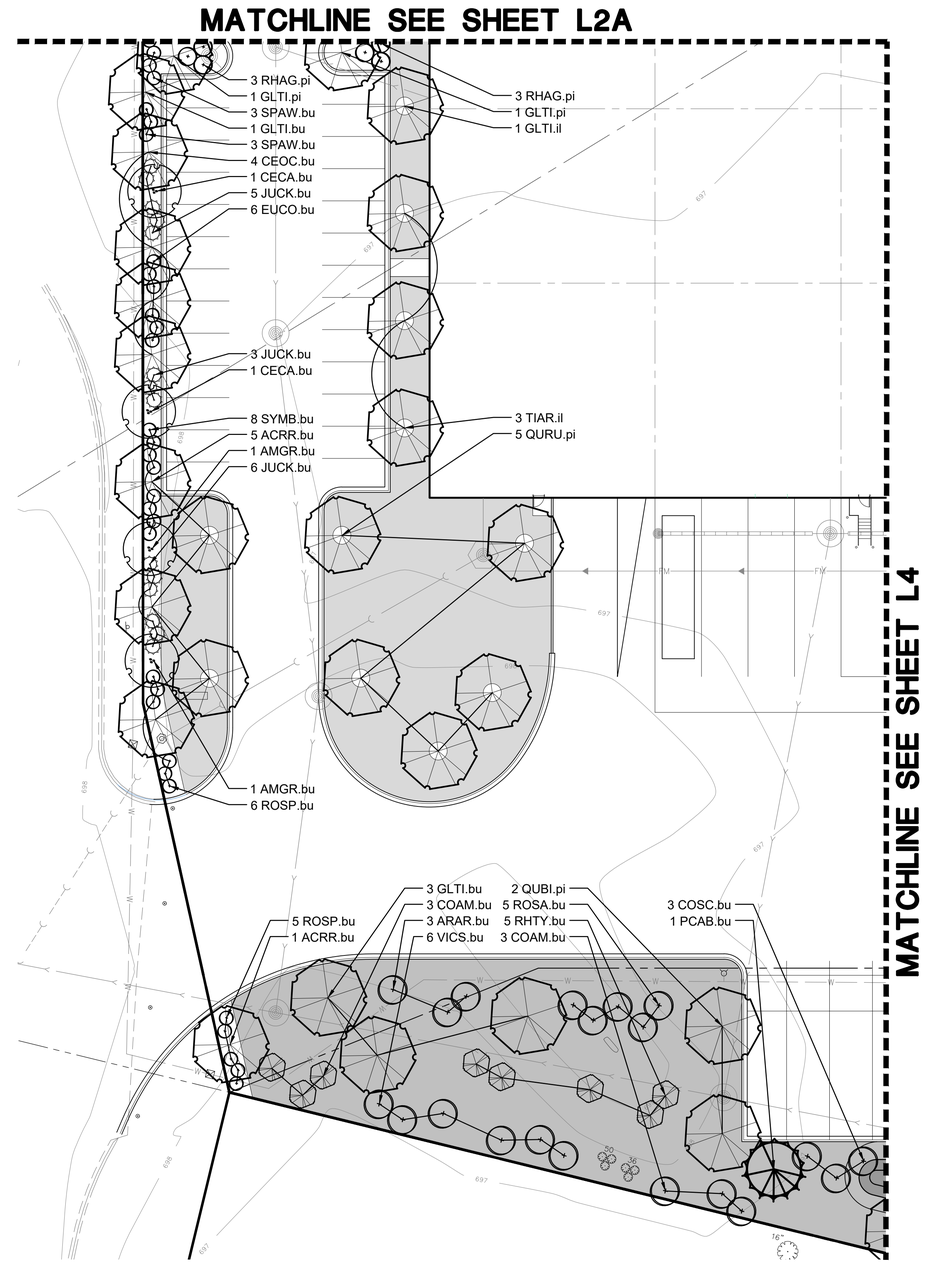
- TURF GRASS SEEDING
- NATIVE SEED MIX
- STORMWATER SEED MIX

LEGEND - PLANTING PLAN

(bu)	BUFFER YARD
(il)	INTERIOR LOT
(st)	STREET TREE
(pl)	PARKING LOT
(pi)	PARKING ISLANDS



2A



2B

SEAL

Glenn M Christensen, ASLA, RLA
Illinois Registered Landscape Architect # 157-000223

JULIE ILLINOIS ONE-CALL SYSTEM
Simply Call 811

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NORTH

DATE	REVISIONS	DRAWN BY

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8900 fx:630.691.8985 manhard.com
Civil Engineers • Surveyors • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

TINLEY PARK DISTRIBUTION CENTER #7
VILLAGE OF TINLEY PARK, ILLINOIS
LANDSCAPE PLAN

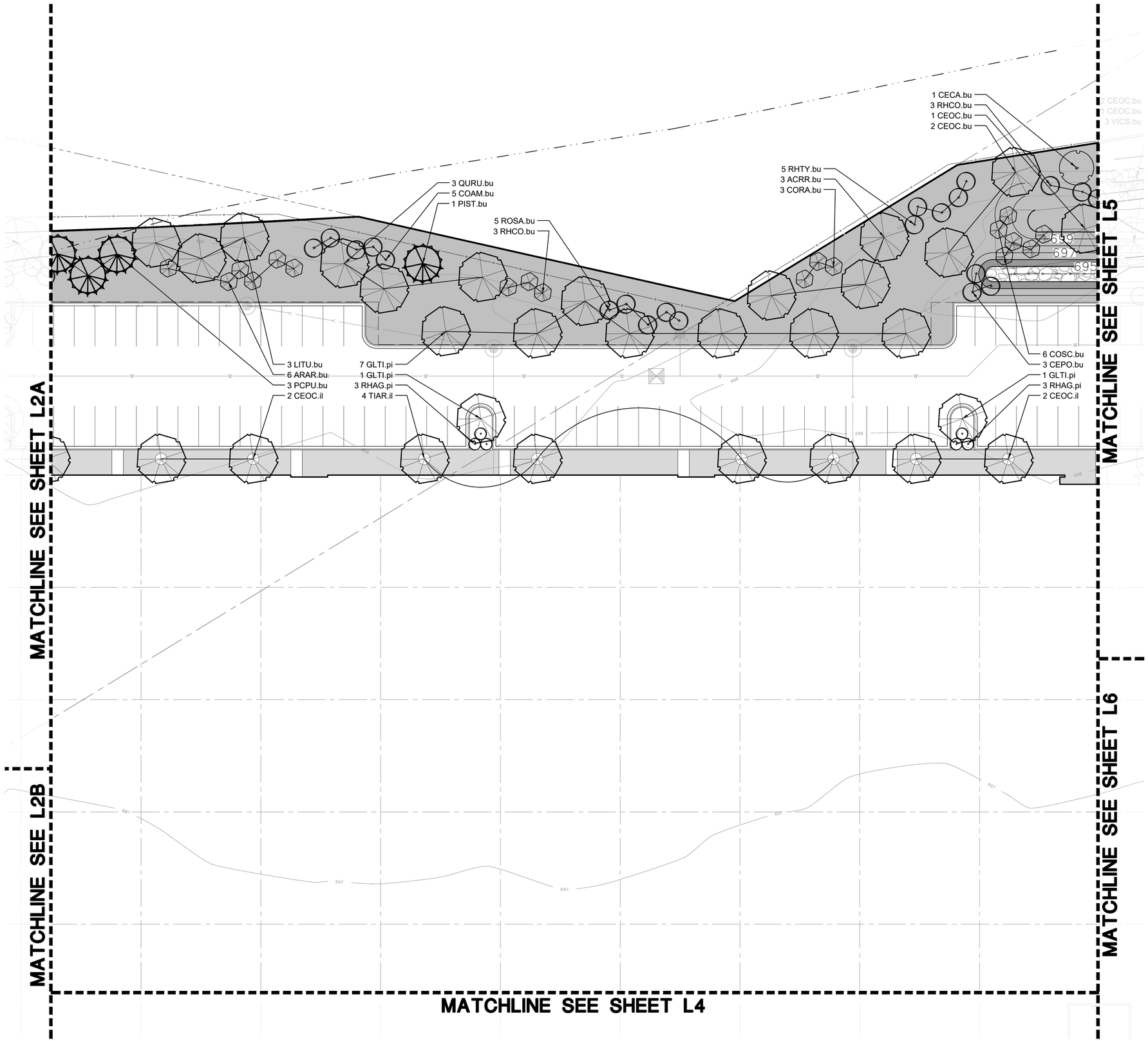
PROJ. MGR.:	JPD
PROJ. ASSOC.:	MN
DRAWN BY:	MN
DATE:	6/1/17
SCALE:	1:20

SHEET L2 OF L12

HIPTPIL02

© 2016 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

June 1, 2017 - 14:17 Dwg Name: P:\Hip\pil02\dwg\Landscape\Tinley Drawings\Plan Sets\LANDSCAPE - Final.dwg Updated By: MNelson



LEGEND - SEEDING AREAS (SEE L1)

- TURF GRASS SEEDING
- NATIVE SEED MIX
- STORMWATER SEED MIX

LEGEND - PLANTING PLAN

(bu)	BUFFER YARD
(il)	INTERIOR LOT
(st)	STREET TREE
(pl)	PARKING LOT
(pi)	PARKING ISLANDS

SEAL

Glenn M Christensen, ASLA, RLA
Illinois Registered Landscape Architect # 157-000223

JULIE ILLINOIS ONE-CALL SYSTEM
Simply Call 811

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NORTH

DATE	REVISIONS	DRAWN BY

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8900 fx:630.691.8985 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

TINLEY PARK DISTRIBUTION CENTER #7
VILLAGE OF TINLEY PARK, ILLINOIS
LANDSCAPE PLAN

PROJ. MGR.:	JPD
PROJ. ASSOC.:	MN
DRAWN BY:	MN
DATE:	6/1/17
SCALE:	1:20

SHEET
L3 OF L12
HIPTPIL02

© 2016 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

June 1, 2017 - 14:17 Dwg Name: P:\Hiptpil02\dwg\Landscape\Tinley Drawings\Plan Set\LANDSCAPE - Final.dwg Updated By: Mnelson

MATCHLINE SEE SHEET L3

MATCHLINE SEE SHEET L2B

MATCHLINE SEE SHEET L6

MATCHLINE SEE SHEET L7

1 QUBI.bu
1 AMGR.bu
4 CEPO.bu

5 AMFR.bu
2 TADI.bu
3 ITSB.bu

5 ITSB.bu
3 TADI.bu

2 GLTI.pi
3 SYPK.pi
3 SAMC.bu
1 ALGL.bu

6 COSC.bu
1 PIFV.bu

4 LIBE.bu
3 TADI.bu
6 RHTY.bu

3 COSC.bu
1 PCPU.bu
3 VICS.bu

7 CEPO.bu
4 MYPE.bu
3 ACRR.bu

1 BENI.bu
6 LIBE.bu
3 QUBI.bu
8 COSC.bu

3 ITSB.bu
5 CEPO.bu
3 QUBI.bu
3 SAMC.bu
1 PCAB.bu

1 CECA.bu
2 ACRR.bu
3 MYPE.bu

HWL=693.0

HWL=691.1

LEGEND - SEEDING AREAS (SEE L1)

- TURF GRASS SEEDING
- NATIVE SEED MIX
- STORMWATER SEED MIX

LEGEND - PLANTING PLAN

- (bu) BUFFER YARD
- (il) INTERIOR LOT
- (st) STREET TREE
- (pl) PARKING LOT
- (pi) PARKING ISLANDS

SEAL

Glenn M Christensen, ASLA, RLA
Illinois Registered Landscape Architect # 157-000223

JULIE ILLINOIS ONE-CALL SYSTEM
Simply Call 811

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NORTH

DATE	REVISIONS	DRAWN BY

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8900 fx:630.691.8985 manhard.com
Civil Engineers • Surveyors • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

TINLEY PARK DISTRIBUTION CENTER #7
VILLAGE OF TINLEY PARK, ILLINOIS
LANDSCAPE PLAN

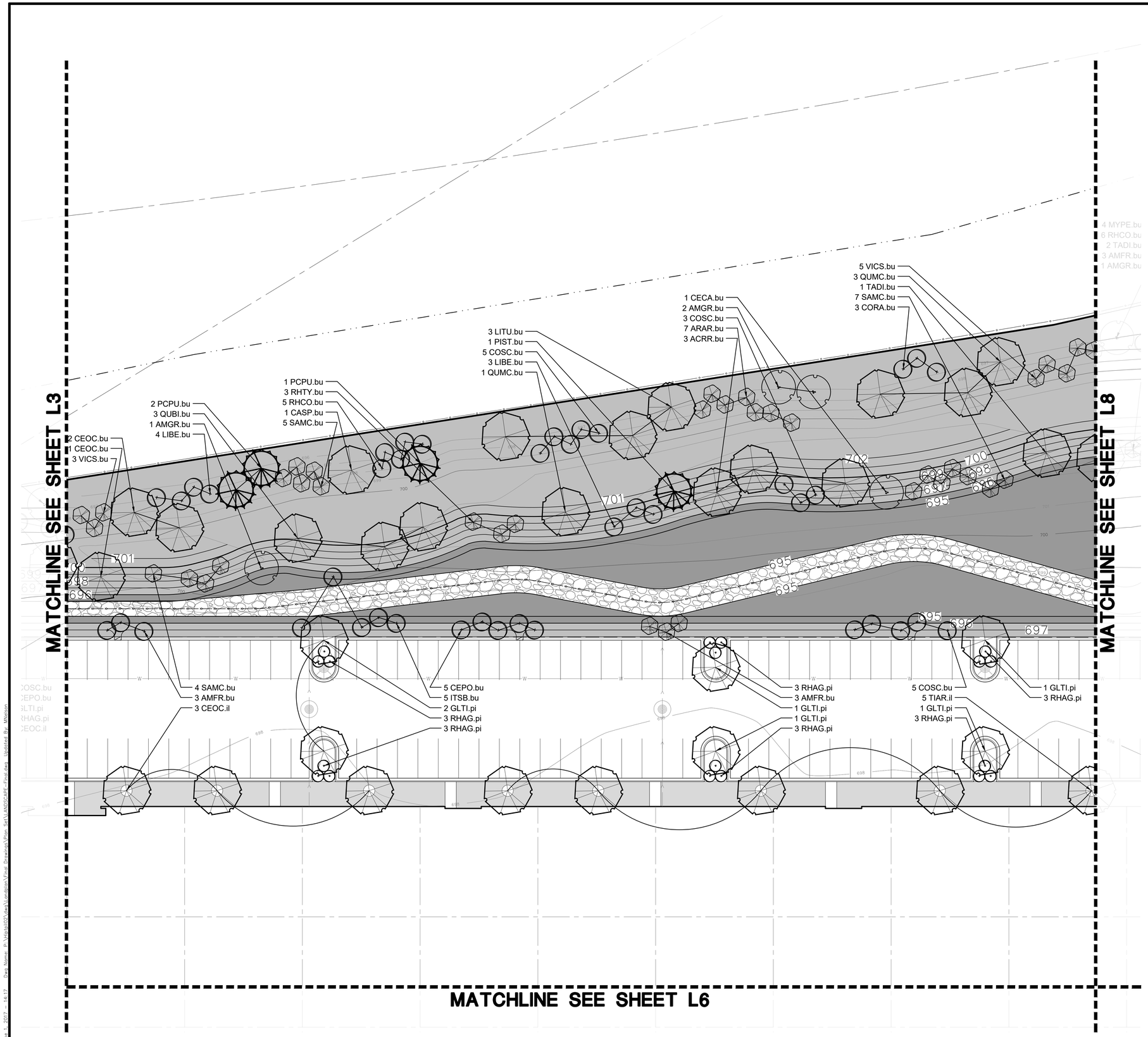
PROJ. MGR.: JPD
PROJ. ASSOC.: MN
DRAWN BY: MN
DATE: 6/1/17
SCALE: 1:20

SHEET
L4 OF L12

HIPTPIL02

© 2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

June 1, 2017 – 14:17 Dwg Name: P:\Hip\hip02\dwg\Landpcn\Tinley Drawings\Plan Set\LANDSCAPE-Final.dwg Updated By: MNelson



LEGEND - SEEDING AREAS (SEE L1)

- TURF GRASS SEEDING
- NATIVE SEED MIX
- STORMWATER SEED MIX

LEGEND - PLANTING PLAN

(bu)	BUFFER YARD
(il)	INTERIOR LOT
(st)	STREET TREE
(pl)	PARKING LOT
(pi)	PARKING ISLANDS

SEAL

Glenn M Christensen, ASLA, RLA
Illinois Registered Landscape Architect # 157-000223

JULIE ILLINOIS ONE-CALL SYSTEM
Simply Call 811

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NORTH

DATE	REVISIONS	DRAWN BY

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8900 fx:630.691.8985 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

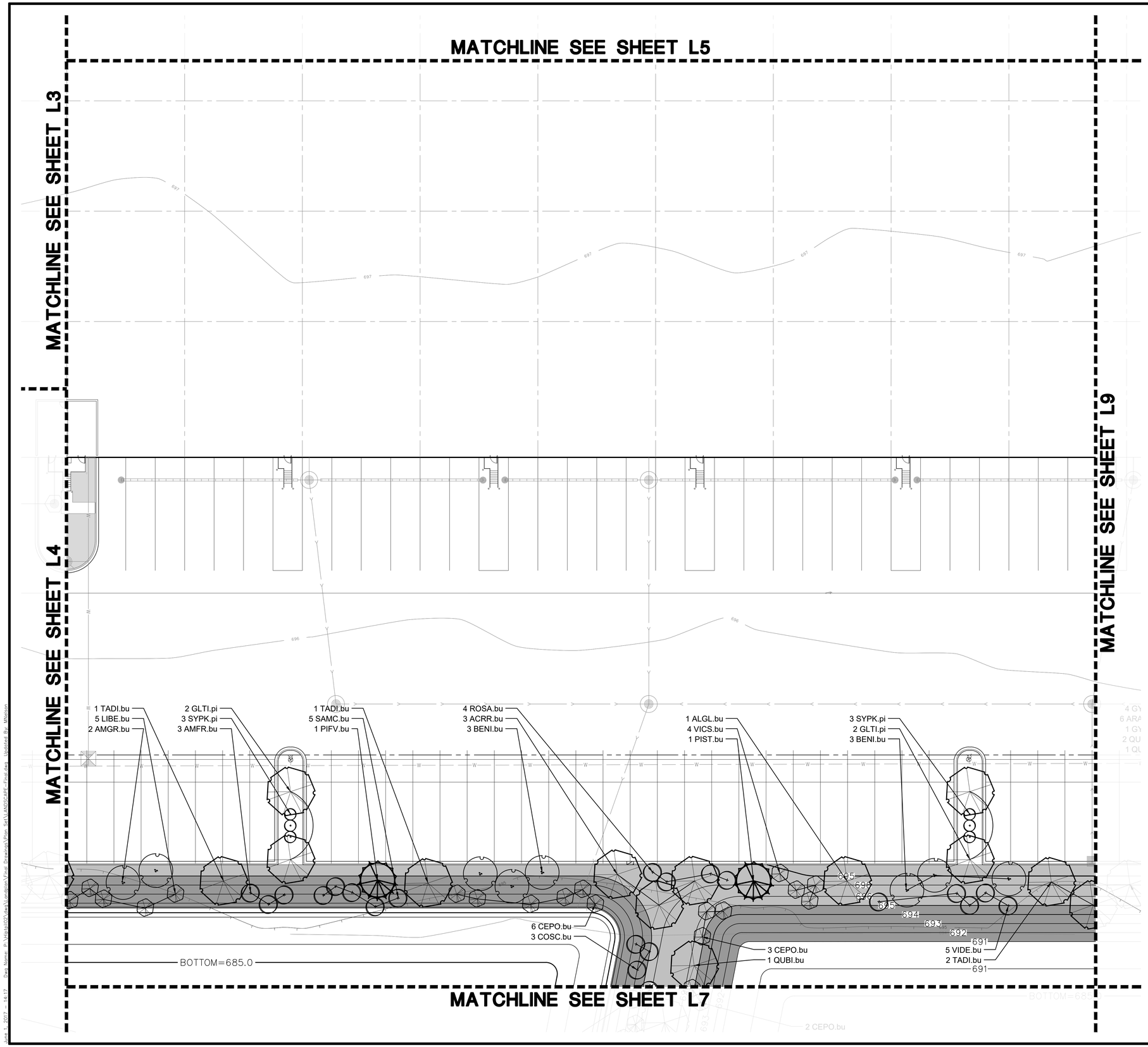
TINLEY PARK DISTRIBUTION CENTER #7
VILLAGE OF TINLEY PARK, ILLINOIS
LANDSCAPE PLAN

PROJ. MGR.: JPD
PROJ. ASSOC.: MN
DRAWN BY: MN
DATE: 6/1/17
SCALE: 1:20

SHEET
L5 OF L12
HIPTPIL02

© 2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

June 1, 2017 - 14:17 Dwg Name: P:\HIPTPIL02\dwg\Landscape\Final Drawings\Plan Set\LANDSCAPE-Final.dwg Updated By: MNelson



LEGEND - SEEDING AREAS (SEE L1)

- TURF GRASS SEEDING
- NATIVE SEED MIX
- STORMWATER SEED MIX

LEGEND - PLANTING PLAN

(bu)	BUFFER YARD
(il)	INTERIOR LOT
(st)	STREET TREE
(pl)	PARKING LOT
(pi)	PARKING ISLANDS

SEAL

Glenn M Christensen, ASLA, RLA
Illinois Registered Landscape Architect # 157-000223

JULIE ILLINOIS ONE-CALL SYSTEM
Simply Call 811

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NORTH

DATE	REVISIONS	DRAWN BY

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.881.8900 fx:630.881.8985 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

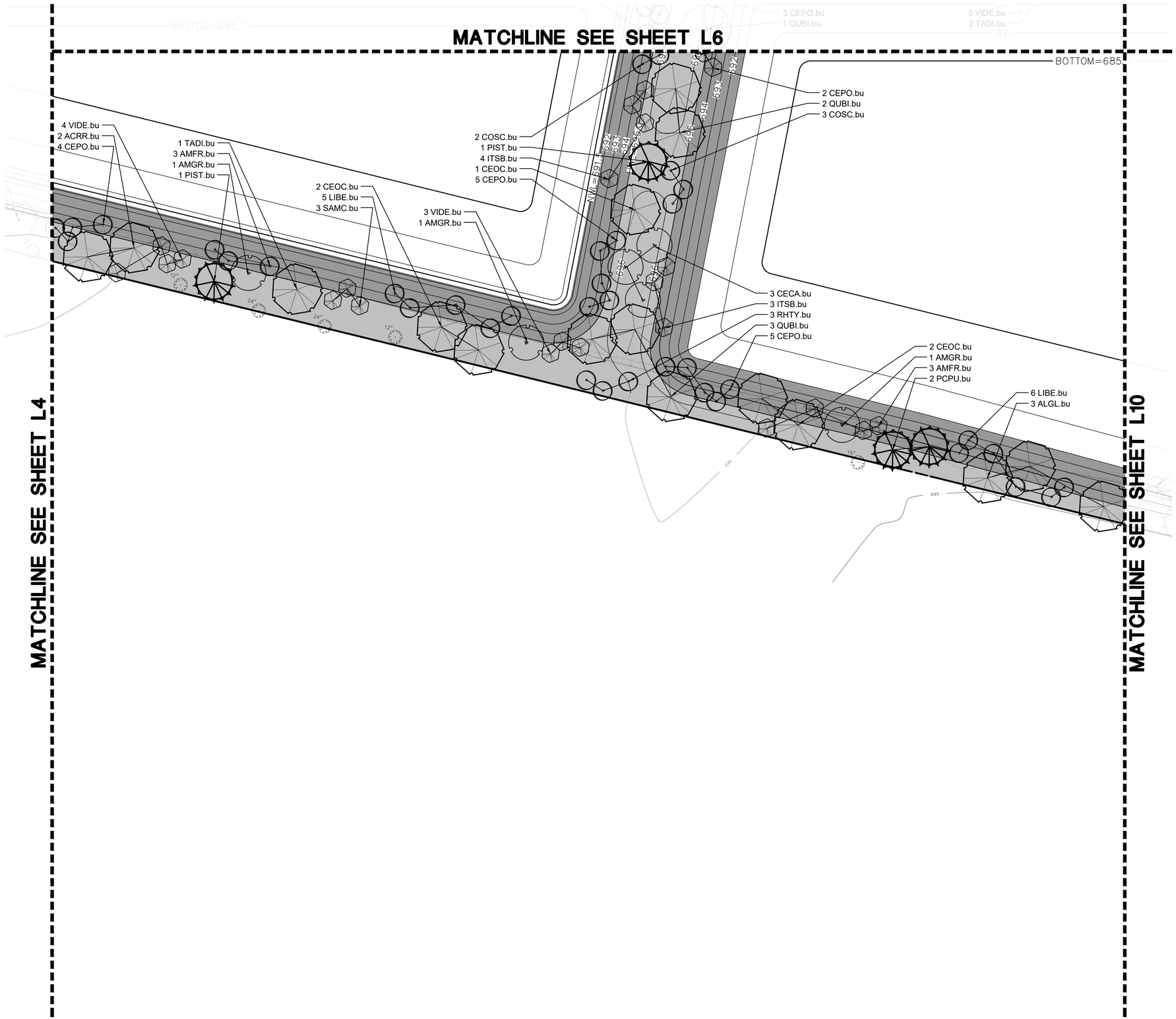
TINLEY PARK DISTRIBUTION CENTER #7
VILLAGE OF TINLEY PARK, ILLINOIS
LANDSCAPE PLAN

PROJ. MGR.:	JPD
PROJ. ASSOC.:	MN
DRAWN BY:	MN
DATE:	6/1/17
SCALE:	1:20

SHEET
L6 OF L12
HIPTPIL02

© 2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

June 1, 2017 - 14:17 Dwg Name: P:\Hiptpil02\dwg\Landplan\Final Drawings\Plan Set\LANDSCAPE-Final.dwg Updated By: Mladson



LEGEND - SEEDING AREAS (SEE L1)

- TURF GRASS SEEDING
- NATIVE SEED MIX
- STORMWATER SEED MIX

LEGEND - PLANTING PLAN

(bu)	BUFFER YARD
(il)	INTERIOR LOT
(st)	STREET TREE
(pl)	PARKING LOT
(pi)	PARKING ISLANDS

SEAL

Glenn M Christensen, ASLA, RLA
Illinois Registered Landscape Architect # 157-000223

JULIE ILLINOIS ONE-CALL SYSTEM
Simply Call 811

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NORTH

DATE	REVISIONS	DRAWN BY

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8900 fx:630.691.8985 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

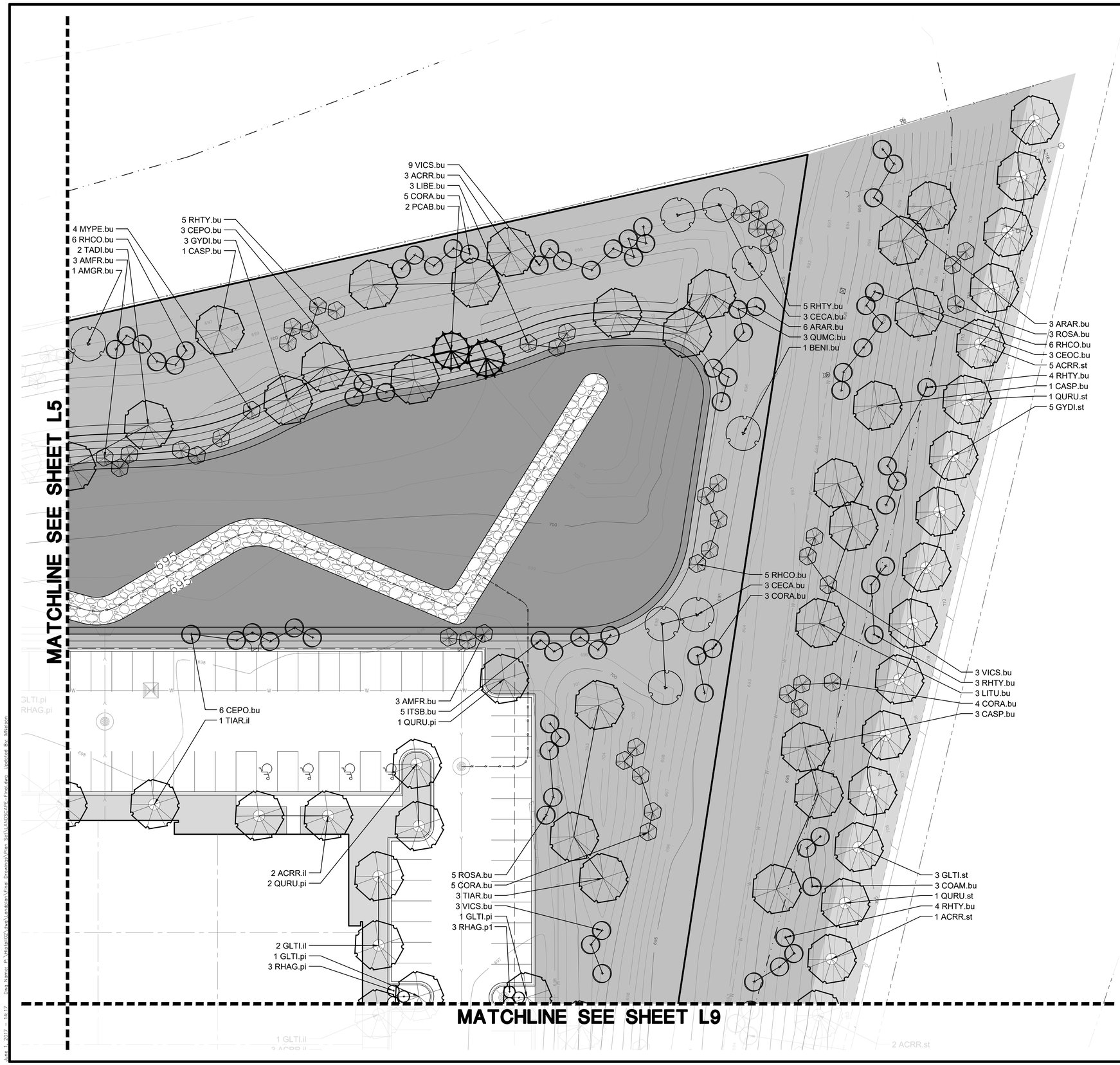
TINLEY PARK DISTRIBUTION CENTER #7
VILLAGE OF TINLEY PARK, ILLINOIS
LANDSCAPE PLAN

PROJ. MGR.:	JPD
PROJ. ASSOC.:	MN
DRAWN BY:	MN
DATE:	6/1/17
SCALE:	1:20

SHEET
L7 OF L12
HIPTPIL02

© 2016 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

June 1, 2017 - 14:17 Dwg Name: P:\Hiptpil02\dwg\Landscape\Tinley Drawings\Plan Set\LANDSCAPE - Final.dwg Updated By: Mnelson



LEGEND - SEEDING AREAS (SEE L1)

- TURF GRASS SEEDING
- NATIVE SEED MIX
- STORMWATER SEED MIX

LEGEND - PLANTING PLAN

(bu)	BUFFER YARD
(il)	INTERIOR LOT
(st)	STREET TREE
(pl)	PARKING LOT
(pi)	PARKING ISLANDS

SEAL

Glenn M Christensen, ASLA, RLA
Illinois Registered Landscape Architect # 157-000223

JULIE ILLINOIS ONE-CALL SYSTEM
Simply Call 811

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NORTH

DATE	REVISIONS	DRAWN BY

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8900 fx:630.691.8985 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

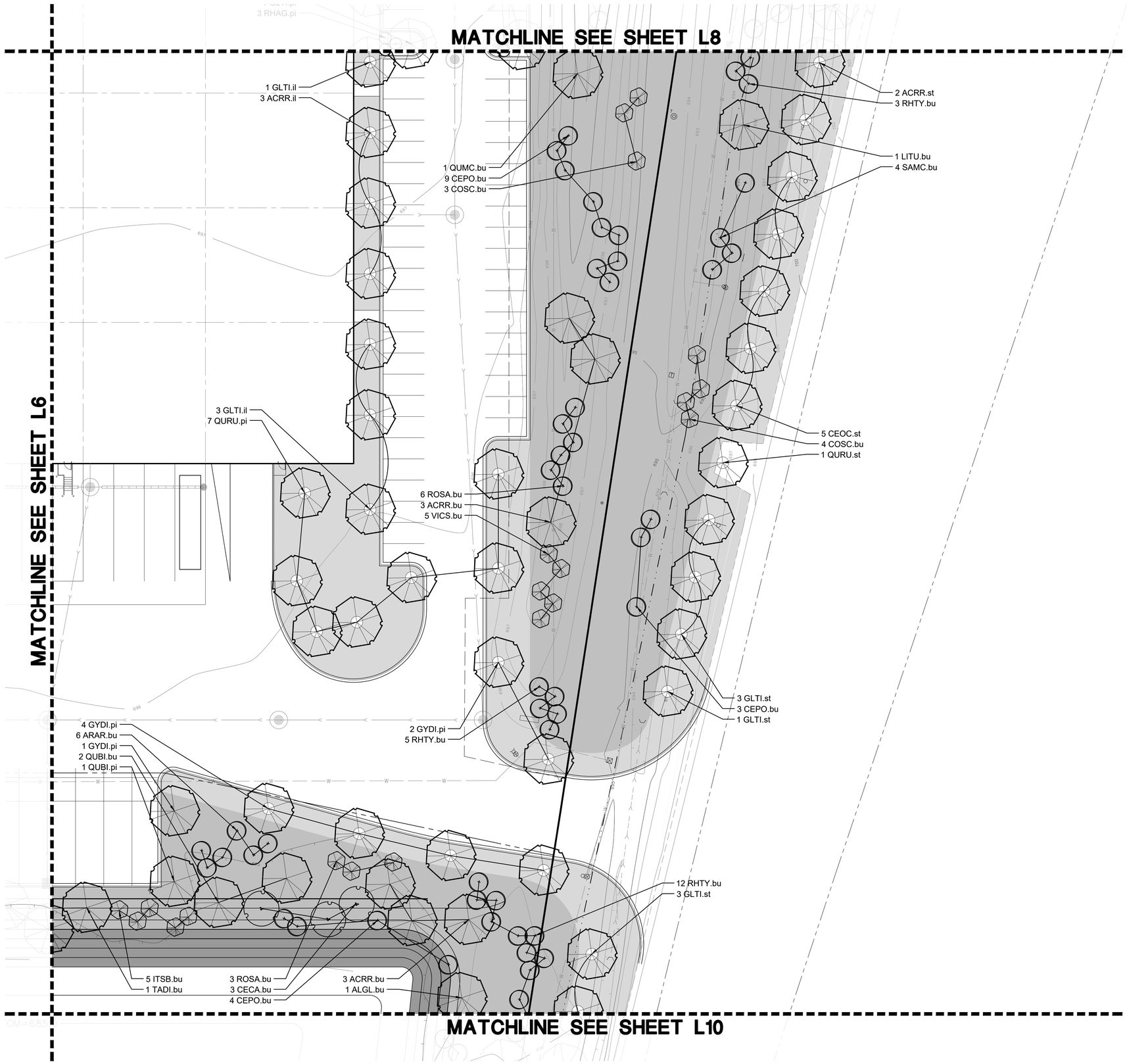
TINLEY PARK DISTRIBUTION CENTER #7
VILLAGE OF TINLEY PARK, ILLINOIS
LANDSCAPE PLAN

PROJ. MGR.:	JPD
PROJ. ASSOC.:	MN
DRAWN BY:	MN
DATE:	6/1/17
SCALE:	1:20

SHEET
L8 OF L12
HIPTPIL02

© 2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

June 1, 2017 - 14:17 Dwg Name: P:\Hiptpil02\dwg\Landplan\Final Drawings\Plan Set\LANDSCAPE-Final.dwg Updated By: Mikelson



LEGEND - SEEDING AREAS (SEE L1)

- TURF GRASS SEEDING
- NATIVE SEED MIX
- STORMWATER SEED MIX

LEGEND - PLANTING PLAN

(bu)	BUFFER YARD
(il)	INTERIOR LOT
(st)	STREET TREE
(pl)	PARKING LOT
(pi)	PARKING ISLANDS

SEAL

Glenn M Christensen, ASLA, RLA
Illinois Registered Landscape Architect # 157-000223

JULIE ILLINOIS ONE-CALL SYSTEM
Simply Call 811

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NORTH

DATE	REVISIONS	DRAWN BY

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8900 fx:630.691.8985 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

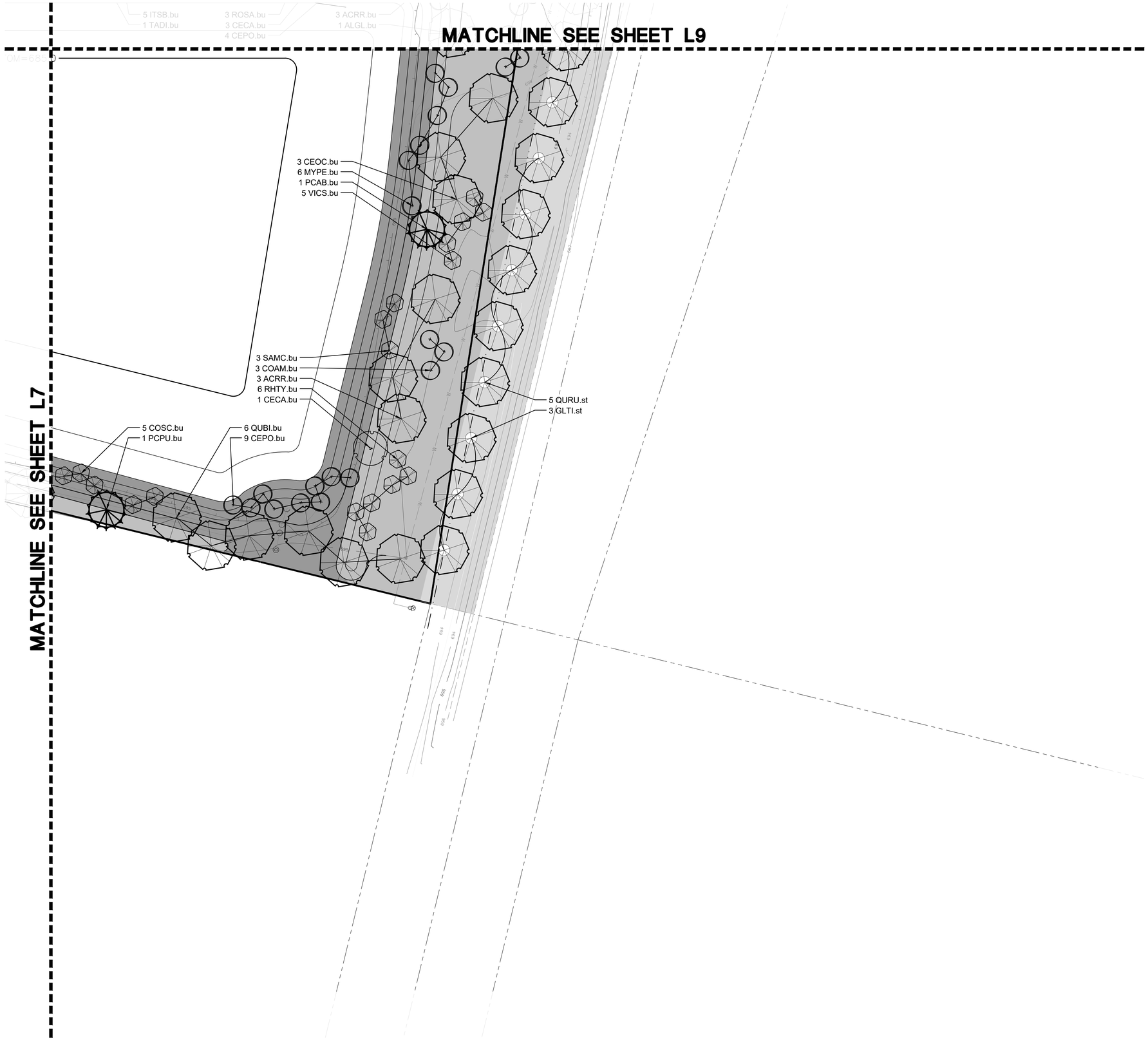
TINLEY PARK DISTRIBUTION CENTER #7
VILLAGE OF TINLEY PARK, ILLINOIS
LANDSCAPE PLAN

PROJ. MGR.:	JPD
PROJ. ASSOC.:	MN
DRAWN BY:	MN
DATE:	6/1/17
SCALE:	1:20

SHEET
L9 OF L12
HIPTPIL02

©2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

June 1, 2017 - 14:17 Dwg Name: P:\Hip\02\dwg\Landscape\Final Drawings\Plan Sets\LANDSCAPE-Final.dwg Updated By: MNelson



LEGEND - SEEDING AREAS (SEE L1)

- TURF GRASS SEEDING
- NATIVE SEED MIX
- STORMWATER SEED MIX

LEGEND - PLANTING PLAN

(bu)	BUFFER YARD
(il)	INTERIOR LOT
(st)	STREET TREE
(pl)	PARKING LOT
(pi)	PARKING ISLANDS

SEAL

Glenn M Christensen, ASLA, RLA
Illinois Registered Landscape Architect # 157-000223

JULIE ILLINOIS ONE-CALL SYSTEM
Simply Call 811

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NORTH

DATE	REVISIONS	DRAWN BY

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8900 fx:630.691.8985 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

TINLEY PARK DISTRIBUTION CENTER #7

VILLAGE OF TINLEY PARK, ILLINOIS

LANDSCAPE PLAN

PROJ. MGR.:	JPD
PROJ. ASSOC.:	MN
DRAWN BY:	MN
DATE:	6/1/17
SCALE:	1:20

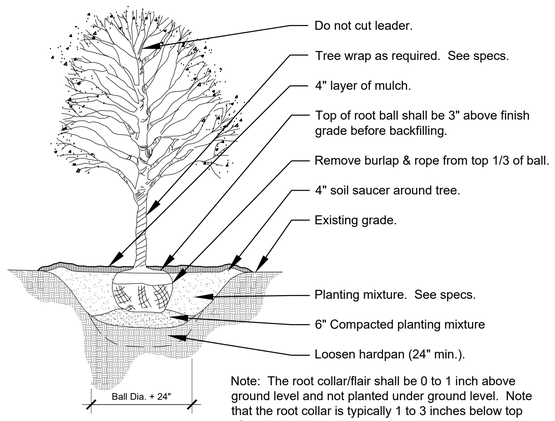
SHEET

L10 OF L12

HIPTPIL02

© 2016 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

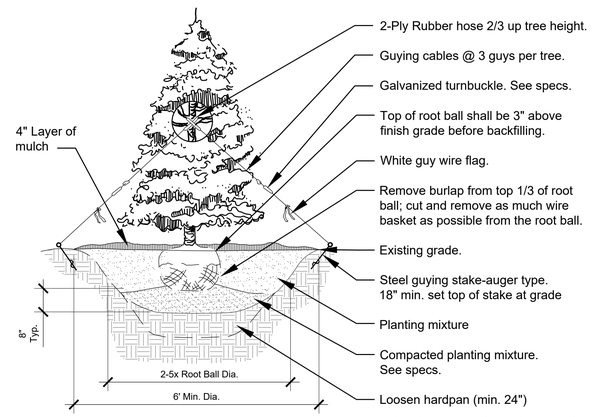
June 1, 2017 - 14:17 Dwg Name: P:\Hiptpil02\dwg\Landplan\Final Drawings\Plan Set\LANDSCAPE - Final.dwg Updated By: MNelson



Note: The root collar/flair shall be 0 to 1 inch above ground level and not planted under ground level. Note that the root collar is typically 1 to 3 inches below top of root ball. No synthetic burlap will be accepted.

1 Deciduous Tree Planting

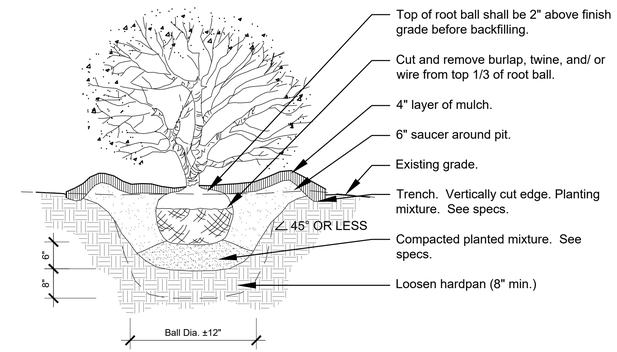
1/4" = 1'-0"



Note: Remove all stakes & wires after one year of growth.

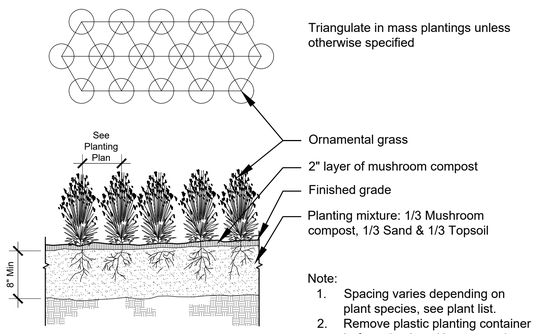
2 Conifer Tree Planting

1/4" = 1'-0"



3 Shrub Planting Detail

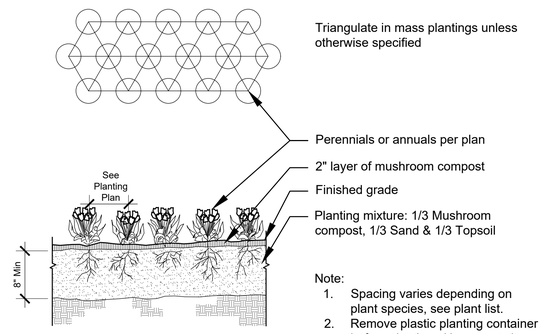
3/4" = 1'-0"



Note:
1. Spacing varies depending on plant species, see plant list.
2. Remove plastic planting container before planting. Use care to keep the root system intact.

4 Ornamental Grass Planting

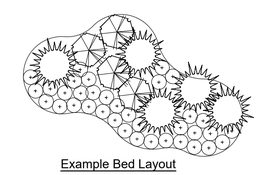
1" = 1'-0"



Note:
1. Spacing varies depending on plant species, see plant list.
2. Remove plastic planting container before planting. Use care to keep the root system intact.

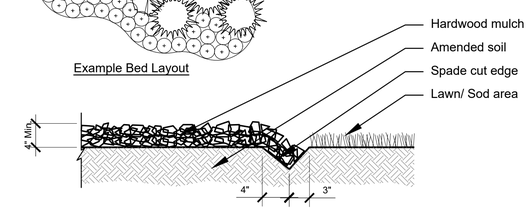
5 Perennial / annual planting

1" = 1'-0"



Example Bed Layout

Note: All mulch beds for mass planting areas shall be installed in a uniform curvilinear fashion as indicated. Mulch shall extend a minimum of 12" beyond the outside edge of the root ball and installed according to the contract specifications.



6 Continuous Mulch Edging

1" = 1'-0"

DRAWN BY | REVISIONS | DATE

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

TINLEY PARK DISTRIBUTION CENTER #7

VILLAGE OF TINLEY PARK, ILLINOIS

LANDSCAPE DETAILS

PROJ. MGR.: JPD
PROJ. ASSOC.: MN
DRAWN BY: MN
DATE: 6/1/17
SCALE: AS NOTED

SHEET

L11 OF L12

HIPTPIL02

©2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

June 1, 2017 - 14:17 Dwg Name: P:\Hipt\p102\Men\Landscape\Final Drawings\Plan Set\LANDSCAPE-Final.dwg Updated By: MNelson

GENERAL PLANTING SPECIFICATIONS:

PART 1 - GENERAL

1-01 DESCRIPTION:

A. Provide trees, shrubs, perennials and groundcovers as shown and specified. This work includes:
1. Spreading of topsoil or soil preparation
2. Trees, shrubs, perennials and groundcovers
3. Planting mixes
4. Mulch and planting accessories
5. Fertilizer and herbicide
6. Maintenance
7. Warranty of plant material

B. The Contractor shall verify all existing conditions and dimensions in the field prior to bidding and report any discrepancies to the Owner or his/her representative.

1-02 QUALITY ASSURANCE:

A. Comply with site work requirements

B. Plant names indicated must comply with 'Standardized Plant Names' as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties which are not listed should conform with those generally accepted by the nursery trade. Stock should be legibly tagged.

C. All plant materials shall conform to the 'American Standards for Nursery Stock' (ASNS), latest edition, published by the American Association of Nurserymen, Washington, D.C.

D. All plant material shall be grown and supplied within a 50 mile radius of the project for a minimum of two full growing seasons.

E. Adhere to sizing requirements as listed in the plant list and/or bid form for the project. A plant shall be measured in its natural standing position.

F. Stock that is furnished shall be at least the minimum size shown. With permission of the landscape architect, substitution from the specified plant list will be accepted only when satisfactory evidence in writing is submitted to the landscape architect, showing that the plant specified is not available. Requests for approval of substitute plant material shall include common and botanical names and size of substitute material. Only those substitutions of at least equivalent size and character to that of the specified material will be approved. Stock which is larger than that which is specified is acceptable with permission of the landscape architect, providing there is no additional cost and that the larger plant material will not be cut down in order to conform to the size indicated.

G. All shrubs shall be dense in form. Shrub liners do not meet these specifications. Shrubs specified by height shall have a spread that is equal to the height measurement. Shrubs which are specified by spread shall exhibit the natural growth habit of the plant by having a greater spread than height.

H. All plant materials are subject to inspection and approval. The landscape architect and Owner reserve the right to select and tag all plant material at the nursery prior to planting. The landscape architect and Owner reserve the right to inspect plant material for size and condition of root systems, the presence of insects and diseases, injuries and latent defects (due to Contractor negligence or otherwise), and to reject unacceptable plant material at any time during progress of the project.

I. Container grown deciduous and/or evergreen shrubs will be acceptable in lieu of balled and burlapped shrubs subject to specified limitations for container grown stock. Size of container grown material must conform to size/height requirements of plant list.

1-03 DELIVERY, STORAGE & HANDLING:

A. Fertilizer shall be delivered in original, unopened and undamaged packaging. Containers shall display weight, analysis and manufacturer's name. Store fertilizer in a manner that will prevent wetting and deterioration.

B. Take all precautions customary concerning proper trade practice in preparing plants for transport. Plants shall be dug, packed and transported with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock and on arrival, the certificate shall be filed with the landscape architect . All plants must be protected from drying out. If plant material cannot be planted immediately upon delivery, said material should be properly protected in a manner that is acceptable to the landscape architect . Heeled-in plants must be watered daily. No plant shall be bound with rope or wire in a manner that could strip bark or break or shear branches.

C. Plant material transported on open vehicles should be covered with a protective covering to prevent wind burn.

D. Dry, loose topsoil shall be provided for planting bed mixes. Muddy or frozen topsoil is unacceptable as working with medium in this condition will destroy its structure, making root development more difficult.

1-04 PROJECT CONDITIONS:

A. Notify landscape architect at least seven (7) working days prior to installation of plant material.

B. It shall be the Contractor's responsibility to locate and protect all existing above and below ground utilities. Utilities can be located and marked (in Illinois) by calling J.U.L.I.E. at (800)892-0123.

C. The Contractor shall provide, at his/her own expense, protection against trespassing and damage to seeded areas, planted areas, and other construction areas until the preliminary acceptance. The Contractor shall provide barricades, temporary fencing, signs, and written warning or policing as may be required to protect such areas. The Contractor shall not be responsible for any damage caused by the Owner after such warning has been issued.

D. The Contractor shall be responsible for the protection of crowns, trunks and roots of existing trees, plus shrubs, lawns, paved areas and other landscaped areas that are to remain intact. Existing trees, which may be subject to construction damage, shall be boxed, fenced or otherwise protected before any work is started. The Owner desires to preserve those trees within and adjacent to the limits of construction except those specifically indicated to be removed on the Drawings. The contractor shall erect protective tree fencing and tree armor at locations indicated on the drawings and around all trees on site which are to be preserved. Protective fencing shall be erected between the limits of construction and any tree preservation areas shown on the Drawings.

E. A complete list of plants including a schedule of sizes, quantities and other requirements is shown on the Drawings and on the bid form. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

1-05 PRELIMINARY ACCEPTANCE:

A. All plantings shall be maintained by the Contractor for a period of 90 days after preliminary acceptance by the Owner or his/her representative. Maintenance shall include, but is not limited to: mowing and edging turf, pulling weeds, watering turf and plant material and annual flower maintenance.

1-05 WARRANTY:

A. All plant material (excluding annual color), shall be warranteed for one (1) year after the end of the 90 day maintenance period. The end of the maintenance period is marked by the final acceptance of the Contractor's work by the Owner or his/her representative. Plant materials will be warranteed against defects including death and unsatisfactory growth, except for defects resulting from abuse or damage by others, or unusual phenomena or incidents which are beyond the control of the Contractor. The warranty covers a maximum of one replacement per item.

PART 2 - PRODUCTS

2-01 PLANT MATERIALS:

A. Plants: Provide typical of their species or variety, with normal, densely developed branches and vigorous, fibrous root systems. Only sound, healthy, vigorous plants which are free from sunscald injuries, disfiguring knots, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation shall be provided. All plants shall have a fully developed form without voids and open patches.

1. Balled and burlapped plants shall have a firm natural ball of earth of sufficient diameter and depth to encompass a root system necessary for a full recovery of the plant. Root ball sizes shall comply with the latest edition of the 'American Standards for Nursery Stock' (ASNS). Root balls that are cracked or mushroomed are unacceptable.

2. Container grown stock should be grown for an amount of time that is of sufficient length for the root system to have developed enough to hold its soil togehter, firm and whole. Plants will not be loose in their containers, nor shall they be pot-bound and all container grown stock will comply with the sizes stated on the plant list.

3. No evidence of wounds or pruning cuts shall be allowed unless approved by the Landscape Architect.

4. Evergreen trees shall be branched to the ground. The height of evergreen trees are determined by measuring from the ground to the first lateral branch closest to the top. Height and/or width of other trees are measured by the mass of the plant not the very tip of the branches.

5. Shrubs and small plants shall meet the requirements for spread and/or height indicated in the plant list. The height measurement shall be taken from ground level to the average height of the top of the plant, not the longest branch. Single stem or thin plants will not be accepted. Side branches shall be flushed with growth and have good form to the ground. Plants shall be in a moist, vigorous condition, free from dead wood, bruises or other root or branch injuries.

2-02 ACCESSORIES:

A. Topsoil:
Topsoil shall be fertile, natural topsoil of a loamy character, without admixture of subsoil material. Topsoil shall be reasonably free from clay, lumps, coarse sand, stones, plants, roots, sticks and other foreign materials with a pH between 6.5 to 7.0.

B. Topsoil for seed areas shall be a minimum of 6".

C. Soil amendments shall be as follows:

1. For trees and shrubs the plant pit will be backfilled with pulverized black dirt.

D. Fertilizer:
2. For perennials and ornamental grasses the soil mixture will be as follows: CM-63 General Purpose Peat Based Mix as supplied by Midwest Trading. Top beds with 8" of CM-63 and till into existing beds to a depth of 8". Soil mixtures are available from Midwest Trading.

Midwest Trading, St. Charles, IL 60174 (630) 365-1990

1. For trees and shrubs use: 14-4-6 briquettes 17 g or equivalent available from Arthur Clesen, Inc. Follow manufacturer's recommendation for application.

Arthur Clesen, Inc. 543 Diens Drive, Wheeling, IL 60090 (847)537-2177

2. For turf areas use 6-24-16 Clesen Fairway with micronutrients with minor elements 3.0 % S, .02% B, .05% Cu, 1.0% Fe, .0006% Mo, .10% Mn available from Arthur Clesen or approved equal.

E. Herbicide:

Round-Up or approved equal

F. Mulch:
1. Bark mulch shall be finely shredded hardwood bark which has been screened and is free of any green foliage, twigs, rocks, sawdust, wood shavings, growth or germination inhibiting ingredients, or other foreign materials. Bark mulch is available from Midwest Trading.

2. Mushroom compost as available from Midwest Trading.

G. Water:
Water service will be available on the site, with the cost of water being paid by the Owner. Transporting of the water from the source to the work areas shall be the responsibility of the Landscape Contractor. All necessary hose, piping, tank truck, etc. shall be supplied by the Landscape Contractor.

H. Guying:
1. Stakes: 5/8" x 40" steel eye anchor with 4" helix

2. Cable:
A. Trees under 5": flexible 1/8" galvanized aircraft cable, 7x7 strand or approved equal.
B. Trees 5" and over: flexible 3/16" galvanized aircraft cable, 7x7 strand or approved equal.

3. Turnbuckles: 5/16", eye and eye, with 4" takeup.

4. Hose: new two-ply reinforced rubber hose, minimum 1/2" I.D.

I. Tree wrap: Burlap tree wrap 4" wide.

J. Twine: Soft nursery jute.

PART 3 - INSTALLATION OF PLANT MATERIAL

3-01 FIELD VERIFICATION:

A. Examine proposed planting areas and conditions of installation. Do not start planting work until unsatisfactory conditions are corrected.

3-02 PREPARATION:

A. All planting techniques and methods shall be consistent with the latest edition of 'Horticulture Standards of Nurserymen, Inc.' and as detailed on these Drawings.

B. Planting shall be performed by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.

C. All underground utilities must be located and marked clearly.

D. Apply Round-Up or approved equivalent to kill any existing vegetation in all areas to be planted. Confirm length of waiting period between chemical application and plant installation with manufacturer. Do not begin planting operations until prescribed post-application waiting period has elapsed. Take extreme care to avoid chemical drift to adjoining properties of landscape plantings.

E. Prior to all planting, rototill all areas to be landscaped to prepare for plant installation to a minimum depth of 12". Eliminate uneven areas and low spots. Maintain lines, levels, profiles and contour. Changes in grade are to be gradual. Blend slopes into level areas. Remove all debris, weeds and undesirable plants and their roots from areas to be planted. Remove all concrete slag larger than 2" in diameter.

F. Topsoil shall be spread over the site at a minimum depth of 6". Those areas which are indicated as prairie or natural areas on the Drawings shall have a minimum topsoil depth of 18".

G. It shall be the responsibility of the landscape contractor to prepare all seeded areas by disking and raking prior to planting seed. Soil shall be loosened and scarified to a minimum depth of 6". Fine grading of all seeded areas is required. Maximum size of stone or topsoil lump is 1".

H. Locate all plant material as indicated or as approved in the field by the Landscape Architect. If obstructions are encountered which are not shown on the drawings, then do not proceed with planting operations until alternate plant locations have been selected.

I. Planting holes shall be constructed as shown on the planting details. Holes shall be hand dug or machine dug. Great care will be taken to not excavate the hole deeper than the root ball and the diameter shall be a minimum of two times the root ball width. Remove any materials encountered in excavation that may be injurious to plant growth, including stones larger than 2" in diameter or other debris. Soil to be used as backfill should be pulverized.

J. Provide pre-mixed planting mixture for use around root systems and root balls of the plants. The mixtures are outlined in section B of part 2-02.

K. Prior to planting, provide additional topsoil to all planting beds to bring the finish grade of the bed to 2" above lawn grade and to finish grade of adjacent hard surface grades.

L. Add 2" thickness of mushroom compost to all annual, perennial and groundcover beds. Finish grade bed and install plants.

3-03 PLANTING PROCEDURES:

A. Set plant material in the planting hole to proper grade and alignment. Set plants upright and plumb. Set plant material 2" above the adjacent finish grade. Remove burlap from top 1/3 of root ball. Remove treated burlap (green). Cut and remove or cut and fold down upper half of wire basket, dependent upon tree size. Backfill hole by firmly tamping soil to avoid any air pockets or voids.

B. Set balled and burlapped plants in the planting hole and compact 8" of soil around the base of the ball. Backfill remaining space with planting mixture. Water plants immediately after planting to eliminate all voids and thoroughly soak the plant root ball.

C. Space groundcover plants according to dimensions given on the plans. Adjust spacing as necessary to evenly fill planting bed with indicated number of plants. Plant to within 18" of the trunks of trees and shrubs or at the edge of the plant ball, whichever is closest. Plant to within 12" of edge of bed.

D. Mulching:

1. Install 2" depth of mulch around all tree and shrub beds as indicated on drawings or planting details. Mulch shrub planting areas as continuous beds. Do not place mulch directly against tree trunk; form mulch to create an inverted cone around trunk.

2. Mulch perennial, groundcover and annual planting beds with 2" mushroom compost. Water mulched areas thoroughly after placing mulch.

E. Tree wrapping is not required, unless the Contractor feels it is necessary due to characteristics of a particular species or past experience with the species. The landscape architect will be notified as to which trees are to be wrapped and shall inspect the trunk(s) before wrapping. Tree wrap will not be used to cover damage or defects. When wrapping is done, trunks will be wrapped spirally with approved tree wrapping tape that is not less than 4" wide, and securely tied with suitable cord at the top, bottom and 2" intervals along the trunk. Wrap from ground to the height of the first branch.

F. Staking and guying of trees is optional. If the Contractor chooses to stake all or part of the trees, he/she shall use the method specified in the planting details. One (1) stake is to be used on trees of 1" caliper and under, or 4' height and under. Two (2) stakes are to be used on trees of 1" to 2 3/4" caliper. Guy trees of 3" caliper or larger at three (3) per tree. The root ball will not be pierced with a stake. Stakes are to be driven at least eighteen (18) inches into subsoil below the planting hole. Stakes and wire attachments shall be removed after three months for spring planted material and by the following May for fall planted stock by the Contractor. Staking and guying should be done immediately after lawn seeding or sodding operations.

G. Seeding of specified lawn areas on plans will be treated as follows:
1. Topsoil shall be spread over all areas to be seeded to a minimum depth of 6" when compacted (to be performed by others).

2. Seed mixture and application rate - use Premium seed mix as supplied by Arthur Clesen, Inc. Apply at a rate of 5 lbs./1000 s.f.

3. Apply fertilizers and conditioners at the rate specified per soil test findings. In lieu of soil test results, apply two (2) tons of ground agricultural limestone and 1000 lbs. 10-10-10 or equivalent analysis fertilizer per acre. At least 40% of the fertilizer nitrogen shall be of an organic origin.

4. Soil preparation areas where vehicular traffic has compacted the soil shall be loosened/scarified to a minimum depth of 6" before fertilizing and seeding. Fine grading of all seeded areas is required. Maximum size of stone or topsoil lump is 1".

5. Watering seeded areas shall be done to ensure proper germination. Once seeds have germinated, watering may be decreased but the seedlings must never be allowed to dry out completely. Frequent watering should be continued approximately four (4) weeks after germination or until grass has become sufficiently established to warrant watering on an 'as needed' basis.

6. Turf is being established on a variety of slope conditions. It shall be the Contractor's responsibility to determine and implement whatever procedures he/she deems necessary to establish the turf as part of his/her work. Seeded areas will be accepted when all areas show a uniform stand of the specified grass in healthy condition and at least 90 days have elapsed since the completion of this work. The Contractor shall submit with his/her bid a description of the methods and procedures he/she intends to use.

H. Erosion Control Blanket
1. Erosion Control Blanket shall be installed per manufacturer's recommendation in all areas shown on the plan.

2. Install S-75 Erosion Control Blanket as manufactured by North American Green or approved equal.

3. Blanket should be premarked with staple pattern.

4. Staples should be 8" wire staples, applied at two (2) per square yard minimum.

5. Suitable erosion control practices shall be maintained by the CONTRACTOR in accordance with Illinois Urban Manual and all applicable Soil Erosion and Sedimentation Control ordinances and the PLANS.

I. Sodding of specified lawn areas on plans will be completed as follows:
1. Rake soil surface to receive sod to completely remove any soil crust no more than one day prior to laying sod.

2. Moisten prepared surface immediately prior to laying sod. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.

3. Sod shall be laid within 24 hours from the time of stripping. Do not plant dormant sod or if the ground is frozen.

4. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent sod.

5. Place top elevation of sod 1/2 inch below adjoining edging or paving.

6. Water sod thoroughly with a fine spray immediately after planting.

7. After sod and soil have dried, roll seeded areas to ensure a good bond between the sod and soil, and to remove minor depressions and irregularities.

8. Sodded slopes 3:1 or greater shall be staked to prevent erosion and washout.

9. Warranty sodding for a period of one (1) year from the end of the 90 day maintenance period. If sod fails or lacks vigor and full growth as determined by the Landscape Architect, the Contractor will repeat site preparation operations and re-sod affected areas at the Contractor's expense.

Note: Sod shall be a premium Kentucky Bluegrass blend, and is required in all areas indicated on the plans as well as areas which have been affected by construction. Sod can be placed as long as water is available and the ground surface can be properly prepared. Sod shall not be laid on frozen or snow-covered ground. Sod shall be strongly rooted, not less than two (2) years old and free of weeds and undesirable native grasses. Sod should be machine cut to pad thickness of 3/4" (plus or minus 1/4"), excluding top growth and thatch. Provide only sod capable of vigorous growth and development when planted (viable, not dormant). Provide sod of uniform pad sizes with maximum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp on the upper 10% of pad will not be accepted.

J. Timing of plant material and seeding operations:

1. Seeding of specified areas shall occur when the soil temperature is above 55° F. No seed shall be sown during periods of high winds, or when the ground is not in proper condition for seeding (see section 3-02 (G)). Seeding operations for the specified mixes shall occur in the spring time frame of April 15 through June 30 and in the summer time frame of August 15 through December 1. The mixes containing bluegrass and fescue seed must have six weeks to harden off for winter survival.

2. Sod shall be installed when the ground is not frozen or snow covered and temperatures are less than 80° F. It shall not be placed during a period of extended drought.

3. Herbaceous ornamental plants shall be planted between May 1 and June 15 or between August 15 and December 1.

4. Spring planting of woody ornamental plants shall be performed from the time the soil can be easily worked until June 1, except that evergreen planting shall end on May 15. Oak, hawthorn and red maple species will only be planted during this spring planting period. Fall planting will begin August 15 and will continue until the ground cannot be worked satisfactorily, except that evergreen planting shall be performed between August 15 and December 1.

3-04 MAINTENANCE:

A. All plantings shall be maintained by the Contractor for a period of 90 days after preliminary acceptance by the Owner or his/her representative. Maintenance shall include but is not limited to: mowing and edging turf, pulling weeds, watering turf areas and plant material plus annual flower maintenance. The Contractor will reset settled plants to proper grade and position. Dead material will be removed. Stakes and guy wires will be tightened and repaired as required.

3-05 ACCEPTANCE:

A. All plant material (excluding annual color), shall be warranteed for one (1) year after the end of the 90 day maintenance period. The end of the maintenance period is marked by the final acceptance of the Contractor's work by the Owner or his/her representative.

3-06 SITE CLEAN-UP:

A. The Contractor shall protect the property of the Owner and the work of other contractors. The Contractor shall also be directly responsible for all damage caused by the activities and for the daily removal of all trash and debris from his/her work area to the satisfaction of the landscape architect .

DATE	REVISIONS	DRAWN BY

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8900 fx:630.691.8985 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

TINLEY PARK DISTRIBUTION CENTER #7
VILLAGE OF TINLEY PARK, ILLINOIS
LANDSCAPE SPECIFICATIONS

PROJ. MGR.:	JPD
PROJ. ASSOC.:	MN
DRAWN BY:	MN
DATE:	6/1/17
SCALE:	NTS

SHEET
L12 OF L12
HIPTPIL02

© 2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

June 1, 2017 - 14:17 Dwg Name: P:\Hiptpil02\dwg\Landplan\Final Drawings\Plan Set\LANDSCAPE-Final.dwg Updated By: MNelson

STATE OF ILLINOIS)
COUNTIES OF COOK) SS.
AND WILL)

CLERK'S CERTIFICATE

I, FRANK W. GERMAN, JR., the duly elected, qualified, and acting Village Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois, do hereby certify that attached hereto is a true and correct copy of that Ordinance now on file in my office, entitled:

ORDINANCE NO. 2007-O-007

AN ORDINANCE REZONING AND GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNITE DEVELOPMENT FOR CERTAIN PROPERTY LOCATED SOUTH OF INTERSTATE 80 BETWEEN OAK PARK AVENUE AND RIDGELAND AVENUE (FIRST INDUSTRIAL REALTY TRUST)

which was passed by the Board of Trustees of the Village of Tinley Park at a regular meeting held on 6TH day of February, 2007, at which meeting a quorum was present, and approved by the President of Tinley Park on the 6th day of February, 2007.

I further certify that the vote on the question of the passage of the said Ordinance by the Board of Trustees of the Village of Tinley Park was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Tinley Park, and that the result of the vote was as follows, to wit:

AYES: REA, SEAMAN, HANNON, BETTENHAUSEN, HEFFERENAN, MAHER

NAYS:NONE

ABSENT: NONE

I do further certify that the original Ordinance, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Tinley Park this _____ day of _____, 200__.

_____
Village Clerk

PAMPHLET

FRONT OF PAMPHLET

ORDINANCE NO. 2007-O-007

ORDINANCE REZONING AND GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT FOR CERTAIN PROPERTY LOCATED SOUTH OF INTERSTATE 80 BETWEEN OAK PARK AVENUE AND RIDGELAND AVENUE (FIRST INDUSTRIAL REALTY TRUST)

Published in pamphlet form this 6th day of February, 2007, by Order of the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois.

By: Frank W. German, Jr.
FRANK W. GERMAN, Jr.
Village Clerk

ORDINANCE NO. 2007-O-007

ORDINANCE REZONING AND GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT FOR CERTAIN PROPERTY LOCATED SOUTH OF INTERSTATE 80 BETWEEN OAK PARK AVENUE AND RIDGELAND AVENUE (FIRST INDUSTRIAL REALTY TRUST)

WHEREAS, a petition for rezoning of certain real estate and a Special Use Permit for a planned unit development, all as set forth below, has been filed with the Village Clerk of this Village and has been referred to the Long Range Plan Commission of this Village and has been processed in accordance with the Tinley Park Zoning Ordinance, as amended; and

WHEREAS, the Long Range Plan Commission of this Village held a public hearing on whether the requested rezoning and Special Use Permit for a planned unit development should be granted, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law, was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said hearing in **The Star**, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the Long Range Plan Commission of this Village has filed its report of findings and recommendations that the proposed rezoning and Special Use Permit for a planned unit development be granted with this President and Board of Trustees, and this Board of Trustees has duly considered said report of findings and recommendations;

NOW, THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

Section 1: That the report and findings and recommendations of the Long Range Plan Commission of this Village are herein incorporated by reference as the findings of this Board of Trustees, as completely as if fully recited herein at length.

Section 2: That this President and Board of Trustees, after considering the report and findings and recommendations of the Long Range Plan Commission and other matters properly before it, finds, in addition to the findings set forth in Section 1 hereof as follows:

(a) That the property under consideration (the "Subject Property") is legally described as follows:

Parcel 1
That part of the Northeast 1/4 of Fractional Section 6, Township 35 North, Range 13 East of the Third Principal Meridian lying South of the Indian Boundary Line described as follows: Commencing at the Northeast corner of said Northeast 1/4; thence South 44 degrees 40 minutes 37 seconds West 180.60 feet along the Indian Boundary Line to a place of beginning, being the west line of Ridgeland Avenue; thence South 05 degrees 50 minutes 09 seconds West 24.23 feet; thence South 00 degrees 12 minutes 34 seconds East 142.00 feet along last said west line to the North right of way line of Moline Expressway; thence South 63 degrees 07 minutes 26 seconds West 364.71 feet along last said right of way line to the Indian Boundary Line; thence North 44 degrees 40 minutes 37 seconds East 465.45 feet along the Indian Boundary Line to the place of beginning, all in Cook County, Illinois.

Parcel 2
That part of Section 6, Township 35 North, Range 13 lying North and South of the Indian Boundary Line, described as follows: Beginning at the intersection of the Indian Boundary Line and the West line of Northwest 1/4 of the Southeast 1/4 of Fractional Section 6, Township 35 North, Range 13 East of the Third Principal Meridian, lying South of the Indian Boundary Line; thence South 44 degrees 42 seconds 08 minutes West 698.80 feet along the Indian Boundary Line to the west line of the Southeast 1/4 of Fractional Section 6, Township 35 North, Range 13 East of the Third Principal Meridian lying North of the Indian Boundary Line; thence North 00 degrees 48 minutes 26 seconds West 813.61 feet along last said west line; thence South 88 degrees 55 minutes 05 seconds West 140.10 feet to the east line of Oak Park Avenue as dedicated; thence North 01 degrees 23 minutes 33 seconds West 466.70 feet; thence

North 09 degrees 11 minutes and 35 seconds East 604.16 feet along last said Avenue to the south right of way line of the Moline Expressway (I-80); thence North 89 degrees 34 minutes 28 seconds East 200.06 feet along last said South right of way; thence continuing North 89 degrees 00 minutes 24 seconds East 214.15 feet to a point of curve; thence Easterly on a curve convex to the South having a radius of 5879.59 feet, an arc distance of 806.42 feet, and a chord bearing of North 85 degrees 04 minutes 39 seconds East to a point of tangent; thence North 74 degrees 04 minutes 10 seconds East 308.49 feet to a point on curve; thence Easterly on a curve convex to the South having a radius of 5849.58 feet, an arc distance of 530.78 feet, and a chord bearing of North 75 degrees 33 minutes 02 seconds East to the North line of the Southeast 1/4 of fractional Section 6, Township 35 North, Range 13 East of the Third Principal Meridian lying North of the Indian Boundary Line; thence North 89 degrees 03 minutes 38 seconds East 192.01 feet along last said line to the Indian Boundary Line; thence North 44 degrees 42 minutes 08 seconds East 121.72 feet along said Indian Boundary Line; thence North 67 degrees 15 minutes 51 seconds East 507.87 feet; thence North 63 degrees 31 minutes 14 seconds East 349.22 feet all along said South right of way line of the Moline Expressway to the Westerly line of Ridgeland Avenue; thence South 05 degrees 08 minutes 18 seconds East 698.58 feet along last said westerly line; thence South 04 degrees 52 minutes 01 seconds East 332.25 feet to the North line of the Northeast 1/4 of the Southeast 1/4 of Fractional Section 6, Township 35 North, Range 13 East of the Third Principal Meridian lying South of the Indian Boundary Line, thence South 89 degrees 54 minutes 35 seconds West 1294.84 feet along last said North line to the West line of the Northeast 1/4 of the Southeast 1/4 of Fractional Section 6, Township 35 North, Range 13 East of the Third Principal Meridian lying South of the Indian Boundary Line; thence South 00 degrees 12 minutes 34 seconds East 1329.67 feet along last said line to the South line of the Northeast 1/4 of the Southeast 1/4 of Fractional Section 6, Township 35 North, Range 13 East of the Third Principal Meridian lying South of the Indian Boundary Line; thence South 89 degrees 54 minutes 35 seconds West 1327.84 feet along last said South line of the Northwest 1/4 of the Southeast 1/4 of last said Fractional Section 6 to the West line of the Northwest 1/4 of the Southeast 1/4 of said Fractional Section 6; thence North 00 degrees 12 minutes 34 seconds West 243.40 feet along said last said West line to the place of beginning, all in Cook County, Illinois;

Excepting that part of the Fractional Southeast 1/4 of Section 6, Township 35 North, Range 13 East of the Third Principal Meridian, North of the Indian Boundary Line described as follows: Beginning at a point, said point being the intersection of the westerly prolongation of

the South line of the Northwest 1/4 of the Fractional Southeast 1/4 of Section 6, Township 35 North, Range 13 East of the Third Principal Meridian, South of the Indian Boundary Line and the West line of the Fractional Southeast 1/4 of Section 6, Township 35 North, Range 13 East of the Third Principal Meridian, North of the Indian Boundary Line; thence North 00 degrees 00 minutes 00 seconds East on said West line, a distance of 258.80 feet; thence South 89 degrees 53 minutes 46 seconds East, a distance of 402.77 feet to a point of curve; thence Northeasterly along a curve convex to the South, having a central angle of 12 degrees 52 minutes 43 seconds, a radius of 440.00 feet, a length of 98.90 feet and subtended by a long chord having a bearing of the North 83 degrees 39 minutes 53 seconds East to the Northerly prolongation of West line of the Northwest 1/4 of the Fractional Southeast 1/4 of Section 6, Township 35 North, Range 13 East of the Third Principal Meridian, South of the Indian Boundary Line; thence South 00 degrees 56 minutes 26 seconds West along said Northerly prolongation, a distance of 34.62 feet to the Indian Boundary Line; thence South 45 degrees 49 minutes 38 seconds West along said Indian Boundary Line a distance of 343.05 feet to the Westerly prolongation of the South line of the Northwest 1/4 of the Fractional Southeast 1/4 of Section 6, Township 35 North, Range 13 East of the Third Principal Meridian South of the Indian Boundary Line; thence North 88 degrees 56 minutes 25 seconds West on said Westerly prolongation, a distance of 254.28 feet to the point of beginning, and

Excepting that part of the Southeast 1/4 of Fractional Section 6, Township 35 North, Range 13 East of the Third Principal Meridian, North of the Indian Boundary Line, described as follows: Beginning at a point, said point being the intersection of the Westerly prolongation of the South line of the Northwest 1/4 of the southeast 1/4 of said Fractional Section 6 with the west line of the Southeast 1/4 of said Fractional Section 6; thence North 89 degrees 54 minutes 35 seconds East 254.28 feet along the said Westerly prolongation to the Indian Boundary Line; thence South 44 degrees 42 minutes 08 seconds West 355.82 feet along said Indian Boundary Line to the West line of the Southeast 1/4 of said Fractional Section 6; thence North 00 degrees 48 minutes 26 seconds West 252.53 feet along last said line to the point of beginning; and excepting that part dedicated for Prosperi Drive per Document No. 09188692, all in Cook County, Illinois.

Parcel Identification Numbers: 31-06-301-004; 31-06-301-005; 31-06-400-003; 31-06-401-001; and 31-06-402-001. (COMMONLY KNOWN AS an undeveloped tract of land located south of Interstate

80; north of Prosperi Drive; east of Oak Park Avenue and west of Ridgeland Avenue).

(b) That the Subject Property is zoned R-1 Single Family Residential. The Petitioner, First Industrial Realty Trust (hereinafter referred to as the "Petitioner"), is requesting that the Subject Property be rezoned M-1 General Manufacturing to allow for a Planned Unit Development for the Subject Property.

(c) That the Petitioner is also requesting that the Village grant a Special Use Permit for a Planned Unit Development in the M-1 General Manufacturing District.

(d) That the development of the Subject Property would contain a two-building, approximately 1,200,000 square foot distribution center to include warehouse, office and distribution center activities, all as approved by the Village.

(e) That the granting of the proposed rezoning and Special Use Permit is in the public good and in the best interests of the Village and its residents and is consistent with and fosters the purposes and spirit of the Tinley Park Zoning Ordinance as set forth in Section I,B thereof.

(f) That the proposed rezoning and Special Use Permit are in accordance with the Village's Comprehensive Land Use Plan.

(g) That the site of the proposed Planned Unit Development in more than five (5) acres in area, is under single ownership and/or unified control, and is suitable to be planned and developed as a unit and in a manner consistent with the purpose and intent of the Village's Zoning Ordinance and Comprehensive Land Use Plan.

(h) That the use permitted in the Planned Unit Development is necessary and desirable and the need for such use has been clearly demonstrated.

(i) That the proposed development will not impose an undue burden on public facilities and services, such as sewer and water systems, police and fire protection, as the Village's police, fire and public works departments have all been involved in the planning of the proposed development.

(j) That the proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the Petitioner provided that the developer files all necessary permit applications in a timely manner; that any request(s) for extension(s) of the specified timeframe be submitted by the developer in writing to the Village; that the Village agrees to not unreasonably withhold consideration of such request(s) for extension(s); and that request(s) for extension(s) shall not exceed (2) years in total sum.

(k) 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, as it will be a high quality development that is designed for today's market and also has the capability of meeting future demands.

(l) That the Special Use will not be injurious to the use, value, and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood, as it is harmonious with and complimentary to existing uses of property in the vicinity. In addition, substantial screening will be provided through berming and landscaping, as depicted in the landscape plans attached hereto and made a part hereof as **Group Exhibit A pages 1 through 5 inclusive**.

(m) 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, as substantial screening will be provided as set forth above, and additional roadways and intersections will be created.

(n) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided, as set forth in the **Preliminary Engineering Plans, attached hereto and made a part hereof as Group Exhibit B pages 1 through 5 inclusive.**

(o) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets, and the street system is adequate to carry the traffic that will be imposed on the streets by the development, in that truck traffic both into and out of the Subject Property will be subject to the restrictions listed below.

(p) 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 recommendations of the Plan Commission.

Section 3: That the Tinley Park Zoning Ordinance, as amended, be further amended by classifying and rezoning the property legally described herein from R-1 Single Family Residential District to M-1 General Manufacturing Zoning District.

Section 4: That the Village of Tinley Park hereby grants a Special Use Permit for a

Planned Unit Development in the M-1 General Manufacturing Zoning District, under the Tinley Park Zoning Ordinance, subject to the following conditions:

1. That incoming truck traffic from the I-80 interchange at Harlem Avenue shall be routed down Harlem Avenue to its intersection with Oak Park Avenue, then northbound to Prosperi Drive;

2. No incoming truck traffic shall access the site by way of 183rd Street or southbound Oak Park Avenue, nor shall it access the site by way of 191st Street between Harlem Avenue and Oak Park Avenue;

3. Incoming truck traffic utilizing Vollmer Road shall access the site by westbound Vollmer Road to northbound Harlem Avenue to northbound Oak Park Avenue to eastbound Prosperi Drive;

4. All outbound truck traffic shall be routed to follow the opposite route of inbound truck traffic as noted above;

5. That the intersection of Prosperi Drive at Oak Park Avenue shall be re-striped by the Petitioner, to provide a left turn lane and a combination through/right turn lane in each direction as recommended by the traffic analysis;

6. That the access drive to Ridgeland Avenue shall provide one in-bound lane and two out-bound lanes, the out-bound lanes being a left turn lane and a right turn lane, as recommended by the traffic analysis;

7. That prior to the issuance of any occupancy permit, the Petitioner submit a directional/way finding signage plan for staff review and approval, relating to the allowable and prohibited truck traffic routes and including any required State and/or County approvals regarding sign location and sign contents;

8. That all roadway and intersection improvements, as described by the site plan, shall meet all Village roadway standards and shall be constructed entirely at the Petitioner's expense;

9. That in the event that the property is subdivided, the Petitioner or Owner(s) shall provide cross access and cross parking easements between the subdivided parcels, in a manner and form as required by the Village;

10. That the Petitioner at the time a building permit is issued for the first building to be constructed shall pay, in addition to all other applicable Village fees, a recapture fee to the Village in the amount of Three Hundred Fifteen Thousand, Three Hundred

Forty One and no/100 Dollars ($315,341.00) for the construction of Prosperi Drive **as detailed in Exhibit G attached hereto and made part hereto**. In addition, the Village agrees to enter into a recapture agreement with the Petitioner providing for recapture fees to be paid in the future to Petitioner for the extension of Prosperi Drive, with such fees to be paid by adjacent property benefitting from such improvement. Such recapture agreement (and any accompanying recapture ordinance) shall be in the customary form utilized by the Village and will be prepared in the future at such time as the construction cost for such extension has been determined (the exact amount of the recapture shall be determined by the Village Engineer based on the benefit to each of the respective properties);

11. That the **three** detention ponds, as depicted in the site plan, attached hereto and made a part hereof as **Exhibit C,** are to be constructed and maintained by the Petitioner solely at the Petitioner's expense, and if an association is to be formed to maintain the ponds it must be formed prior to the issuance of occupancy permits for either building;

12. That the two buildings be constructed in conformity with the building elevations attached hereto and made a part hereof as Group **Exhibit D pages 1 through 6 inclusive;**

13. That the project be developed in accordance with the Site Plan, Landscaping Plans, Photometric Plans and Lighting Standard Plans attached hereto and made a part hereof **respectively as Exhibit C, Group Exhibit A pages 1 through 5 inclusive, Group Exhibit E pages 1 through 4 inclusive;**

14. Perimeter or security fencing will be allowed for the site subject to review and approval of the Long Range Plan Commission and the Village;

15. That only one (1) Park monument sign approximately twenty feet (20') tall and two building monument signs approximately twelve feet (12') tall will be allowed **as depicted on the Site Plan and the Signage Plans attached hereto and made part hereof as Exhibit C and Group Exhibit F pages 1 and 2 inclusive;**

16. That all wall and/or building signs will be limited to 120 square feet maximum size and such other limitations as may be imposed by Village Ordinance;

17. That any For Sale or For Lease signs will be limited to 32 square feet per building, and such other limitations as may be imposed by Village Ordinance;

18. That all applicable Federal, State and local building codes, including without limitation the Comprehensive Building Code of the Village of Tinley Park shall be followed and complied with; and

19. That any exterior dumpsters/trash enclosures to be located on the property shall be provided at locations approved by the Village, and shall be enclosed with materials matching the adjoining building.

Section 5: That the Permittee hereunder shall at all times comply with the terms and conditions of the special use permit when issued, and in the event of non-compliance said permit shall be subject to revocation by appropriate legal proceedings.

Section 6: That the zoning map of the Village of Tinley Park, Cook and Will Counties, Illinois, be amended so as to be in conformance with granting of the rezoning and Special Use Permit as aforesaid.

Section 7: This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

PASSED this 6th day of February, 2007, by the Corporate Authorities of the Village of Tinley Park on a roll call vote as follows:

AYES: **Rea, Seaman, Hannon, Bettenhausen, Heffernan, Maher**

NAYS: **None**

ABSENT: **None**

APPROVED by the President of the Village of Tinley Park on the 6th Day of February, 2007

Village President

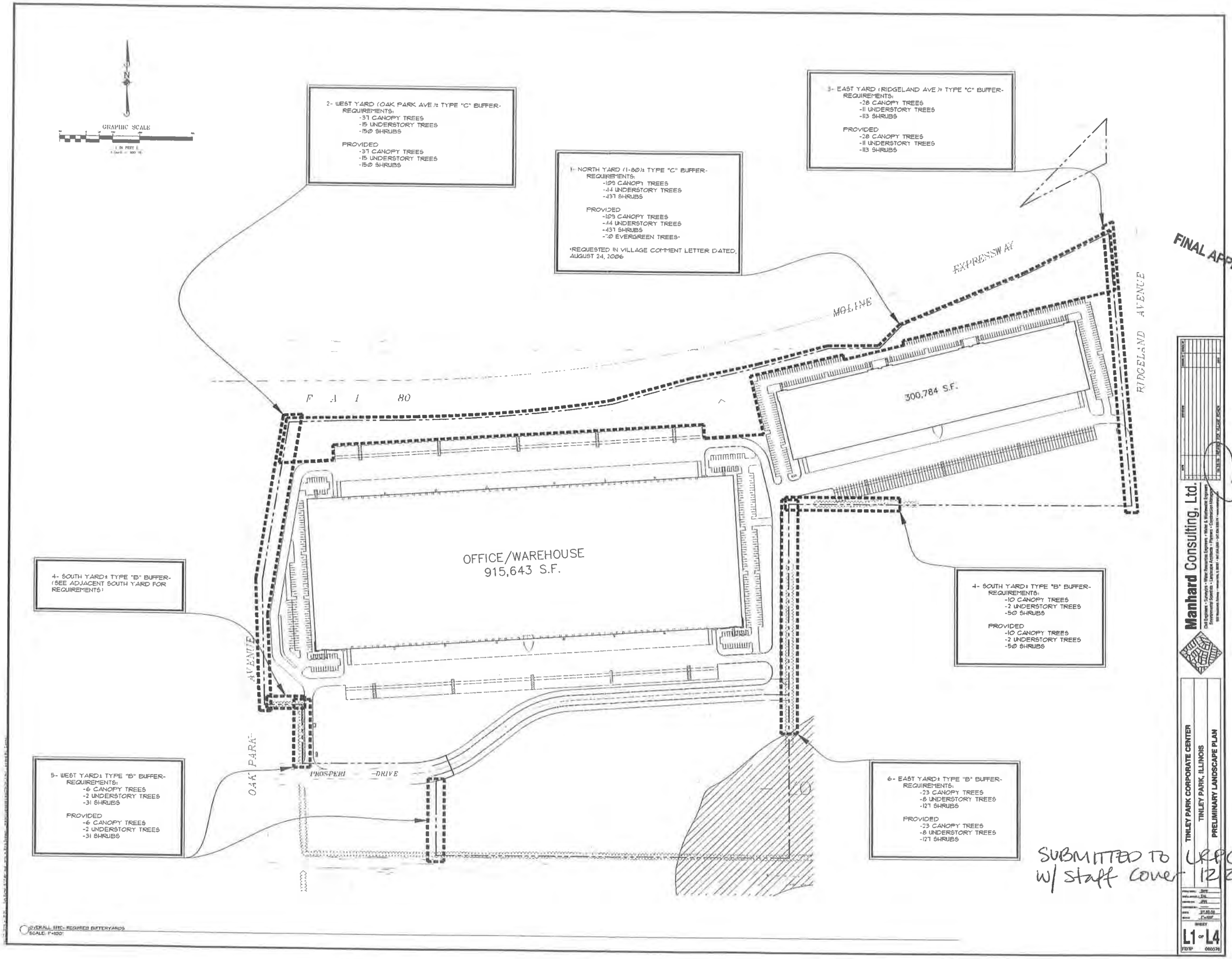
ATTEST:

Frank W. Guran, Jr.

Village Clerk

EXHIBIT A

FINAL APPROVED PLAN



SUBMITTED TO URPC w/ staff comments 12/29/06

Manhard Consulting, Ltd.

TINLEY PARK CORPORATE CENTER
TINLEY PARK, ILLINOIS
PRELIMINARY LANDSCAPE PLAN

SHEET L1 OF L4

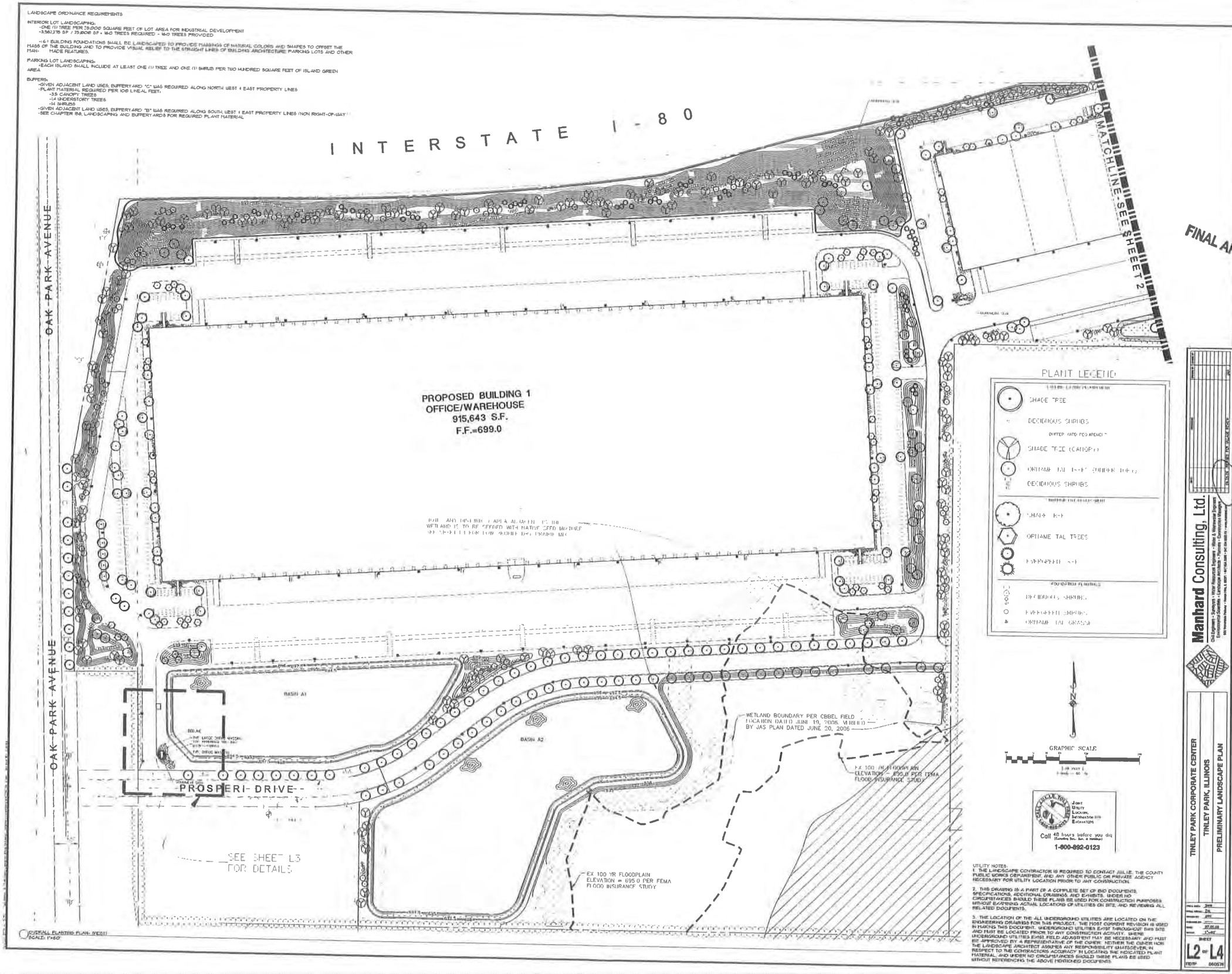
LANDSCAPE ORDINANCE REQUIREMENTS

INTERIOR LOT LANDSCAPING:
-ONE (1) TREE PER 25,000 SQUARE FEET OF LOT AREA FOR INDUSTRIAL DEVELOPMENT
-3,581,275 SF / 25,000 SF = 160 TREES REQUIRED - 160 TREES PROVIDED

-(6) BUILDING FOUNDATIONS SHALL BE LANDSCAPED TO PROVIDE PLANTINGS OF NATURAL COLORS AND SHAPES TO OFFSET THE MASS OF THE BUILDING AND TO PROVIDE VISUAL RELIEF TO THE STRAIGHT LINES OF BUILDING ARCHITECTURE PARKING LOTS AND OTHER MAN- MADE FEATURES.

PARKING LOT LANDSCAPING:
-EACH ISLAND SHALL INCLUDE AT LEAST ONE (1) TREE AND ONE (1) SHRUB PER TWO HUNDRED SQUARE FEET OF ISLAND GREEN AREA

BUFFERS:
-GIVEN ADJACENT LAND USES, BUFFERYARD "C" WAS REQUIRED ALONG NORTH WEST & EAST PROPERTY LINES
-PLANT MATERIAL REQUIRED PER 100 LINEAL FEET:
-35 CANOPY TREES
-14 UNDERSTORY TREES
-14 SHRUBS
-GIVEN ADJACENT LAND USES, BUFFERYARD "B" WAS REQUIRED ALONG SOUTH WEST & EAST PROPERTY LINES (NON RIGHT-OF-WAY)
-SEE CHAPTER 158, LANDSCAPING AND BUFFERYARDS FOR REQUIRED PLANT MATERIAL



OVERALL PLANTING PLAN- WEST
SCALE: 1"=60'

UTILITY NOTES:
1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT J.U.L.I.E., THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.

2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.

3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS USED IN MAKING THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

FINAL APPROVED PLAN

20 of 30

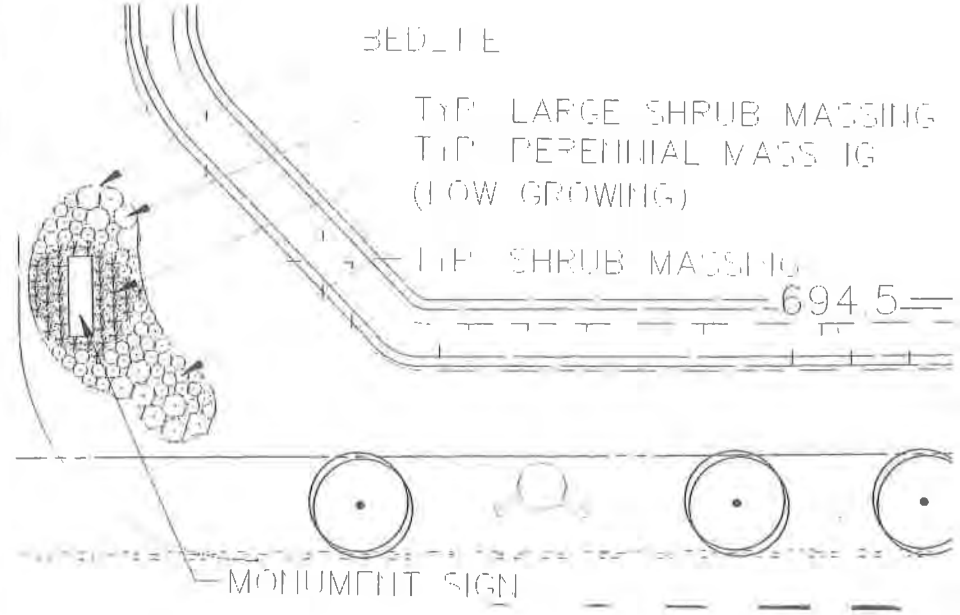
FINAL APPROVED PLAN

OVERALL PLANTING PLAN (EAST)
SCALE: 1"=60'

PROPOSED PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SHADE TREES					
ACFR	-	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5" cal.	
ACFM	-	[illegible]	[illegible]	2.5" cal.	
ACMI	-	Acer miyabei 'State Street'	State Street Maple	2.5" cal.	
GIBI	-	Ginkgo biloba 'Magyar'	Ginkgo	2.5" cal.	
GLTR	-	Gleditsia triacanthos var. inermis 'Shademaster'	Thornless Shademaster Honeylocust	2.5" cal.	
TIAM	-	Tilia americana 'Redmond'	Redmond Linden	2.5" cal.	
UNDERSTORY TREES					
ACGI	-	Acer ginnala 'Flame'	Flame Amur Maple	8' ht.	Clump form
AMGR	-	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8' ht.	Clump form
CRCR	-	Crataegus crus-galli var. inermis	Thornless Cockspur Hawthorn	8' ht.	Clump form
SYRE	-	Syringa reticulata	Japanese Tree Lilac	8' ht.	Clump form
VIPR	-	Viburnum prunifolium	Blackhaw Viburnum	6' width	Clump form
EVERGREEN TREES					
ABCO	-	Abies concolor	White Fir	6-7' ht.	75% - 6', 25% - 7'
PIGL	-	Picea glauca 'Densata'	Black Hills Spruce	6-7' ht.	75% - 6', 25% - 7'
PINI	-	Pinus nigra	Austrian Pine	6-7' ht.	75% - 6', 25% - 7'
DECIDUOUS SHRUBS					
ARAR	-	Aronia arbutifolia 'Brilliantissima'	Red Chokeberry	24" ht.	
ARME	-	Aronia melanocarpa	Black Chokeberry	24" ht.	
RHAR	-	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	24" width	
RIAL	-	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	24" ht.	
SPJA	-	Spiraea japonica 'Goldmound'	Goldmound Spirea	24" ht.	
SPJA	-	Spiraea japonica 'Froebelii'	Froebel Spirea	24" ht.	
VIDE	-	Viburnum dentatum 'Ralph Senior'	Autumn Jazz Arrowwood Viburnum	30" ht.	
ORNAMENTAL GRASSES/ PERENNIALS					
ALMO	-	Alchemilla mollis	Lady's Mantle	1 gal.	
CAAC	-	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster's Feather Reed Grass	1 gal.	
PEAL	-	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 gal.	
RUFU	-	Rudbeckia fulgida 'Goldsturm'	Black Eyed Susan	1 gal.	
SASU	-	Salvia x superba 'May Night'	May Night Salvia	1 gal.	
SESP	-	Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum	1 gal.	
SEED/SOD					
—	N/A	Poa pratensis	Kentucky Bluegrass	Must be locally grown certified weed and pest free	

NOTES:
1. All areas disturbed by construction shall be graded to finish grade with topsoil and seeded.
2. Plant sizes are minimums. The contractor shall meet all size requirements listed. Container sizes shall conform to the requirements set by the American Standards for Nursery Stock.
3. All plant material shall conform to the latest edition of American Standard for Nursery Stock published by The American Association of Nurserymen.
4. The quantities in the Plant Schedule are provided to the Landscape Contractor as a convenience. It is the Landscape Contractor's responsibility to verify all quantities and availability of plants and materials shown on the plan and schedule prior to submitting a bid. [illegible]
5. All landscape parking islands shall be crowned to height of 12".



ENTRY MONUMENT PLANTING PLAN DETAIL
NO SCALE

PLANT LEGEND

	SHADE TREE
	DECIDUOUS SHRUBS
	SHADE TREE CANOPY
	ORNAMENTAL TREES (UNDERSTORY)
	DECIDUOUS SHRUBS
	SHADE TREE
	ORNAMENTAL TREES
	EVERGREEN TREES
FOUNDATION PLANTINGS	
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES

UTILITY NOTES:

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT JULIE, THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.

2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEWING ALL RELATED DOCUMENTS.

3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS USED IN MAKING THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

JULIE TOLL FREE — Joint Utility Locating Information for Excavators

Call 48 hours before you dig (Excluding Sat., Sun. & Holidays)

1-800-892-0123

SPECIFICATIONS

1. Field Verification
The Contractor shall verify all existing conditions and dimensions in the field prior to bidding and report any discrepancies to the Owner or his representative.

2. Protection of Existing Site and Existing Site Features
The Contractor shall provide at his own expense protection against trespassing and damage to seeded areas, planted areas and other construction areas until the preliminary acceptance. The Contractor shall provide barricades, temporary fencing, signs, written warning or policing as may be required to protect such areas.

The Contractor shall not be responsible for any damage caused by the Owner after such warning has been issued.

It shall be the Contractor's responsibility to locate and protect all existing above and below ground utilities when performing this work. The Contractor shall be responsible for the protection of crowns, trunks and roots of existing trees, shrubs, lawns, paved areas and other landscaped areas that are to remain.

Existing trees which may be subject to construction damage shall be boxed, fenced or otherwise protected before any work is started. Boxing or other protection will be removed at the end of construction. Do not locate heavy equipment or stockpiles within the drip-line of existing plants or on lawns.

Any damage to utilities, structures, plantings or lawn which results from the Contractor's work shall be repaired in kind at the Contractor's expense immediately with as little inconvenience to the Owner as possible.

All areas shown on the plan as sod, the General Contractor will provide the Landscape Contractor with an excavated area 2" below the curb elevation and proposed grade. It is the Landscape Contractor's responsibility to verify with the General Contractor that the subgrade preparation has been completed.

The Landscape Contractor shall coordinate his/her work with all other trades on site. Any planting areas disturbed as a result of general construction activity shall be immediately repaired/replaced by the Landscape Contractor at no additional expense to the Owner.

3. Planting Techniques
All planting techniques and methods shall be consistent with the latest edition of "Horticulture Standards of Nurserymen, Inc." and as detailed on these drawings. All deciduous plant material shall be thin pruned to remove 1/3 interior branches, dead branches and broken branches. Pruning shall compliment plants natural form. Absolutely NO tip pruning is allowed except hedges. Any plant that is tip pruned is subject to rejection by the Landscape Architect. Evergreen trees and shrubs shall be pruned of dead and broken branches and as directed by the Landscape Architect. All pruning work shall be done with hand pruners only.

Stake/guy all trees as necessary immediately after installation and prior to acceptance. When high winds or other conditions occur the Landscape Contractor shall take whatever precautions he deems necessary to protect the survival and appearance of the plants. These steps shall be taken at no additional expense to the Owner.

4. Inspection of Plant Material
All plant materials shall be subject to inspection and approval. The Landscape Architect/Owners Representative reserves the right to reject any plants which fail to meet this inspection. All rejected material shall be removed from the site by the Contractor. Height of evergreen trees are measured from the top of ball to the first lateral branch closest to the top. Height and/or width of other plants so specified are measured by the mass of the plant not the very tip of the branches.

5. Plant Substitution
Substitution from the specified list will be accepted only when evidence in writing is submitted to the Landscape Architect showing that the plant specified is not available. Requests for approval of substitute plant material shall include common and botanical names and size of substitute material. Only those substitutions of at least equivalent size and having essential characteristics similar to the originally specified material will be approved. Acceptance or rejection of substitute plant material will be issued in writing by the Landscape Architect.

6. Planting Soil
Planting soil shall be replaced in all disturbed areas at a minimum depth of six inches. The planting soil shall be amended by the contractor at the time of placement. The amended topsoil shall consist of three parts topsoil, one part compost, one part sand and five pounds of bone meal per cubic yard.

7. Mulch
All disturbed areas including shrub beds and individual trees shall be mulched with a minimum of 3" finely shredded bark mulch to be approved by the Landscape Architect/Owners Representative. Perennial, ground cover and annual flower beds shall be mulched with 2" of finely ground compost.

8. Pre-emergent Herbicide
All shrub beds, individual tree rings and ground cover beds shall be treated with a pre-emergent herbicide prior to the mulch being installed. These areas shall be weed free prior to herbicide application.

9. Sodding
Sod shall be Kentucky Bluegrass and is required in all areas as noted on the landscape plan. Sod should be grown from at least four varieties of quality seed. Sodded slopes 3:1 or greater shall be staked to prevent erosion and washout. Sod is to be laid within 8 hours of the delivery time to the site. Watering shall continue until all sod areas are thoroughly knit to the ground.

10. Seeding
All lawn areas on landscape plan specified to be seeded shall be treated as specified below:

A. Topsoil

Shall be spread over all areas to be seeded to a minimum depth of 6" when compacted.

B. Seed Mixture and Application Rate

Kentucky Bluegrass (4 varieties)	60%
Perennial Ryegrass	20%
Redtop or Creeping Red Fescue	20%

Apply at the rate of 5.5 lbs. per 1000 sq. ft.

C. Fertilization

The contractor shall acquire site specific soil analysis from a reputable firm. Amend soil and fertilize all areas per the findings of the analysis. The contractor shall supply the Landscape Architect with all findings, analysis and recommendations. Apply fertilizers and conditioners at the rate specified per soil test findings. At least 40% of the fertilizer nitrogen shall be of an organic origin.

D. Watering

Seeded areas shall be watered to insure proper germination. Once seeds have germinated watering may be decreased but the seedlings must never be allowed to dry out completely. Frequent watering should be continued for approximately four (4) weeks after germination or until grass has become sufficiently established to warrant watering on an "as needed" basis. All plant material watering will be the responsibility of the contractor until acceptance by the owner and the Landscape Architect/Owners Representative.

E. Establishment

Turf may be established on a variety of slope conditions. It shall be the contractor's responsibility to determine and implement whatever procedures he deems necessary to establish the turf as part of his work. Seeded areas will be accepted when all areas show a uniform stand of the specified grass in healthy condition and at least 60 days have elapsed since the completion of this work. A uniform stand is defined as areas where the grass is growing thickly without bare spots larger than 12" x 12". The Contractor shall submit with his bid a description of the methods and procedures he intends to use.

11. Preliminary Acceptance

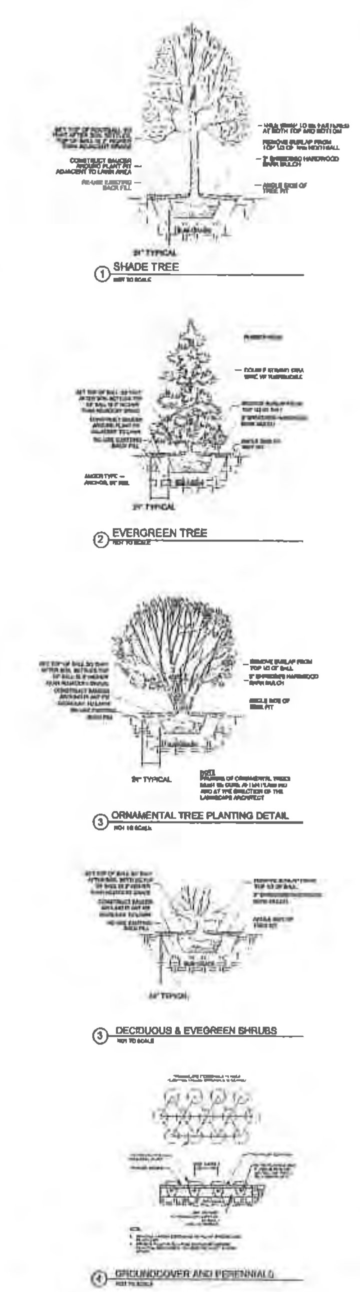
All plantings shall be maintained by the Contractor for a period of 60 days after preliminary acceptance by the Owner. Maintenance shall include but is not limited to mowing and edging turf, pulling weeds, watering turf and plant material and annual flower maintenance.

12. Final Acceptance

Final acceptance will be granted by the Landscape Architect/Owners Representative upon receipt of written request by the contractor combined with an acceptable final review of the installation by the Landscape Architect/Owners Representative. All plant material (excluding annual flowers) shall be guaranteed for two year after the end of the 60 day maintenance period. The end of the maintenance period is marked by the final acceptance of the Contractor's work by the Owner and the Landscape Architect/Owners Representative. All plants that are not vigorous, healthy and in good condition shall be replaced by the Landscape Contractor at no additional expense to the Owner. These replacement plants shall meet all specified qualities of the original plant materials and carry the same guarantee from the time of replacement.

13. Site Cleanup
The Contractor shall protect the property of the Owner and the work of other Contractors. The Contractor shall also be directly responsible for all damage caused by his activities at no additional expense to the owner and for the daily removal of all trash and debris from his work area to the satisfaction of the Landscape Architect/Owners Representative.

PLANTING DETAILS



1 SHADE TREE
NOT TO SCALE

2 EVERGREEN TREE
NOT TO SCALE

3 ORNAMENTAL TREE PLANTING DETAIL
NOT TO SCALE

3 DECIDUOUS & EVEGREEN SHRUBS
NOT TO SCALE

4 GROUNDCOVER AND PERENNIALS
NOT TO SCALE

Manhard Consulting, Ltd.
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Environmental Scientists • Landscape Architects • Planners • Construction Managers

TINLEY PARK CORPORATE CENTER
TINLEY PARK, ILLINOIS
PRELIMINARY LANDSCAPE PLAN

SHEET L3 OF L4
FIDTP 060578

21 of 30

LOW PROFILE DRY PRAIRIE

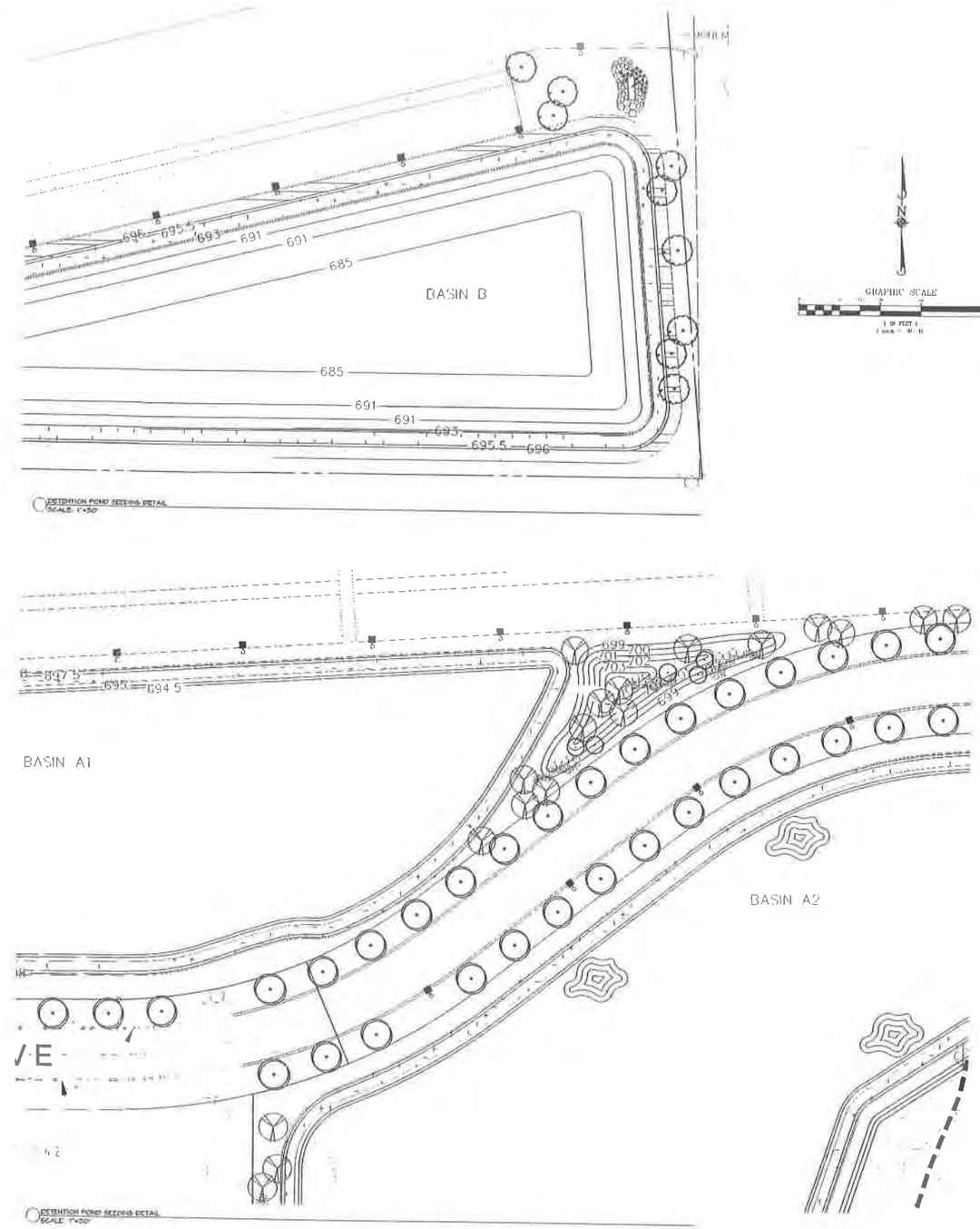
C-VALUE	Ind Status	SCIENTIFIC NAME	COMMON NAME	Lbs/Acre
5	FACU-	Andropogon scoparius	Little Bluestem	3.000
8	UPL	Bouteloua curtipendula	Side Oats	2.000
4	FACW-	Elymus virginicus	Virginia Wild Rye	0.250
10	FACU-	Sporobolus heterolepis	Prairie Dropseed	1.000
7	FAC	Allium cernuum	Nodding Wild Onion	0.125
4	FACW	Anemone canadensis	Meadow Anemone	0.125
8	UPL	Asclepias sullivantii	Prairie Milkweed	0.031
7	UPL	Asclepias tuberosa	Butterfly Weed	0.031
1	UPL	Asclepias verticillata	Whorled Milkweed	0.031
5	FACU-	Aster ericoides	Heath Aster	0.031
9	UPL	Aster laevis	Smooth Blue Aster	0.125
5	FACU	Cassia fasciculata	Partridge Pea	0.250
5	FACU	Coreopsis lanceolata	Sand Coreopsis	0.500
6	UPL	Coreopsis palmata	Prairie Coreopsis	0.015
8	UPL	Echinacea pallida	Pale Coneflower	0.031
3	UPL	Echinacea purpurea	Purple Coneflower	0.500
9	FAC+	Eryngium yuccifolium	Rattlesnake Master	0.125
2	UPL	Euphorbia corollata	Flowering Spurge	0.063
6	UPL	Liatris aspera	Blazing Star	0.031
1	FACU	Rudbeckia hirta	Black-Eyed Susan	0.500
9	FACU+	Rudbeckia subtomentosa	Sweet Coneflower	0.077
5	UPL	Silphium laciniatum	Compass Plant	0.031
5	FACU	Silphium terebinthinaceum	Prairie Dock	0.031
4	UPL	Verbena stricta	Hoary Vervain	0.125
7	FAC+	Zizia aurea	Golden Alexanders	0.125
				Total Weight of Seeds (lbs) 9.155
COVER CROP				
	UPL	Avena sativa	Seed Oats	32.00
	UPL	Lolium multiflorum	Annual Rye	3.000
				35.00

WET TO MESIC PRAIRIE

C-VALUE	Ind Status	SCIENTIFIC NAME	COMMON NAME	Lbs/Acre
5	FAC-	Andropogon gerardii	Big Bluestem	1.500
3	OBL	Calamagrostis canadensis	Blue Joint Grass	0.250
1	FACW-	Elymus virginicus	Virginia Wild Rye	1.000
4	FACW	Glyceria striata	Fowl Manna Grass	0.500
4	OBL	Leersia oryzoides	Rice Cut Grass	1.000
5	FAC+	Panicum virgatum	Switch Grass	0.250
4	FACW+	Spartina pectinata	Cord Grass	0.250
4	OBL	Asclepias incarnata	Swamp Milkweed	0.063
9	UPL	Aster laevis	Smooth Blue Aster	0.125
1	FACW	Aster novae angliae	New England Aster	0.031
9	OBL	Aster prenitus	Willow Aster	0.031
8	FACU+	Baptisia leucantha	Wild White Indigo	0.250
		Bidens sp	Tickseed	0.062
6	OBL	Carex bebbii	Bebb's Sedge	0.125
5	FAC	Carex normalis	Normal Sedge	0.125
7	OBL	Carex vulpinoidea	Fox Sedge	0.125
4	FAC	Desmodium canadense	Showy Tick Trefoil	0.150
2	OBL	Eleocharis acicularis	Needle Spike Rush	0.062
2	OBL	Eleocharis erythropoda	Red-Rooted Spike Rush	0.062
4	OBL	Eupatorium maculatum	Spotted Joe Pye Weed	0.259
4	FACW+	Eupatorium perfoliatum	Boneset	0.115
5	FACW+	Helenium autumnale	Sneezeweed	0.500
10	FAC+	Hypericum pyramidatum	Great St. John's Wort	0.063
5	OBL	Iris virginica shrevei	Blue Flag	0.125
4	FAC	Juncus dudleyi	Dudley's Rush	0.031
4	FACW	Juncus torreyi	Torrey Rush	0.062
6	FAC	Liatris picata	Spiked Gayfeather	0.188
8	FAC-	Liatris pycnostachya	Prairie Gayfeather	0.313
6	FACW+	Lobelia siphilitica	Great Blue Lobelia	0.031
5	OBL	Lycopus americanus	Water Horehound	0.063
7	OBL	Lythrum alatum	Winged Loosestrife	0.015
6	OBL	Mimulus ringens	Monkey Flower	0.031
4	FACU	Monarda fistulosa	Bergamot	0.016
5	OBL	Penthorum sedoides	Ditch Stonecrop	0.001
6	OBL	Physostegia virginiana	False Dragonhead	0.063
5	FACW+	Pycnanthemum virginianum	Common Mountain Mint	0.160
1	FACU	Rudbeckia hirta	Black-Eyed Susan	0.250
5	FACW+	Rudbeckia laciniata	Wild Golden Glow	0.063
4	OBL	Scirpus atrovirens	Dark Green Rush	0.500
5	FACW-	Silphium perfoliatum	Cup Plant	0.125
7	OBL	Solidago riddellii	Riddell's Goldenrod	0.063
4	FACW-	Solidago rigida	Stiff Goldenrod	0.125
4	FACW+	Verbena hastata	Blue Vervain	0.046
5	FACW	Vernonia fasciculata	Common Ironweed	0.018
7	FAC+	Zizia aurea	Golden Alexander	0.031
				Total Weight of Seeds (lbs) 9.218
COVER CROP				
	UPL	Avena sativa	Seed Oats	32.00
	UPL	Lolium multiflorum	Annual Rye	3.00
	FACW+	Polygonum pennsylvanicum	Pennsylvania Knotweed	0.25
				33.25

EMERGENT & AQUATIC WETLAND

C-VALUE	Ind Status	SCIENTIFIC NAME	COMMON NAME	Oz/Acre
5	FACW	Actinomeris alternifolia	Wingstem	2.00
4	OBL	Alisma subcordatum	Common Water Plantain	3.25
4	OBL	Asclepias incarnata	Swamp Milkweed	2.50
		Bidens spp	Ticksseed	2.00
2	OBL	Carex vulpinoidea	Brown Fox Sedge	8.00
0	FACW	Echinochloa crusgalli	Barnyard Grass	16.00
3	OBL	Eleocharis obtusa	Blunt Spike Rush	2.00
4	FACW	Glyceria striata	Fowl Manna Grass	4.00
7	OBL	Juncus effusus	Common Rush	4.00
4	FACW	Juncus torreyi	Torrey's Rush	3.00
4	OBL	Leersia oryzoides	Rice Cut Grass	2.00
6	OBL	Mimulus ringens	Monkey Flower	3.00
5	FACW+	Panicum virgatum	Switch Grass	12.00
5	OBL	Penthorum sedoides	Ditch Stonecrop	2.50
0	FACW+	Polygonum pensylvanicum	Pinkweed	4.00
4	OBL	Sagittaria latifolia	Common Arrowhead	8.00
5	OBL	Scirpus validus creber	Softstem Bulrush	12.00
				Total Weight of Seeds (oz) 90.25
COVER CROP				
	UPL	Avena sativa	Seed Oats	360.00
	UPL	Lolium multiflorum	Annual Rye	100.00
				460.00



UTILITY NOTES:
1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT JULIE, THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.

2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.

3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS USED IN MAKING THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTOR'S ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

JULIE Joint Utility Locating Information for Excavators
Call 48 hours before you dig (Exclude Sat, Sun & Holidays)
1-800-892-0123

DETENTION BASIN SEEDING SCHEDULE:

BASIN A1 AND A2-
EMERGENT SEED MIX- FROM 1' ABOVE NWL
WET TO MESIC- FROM 1' ABOVE NWL TO 5' ABOVE NWL

BASIN B-
EMERGENT SEED MIX- FROM 1' BELOW NWL TO 1' ABOVE NWL
WET TO MESIC- FROM 1' ABOVE NWL TO 1' ABOVE HWL
DRY PRAIRIE- FROM 1' ABOVE HWL TO A DISTANCE OF 10'

NOTE: ANY DISTURBED AREA ADJACENT TO THE WETLAND IS TO BE SEEDED WITH NAVITE SEED MIX. SEE LOW PROFILE DRY PRAIRIE SEED MIX (L4.1) FOR DETAILS.

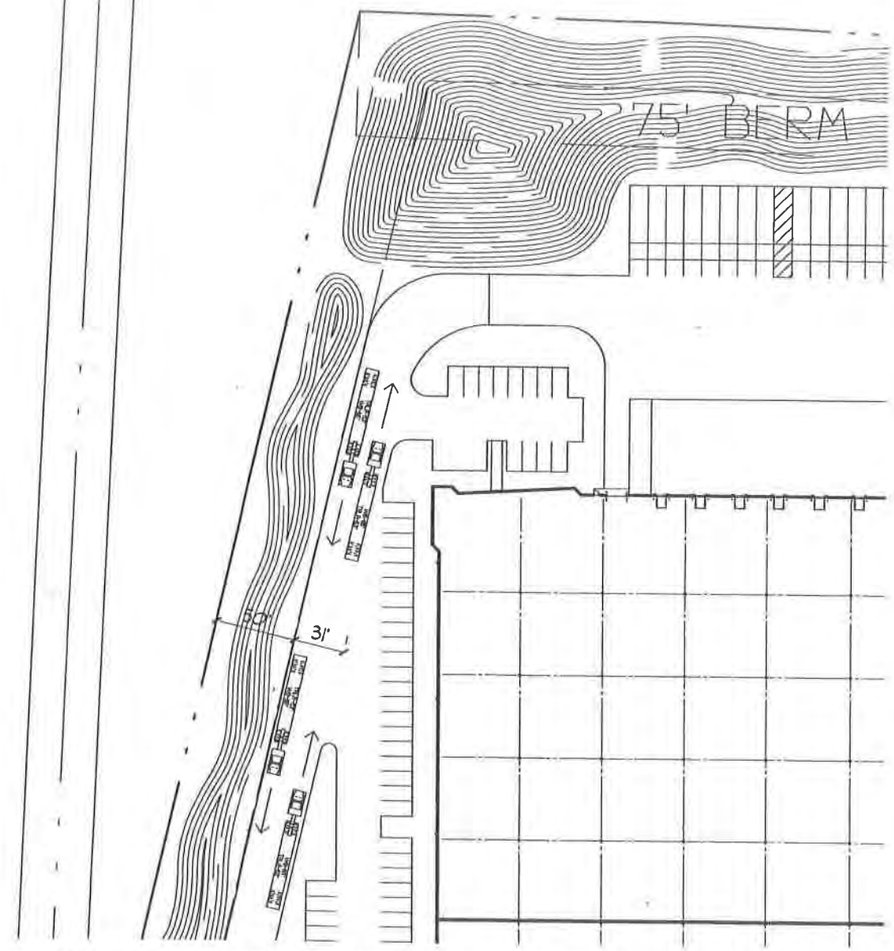
Manhard Consulting, Ltd.
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Environmental Scientists • Landscape Architects • Planners • Construction Managers
801 Warrenville Road, Suite 650, Lisle, Illinois 60532 • P: 630.963.5580 • F: 630.963.5848 • www.manhard.com

TINLEY PARK CORPORATE CENTER
TINLEY PARK, ILLINOIS
PRELIMINARY LANDSCAPE PLAN

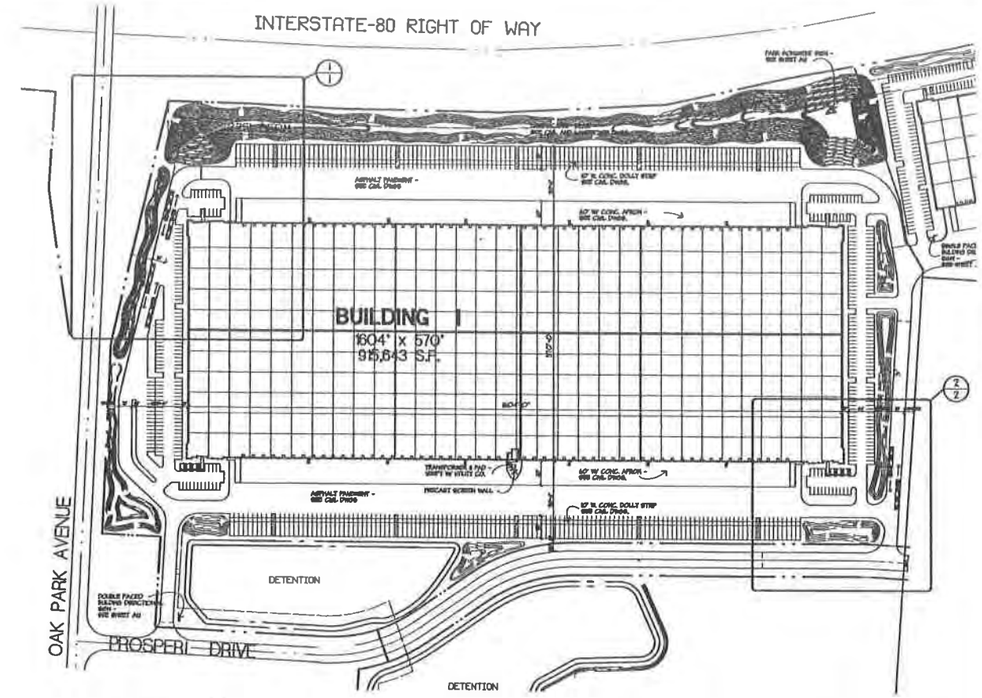
PROJECT MANAGER	SDW
PROJECT ENGINEER	SAL
DESIGNED BY	SDW
DRAWN BY	—
CHECKED BY	—
DATE	07.05.06
SCALE	1"=50'

SHEET L4 OF L4
F:\0139 060576

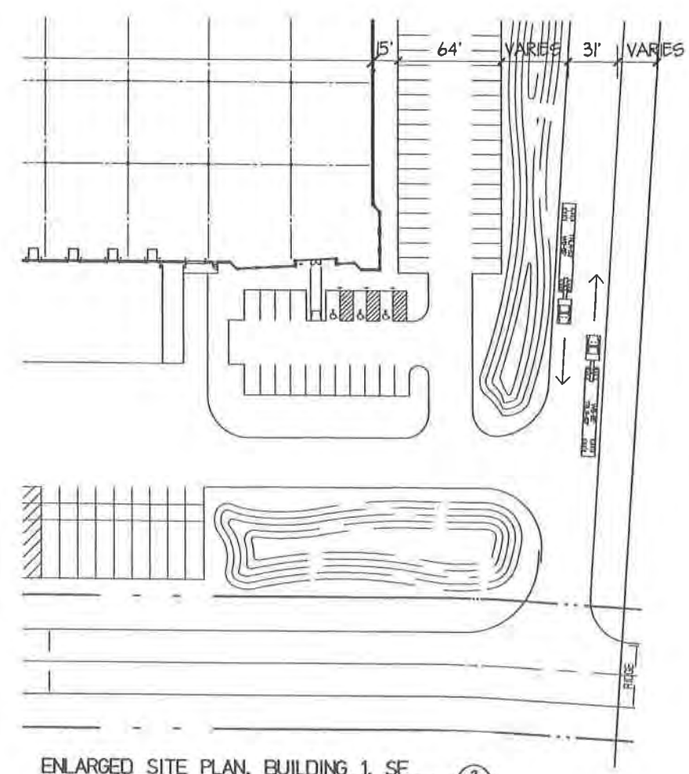
EXHIBIT B



ENLARGED SITE PLAN, BUILDING 1, NW
SCALE: NTS. 1/1



SITE PLAN
SCALE: NTS.



ENLARGED SITE PLAN, BUILDING 1, SE
SCALE: NTS. 2/2

FIRST INDUSTRIAL REALTY TRUST

HARRIS ARCHITECTS INC.

NEW OFFICE/ WAREHOUSE FACILITY FOR :
Tinley Park Corporate Center
Buildings #1 & #2
Tinley Park, Illinois

ISSUED FOR

FINAL APPROVED PLAN

PROJECT NO. 204225
DRAWN BY:
DATABASE: 204225PLANDB

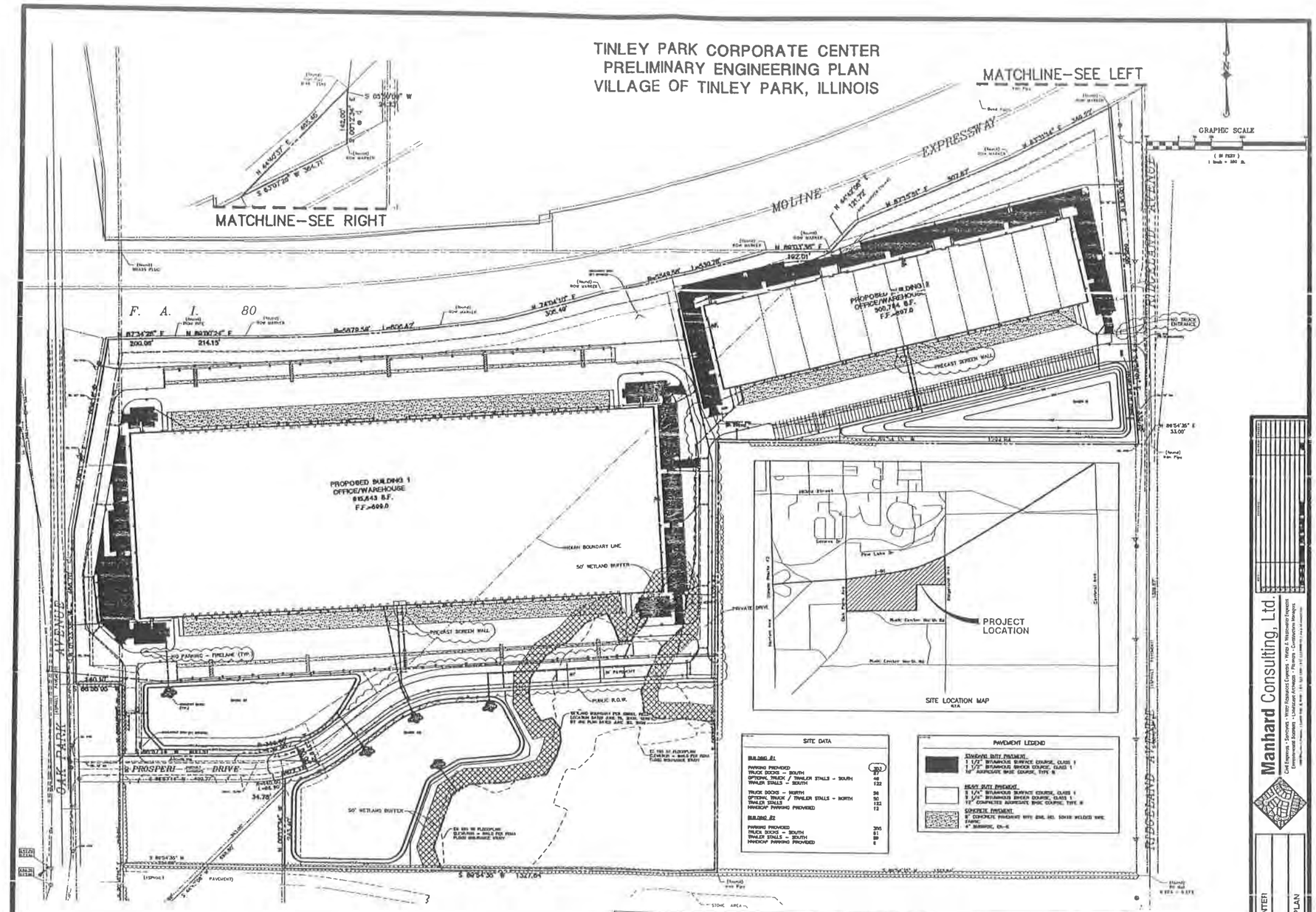
SHEET NO.
AX
#OF#SHEETS

28 of 30

TO ILLUSTRATE TRUCK TRAFFIC AT DRIVEWAY INGRESS - EGRESS

TINLEY PARK CORPORATE CENTER
PRELIMINARY ENGINEERING PLAN
VILLAGE OF TINLEY PARK, ILLINOIS

FINAL APPROVED PLAN



ABBREVIATIONS

STANDARD SYMBOLS

EXISTING | PROPOSED | EXISTING | PROPOSED

Manhard Consulting, Ltd.

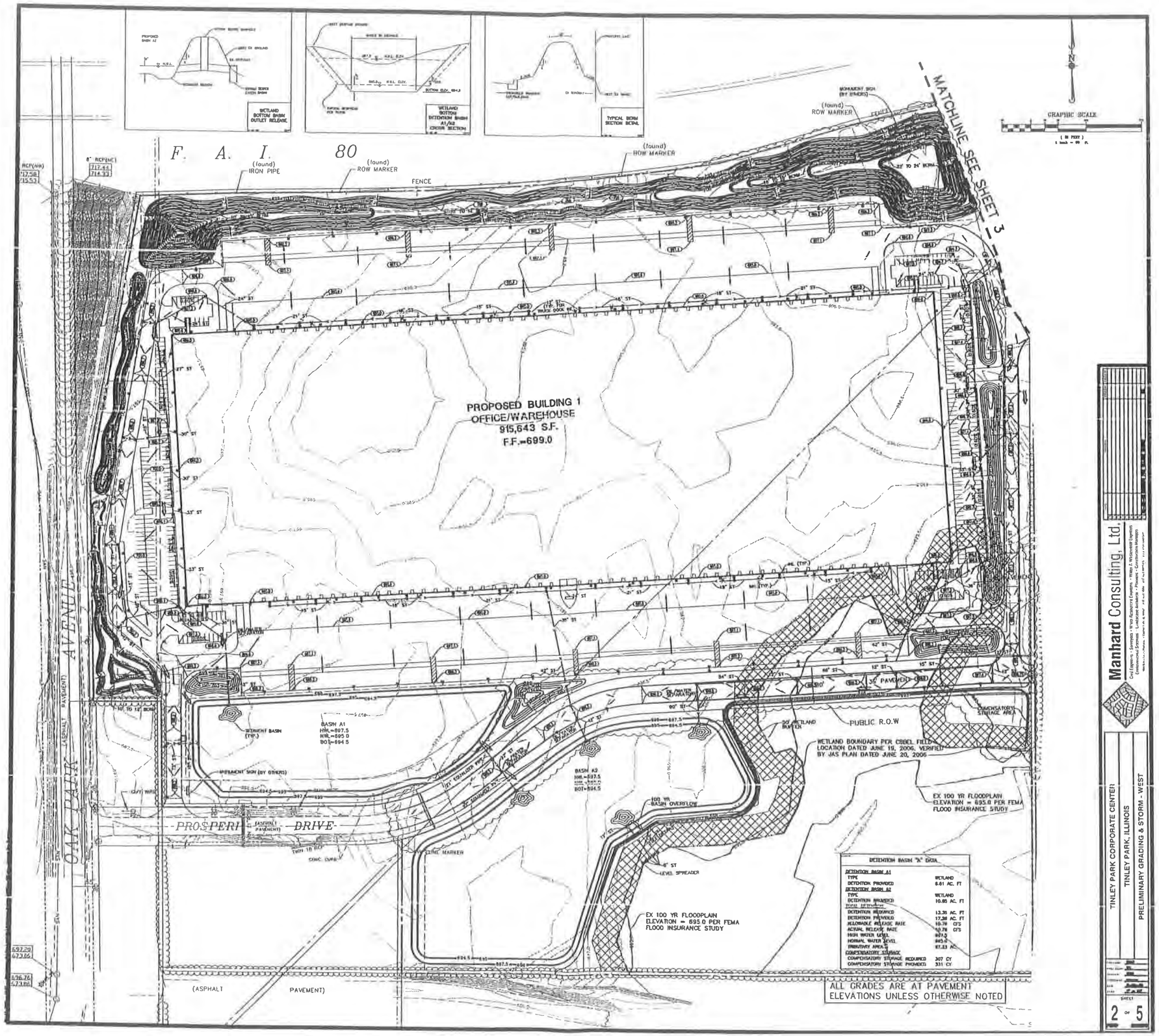
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Environmental Scientists • Land & Water Planners • Landscape Architects
Construction Managers • Traffic & Mass Transit • Information Technology

TINLEY PARK CORPORATE CENTER
TINLEY PARK, ILLINOIS
PRELIMINARY OVERALL SITE PLAN

SHEET 1 of 5

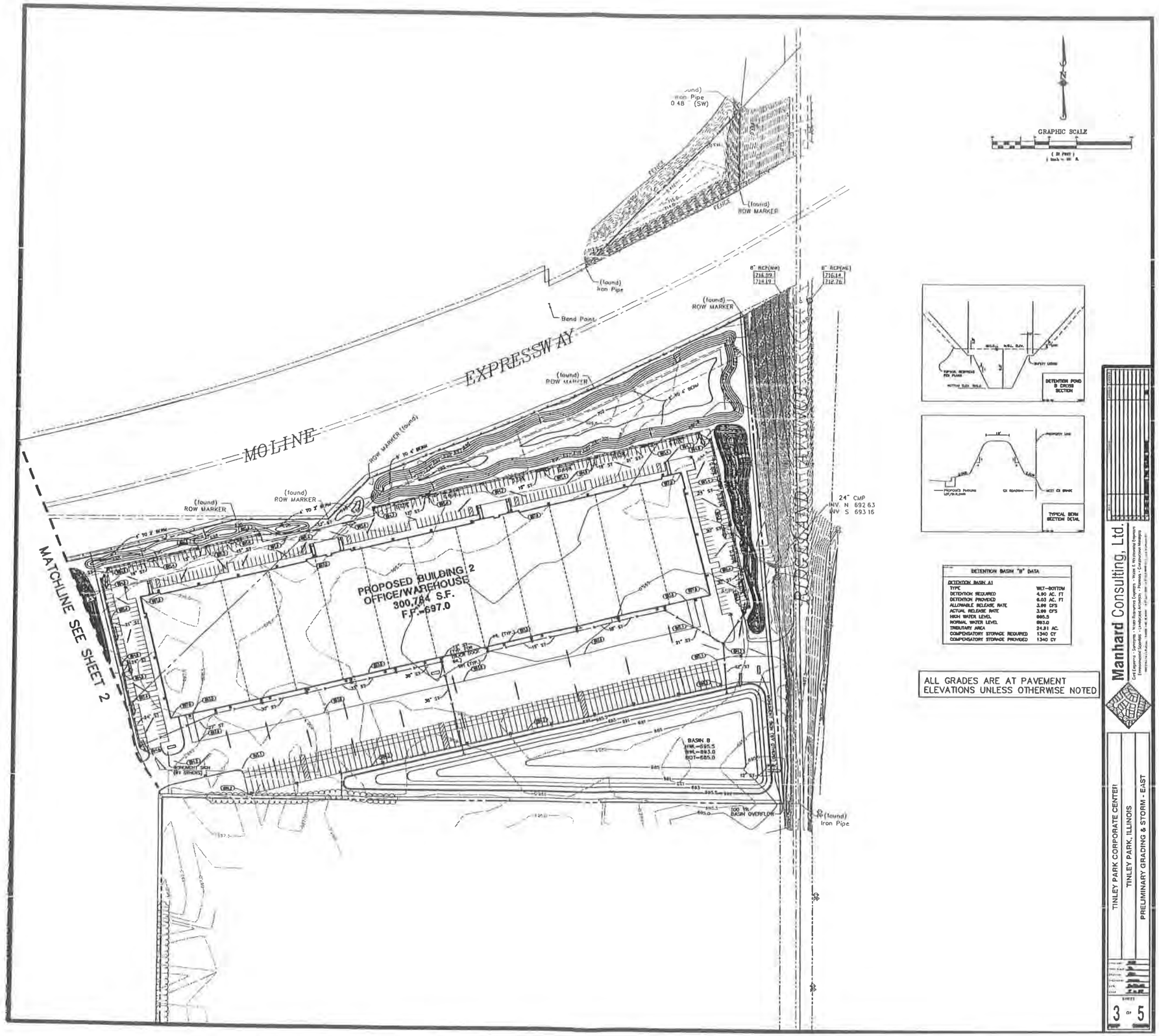
23 of 30

FINAL APPROVED PLAN



24 of 30

FINAL APPROVED PLAN



DETENTION BASIN "B" DATA	
DETENTION BASIN A1	
TYPE	WET-BOTTOM
DETENTION REQUIRED	4.90 AC. FT
DETENTION PROVIDED	6.03 AC. FT
ALLOWABLE RELEASE RATE	3.00 CFS
ACTUAL RELEASE RATE	3.00 CFS
HIGH WATER LEVEL	695.5
NORMAL WATER LEVEL	693.0
TRIBUTARY AREA	24.31 AC.
COMPENSATORY STORAGE REQUIRED	1340 CY
COMPENSATORY STORAGE PROVIDED	1340 CY

ALL GRADES ARE AT PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED

Manhard Consulting, Ltd.

Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Environmental Specialists • Landscape Architects • Planners • Construction Managers

TINLEY PARK CORPORATE CENTER
TINLEY PARK, ILLINOIS
PRELIMINARY GRADING & STORM - EAST

SHEET 3 OF 5

25 of 30

FINAL APPROVED PLAN

F. A. I. 80

(found) IRON PIPE

(found) ROW MARKER

FENCE

(found) ROW MARKER

MONUMENT SIGN (BY OTHERS)

(found) ROW MARKER

MATCHLINE SEE SHEET 5

GRAPHIC SCALE

Guy Wires

PROPOSED BUILDING 1
OFFICE/WAREHOUSE
915,643 S.F.
F.F.=699.0

OAK PARK AVENUE (ASPHALT PAVEMENT)

PROSPERI DRIVE (ASPHALT PAVEMENT)

BASIN A1

BASIN A2

SEDIMENT BASIN (TYP.)

MONUMENT SIGN (BY OTHERS)

CONC CURB

PROPERTY LINE MARKER

EX 100 YR FLOODPLAIN
ELEVATION = 695.0 PER FEMA
FLOOD INSURANCE STUDY

WETLAND BOUNDARY PER EBBEL FIELD LOCATION DATED JUNE 19, 2006. VERIFIED BY JAS PLAN DATED JUNE 20, 2006

80'

36' PAVEMENT

PUBLIC R.O.W.

(ASPHALT PAVEMENT)

METROPOLITAN SEWER RECLAMATION DISTRICT OF GREATER CHICAGO
LOCAL SEWER SYSTEMS SECTION
GENERAL TYPICAL GENERAL NOTES

TYPICAL GENERAL NOTES

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4065)

2. ELEVATION DATUM IS _____
CONNECTION ELEVATION _____

3. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

4. ALL SUMPPUMPS AND POOLING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

5. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A CONSERVED SEWER AREA) SHALL CONFORM TO:

PIPE MATERIAL SPEC.	JOINT SPEC.
VITRIFIED CLAY PIPE	
VCP C-700	C-425
VCP (ASTM-C) C-700	
JOINT	C-425
COLLAR	D-2734
CONCRETE PIPE C-14	C-443
RCP C-76	C-443
ACP C-428	D-4809
ABS SEWER PIPE	
SOLID WALL 8" DIA. SDR 23.5	
ABS D-2751	D-3212
ABS COMPOSITE/SOLID PIPE	
4"-15" DIA.	
ABS D-2680	D-[illegible]
PVC GRAVITY SEWER PIPE	
4"-15" DIA. SDR 35	
D-3034	D-3212 OR D-3212
18"-27" DIA. F/DIV-46	
F-679	D-3212 OR D-3212
CSP A-74	D-964
RP A-21.51	A-21.11

NOTE: THE DISTRICT HAS APPROVED LESS COMMON PIPE MATERIALS ON A QUALIFIED BASIS IN ADDITION TO THOSE ABOVE. PLEASE CONTACT THE DISTRICT F CONFIRMING USING PIPE NOT LISTED ABOVE.)

6. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN CONSERVED SEWER AREAS), BEDDING EXCEPT BEDDING WITH STONE 3/4" TO 1" IN SIZE, MUST BE BACKFILLED WITH GRANULAR MATERIAL EQUAL TO 3 THE NATURAL DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES AND NOT MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE. WHEN USING PVC.

7. "SHORT BELL" OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR MATERIALS.

8. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN ENGLISH WYE, TEE, OR AN EQUIVALENT, ONE OF THE FOLLOWING METHODS SHALL BE USED:
   1. CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF FLEXIBLE SADDLE OR PLUG-TEE SADDLE.
   2. REMOVE THE ENTIRE SECTION OF PIPE (INCLUDING THE TOP OF ONE BELL) AND REPLACE WITH A TEE OR TEE BRANCH SECTION.
   3. REMOVE THE TOP HALF OF THE PIPE (VERTICALLY FOR A LENGTH OF 18 INCHES) AND PROVIDE PROPER FITTING USING "SHORT BELL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

9. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. WHENEVER A SANITARY/COMBINED SEWER CROSSES OVER OF 18 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED WHEREIN THE SEWER IS LAID IN A SEPARATE TRENCH, EXCEPTING A MINIMUM 18" VERTICAL SEPARATION. ON THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, ALLOWING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DO NOT MEET THE ABOVE REQUIREMENTS, THE SEWER SHALL BE CONSTRUCTED TO WATERMAIN STANDARDS.

10. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

11. ALL SANITARY MANHOLES (AND STORM MANHOLES IN CONSERVED SEWER AREAS) SHALL HAVE A MINIMUM BOWL DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

697.20
673.86

696.76
673.86

Manhard Consulting, Ltd.

Civil Engineers • Surveyors • Land Planners • Landscape Architects • Planners • Construction Managers

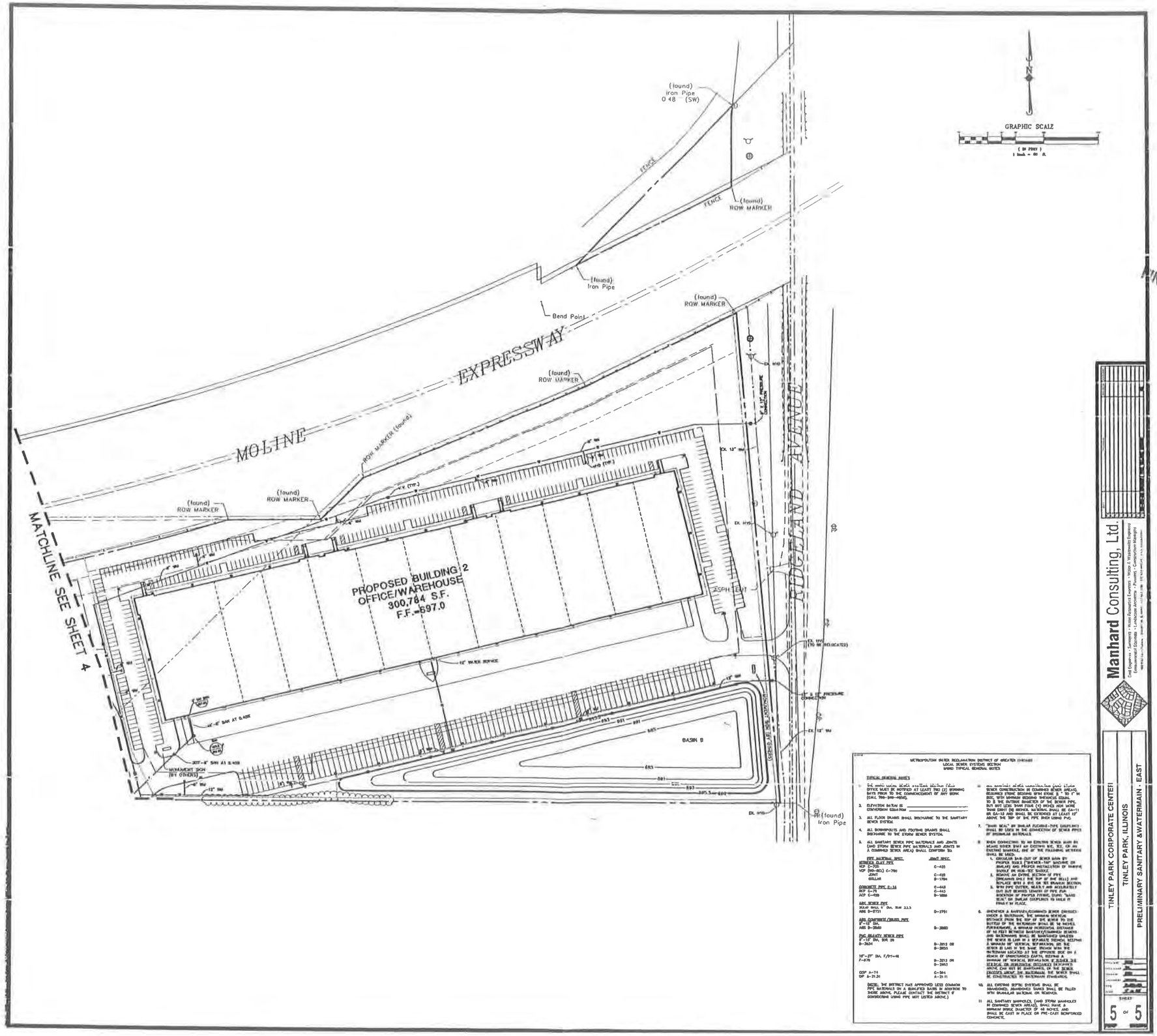
TINLEY PARK CORPORATE CENTER I

TINLEY PARK, ILLINOIS

PRELIMINARY SANITARY &WATERMAIN - WEST

SHEET 4 OF 5

26 of 30



FINAL APPROVED PLAN

METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO
LOCAL SEWER SYSTEMS SECTION
SAMPLE TYPICAL GENERAL NOTES

TYPICAL GENERAL NOTES

1. THE WORK WITHIN THIS CONTRACT WILL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4065).
2. ELEVATION DATUM IS _____ CONVERSION EQUATION _____
3. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
4. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
5. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO:

PIPE MATERIAL SPEC.	JOINT SPEC.
VITRIFIED CLAY PIPE	
VCP C-700	C-425
VCP (NO-HOT) C-700	
JOINT	C-425
COLLAR	B-1704
CONCRETE PIPE C-14	C-443
RCP C-75	C-443
ACP C-428	B-1686
ABS SEWER PIPE	
SOLID WALL 4" DIA. THRU 15.5	
ABS D-2751	D-2751
ABS COMPOSITE (SOLID) PIPE	
3"-12" DIA.	
ABS D-2680	D-2680
PVC SOLIDWALL SEWER PIPE	
3"-12" DIA. SDR 35	
D-3034	D-3212 OR D-3033
14"-27" DIA. F/DT=46	
F-679	D-3212 OR D-3963
CCP A-74	C-594
DIP A-21.51	A-21.11

NOTE: THE DISTRICT HAS APPROVED LESS COMMON PIPE MATERIALS ON A QUALIFIED BASIS IN ADDITION TO THOSE ABOVE. PLEASE CONTACT THE DISTRICT IF CONSIDERING USING PIPE NOT LISTED ABOVE.)

6. ALL SANITARY SEWER CONSTRUCTION IN COMBINED SEWER AREAS, BEGINNING STONE BEDDING WITH STONE 3/4" TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO 1/8 THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE. WHEN USING PVC.
7. "SNAP SEAL" OR SIMILAR FLEXIBLE-PIPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR MATERIALS.
8. 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:
   1. PROVIDE A SAW-CUT OF SEWER MAIN BY PROPER SIZE (\"WHACK-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF MANHOLE SADDLE OR PIPE-TEE SADDLE.
   2. REMOVE AN ENTIRE SECTION OF PIPE (MINIMUM ONE) THE TOP OF THE BELL) AND REPLACE WITH A WYE OR TEE MANHOLE SECTION.
   3. WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT REQUIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING. USING "MAND TEAR" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
9. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN THE SEWER AND WATERMAIN SHALL BE MAINTAINED UNLESS THE SEWER IS LAID IN A SEPARATE TRENCH, REQUIRES A MINIMUM 18" VERTICAL SEPARATION, OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, REQUIRES A MINIMUM 18" VERTICAL SEPARATION, OR SUCH OTHER VERTICAL OR HORIZONTAL DISTANCES DEMONSTRATE ABOVE, CAN NOT BE MAINTAINED, OR THE SEWER (INCLUDE) ABOVE, THE WATERMAIN, THE SEWER SHALL BE CONSTRUCTED TO WATERMAIN STANDARDS.
10. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
11. ALL SANITARY MANHOLES (AND STORM MANHOLES IN COMBINED SEWER AREAS) SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

Manhard Consulting, Ltd.

Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Environmental Scientists • Landscape Architects • Planners • Construction Managers
WWW.MANHARD.COM • 847-837-4400 • 847-837-4401 (FAX)

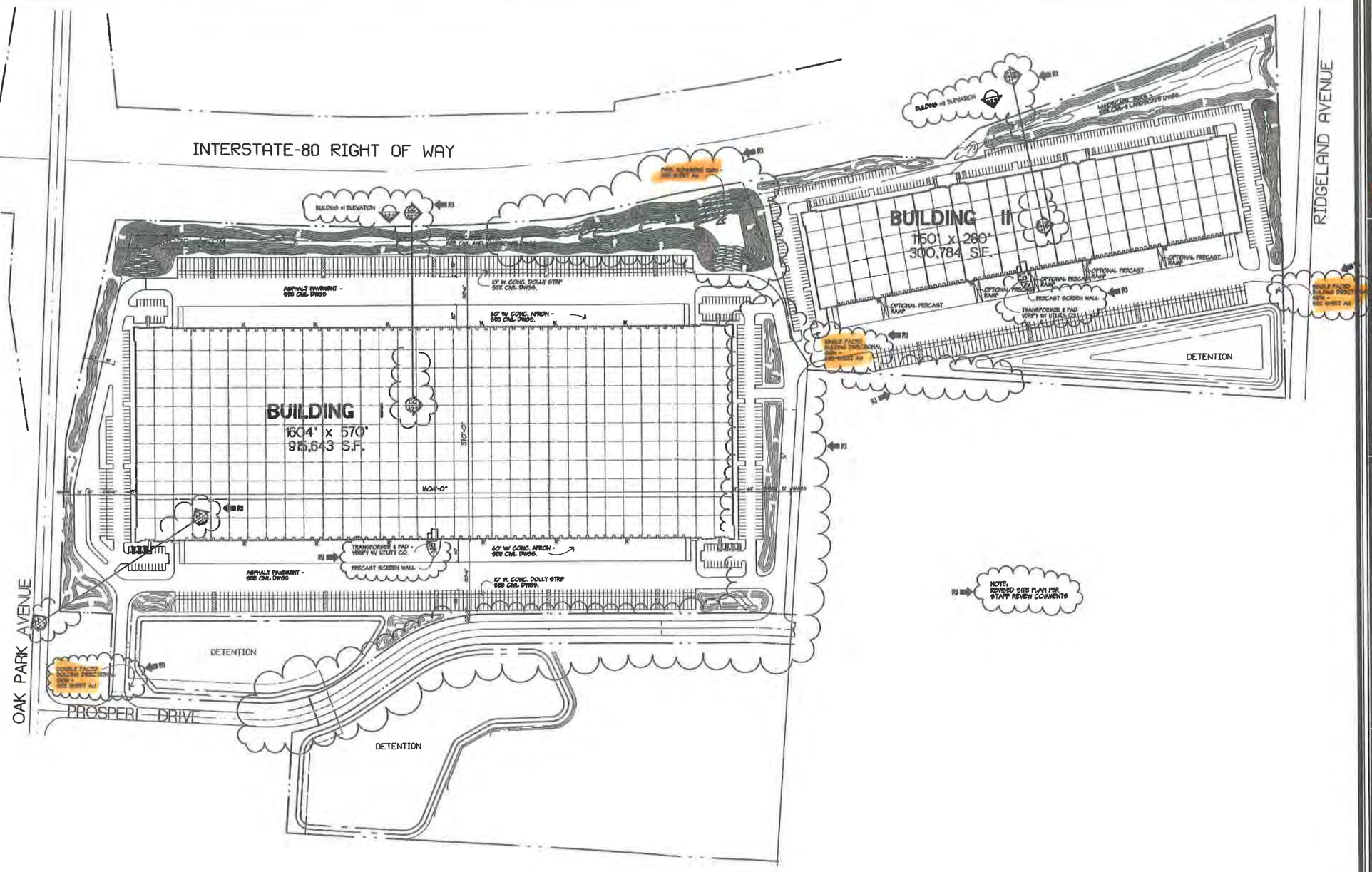
TINLEY PARK CORPORATE CENTER

TINLEY PARK, ILLINOIS

PRELIMINARY SANITARY &WATERMAIN - EAST

SHEET 5 OF 5

EXHIBIT C



SITE PLAN
SCALE: 1" = 100'-0"

TRUE NORTH
PLAN NORTH

FIRST INDUSTRIAL REALTY TRUST

FINAL APPROVED PLAN

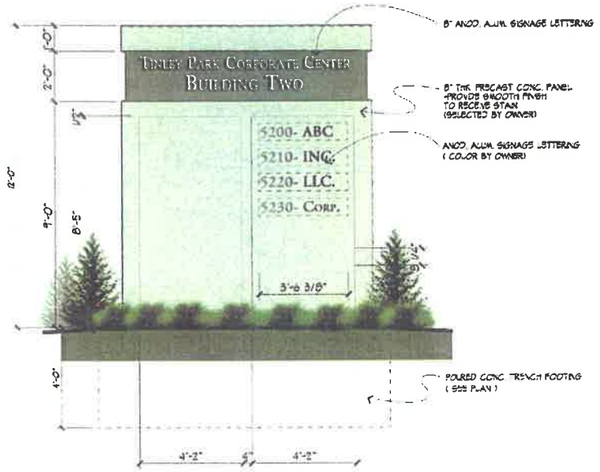
HARRIS ARCHITECTS INC.
401 SUMMIT DRIVE, PLATTE, ILLINOIS 60120-1945 (630)553-
COPYRIGHT © 2006, BY HARRIS, C. HARRIS

NEW OFFICE/ WAREHOUSE FACILITY FOR :
Tinley Park Corporate Center
Buildings #1 & #2
Tinley Park, Illinois

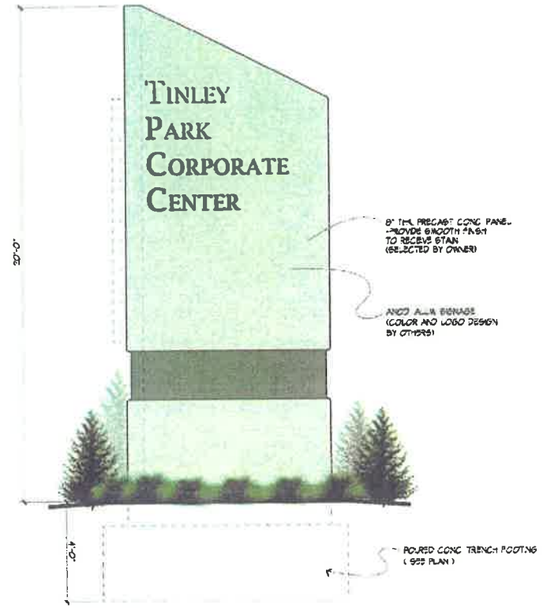
ISSUED FOR
PLAN SUBMISSION 7-11-06
REVISED PER STAFF REVIEW COMMENTS 9-18-06

PROJECT NO. 2061223
DRAWN BY:
DATABASE: 2061223PLAN1B

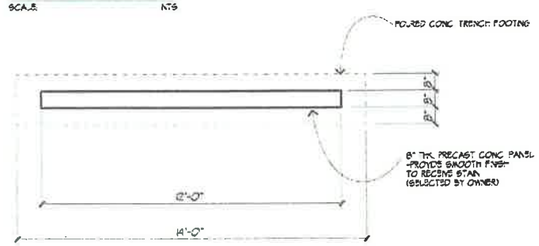
SHEET NO.
A1.0
1 OF 1 SHEETS



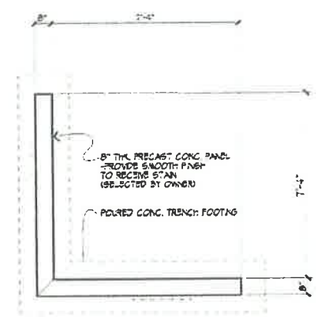
BUILDING 2
SIGN ELEVATION
SCALE: NTS



PARK
SIGN ELEVATION
SCALE: NTS



BUILDING 2
SIGN PLAN
SCALE: NTS



PARK
SIGN PLAN
NTS SCALE

SIGNAGE ~~PLAN~~ ELEVATION

*SEE ALSO SHEET A1.1

FINAL APPROVED PLAN

FIRST INDUSTRIAL REALTY·TRUST

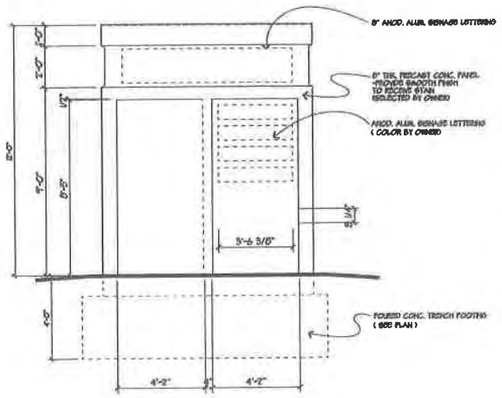
TINLEY PARK CORPORATE CENTER

TINLEY PARK, ILLINOIS

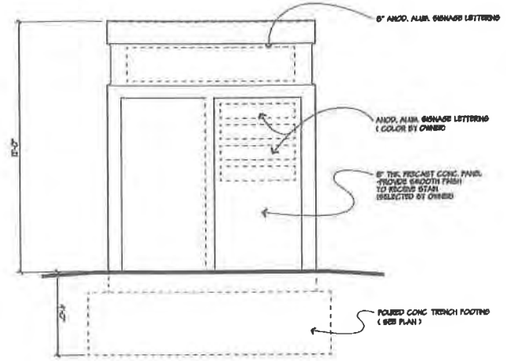
HARRIS ARCHITECTS INC.

UNDATED;
SUBMITTED TO LRPC @ CONCEPT APPR. MTG. 12-7-06

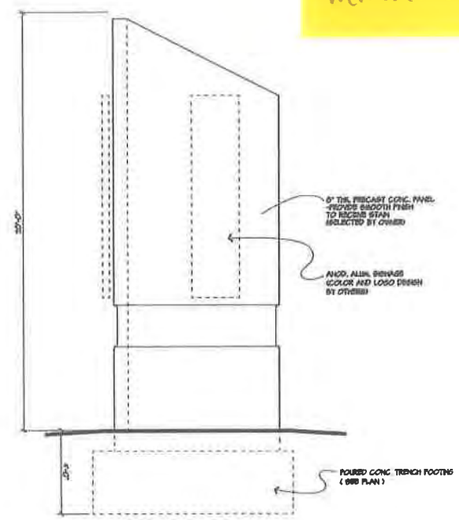
Monument signs



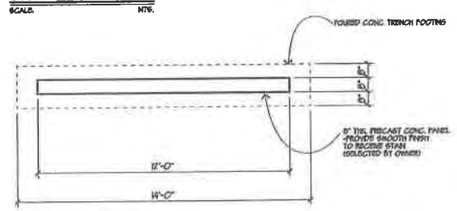
BUILDING 2
SIGN ELEVATION
SCALE: NTS.



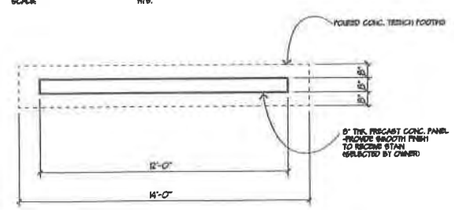
BUILDING 1
SIGN ELEVATION
SCALE: NTS.



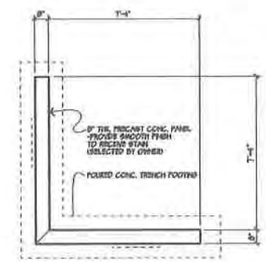
PARK
SIGN ELEVATION
SCALE: NTS.



BUILDING 2
SIGN PLAN
SCALE: NTS.



BUILDING 1
SIGN PLAN
SCALE: NTS.



PARK
SIGN PLAN
NTS. SCALE:

HARRIS ARCHITECTS INC.
450 SUMMIT DRIVE, ST. CHARLES, ILLINOIS 60174-2000
CONTACT: P. CARL T. HARRIS, C. CHRIS

NEW OFFICE/ WAREHOUSE FACILITY FOR :
Tinley Park Corporate Center
Buildings #1 & #2
Tinley Park, Illinois

9-29-06

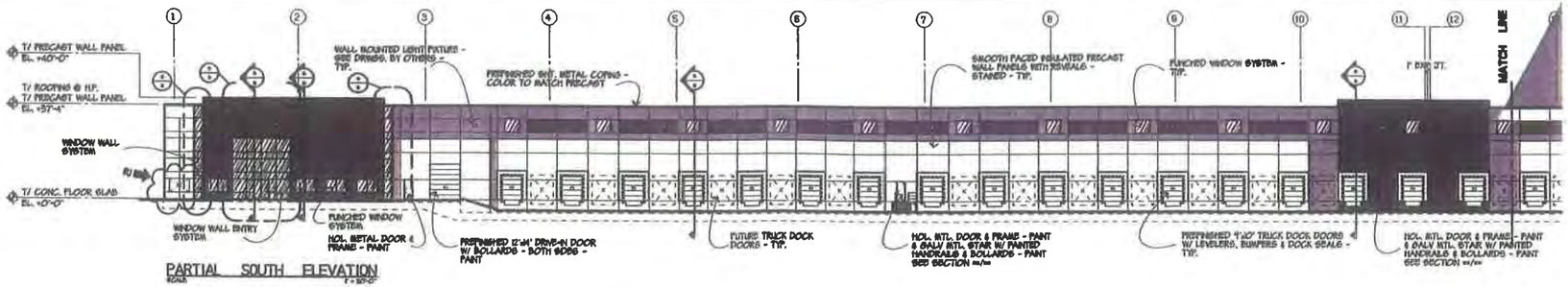
ISSUED FOR: SITE PLAN REVIEW COMMENTS / STAFF REVIEW COMMENTS

FINAL APPROVED PLAN

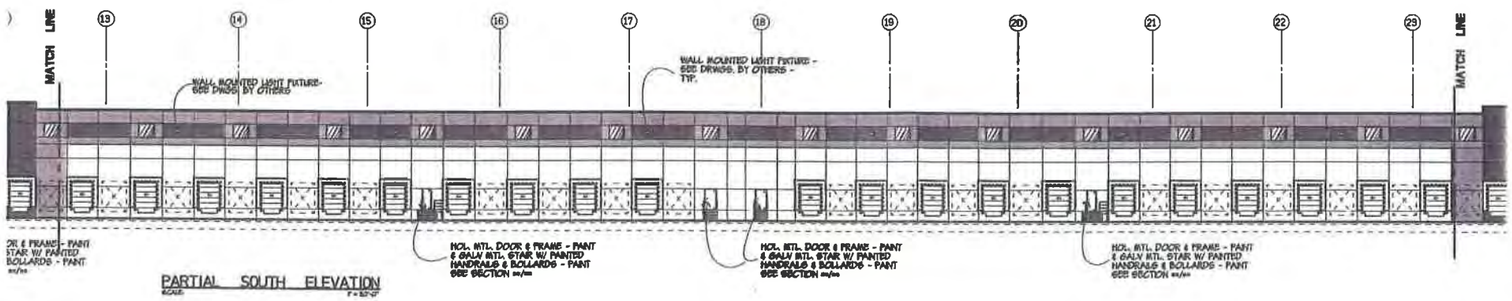
PROJECT NO. 206225
DRAWN BY:
DATABASE: 06225PLAN08

SHEET NO.
A1.1
#OF#SHEETS

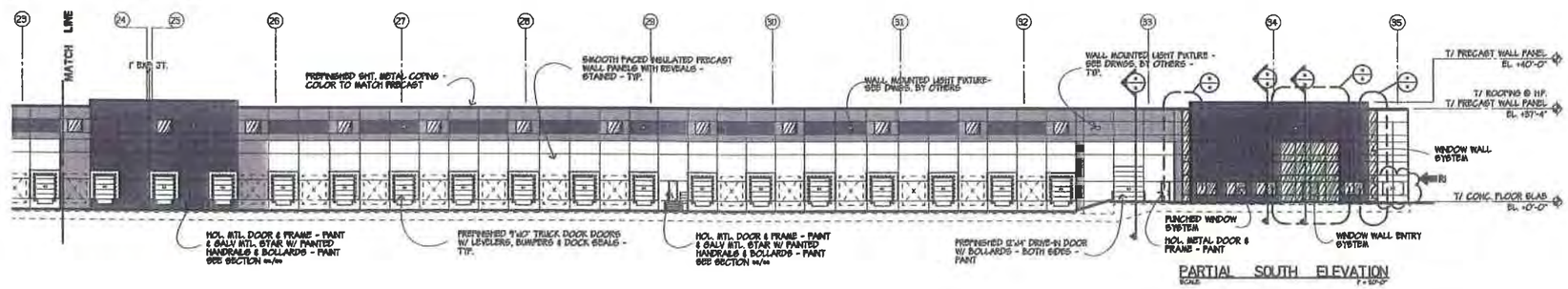
EXHIBIT D



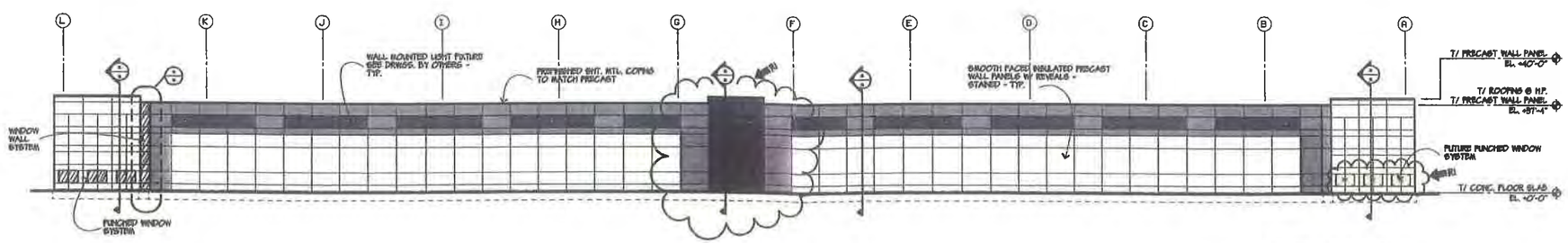
PARTIAL SOUTH ELEVATION
SCALE 1" = 10'-0"



PARTIAL SOUTH ELEVATION
SCALE 1" = 10'-0"



PARTIAL SOUTH ELEVATION
SCALE 1" = 10'-0"



EAST ELEVATION
SCALE 1" = 10'-0"

ADDED MATERIAL INDICATIONS AND NOTES

FIRST INDUSTRIAL REALTY TRUST

FINAL APPROVED PLAN

HARRIS ARCHITECTS INC.
400 SHERMAN AVENUE, PALATINE, ILLINOIS 60067 (847) 359-3300
COPYRIGHT © 2006, BY MICHAEL C. HARRIS

NEW OFFICE/ WAREHOUSE FACILITY FOR:
Tinley Park Corporate Center Building #1
Tinley Park, Illinois

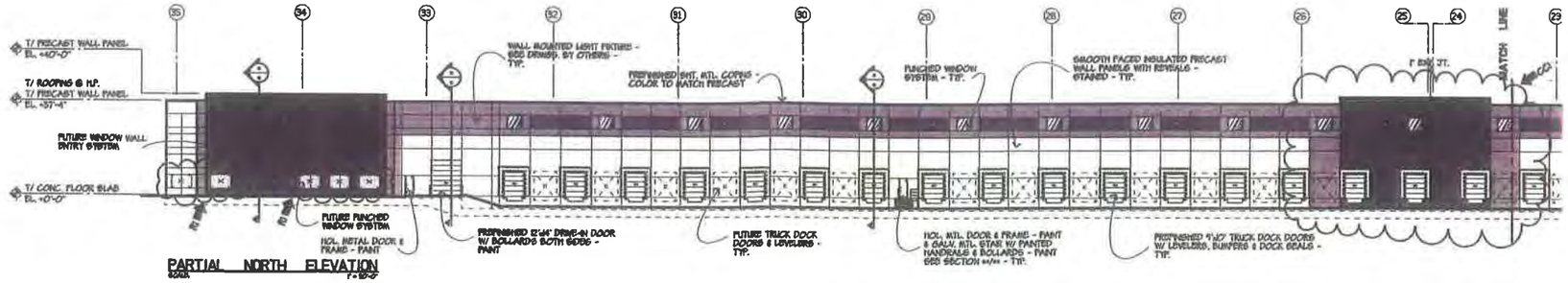
7/14/06
1-25-06

ISSUED FOR:
PLAN SUBMISSION
STAFF REVIEW COMMENTS

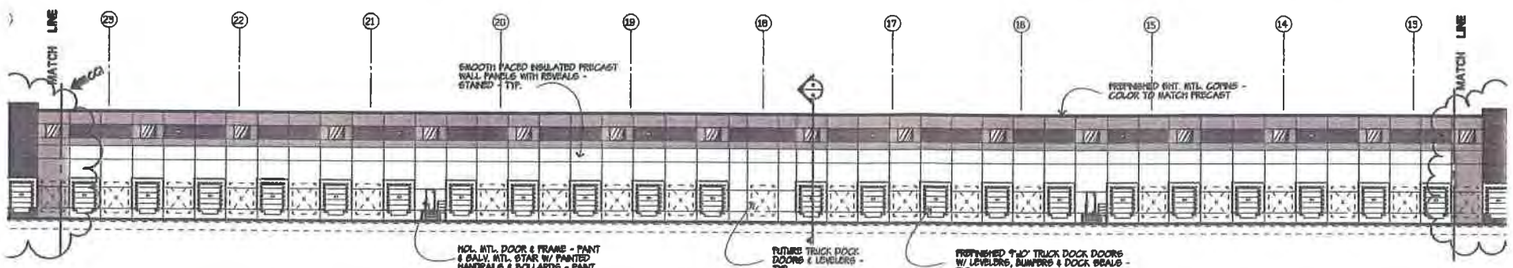
PROJECT NO. 204825
DRAWN BY:
DATABASE: 204825PLAN08

SHEET NO.
A2.0 → BLDG. 1
OF # SHEETS

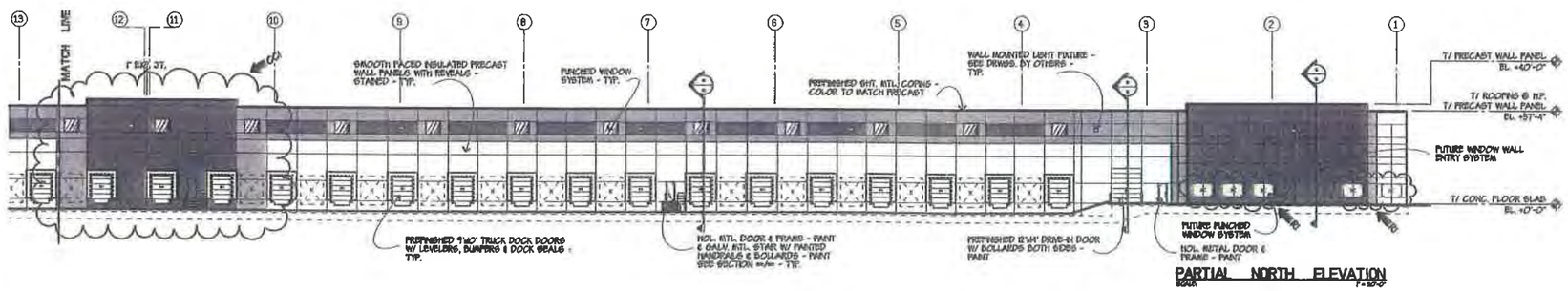
9 of 30



PARTIAL NORTH ELEVATION
SCALE 1"=50'-0"



PARTIAL NORTH ELEVATION
SCALE 1"=50'-0"



PARTIAL NORTH ELEVATION
SCALE 1"=50'-0"

COLOR SCHEDULE

PRECAST STAIN TO MATCH BENJAMIN-MOORE PAINT COLOR-

(A) SUPERIOR WALLPAPER SUPERIOR TAUPE

SUPERIOR SANDSTONE

SUPERIOR CHOCOLATE

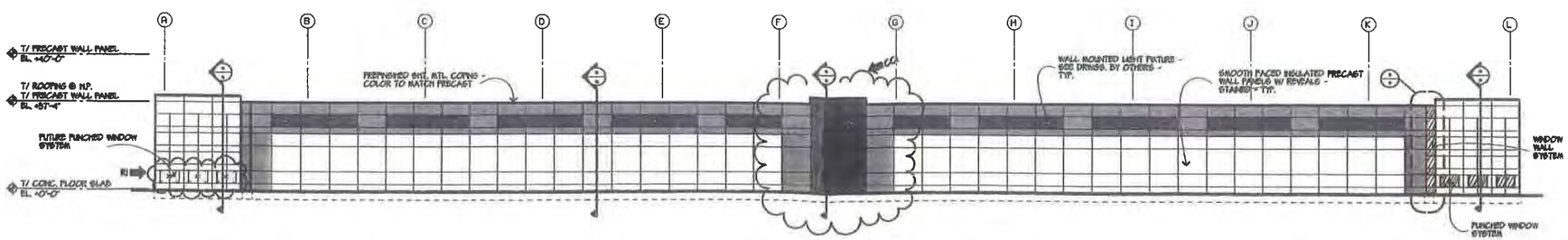
(C) SUPERIOR WALLPAPER SUPERIOR BREEZE GRAY

GLASS & FRAMING SYSTEM

GLASS: SOLAR - SCREEN ADVANTAGE BY TRANSITION LOW ROAD

WINDOW FRAMES: CLEAR ANODIZED ALUMINUM

PREFINISHED ALUMINUM FASCIA / COPINGS - PVC-CLAD HEMLOCK
PVC-CLAD SLATE GRAY



WEST ELEVATION
SCALE 1"=50'-0"

CO ADDED MATERIAL INDICATIONS AND NOTES

FIRST INDUSTRIAL REALTY TRUST

HARRIS ARCHITECTS INC.
400 CHERRY AVENUE, PALATINE, ILLINOIS 60067-5315 (847)359-8811
COPYRIGHT © 2006 BY PATRICK C. HARRIS

NEW OFFICE/ WAREHOUSE FACILITY FOR :
Tinley Park Corporate Center Building #1
Tinley Park, Illinois

ISSUED FOR
PLAN SUBMISSION
STAFF REVIEW COMMENTS
7.14.06
9-28-06

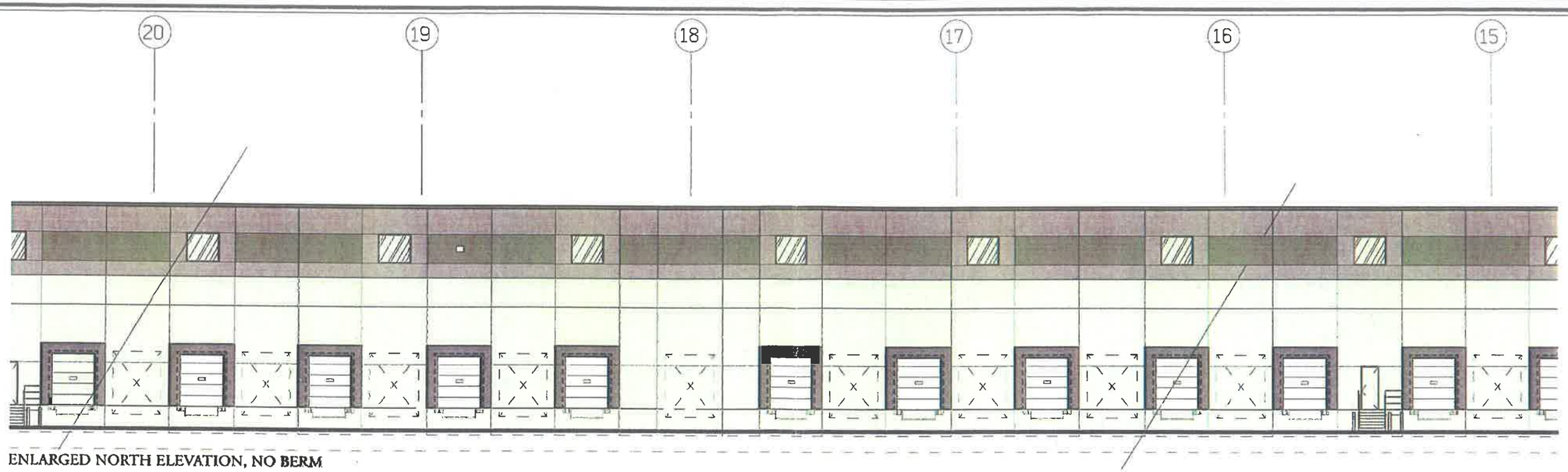
PROJECT NO. 2016225
DRAWN BY:
DATABASE D6225PLAN.DWG

SHEET NO.
A2.1
OF # SHEETS

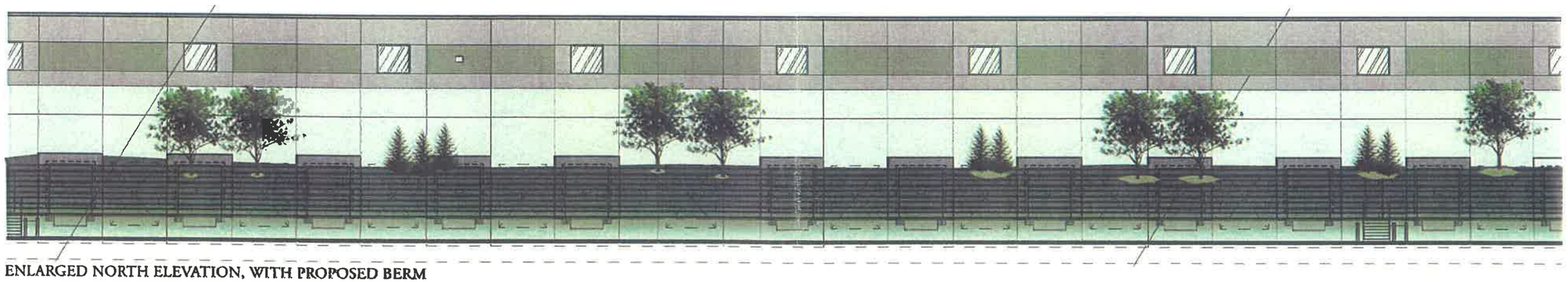
10 of 30

FINAL APPROVED PLAN

BLDG. 1



ENLARGED NORTH ELEVATION, NO BERM



ENLARGED NORTH ELEVATION, WITH PROPOSED BERM

OVERALL NORTH ELEVATION, WITH PROPOSED BERM

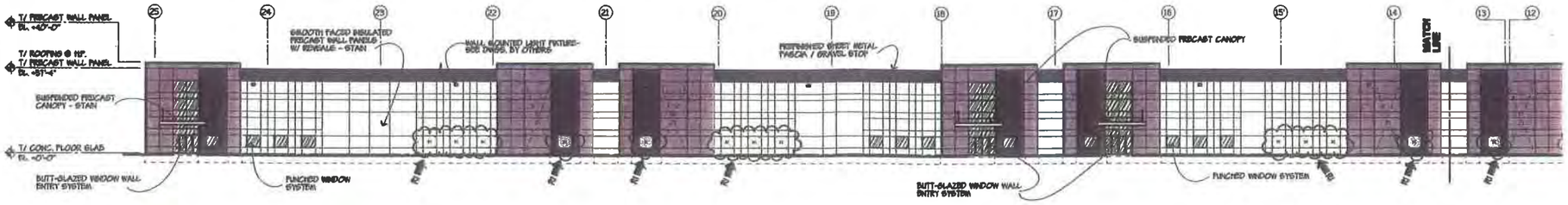
FINAL APPROVED PLAN

FIRST INDUSTRIAL REALTY·TRUST

TINLEY PARK CORPORATE CENTER
BUILDING #1
TINLEY PARK, ILLINOIS

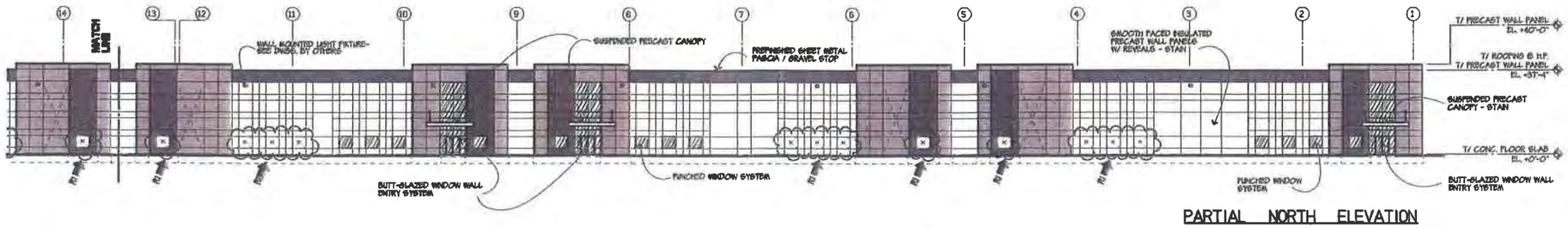
HARRIS ARCHITECTS INC.

ELEVATION DETAILS
BUILDING 1
UNDATED; SUBMITTED
AT LRPC ON 12-7-06



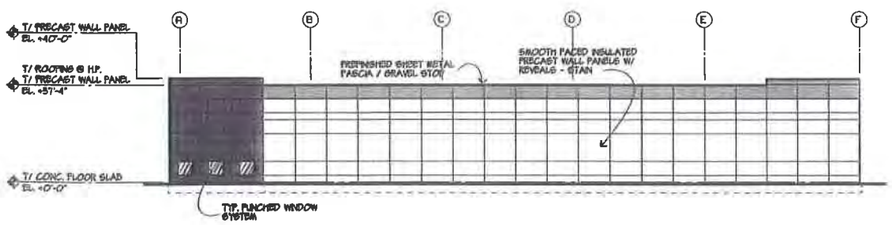
PARTIAL NORTH ELEVATION

SCALE: 1" = 20'-0"



PARTIAL NORTH ELEVATION

SCALE: 1" = 20'-0"



WEST ELEVATION

SCALE: 1" = 20'-0"

FIRST INDUSTRIAL REALTY TRUST

FINAL APPROVED PLAN

HARRIS ARCHITECTS INC.

NEW OFFICE/ WAREHOUSE FACILITY FOR :

Tinley Park Corporate Center #2 Building

Tinley Park, Illinois

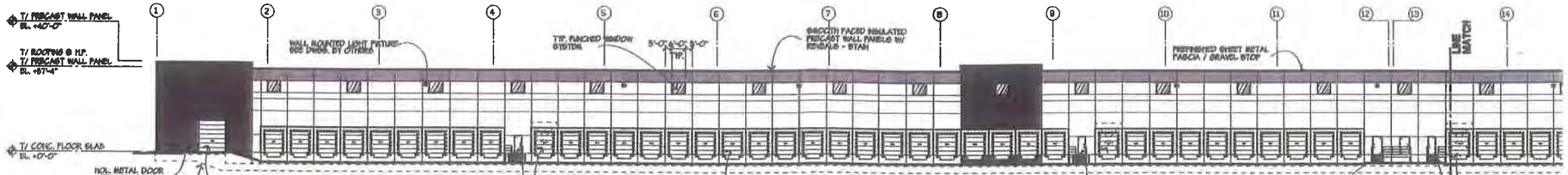
ISSUED FOR:
PLAN SUBMITTAL 7-14-06
REVISE & START REVIEW COMMENTS 9-25-06

PROJECT NO. 204225
DRAWN BY:
DATABASE: D:\204225-AND8

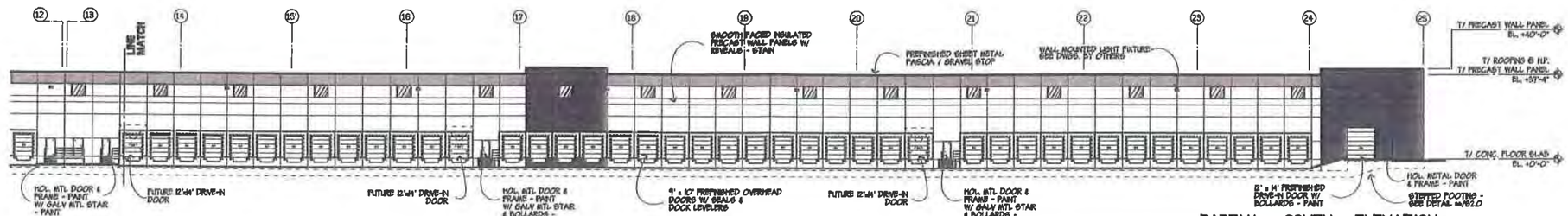
SHEET NO.
A2.0
OF # SHEETS

BLDG. 2

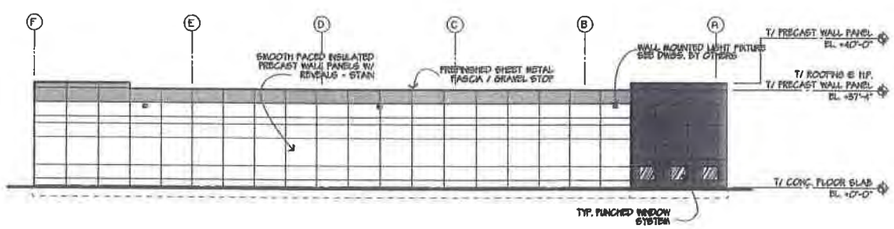
12 of 30



PARTIAL SOUTH ELEVATION
SCALE 1" = 20'-0"



PARTIAL SOUTH ELEVATION
SCALE 1" = 20'-0"



EAST ELEVATION
SCALE 1" = 20'-0"

COLOR SCHEDULE

PRECAST STAIN TO MATCH BENJAMIN-MOORE PAINT COLOR:

- (A) BENJAMIN MOORE -
- BENJAMIN MOORE
- BENJAMIN MOORE
- (B) BENJAMIN MOORE
- (C) BENJAMIN MOORE BALCONY GRITS

GLASS & FRAMES SYSTEM

GLASS: (EST - ECLIPSE ADVANTAGE BY PILKINGTON OR EQUAL)

WINDOW FRAMES: CLEAR ANODIZED ALUMINUM

PREFINISHED ALUMINUM FASCIA / COPINGS - PVC-CLAD SANDSTONE PVC-CLAD BRONZE

FIRST INDUSTRIAL REALTY TRUST

FINAL APPROVED PLAN

HARRIS ARCHITECTS INC.

NEW OFFICE/ WAREHOUSE FACILITY FOR:
Tinley Park Corporate Center #2
Building
Tinley Park, Illinois

7-14-06
9-28-06

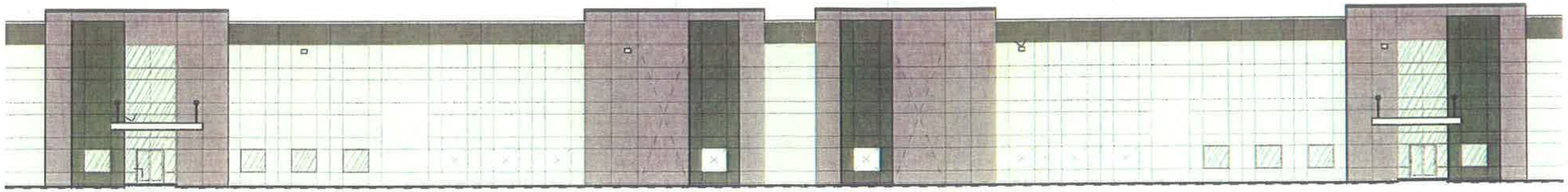
ISSUED FOR:
PLAN SUBMISSION
STAFF REVIEW COMMENTS

PROJECT NO. 2016225
DRAWN BY:
DATABASE: 06225PLAN.DWG

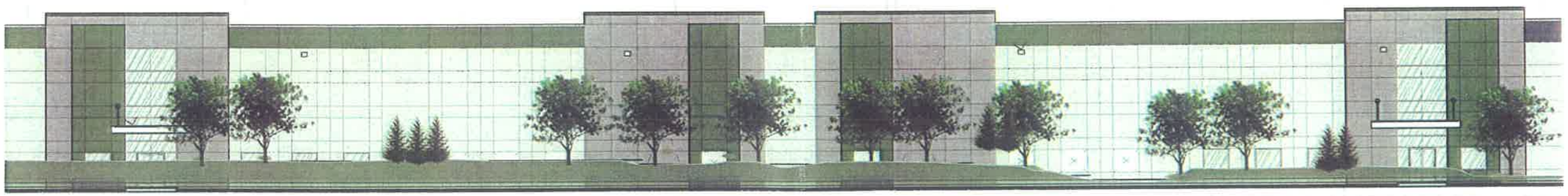
SHEET NO.
A2.1 → BLDG 2
OF # SHEETS

13 of 30

14 of 30



ENLARGED NORTH ELEVATION, NO BERM



ENLARGED NORTH ELEVATION, WITH PROPOSED BERM

OVERALL NORTH ELEVATION, WITH PROPOSED BERM

FINAL APPROVED PLAN

FIRST INDUSTRIAL REALTY·TRUST

TINLEY PARK CORPORATE CENTER
BUILDING #2
TINLEY PARK, ILLINOIS

HARRIS ARCHITECTS INC.

ELEVATION DETAILS
BUILDING 2
UNDATED; SUBMITTED
AT LRPC ON 12-7-06

NORTH BUILDING ELEVATION, BUILDING 1

NORTH BUILDING ELEVATION, BUILDING 2

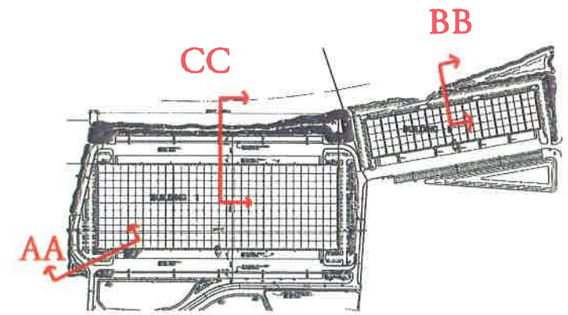
1– NORTH YARD (I-80): TYPE "C" BUFFER-
REQUIREMENTS:
–108 CANOPY TREES
–44 UNDERSTORY TREES
–437 SHRUBS

PROVIDED:
–108 CANOPY TREES
–44 UNDERSTORY TREES
–437 SHRUBS
–70 EVERGREEN TREES*

*REQUESTED BY VILLAGE COMMENT LETTER DATED, AUGUST 24, 2006

AA

OAK PARK AVENUE | PROPOSED BERM



i-80 | PROPOSED BERM (AT LARGEST DIMENSION) | AUTO PARKING | BUILDING #2

BB

COLOR SCHEDULE

PRECAST STAIN: TO MATCH BENJAMIN-MOORE PAINT COLOR-

(A)	EXTERIOR VILLAGE: SW 7034 PASSIVE
	EXTERIOR VILLAGE: SW 6187 ROSEMARY
(B)	EXTERIOR VILLAGE: SW 7061 CITYSCAPE
(C)	EXTERIOR VILLAGE: SW 7030 BREEZE GRAY

GLASS & FRAMING SYSTEM

GLASS: GREY - ECLIPSE ADVANTAGE BY PILKINGTON (OR EQUAL)

WINDOW FRAMES: CLEAR ANODIZED ALUMINUM

PRE-FINISHED ALUMINUM FASCIA / COPINGS - FAC-CLAD HEMLOCK
FAC-CLAD SLATE GRAY

i-80 | PROPOSED BERM (AT LARGEST DIMENSION) | BUILDING #1 TRUCK COURT | BUILDING #1

CC

FIRST INDUSTRIAL REALTY TRUST

FINAL APPROVED PLAN

HARRIS ARCHITECTS INC.
4601 EMERSON AVENUE PALATINE, ILLINOIS 60067-9149 847.202.0100
COPYRIGHT © 2006, BY PATRICK C. HARRIS

NEW OFFICE/ WAREHOUSE FACILITY FOR :
Tinley Park Corporate Center Buildings #1 & #2
Tinley Park, Illinois

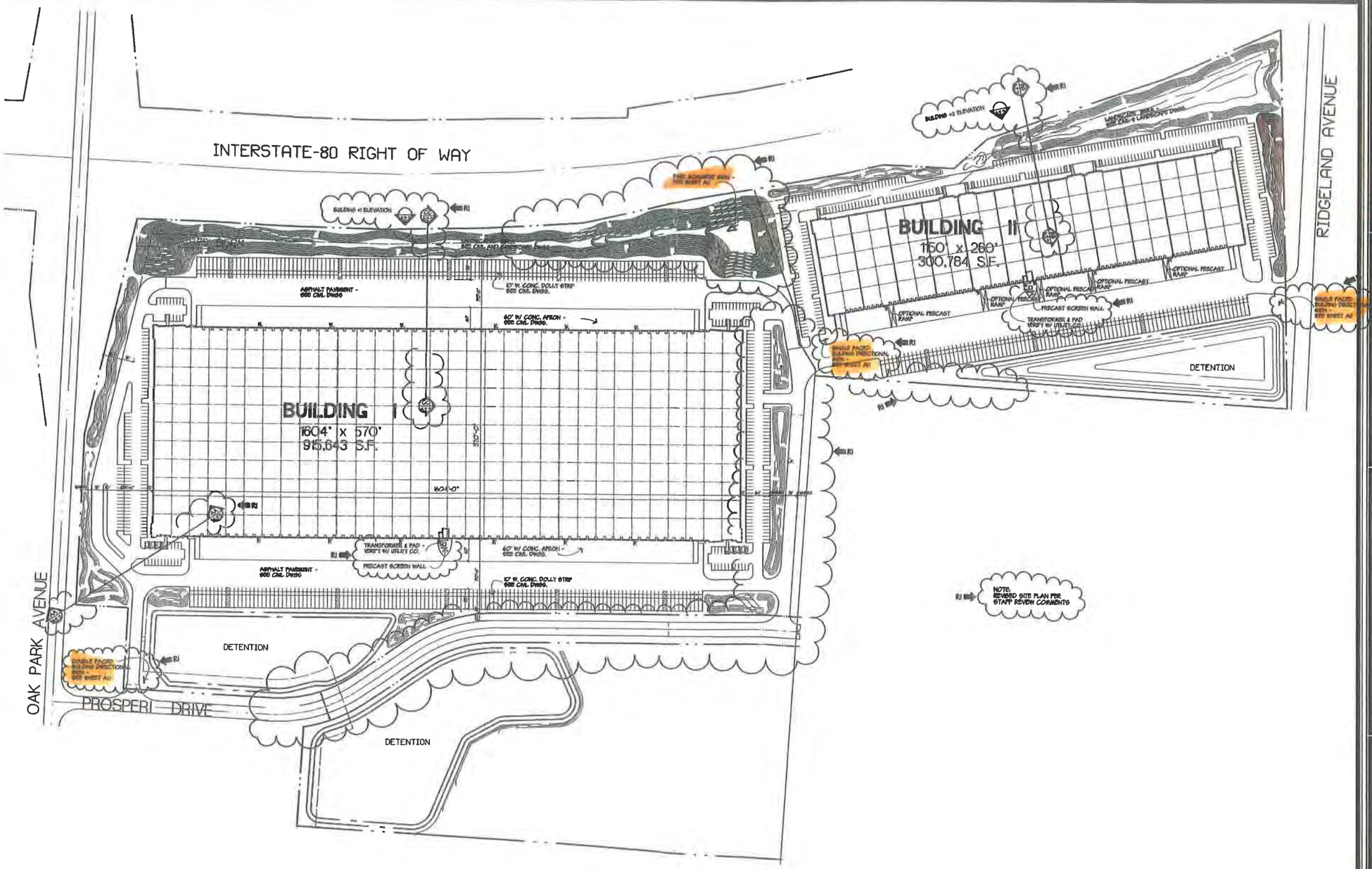
TA/06
4-25-06

ISSUED FOR
PLAN SUBMISSION
STAFF REVIEW COMMENTS

PROJECT NO. 204223
DRAWN BY:
DATABASE: 0N223PLAN.DWG

SHEET NO.
A2.2
* OF * SHEETS

EXHIBIT E



SITE PLAN
SCALE: 1" = 100'-0"

TRUE NORTH
PLAN NORTH

FIRST INDUSTRIAL REALTY TRUST

FINAL APPROVED PLAN

HARRIS ARCHITECTS INC.

NEW OFFICE/ WAREHOUSE FACILITY FOR :
Tinley Park Corporate Center Buildings #1 & #2
Tinley Park, Illinois

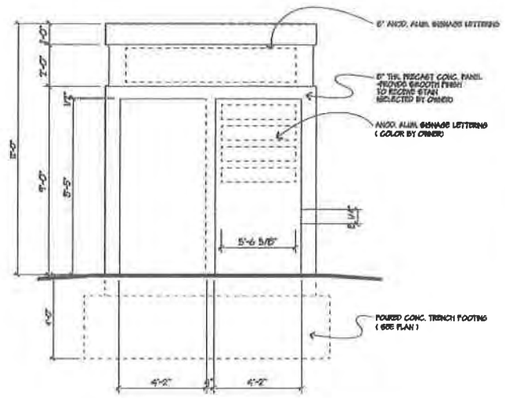
ISSUED FOR
PLAN SUBMISSION 7-14-06
REVISED SHEET - STAFF REVIEW COMMENTS 9-28-06

PROJECT NO. 204225
DRAWN BY:
DATABASE: 06225PLAN.DB

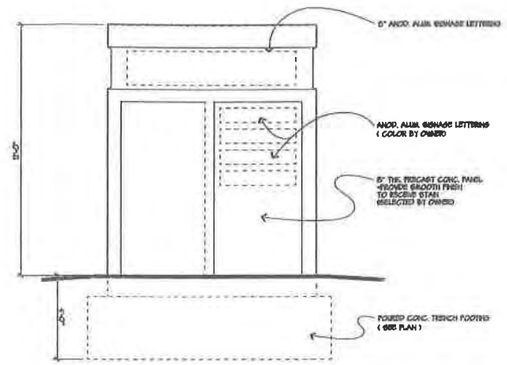
SHEET NO.
A1.0
OF # SHEETS

3 of 30

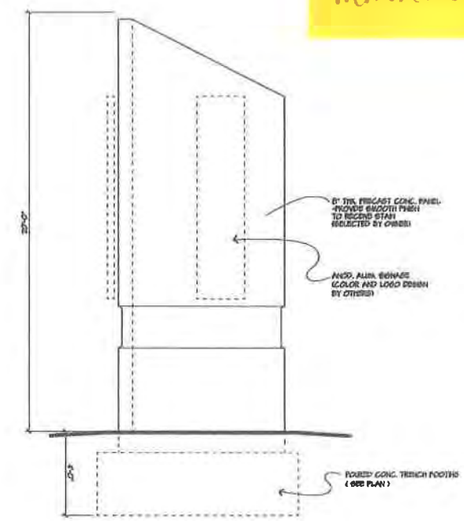
Monument signs



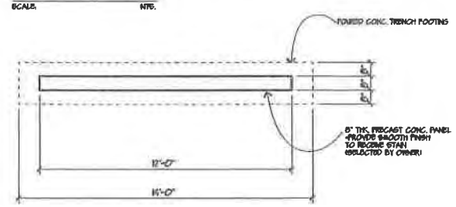
BUILDING 2
SIGN ELEVATION
SCALE: NTS.



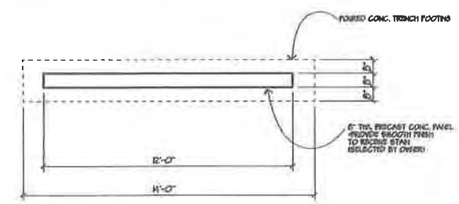
BUILDING 1
SIGN ELEVATION
SCALE: NTS.



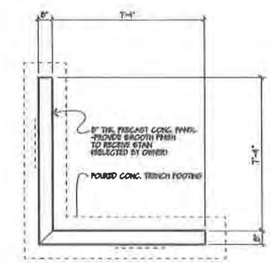
PARK
SIGN ELEVATION
SCALE: NTS.



BUILDING 2
SIGN PLAN
SCALE: NTS.



BUILDING 1
SIGN PLAN
SCALE: NTS.



PARK
SIGN PLAN
NTS. SCALE:

HARRIS ARCHITECTS INC.
420 SUMMIT AVENUE PALATINE, ILLINOIS 60067-1410 847/359-8100
COPYRIGHT © 2006, BY PATRICK C. HARRIS

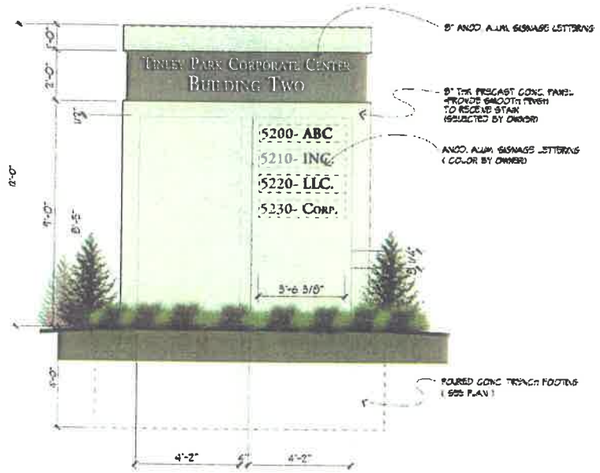
NEW OFFICE/ WAREHOUSE FACILITY FOR :
Tinley Park Corporate Center
Buildings #1 & #2
Tinley Park, Illinois

ISSUED FOR
APPROVAL SHEET
STAFF REVIEW COMMENTS
9-15-06

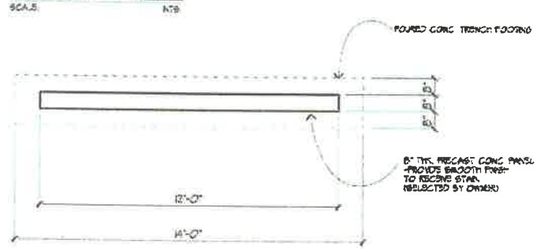
FINAL APPROVED PLAN

PROJECT NO.
204625
DRAWN BY:
DATABASE:
D:\225PLAN.DB

SHEET NO.
A1.1
OF # SHEETS

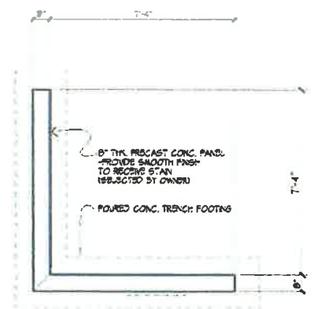


BUILDING 2
SIGN ELEVATION
SCALE: NTS



BUILDING 2
SIGN PLAN
SCALE: NTS

PARK
SIGN ELEVATION
SCALE: NTS



PARK
SIGN PLAN
NTS SCALE

FINAL APPROVED PLAN

SIGNAGE ~~PLAN~~ ELEVATION

*SEE ALSO
SHEET A1.1

FIRST INDUSTRIAL REALTY·TRUST

TINLEY PARK CORPORATE CENTER
TINLEY PARK, ILLINOIS

HARRIS ARCHITECTS INC.

UNDATED;
SUBMITTED TO LRPC
@ CONCEPT APPR. MTG.
12-7-06

EXHIBIT F

EXHIBIT G

TINLEY PARK CORPORATE CENTER
PRELIMINARY ENGINEERING PLAN
VILLAGE OF TINLEY PARK, ILLINOIS

FINAL APPROVED PLAN

MATCHLINE-SEE LEFT

MATCHLINE-SEE RIGHT

GRAPHIC SCALE

F. A. I. 80

MOLINE EXPRESSWAY

RIDGELAND AVENUE

OAK PARK AVENUE

PROSPERI DRIVE

PROPOSED BUILDING 1
OFFICE/WAREHOUSE
810,643 S.F.
F.F.=499.0

PROPOSED BUILDING 2
OFFICE/WAREHOUSE
300,784 S.F.
F.F.=497.0

PRECAST SCREEN WALL

NO PARKING FIRELANE (TYP.)

PRIVATE DRIVE

PUBLIC R.O.W.

50' WETLAND BUFFER

DRAIN BOUNDARY LINE

STONE AREA

PROJECT LOCATION

SITE LOCATION MAP
N.T.S.

SITE DATA

BUILDING #1

PARKING PROVIDED	353
TRUCK DOCKS – SOUTH	81
OPTIONAL TRUCK / TRAILER STALLS – SOUTH	48
TRAILER STALLS – SOUTH	123
TRUCK DOCKS – NORTH	86
OPTIONAL TRUCK / TRAILER STALLS – NORTH	50
TRAILER STALLS	123
HANDICAP PARKING PROVIDED	12

BUILDING #2

PARKING PROVIDED	355
TRUCK DOCKS – SOUTH	81
TRAILER STALLS – SOUTH	90
HANDICAP PARKING PROVIDED	8

PAVEMENT LEGEND

SURVING DUTY PAVEMENT
3 1/2" BITUMINOUS SURFACE COURSE, CLASS I
1 1/2" BITUMINOUS BINDER COURSE, CLASS I
10" AGGREGATE BASE COURSE, TYPE B

HEAVY DUTY PAVEMENT
3 1/4" BITUMINOUS SURFACE COURSE, CLASS I
3 1/4" BITUMINOUS BINDER COURSE, CLASS I
10" COMPACTED AGGREGATE BASE COURSE, TYPE B

CONCRETE PAVEMENT
8" CONCRETE PAVEMENT WITH #46, NO. 10116 WELDED WIRE FABRIC
4" SUBBASE, CA-6

PROSPERI DRIVE
80' ROADWAY
SECTION 80'
VE EASEMENT

ABBREVIATIONS

ABA	ABANDONED	F.A.	FLOW LINE	PVT	PAVEMENT
A.C.P.	ASBESTOS CEMENT PIPE	F.C.	FERRUL CAP	R	RADIUS
B.F.P.	BACK FLOW PREVENTER	F.H.	FIRE HYDRANT	R.O.W.	RIGHT-OF-WAY
B.O.P.	BOTTOM OF PIPE	G.B.	GRADE BREAK	S.D.R.	STANDARD DIMENSION RATIO
B.O.W.	BOTTOM OF WALL	G.P.	GAS PIPE	SA	SANITARY
B.R.	BUFFALO BOX	GRATE	GRATING	SAN	SANITARY SEWER
BTM	BOTTOM	H	HYDRANT	SAN MH	SANITARY MANHOLE
C.B.	CHAINLINK DETENTION	HH	HAND HOLE	SD	STORM SEWER
C.O.	CLEAN OUT	HWL	HIGH WATER LEVEL	SDMH	STORM MANHOLE
CB	CATCH BASIN	INV	INVERT	SL	STREET LIGHT
CL	CENTERLINE	INL	INLET	SMH	SANITARY MANHOLE
CLR	CLEARANCE	MH	MANHOLE	STM	STORM SEWER
CMP	CORRUGATED METAL PIPE	MUA	MUNICIPAL	TC	TOP OF CURB
CONC	CONCRETE	MH	MANHOLE	TW	TOP OF WALL
CPP	CONCRETE PIPE	NWL	NORMAL WATER LEVEL	U	UNDERDRAIN
CT	CURB TOP	OPN	OPEN	UL	UNDERWRITERS LABORATORIES
D	DEGREE	OPN	OPEN	VB	VALVE BOX
DIA	DIAMETER	P.C.	POINT OF CURVATURE	VC	VERTICAL CURVE
DIP	DUCTILE IRON PIPE	P.C.C.	POINT OF COMPOUND CURVE	VIP	VERTICAL INTERSECTION POINT
DWG	DRAWING	P.R.C.	POINT OF REVERSE CURVE	W	WATER
E	EAST	P.I.	POINT OF INTERSECTION	WM	WATER MAIN
E.O.P.	EDGE OF PAVEMENT	PL	PROPERTY LINE	WV	WATER VALVE
E.O.W.	EDGE OF WALL	PLUG	PLUGGED	WVB	WATER VALVE BOX
E.P.	EXTENSION PIPE	PROP.	PROPOSED	WVP	WATER VALVE PIT
EL	ELEVATION	PT	POINT OF TANGENCY	TEMP	TEMPORARY
ELEV	ELEVATION	PVC	POLYVINYL CHLORIDE PIPE	VB	VALVE BOX
F.F.	FINISH FLOOR	PVI	POINT OF VERTICAL CURVE	VLT	VALVE LIGHT
F.G.	FINISH GRADE	PVT	POINT OF VERTICAL INTERSECTION	VL	VALVE LIGHT
FBA	FLARED END SECTION			BM	BENCH MARK

STANDARD SYMBOLS

EXISTING		PROPOSED	EXISTING		PROPOSED
	STORM SEWER			ELEVATION OF TOP OF CURB / STRUCTURE/ SPOT ELEVATION	
	SANITARY SEWER			STEM ON SHALE	
	FORCEMAIN			DIRECTION OF FLOW	
	PVC SPIRAL SEWER			OVERFLOW SURF SHALE	
	WATER MAIN			1 FOOT CONTOURS	
	ELECTRIC			CURB AND GUTTER	
	GAS			DEPRESSED CURB AND GUTTER	
	TELEPHONE			PARKING BLOCK AND GUTTER	
	SANITARY MANHOLE			SIDEWALK	
	STORM MANHOLE			ACCESSIBLE RAMP RAMP	
	CATCH BASIN			PROPERTY LINE	
	STORM INLET			GAS MAIN	
	CLEANOUT			SIGN	
	HAY BALES			TRAFFIC SIGNAL	
	SIP SAP			FENCE POLE	
	VALVE IN VAULT			GUY WIRE	
	VALVE IN BOX			GAS VALVE	
	FIRE HYDRANT			MANHOLE	
	BUFFALO BOX			ELECTRICAL EQUIPMENT	
	FLARED END SECTION			TELEPHONE EQUIPMENT	
	STREET LIGHT			CHAIN-LINK FENCE	
	PARKING LOT LIGHT			SPOT ELEVATION	POLE
	SIGNAT LOW POINT			BRUSH/TREE LINE	
	FIELD SPOT ELEVATION			DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TYP)	
				VALVE BOX IN GRASS (TYP)	
				TRACER WIRE WITH VALVE IN PIT (TYP)	
				SILT FENCE	
				RETAINING WALL	

Manhard Consulting, Ltd.

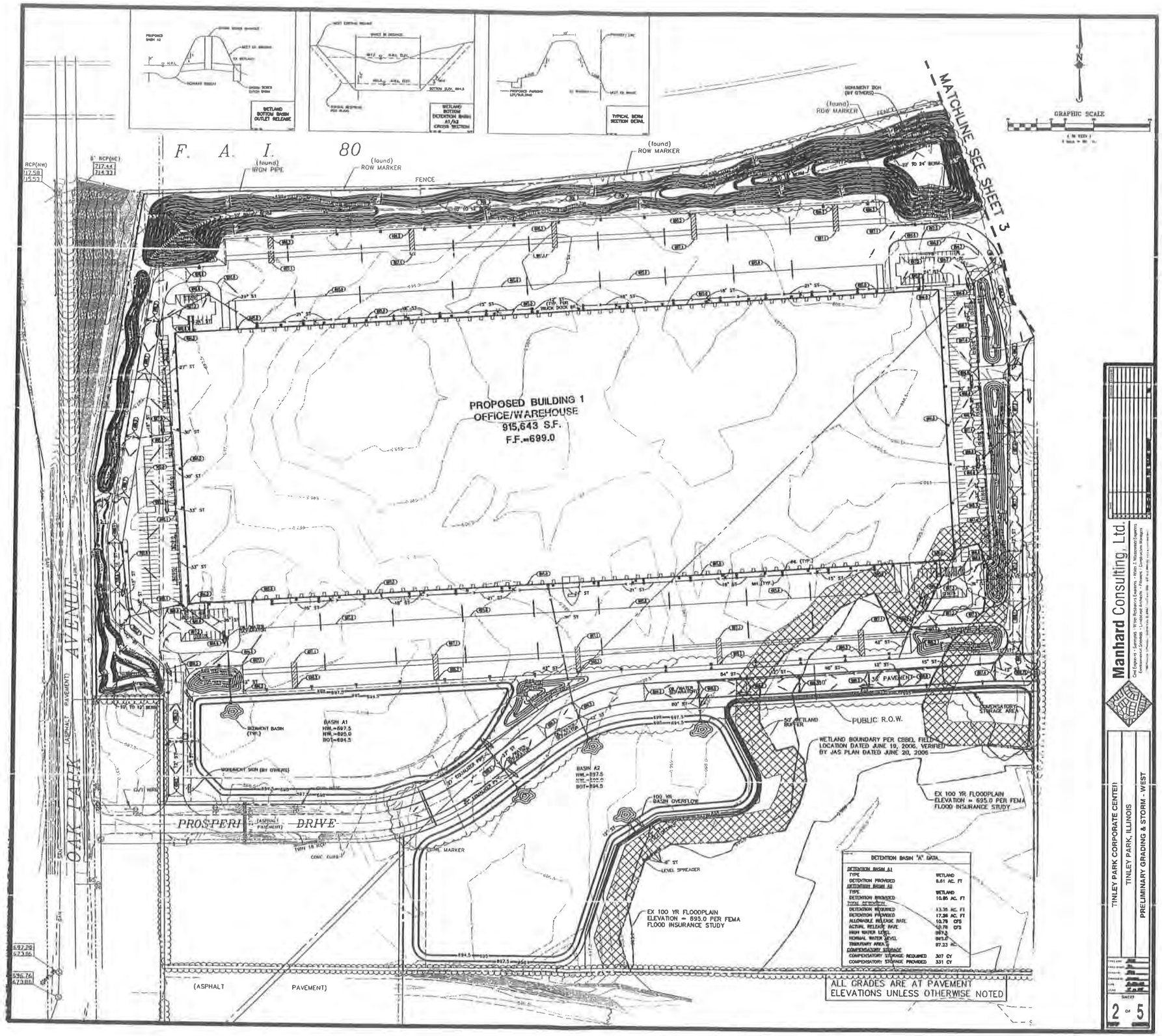
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Environmental Scientists • Landscape Architects • Planners • Construction Managers

TINLEY PARK CORPORATE CENTER
TINLEY PARK, ILLINOIS
PRELIMINARY OVERALL SITE PLAN

SHEET 1 OF 5

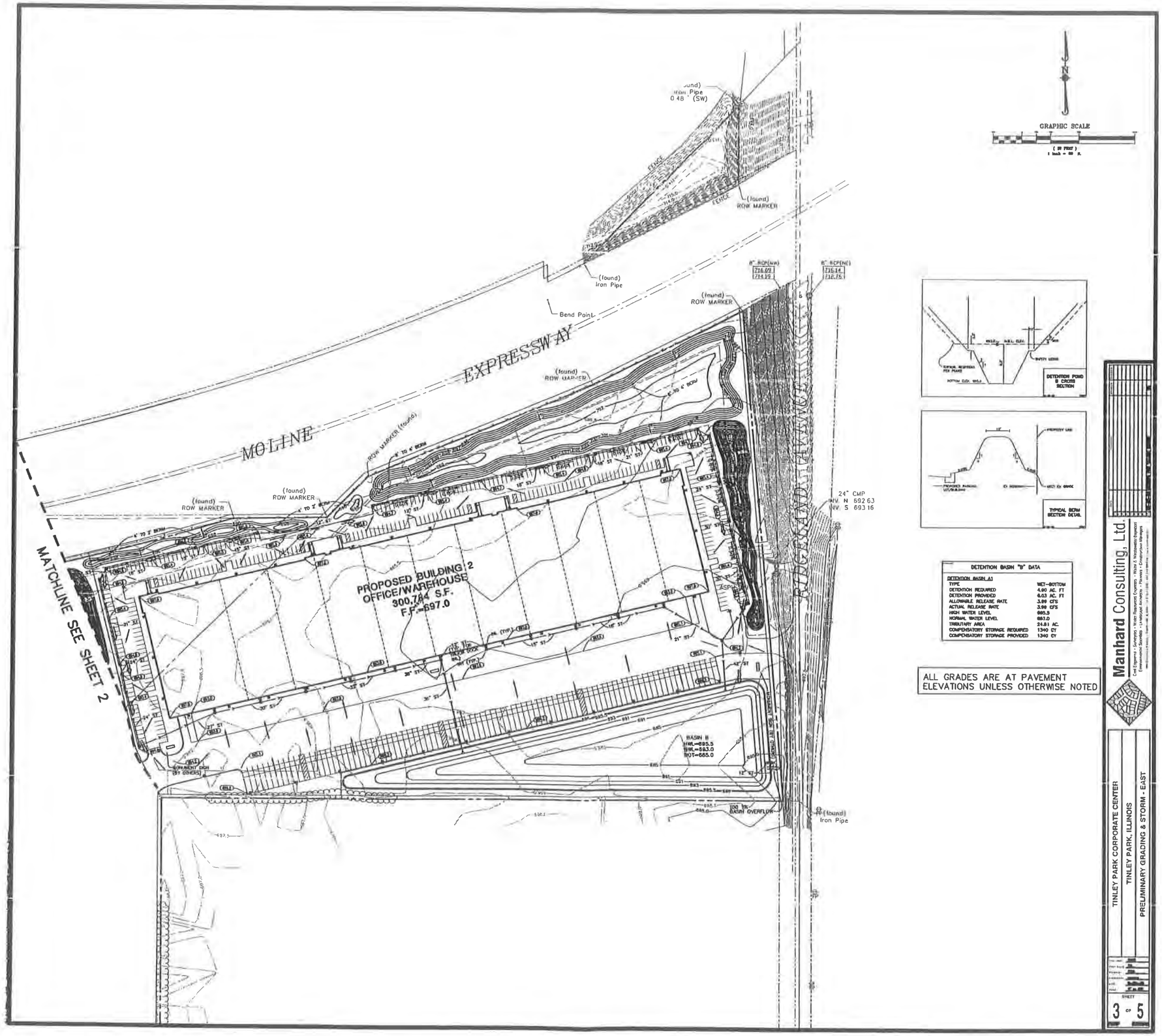
23 of 30

FINAL APPROVED PLAN



24 of 30

FINAL APPROVED PLAN



DETENTION BASIN "B" DATA	
DETENTION BASIN A1	
TYPE	WET-BOTTOM
DETENTION REQUIRED	4.60 AC. FT
DETENTION PROVIDED	6.03 AC. FT
ALLOWABLE RELEASE RATE	3.99 CFS
ACTUAL RELEASE RATE	3.99 CFS
HIGH WATER LEVEL	685.5
NORMAL WATER LEVEL	683.0
TRIBUTARY AREA	24.81 AC.
COMPENSATORY STORAGE REQUIRED	1340 CY
COMPENSATORY STORAGE PROVIDED	1340 CY

ALL GRADES ARE AT PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED

Manhard Consulting, Ltd.

Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Environmental Scientists • Landscape Architects • Planners • Construction Managers

TINLEY PARK CORPORATE CENTER
TINLEY PARK, ILLINOIS
PRELIMINARY GRADING & STORM - EAST

SHEET 3 OF 5

25 of 30

FINAL APPROVED PLAN

F. A. I. 80

(found) IRON PIPE

(found) ROW MARKER

FENCE

(found) ROW MARKER

MONUMENT SIGN (BY OTHERS)

(found) ROW MARKER

MATCHLINE SEE SHEET 5

GRAPHIC SCALE

Guy Wires

PROPOSED BUILDING 1
OFFICE/WAREHOUSE
915,643 S.F.
F.F.=699.0

10" WATER SERVICE

BASIN A1

BASIN A2

SEDIMENT BASIN (TYP.)

MONUMENT SIGN (BY OTHERS)

CUT INTO EX. 77" SAN

OAK PARK AVENUE (ASPHALT PAVEMENT)

PROSPERI DRIVE (ASPHALT PAVEMENT)

CONC CURB

CURB MARKER

80'

36' PAVEMENT

PUBLIC R.O.W.

WETLAND BOUNDARY PER CEBEL FIELD LOCATION DATED JUNE 19, 2006. VERIFIED BY JAS PLAN DATED JUNE 20, 2006

EX 100 YR FLOODPLAIN ELEVATION = 695.0 PER FEMA FLOOD INSURANCE STUDY

(ASPHALT PAVEMENT)

697.28
673.06

696.76
673.06

METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO
LOCAL SEWER SYSTEMS SECTION
MWRD TYPICAL GENERAL NOTES

TYPICAL GENERAL NOTES

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (FAX: 708-588-4065).
2. ELEVATION DATUM IS CONVERSION EQUATION _____
3. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
4. ALL NONIMPACTS AND POOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
5. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO:

PIPE MATERIAL SPEC.	JOINT SPEC.
VITRIFIED CLAY PIPE	
VCP C-700	D-425
VCP C-1013 C-700 JOINT COLLAR	C-425 D-1704
CONCRETE PIPE C-14	C-443
RCP C-76	C-443
RCP C-425	B-1894
ABS SEWER PIPE	
SOLID WALL 8" DIA. SDR 23.5 AND D-2751	D-2751
ABS CORRUGATED/SOLID PIPE 8"-15" DIA. AND D-2680	D-2680
PVC SANITARY SEWER PIPE 8"-27" DIA. SDR 26 D-3034	D-3212 OR D-3212
18"-27" DIA. F/DR=46 F-679	D-3212 OR D-3212
DIP A-74	D-564
DIP A-21.51	A-21.11

NOTE: THE DISTRICT HAS APPROVED LESS COMMON PIPE MATERIALS ON A QUALIFIED BASIS IN ADDITION TO THOSE ABOVE. PLEASE CONTACT THE DISTRICT IF CONSIDERING USING PIPE NOT LISTED ABOVE.

6. ALL SANITARY SEWER CONSTRUCTION (SAN, STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING MEN STONE 6 TO 12" BELOW THE BOTTOM OF THE PIPE EXTENDING UP TO THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES WIDE. THE MAIN SHAFT (S) PIPES, MATERIAL SHALL BE CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.
7. "BAND SEAL" OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR MATERIALS.
8. 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:
   1. CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE OR SADDLE TYPE FITTING.
   2. REMOVE AN ENTIRE SECTION OF PIPE (MINIMUM ONE THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
   3. WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT PROPER LENGTH OF PIPE FOR INSERTION OF PROPER FITTING USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
9. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS THE SEWER IS LAID IN A SEPARATE TRENCH. EXCEPTIONS TO THESE REQUIREMENTS OCCUR WHEN THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE OF A BENCH OF UNDISTURBED EARTH, HAVING A MINIMUM OF VERTICAL SEPARATION OF EIGHT INCHES. THE VERTICAL OR HORIZONTAL DISTANCES MENTIONED ABOVE CAN NOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATERMAIN THE SEWER SHALL BE CONSTRUCTED TO WATERMAIN STANDARDS.
10. ALL CESSPOOL SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
11. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

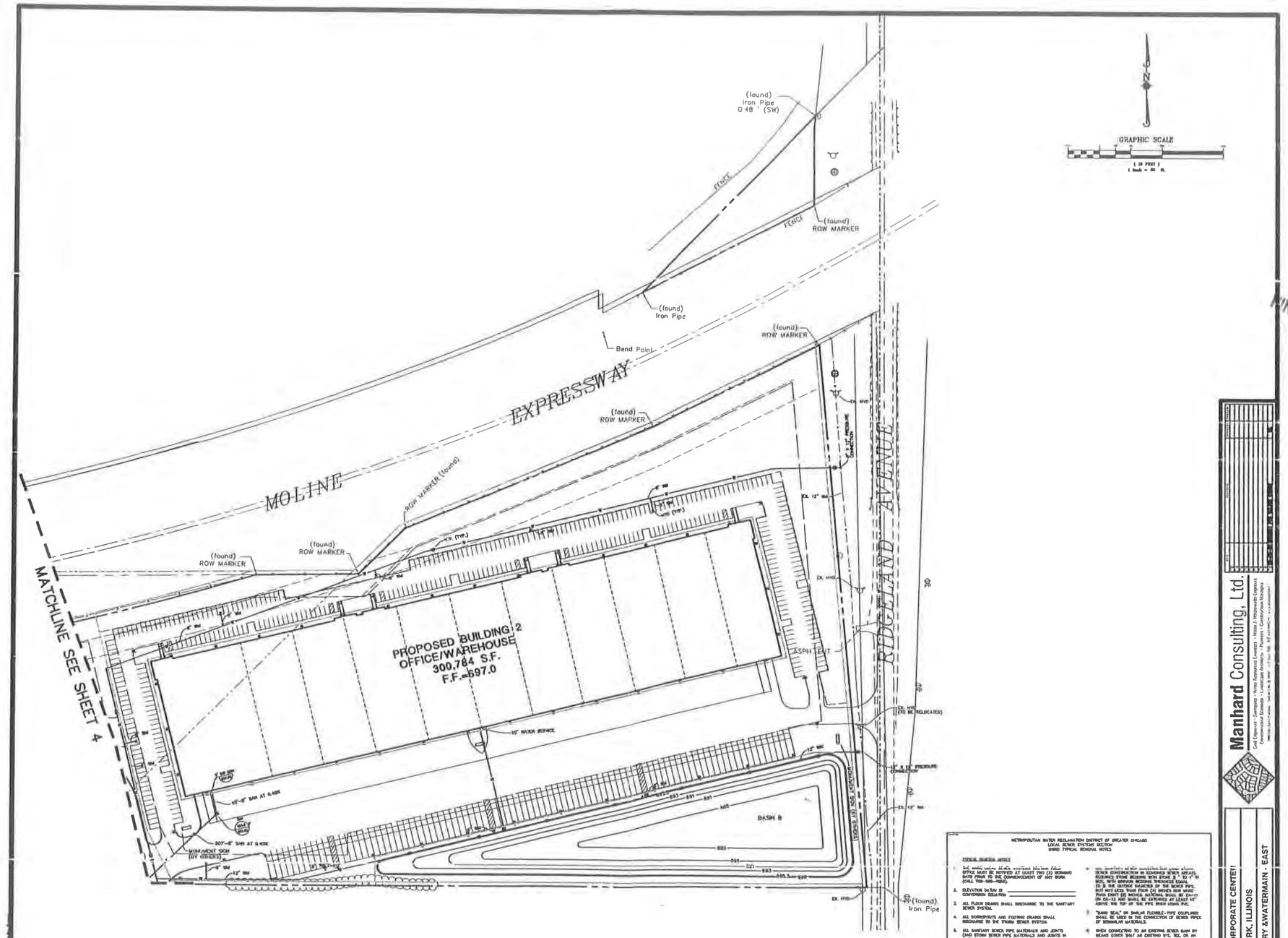
Manhard Consulting, Ltd.

Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Environmental Scientists • Landscape Architects • Planners • Construction Managers

TINLEY PARK CORPORATE CENTER
TINLEY PARK, ILLINOIS
PRELIMINARY SANITARY &WATERMAIN - WEST

SHEET 4 OF 5

26 of 30



FINAL APPROVED PLAN

METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO
LOCAL SEWER SYSTEMS SECTION
WWRD TYPICAL GENERAL NOTES

TYPICAL GENERAL NOTES

1. [illegible] OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DATE PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4000).
2. ELEVATION DATUM IS _____ CONVERSION EQUATION _____
3. ALL FLOOR DRAINS SHALL BIRCHARGE TO THE SANITARY SEWER SYSTEM.
4. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL BIRCHARGE TO THE STORM SEWER SYSTEM.
5. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO:

PIPE MATERIAL SPEC.	JOINT SPEC.
VITRIFIED CLAY PIPE	
VCP C-700	C-425
VCP C-700 JOINT	C-425
VCP C-700 JOINT RESILIENT	C-1734
CONCRETE PIPE C-14	C-443
RCP C-76	C-443
ACP C-428	C-1699
ABS SEWER PIPE SOLID WALL 6" DIA. SDR 23.5	
ABS C-2751	C-2751
ABS COMPOSITE/SOLIDS PIPE 4" DIA. SDR 23	
ABS C-2680	C-2680
PVC SANITARY SEWER PIPE 8"-15" DIA. SDR 26	
C-3034	C-3212 OR C-3833
18"-27" DIA. F/DT=48	
F-679	C-3213 OR C-3855
DIP A-21	C-564
DIP A-21.51	A-21.11

(NOTE: THE DISTRICT HAS APPROVED LESS COMMON PIPE MATERIALS ON A QUALIFIED BASIS IN ADDITION TO THOSE ABOVE. PLEASE CONTACT THE DISTRICT IF CONSIDERING USING PIPE NOT LISTED ABOVE.)

6. [illegible] SEWER CONSTRUCTION IN SEWERED SEWER AREAS, BEDDING STONE BEDDING WITH STONE 3/4" TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO 1/8 THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES MUST WRAP PIPE EXCEPT (2) INCHES MATERIAL SHALL BE CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.
7. "BAND SEAL" OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR MATERIALS.
8. 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:
   1. CIRCULAR SAW-OUT OF SEWER MAIN BY PROPER TOOLS ("FRENCH-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBMPIE SADDLE OR HUB-TEE SADDLE.
   2. REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF PIPE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
   3. USE WYE CUTTER, SEALER AND ACCURATELY SUPPORT THE WYE BRANCH PIPE. INSTALLATION OF FRENCH FITTING TO USE "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
9. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHOULD BE 18 INCHES. FURTHERMORE, THE HORIZONTAL SEPARATION SHOULD BE 18 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE END ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM OF VERTICAL SEPARATION AT ALMOST THE VERTICAL OR HORIZONTAL DISTANCE THE DISTRICT MAY ALLOW SEWERS TO BE LAID 10 FEET CLOSER AROUND THE WATERMAIN. THE SEWER SHALL BE CONSTRUCTED TO WATERMAIN STANDARDS.
10. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
11. ALL SANITARY MANHOLES (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

Manhard Consulting, Ltd.

Civil Engineers · Surveyors · Water Resource Engineers · Water & Wastewater Engineers
Environmental Scientists · Landscape Architects · Planners · Construction Managers

TINLEY PARK CORPORATE CENTER

TINLEY PARK, ILLINOIS

PRELIMINARY SANITARY &WATERMAIN - EAST

SHEET 5 OF 5

PRELIMINARY PLAT OF SUBDIVISION
OF
TINLEY PARK CORPORATE CENTER

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH AND NORTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

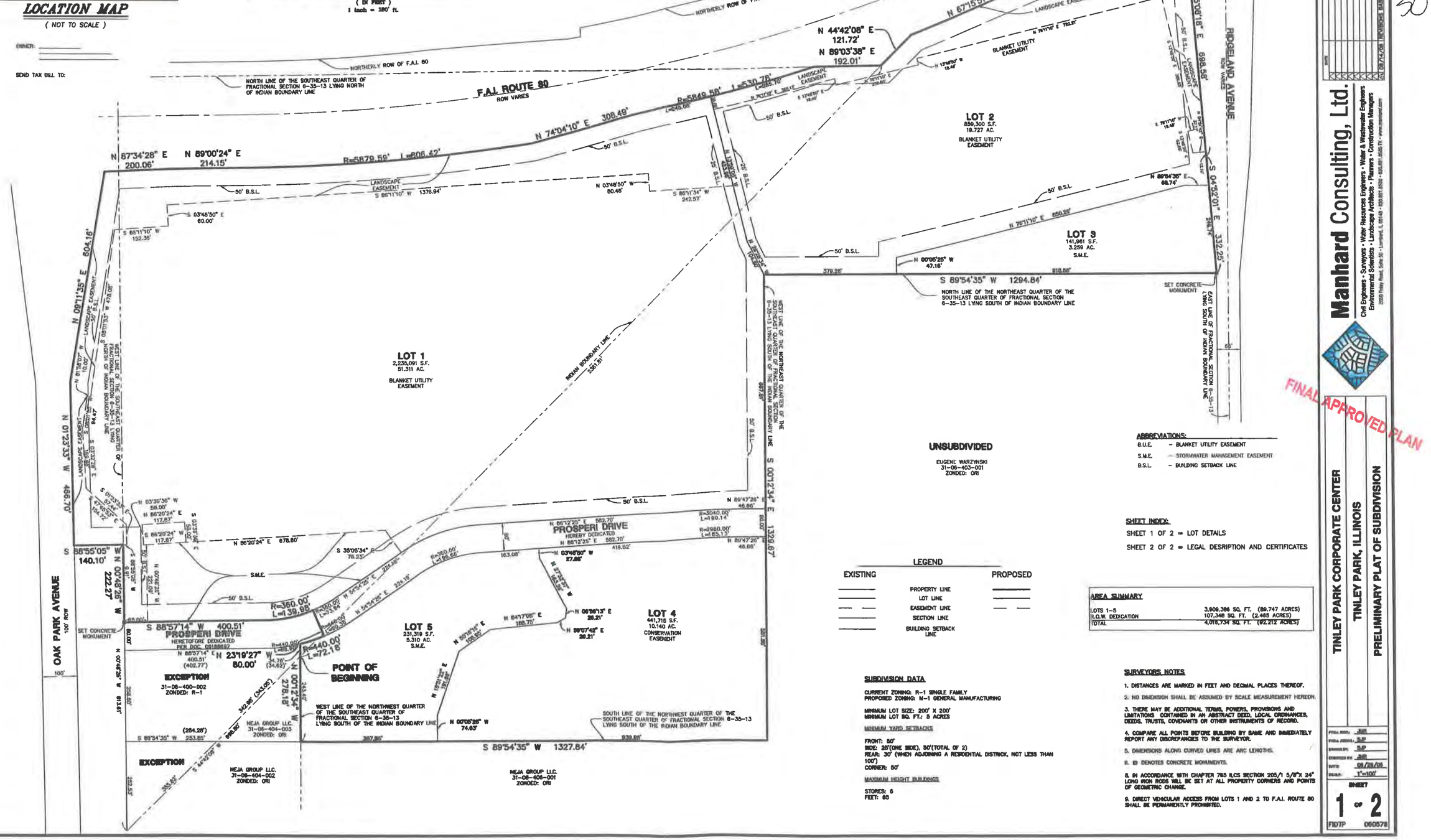
P.I.N. 31-06-400-003
31-06-401-001
31-06-402-001

LOCATION MAP
(NOT TO SCALE)

GRAPHIC SCALE
(IN FEET)
1 inch = 180' ft.

OWNER: _____

SEND TAX BILL TO:



ABBREVIATIONS:

B.U.E. – BLANKET UTILITY EASEMENT
S.M.E. – STORMWATER MANAGEMENT EASEMENT
B.S.L. – BUILDING SETBACK LINE

SHEET INDEX:

SHEET 1 OF 2 = LOT DETAILS
SHEET 2 OF 2 = LEGAL DESRIPTION AND CERTIFICATES

LEGEND

EXISTING		PROPOSED
———	PROPERTY LINE	———
———	LOT LINE	———
— —	EASEMENT LINE	— —
———	SECTION LINE	
———	BUILDING SETBACK LINE	

AREA SUMMARY

LOTS 1-5	3,909,386 SQ. FT.	(89.747 ACRES)
R.O.W. DEDICATION	107,348 SQ. FT.	(2.465 ACRES)
TOTAL	4,016,734 SQ. FT.	(92.212 ACRES)

SUBDIVISION DATA

CURRENT ZONING: R-1 SINGLE FAMILY
PROPOSED ZONING: M-1 GENERAL MANUFACTURING

MINIMUM LOT SIZE: 200' X 200'
MINIMUM LOT SQ. FT.: 5 ACRES

MINIMUM YARD SETBACKS

FRONT: 50'
SIDE: 25'(ONE SIDE), 50'(TOTAL OF 2)
REAR: 30' (WHEN ADJOINING A RESIDENTIAL DISTRICT, NOT LESS THAN 100')
CORNER: 50'

MAXIMUM HEIGHT BUILDINGS

STORIES: 5
FEET: 85

SURVEYORS NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
3. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
4. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
5. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
6. ⊠ DENOTES CONCRETE MONUMENTS.
8. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1 5/8"X 24" LONG IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE.
9. DIRECT VEHICULAR ACCESS FROM LOTS 1 AND 2 TO F.A.I. ROUTE 80 SHALL BE PERMANENTLY PROHIBITED.

REVISIONS		
DATE	REVISION	BY
09/14/06	REVISIONS BASED ON NEW LAND PLAN	SJP

Manhard Consulting, Ltd.
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Environmental Scientists • Landscape Architects • Planners • Construction Managers
22833 Roxy Road, Suite 310 - Lombard, IL 60148 - (630) 691-8620 - (630) 691-8626 FX - www.manhard.com

FINAL APPROVED PLAN

TINLEY PARK CORPORATE CENTER
TINLEY PARK, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

FIELD BOOK: 308
FIELD CREW: SJP
DRAWN BY: SJP
CHECKED BY: JMB
DATE: 08/28/06
SCALE: 1"=100'

SHEET 1 OF 2

FID7P 060578

29 of 30

PRELIMINARY PLAT OF SUBDIVISION
OF
TINLEY PARK CORPORATE CENTER

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH AND NORTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

OWNER'S AND SCHOOL CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF ________)

THIS IS TO CERTIFY THAT ____________________ IS THE RECORD OWNER OF THE PROPERTY DESCRIBED HEREON, AND THAT AS SAID RECORD OWNER IT CONSENTS TO THE SUBDIVISION OF SAID PROPERTY. THE VARIOUS DEDICATIONS, GRANTS AND RESERVATIONS OF EASEMENTS AND RIGHT-OF-WAY SHOWN THEREON.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICT(S):

RICH TOWNSHIP HIGH SCHOOL DIST. 227
ELEMENTARY SCHOOL DIST. 159

DATED THIS ________ DAY OF ____________________ A.D., 20 ____

BY: ____________________
SIGNATURE

ATTEST: ____________________
SIGNATURE

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF__________)

I, ____ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT____________________ ____________________
AND ____________________
____________________ ARE (IS) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S), WHOSE NAME(S) ARE (IS) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY (HE/SHE) SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR (HIS/HER) OWN FREE AND VOLUNTARY ACT(S), FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF ______________, A.D., 20____.

____
NOTARY PUBLIC

MY COMMISSION EXPIRES ____________________

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)S.S.
COUNTY OF COOK)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS.

DATED THIS ______DAY OF ____________________ A.D., 2006.

____
CHAIRMAN OF PLAN COMMISSION

____
VICE CHAIRMAN

VILLAGE TREASURER'S CERTIFICATE

STATE OF ILLINOIS)
)S.S.
COUNTY OF COOK)

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY.

DATED THIS ______DAY OF ____________________ A.D., 2006.

____
VILLAGE TREASURER

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
)S.S.
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, ILLINOIS.

DATED THIS ______DAY OF ____________________ A.D., 2003.

BY: ____________________
PRESIDENT

ATTEST: ____________________
CLERK

CONSERVATION EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR THE PROTECTION OF UNIQUE AREAS SUCH AS, BUT NOT LIMITED TO, WETLANDS, FENS, MARSHES, RIVERS, STREAMS, CREEKS, PONDS, LAKES, WOODS AND PRAIRIES OVER AND UPON THOSE AREAS OF LAND DESIGNATED "CONSERVATION EASEMENT", "C.E." ON THE PLAT HERON DRAWN IS HEREBY GRANTED TO THE VILLAGE OF TINLEY PARK, ITS SUCCESSORS AND ASSIGNS AND OTHER UNITS OF LOCAL GOVERNMENT HAVING JURISDICTION OVER WETLANDS FOR THE FOLLOWING PURPOSES:

A. TO ACCEPT AND CONDUCT SURFACE WATER DISCHARGES FROM ADJACENT UPSTREAM PROPERTY:

B. TO MAINTAIN SAID LAND IN ITS NATURAL, SCENIC AND OPEN CONDITION,

C. TO ENTER SAID LAND AT ALL REASONABLE TIMES FOR THE PURPOSE OF INSPECTING SAID LAND TO DETERMINE IF THE GRANTOR, OR HIS HEIRS OR ASSIGNS, IS COMPLYING WITH THE COVENANTS AND PURPOSES OF THIS GRANT.

IN FURTHERANCE OF THE FOREGOING AFFIRMATIVE RIGHTS, THE GRANTOR MAKES THE FOLLOWING COVENANTS ON BEHALF OF HIMSELF, HIS HEIRS AND ASSIGNS, WHICH COVENANTS SHALL RUN WITH SAID LAND IN PERPETUITY:

A. THERE SHALL BE NO DREDGED OR FILL MATERIAL PLACED UPON SAID LAND;

B. THERE SHALL BE NO FENCES, BUILDINGS OR STRUCTURES INCLUDING SIGNS, CONSTRUCTED UPON SAID LAND;

C. THERE SHALL BE NO MOWING NOR REMOVAL OR DESTRUCTION OF TREES AND PLANTS ON SAID LAND;

D. THERE SHALL BE NO PLOWING OF SAID LAND NOR SHALL THERE BE ANY MINING, REMOVAL OF TOPSOIL, SAND, ROCK GRAVEL, MINERALS OR OTHER MATERIAL FROM SAID LAND;

E. THERE SHALL BE NO GRAZING OR KEEPING OF LIVESTOCK OR DOMESTIC ANIMALS OF ANY KIND ON SAID LAND, AND;

F. THERE SHALL BE NO OPERATION OF SNOWMOBILES, DUNE BUGGIES, MOTORCYCLES, ALL-TERRAIN VEHICLES OR ANY OTHER TYPES OF MOTORIZED VEHICLES ON SAID LAND.

SAID "CONSERVATION EASEMENT" MAY BE CHANGED, MODIFIED, OR ABROGATED ONLY UPON WRITTEN APPROVAL OF SAID VILLAGE OF TINLEY PARK. EXCEPT AS EXPRESSLY LIMITED HEREIN, THE GRANTOR, RESERVED FOR HIMSELF, HEIRS AND ASSIGNS, ALL RIGHTS AS OWNER OF SAID LAND, INCLUDING THE RIGHT OF USE OF SAID LAND FOR ALL PURPOSES NOT INCONSISTENT WITH THIS GRANT (THESE PROVISIONS ARE SUBJECT TO PREVIOUSLY ESTABLISHED AND OTHER EASEMENT RIGHTS HEREBY GRANTED IN

BLANKET UTILITY EASEMENT (B.U.E.) PROVISIONS

A BLANKET UTILITY EASEMENT (B.U.E.) IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF TINLEY PARK ("VILLAGE") AND ITS FRANCHISEES, OVER ALL OF LOTS 1 AND 2 INCLUSIVE ON THIS PLAT OF SUBDIVISION, EXCEPTING ANY BUILDINGS, PLANNED OR CONSTRUCTED, TO CONSTRUCT, INSTALL RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, OVER, ACROSS, ALONG AND UPON THE SURFACE OF SAID EASEMENT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING WITHOUT LIMITATION, WATER MAINS, STORMWATER RUNOFF, STORM SEWERS, SANITARY SEWERS, GAS MAINS, TELEPHONE CABLES, ELECTRICAL LINES, AND CABLE TELEVISION. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE VILLAGE DETERMINES THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF SUCH UTILITY FACILITIES, SUCH AS ENCROACHMENT BY NON-INTERFERING GARDENS, SHRUBS AND OTHER LANDSCAPING MATERIAL. THE VILLAGE AND ITS FRANCHISEES WITH PERMITS FROM THE VILLAGE MAY ENTER UPON SAID EASEMENT FOR THE USES HEREIN SET FORTH AND HAVE THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED ABOVE AS BLANKET UTILITY EASEMENT WHICH ENCROACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND SUCH FACILITIES APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY VILLAGE FRANCHISEES WITH PERMITS FROM THE VILLAGE, IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, SAID ENTITIES SHALL MAKE SURFACE RESTORATIONS, INCLUDING BUT NO LIMITED TO THE FOLLOWING: BACKFILL ANY TRENCH, RESTORE CONCRETE AND ASPHALT SURFACES, TOPSOIL AND SEED, REMOVE EXCESS DEBRIS, MAINTAIN AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION. ALL SAID RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH VILLAGE STANDARDS.

FOLLOWING ANY WORK TO BE PERFORMED BY THE VILLAGE IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY; PROVIDED, HOWEVER, THAT THE VILLAGE SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO BACKFILL AND MOUND ANY TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

LANDSCAPE EASEMENT PROVISIONS

A LANDSCAPING EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF TINLEY PARK AND TO ITS SUCCESSORS AND ASSIGNS, AND IS RESTRICTED TO THE PLACEMENT OF TREES, SHRUBS, BUSHES, LAWNS, AND OTHER FORMS OF VEGETATION. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OR MAINTAINED ON, ACROSS, OVER, OR THROUGH SAID "LANDSCAPING EASEMENT" NOR SHALL SUCH VEGETATION BE REMOVED, EXCEPT TO REPLACE DEAD OR DISEASED VEGETATION OF LIKE SPECIES. NOTHING CONTAINED IN THIS PARAGRAPH SHALL PRECLUDE THE EXERCISE OF RIGHTS HEREINABOVE GRANTED FOR UTILITY EASEMENTS.

COMMONWEALTH EDISON AND SBC EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH EDISON COMPANY
AND
SBC ILLINOIS, A.K.A. AMERITECH ILLINOIS,
A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "BLANKET UTILITY EASEMENT", "B.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "BLANKET UTILITY EASEMENT", "B.U.E." (OR SIMILAR DESIGNATION), WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH IN SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCEL OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

NICOR GAS EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH NATURAL GAS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

NICOR GAS COMPANY

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "BLANKET UTILITY EASEMENT" (B.U.E.). THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS A "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "BLANKET UTILITY EASEMENT" (B.U.E.) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH IN SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(E), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCEL OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING AND COMMON AREA". THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND, OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF TINLEY PARK AND TO ITS SUCCESSORS AND ASSIGNS OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" OR "SME" ON THE PLAT HEREON DRAWN FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE STORM SEWERS AND THE STORMWATER MANAGEMENT AREAS. TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, DITCHES, SWALES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT. NO CHANGES TO THE TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE VILLAGE ENGINEER BUT SAME MAY BE USED FOR PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER DETENTION MANAGEMENT AREA AND APPURTENANCES. THE VILLAGE OF TINLEY PARK WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE VILLAGE ENGINEER OF THE VILLAGE OF TINLEY PARK.

SURFACE WATER DRAINAGE CERTIFICATE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS __________ DAY OF ____________________ A.D., 2006.

BY: ____________________
OWNER/ATTORNEY

BY: ____________________
PROFESSIONAL ENGINEER

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, JAMES M. ROAKE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO ____________________ TO RECORD THIS PLAT. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS _____ DAY OF _____ A.D. 2006.

____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3325
LICENSE EXPIRES NOVEMBER 30, 2006

JAMES M. ROAKE 3325 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LOMBARD, ILLINOIS

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, JAMES M. ROAKE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

THAT PART OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 LYING NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE INDIAN BOUNDARY LINE WITH THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE; THENCE SOUTH 44 DEGREES 42 MINUTES 08 SECONDS WEST 698.80 FEET ALONG THE INDIAN BOUNDARY LINE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE INDIAN BOUNDARY LINE; THENCE NORTH 00 DEGREES 48 MINUTES 26 SECONDS WEST, 813.01 FEET ALONG LAST SAID WEST LINE; THENCE SOUTH 88 DEGREES 55 MINUTES 05 SECONDS WEST, 140.10 FEET TO THE EAST LINE OF OAK PARK AVENUE AS DEDICATED; THENCE NORTH 01 DEGREE 23 MINUTES 33 SECONDS WEST, 465.70 FEET; THENCE NORTH 09 DEGREES 11 MINUTES 35 SECONDS EAST, 604.16 FEET ALONG LAST SAID EAST LINE TO THE SOUTH RIGHT-OF-WAY OF THE MOLINE EXPRESSWAY (I-80); THENCE NORTH 87 DEGREES 34 MINUTES 25 SECONDS EAST, 200.06 FEET ALONG LAST SAID SOUTH RIGHT-OF-WAY; THENCE CONTINUING NORTH 89 DEGREES 00 MINUTES 24 SECONDS EAST, 214.15 FEET TO A POINT OF CURVE; THENCE EASTERLY ON A CURVE CONVEX TO THE SOUTH HAVING A RADIUS OF 5879.58 FEET, AN ARC DISTANCE OF 606.42 FEET, AND A CHORD BEARING OF NORTH 85 DEGREES 04 MINUTES 39 SECONDS EAST TO A POINT OF TANGENT; THENCE NORTH 74 DEGREES 04 MINUTES 10 SECONDS EAST, 308.40 FEET TO A POINT ON CURVE; THENCE EASTERLY ON A CURVE CONVEX TO THE SOUTH HAVING A RADIUS OF 5849.58 FEET, AN ARC DISTANCE OF 530.78 FEET, AND A CHORD BEARING NORTH 75 DEGREES 33 MINUTES 02 SECONDS EAST TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPLE MERIDIAN LYING NORTH OF THE INDIAN BOUNDARY LINE; THENCE NORTH 89 DEGREES 03 MINUTES 38 SECONDS EAST, 192.01 FEET ALONG LAST SAID SOUTH LINE TO THE INDIAN BOUNDARY LINE; THENCE NORTH 44 DEGREES 42 MINUTES 08 SECONDS EAST, 121.72 FEET ALONG SAID INDIAN BOUNDARY; THENCE NORTH 67 DEGREES 15 MINUTES 51 SECONDS EAST, 507.87 FEET; THENCE NORTH 63 DEGREES 31 MINUTES 14 SECONDS EAST, 349.22 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE MOLINE EXPRESSWAY TO THE WESTERLY LINE OF RIDGELAND AVENUE; THENCE SOUTH 05 DEGREES 08 MINUTES 18 SECONDS EAST, 898.58 FEET ALONG LAST SAID WESTERLY LINE; THENCE SOUTH 04 DEGREES 52 MINUTES 01 SECONDS EAST, 332.25 FEET ALONG SAID WESTERLY LINE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE INDIAN BOUNDARY LINE; THENCE SOUTH 89 DEGREES 54 MINUTES 35 SECONDS WEST, 1294.84 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE INDIAN BOUNDARY LINE; THENCE SOUTH 00 DEGREES 12 MINUTES 34 SECONDS EAST, 1329.67 FEET ALONG LAST SAID WEST LINE TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE INDIAN BOUNDARY LINE; THENCE SOUTH 89 DEGREES 54 MINUTES 35 SECONDS WEST, 1327.84 FEET ALONG LAST SAID SOUTH LINE TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID FRACTIONAL SECTION 6; THENCE NORTH 00 DEGREES 12 MINUTES 34 SECONDS WEST, 243.40 FEET ALONG LAST SAID WEST LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXCEPTING THAT PART OF THE SAID FRACTIONAL SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 6; TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPLE MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE WITH THE WEST LINE OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPLE MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ON SAID WEST LINE, A DISTANCE OF 258.80 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 46 SECONDS EAST, A DISTANCE OF 402.77 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONVEX TO THE SOUTH, HAVING A CENTRAL ANGLE OF 12 DEGREES 52 MINUTES 43 SECONDS, A RADIUS OF 440.00 FEET, A LENGTH OF 98.90 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 83 DEGREES 39 MINUTES 53 SECONDS EAST TO THE NORTHERLY PROLONGATION OF WEST LINE OF THE NORTHWEST QUARTER OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE; THENCE SOUTH 00 DEGREES 58 MINUTES 26 SECONDS WEST ALONG SAID NORTHERLY PROLONGATION, A DISTANCE OF 34.82 FEET TO THE INDIAN BOUNDARY LINE; THENCE SOUTH 45 DEGREES 49 MINUTES 38 SECONDS WEST ALONG SAID INDIAN BOUNDARY LINE A DISTANCE OF 343.05 FEET TO THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPLE MERIDIAN SOUTH OF THE INDIAN BOUNDARY LINE; THENCE NORTH 89 DEGREES 58 MINUTES 25 SECONDS WEST ON SAID WESTERLY PROLONGATION, A DISTANCE OF 254.28 FEET TO THE POINT OF BEGINNING.

AND EXCEPTING THAT PART OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPLE MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID FRACTIONAL SECTION 6 WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID FRACTIONAL SECTION 6; THENCE NORTH 89 DEGREES 54 MINUTES 35 SECONDS EAST, 234.28 FEET ALONG SAID WESTERLY PROLONGATION TO THE INDIAN BOUNDARY LINE; THENCE SOUTH 44 DEGREES 42 MINUTES 08 SECONDS WEST, 355.82 FEET ALONG SAID INDIAN BOUNDARY LINE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID FRACTIONAL SECTION 6; THENCE NORTH 00 DEGREES 48 MINUTES 26 SECONDS WEST, 252.53 FEET ALONG LAST SAID LINE TO THE POINT OF BEGINNING.

AND EXCEPTING THAT PART DEDICATED FOR PROSPERI DRIVE PER DOCUMENT NO. 09168692.

I, FURTHER CERTIFY THAT THE PROPERTY HEREON DRAWN IS SITUATED WITHIN THE VILLAGE OF TINLEY PARK, ILLINOIS, A MUNICIPALITY WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS IN ACCORDANCE WITH 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED AND THAT THE SUBDIVISION LIES WITHIN ZONE X UNSHADED AND ZONE X SHADED AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON ITS FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NUMBER 17031C0717 F HAVING AN EFFECTIVE DATE OF NOVEMBER 6, 2000.

GIVEN UNDER MY HAND AND SEAL THIS ______ DAY OF ______ A.D. 2006.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3325
LICENSE EXPIRES: NOVEMBER 30, 2006

DESIGN FIRM LICENSE NO. 184003350
LICENSE EXPIRES: APRIL 30, 2007

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

JAMES M. ROAKE 3325 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LOMBARD, ILLINOIS

FINAL APPROVED PLAN

30 of 30

A1 09/14/06 REVISIONS BASED ON NEW LAND PLAN

Manhard Consulting, Ltd.
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Environmental Scientists • Landscape Architects • Planners • Construction Managers
2050 Finley Road, Suite 50 • Lombard, IL 60148

TINLEY PARK CORPORATE CENTER
TINLEY PARK, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

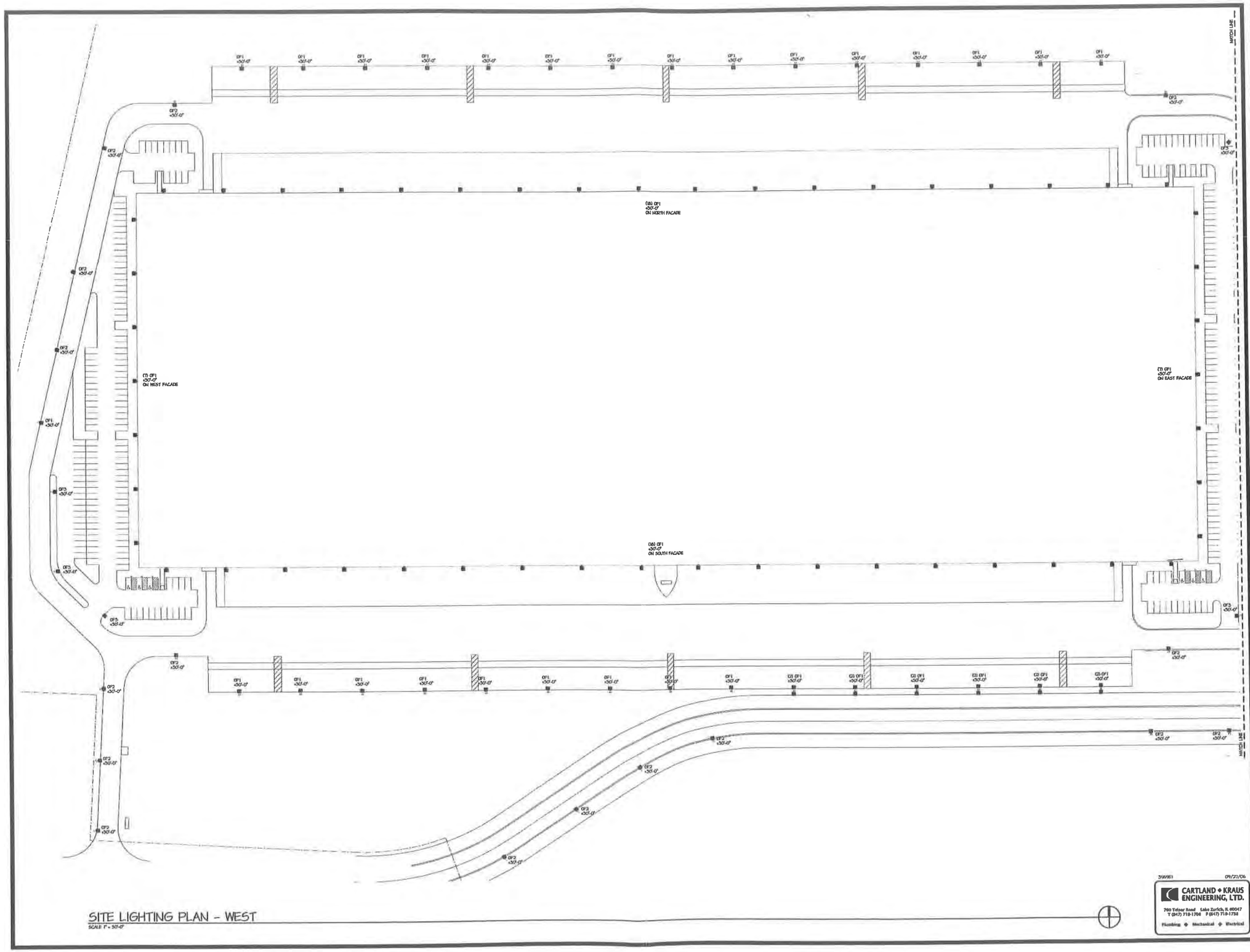
PROJ. MGR.: JMR
PROJ. ASSOC.: SJP
DRAWN BY: SJP
CHECKED BY: JMR
DATE: 08/29/06
SCALE: 1"=100'

SHEET 2 OF 2

FIDTP 060576

5 of 30

FINAL APPROVED PLAN



SITE LIGHTING PLAN - WEST

SCALE 1" = 50'-0"

HARRIS ARCHITECTS INC.

NEW OFFICE/WAREHOUSE FACILITY FOR:

Tinley Park Distribution Center

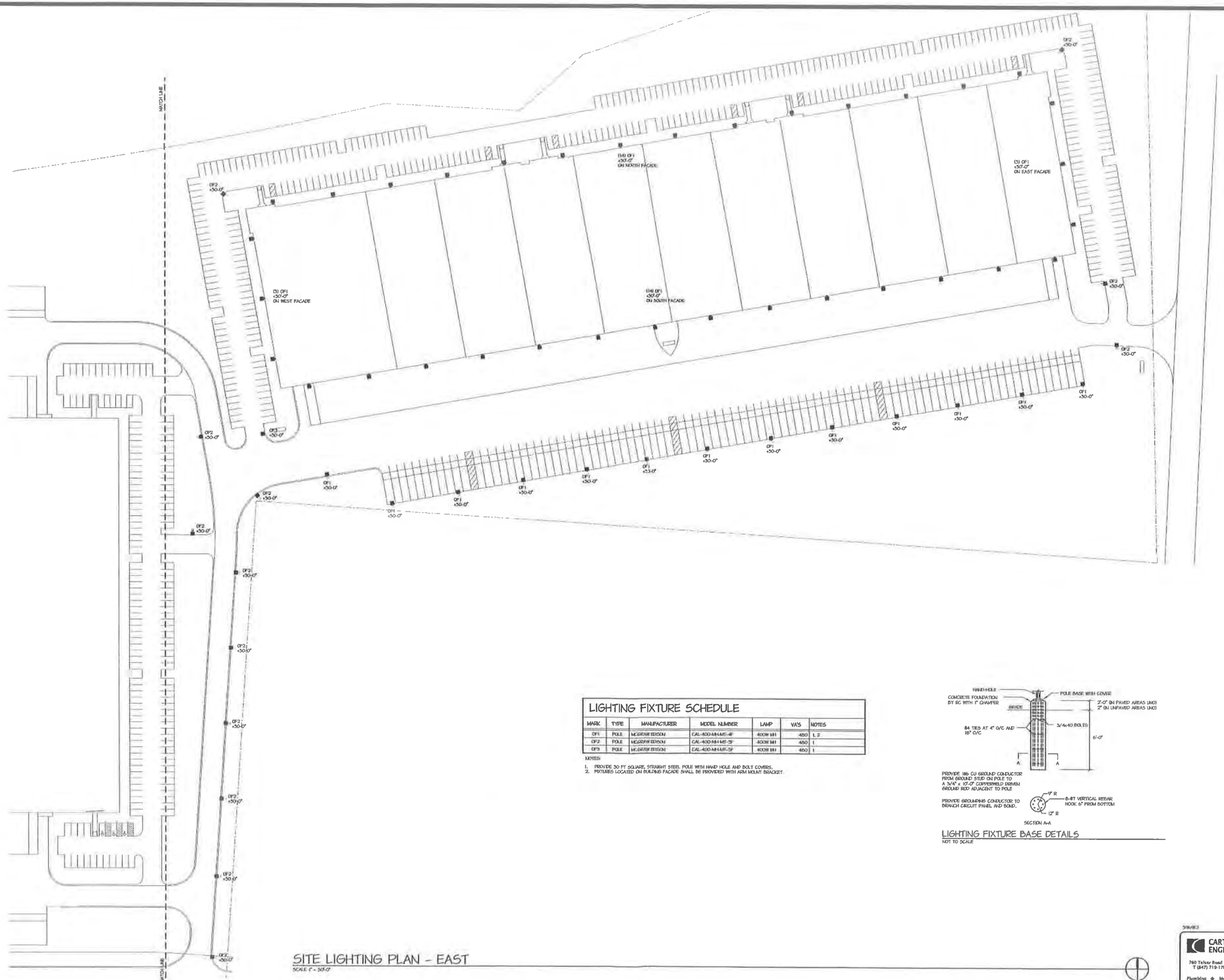
TINLEY PARK, ILLINOIS

07/26/06
09/21/06

ISSUED FOR VILLAGE REVIEW
BASED ON PLAN REVIEW
STAFF COMMENTS

PROJECT NO.
206225
DRAWN BY:
DGW
DATABASE:
206225G2

SHEET NO.
E-1



LIGHTING FIXTURE SCHEDULE

MARK	TYPE	MANUFACTURER	MODEL NUMBER	LAMP	VA'S	NOTES
OF1	POLE	MCGRAW EDISON	CAL-400-M-H-MT-4F	400W MH	460	1, 2
OF2	POLE	MCGRAW EDISON	CAL-400-M-H-MT-5F	400W MH	460	1
OF3	POLE	MCGRAW EDISON	CAL-400-M-H-MT-5F	400W MH	460	1

NOTES:

1. PROVIDE 30 FT SQUARE, STRAIGHT STEEL POLE WITH HAND HOLE AND BOLT COVERS.
2. FIXTURES LOCATED ON BUILDINGS FACADE SHALL BE PROVIDED WITH ARM MOUNT BRACKET.

LIGHTING FIXTURE BASE DETAILS

NOT TO SCALE

SITE LIGHTING PLAN - EAST

SCALE 1" = 50'-0"

09/27/06

CARTLAND + KRAUS ENGINEERING, LTD.

760 Telser Road Lake Zurich, IL 60047
T (847) 719-1708 F (847) 719-1738

Plumbing ◆ Mechanical ◆ Electrical

FINAL APPROVED PLAN

HARRIS ARCHITECTS INC.

NEW OFFICE/WAREHOUSE FACILITY FOR:

Tinley Park Distribution Center

TINLEY PARK, ILLINOIS

ISSUED FOR VILLAGE REVIEW
REVISED SITE PLAN PER
STAFF COMMENTS

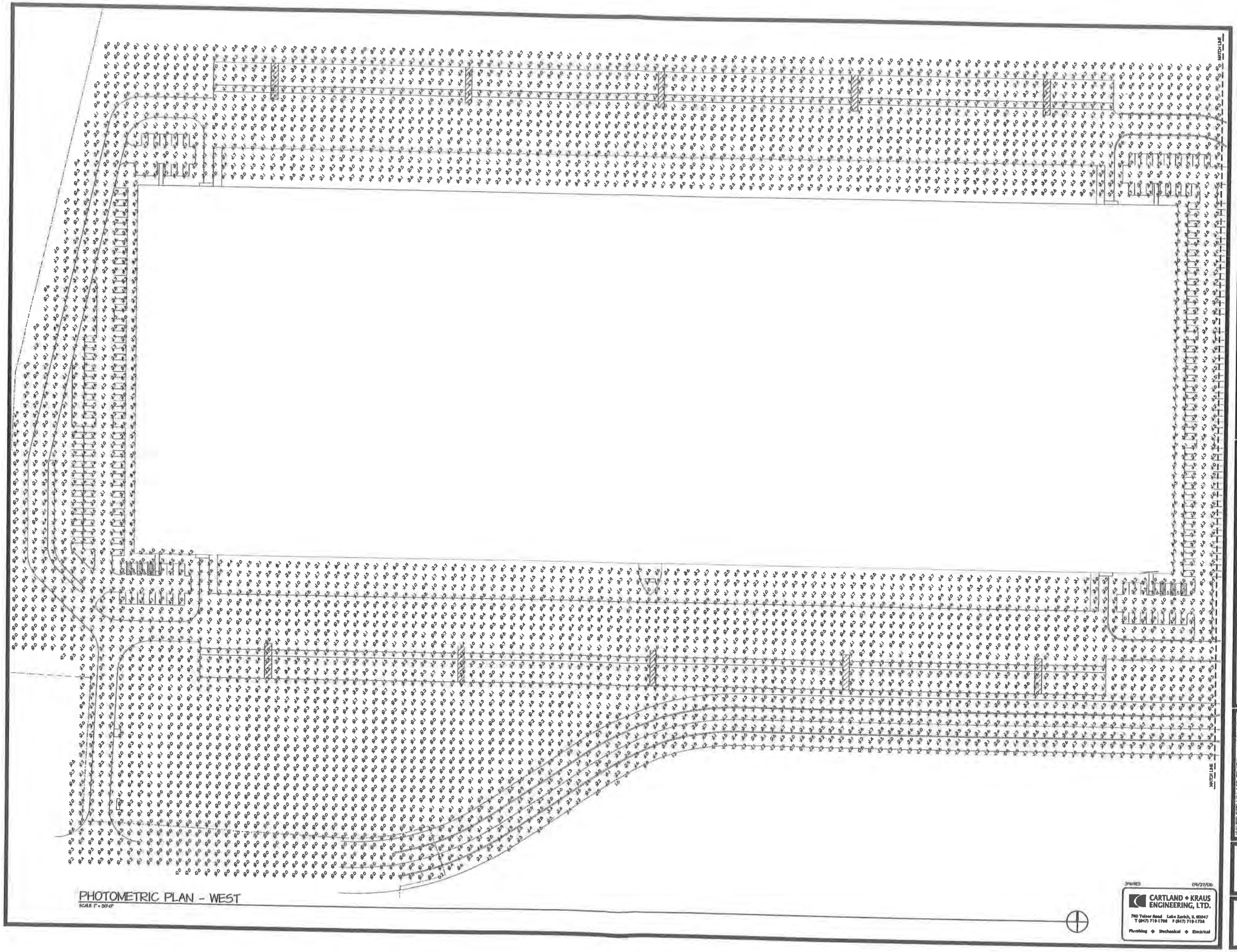
07/06/06
09/25/06

PROJECT NO.
206225
DRAWN BY:
DGW
DATABASE:
20622552

SHEET NO.
E-2

7 of 30

FINAL APPROVED PLAN



PHOTOMETRIC PLAN - WEST

SCALE 1" = 50'-0"

09/27/06

CARTLAND + KRAUS ENGINEERING, LTD.

780 Telser Road Lake Zurich, IL 60047
T (847) 719-1700 F (847) 719-1704

Plumbing ◆ Mechanical ◆ Electrical

HARRIS ARCHITECTS INC.

COPYRIGHT © 2006, HARRIS ARCHITECTS, INC.

NEW OFFICE/WAREHOUSE FACILITY FOR:

Tinley Park Distribution Center

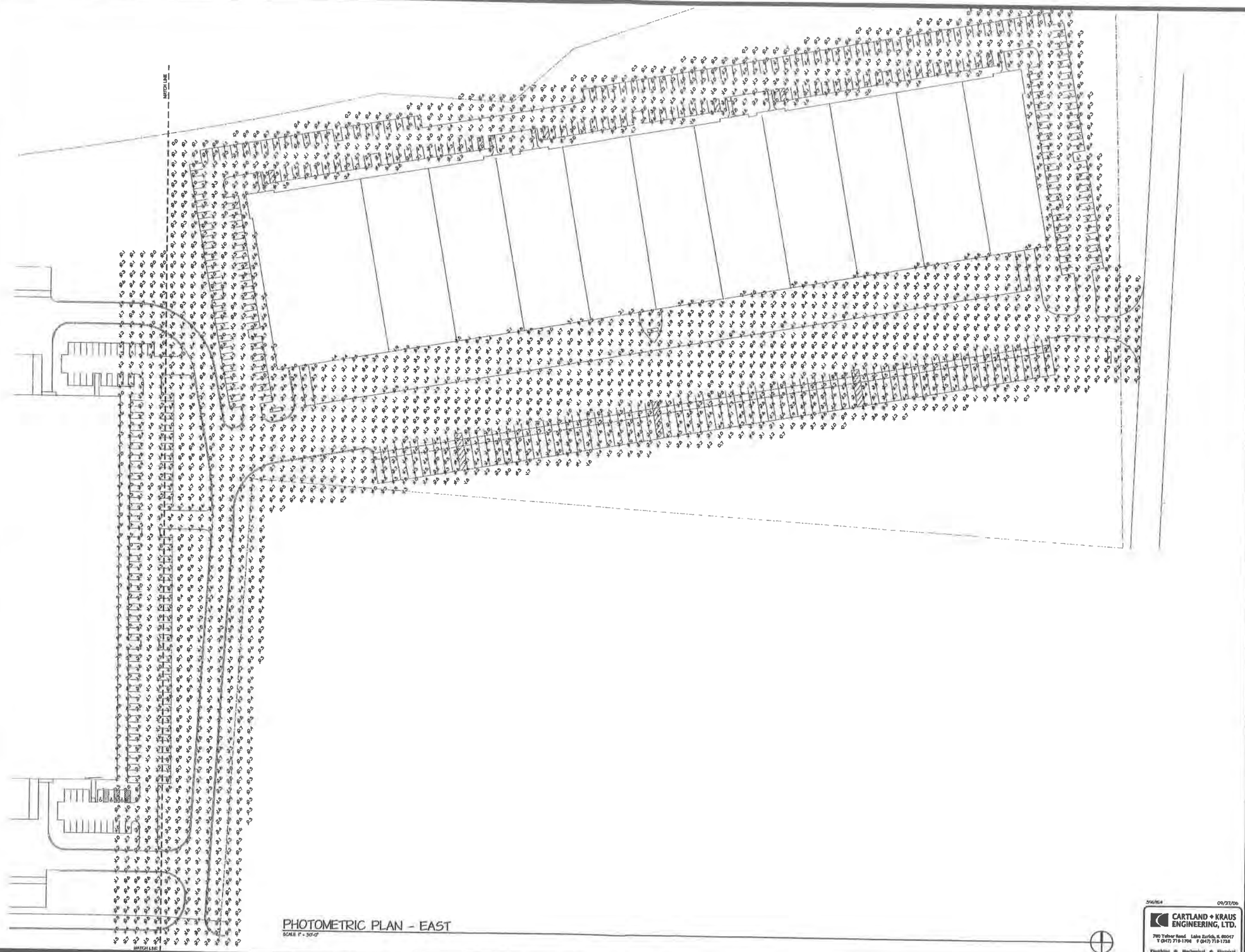
TINLEY PARK, ILLINOIS

07/06/06
09/25/06

ISSUED FOR VILLAGE REVIEW
SUBMITTED FOR PZC
STAFF COMMENTS

PROJECT NO.
206225
DRAWN BY:
DGW
DATABASE:
20622552

SHEET NO.
E-3



PHOTOMETRIC PLAN - EAST
SCALE 1" = 50'-0"

CARTLAND + KRAUS ENGINEERING, LTD.
780 Tower Road Lake Zurich, IL 60047
T (847) 719-1704 F (847) 719-1718
Plumbing ◆ Mechanical ◆ Electrical

5/6/06 09/27/06

HARRIS ARCHITECTS INC.
400 SHERMAN AVENUE PO BY PALATINE, ILLINOIS 60067 6000000
COPYRIGHT ©2005, HARRIS ARCHITECTS, INC.

NEW OFFICE/WAREHOUSE FACILITY FOR:
Tinley Park Distribution Center
TINLEY PARK, ILLINOIS

ISSUED FOR VILLAGE REVIEW 07/06/06
REVISED SITE PLAN PER STAFF COMMENTS 09/28/06

PROJECT NO. 206225
DRAWN BY: DGW
DATABABE: 206225S2

SHEET NO.
E-4

FINAL APPROVED PLAN

PAMPHLET

BACK OF PAMPHLET

ORDINANCE NO. 2007-O-007

ORDINANCE REZONING AND GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT FOR CERTAIN PROPERTY LOCATED SOUTH OF INTERSTATE 80 BETWEEN OAK PARK AVENUE AND RIDGELAND AVENUE (FIRST INDUSTRIAL REALTY TRUST)

Published in pamphlet form by Order of the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois.

STATE OF ILLINOIS)

COUNTY OF COOK)SS.
COUNTY OF WILL)

CLERK'S CERTIFICATE

I, PATRICK REA, the duly elected and qualified Village Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois, do hereby certify that attached hereto is a true and correct copy of the Ordinance now on file in my office, entitled:

ORDINANCE NO. 2015-O-044

ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION TO AN EXISTING PLANNED UNIT DEVELOPMENT FOR CERTAIN PROPERTY LOCATED SOUTH OF INTERSTATE 80 BETWEEN OAK PARK AVENUE AND RIDGELAND AVENUE
FIRST INDUSTRIAL REALTY TRUST – TINLEY PARK CORPORATE CENTER

which was passed by the Board of Trustees of the Village of Tinley Park at a regular meeting held on the 6th day of October, 2015, at which meeting a quorum was present, and approved by the President of Tinley Park on the 6th day of October, 2015.

I further certify that the vote on the question of the passage of the said Ordinance by the Board of Trustees of the Village of Tinley Park was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Tinley Park, and that the result of the vote was as follows, to wit:

AYES: Grady, Vandenberg, Pannitto, Brady

NAYES: None

ABSENT: Maher

ABSTAIN: Younker

I do further certify that the original Ordinance, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Tinley Park, this 6th day of October, 2015.

By: _____
Village Clerk

ORDINANCE NO. 2015-O-044

ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION TO AN EXISTING PLANNED UNIT DEVELOPMENT FOR CERTAIN PROPERTY LOCATED SOUTH OF INTERSTATE 80 BETWEEN OAK PARK AVENUE AND RIDGELAND AVENUE
FIRST INDUSTRIAL REALTY TRUST – TINLEY PARK CORPORATE CENTER

WHEREAS, a petition for a Special Use Permit for a substantial deviation to the existing First Industrial Realty Trust Planned Unit Development (hereinafter referred to as the "Tinley Park Corporate Center PUD"), all as set forth below, has been filed with the Village Clerk of this Village and has been referred to the Plan Commission of this Village and has been processed in accordance with the Tinley Park Zoning Ordinance, as amended; and

WHEREAS, the Plan Commission of this Village held a public hearing on whether the requested Special Use Permit for a planned unit development should be granted, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law, was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said hearing in a newspaper published in and of general circulation in this Village; and

WHEREAS, the Plan Commission of this Village has filed its report of findings and recommendations that the proposed Special Use Permit for the proposed substantial deviation to the Tinley Park Corporate Center PUD be granted with this President and Board of Trustees, and this Board of Trustees has duly considered said report of findings and recommendations.

NOW, THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

Section 1: That the report and findings and recommendations of the Plan Commission of this Village are herein incorporated by reference as the findings of this Board of Trustees as completely as if fully recited herein at length.

Section 2: That this President and Board of Trustees, after considering the report and findings and recommendations of the Plan Commission and other matters properly before it, finds, in addition to the findings set forth in Section 1 hereof, as follows:

(a) That the property under consideration (the "Subject Property") is legally described on **Exhibit A** attached hereto and hereby made a part hereof.

(b) That the Subject Property is zoned M-1 General Manufacturing District.

(c) That the Tinley Park Corporate Center appeared before the Plan Commission in 2007 for a rezoning from R-1 to M1-PUD and site plan approval. The 915,000 s.f. building at 18801 S. Oak Park Avenue (Lot 1) was built in 2008. Soon after, economic conditions changed and the leasing of the building was not accomplished until 2012. As a result of the economic climate, the property owner has opted to wait to build the proposed 300,000 s.f. building and the related public and private improvements at 18604 S. Ridgeland Avenue (Lot 2). Many of the public and private improvements for both Lots 1 and 2 have been completed by the Petitioner (FR/CAL I-80 Tinley Park, LLC), including storm water detention/retention and landscaping. The Petitioner wishes to postpone some improvements to Lot 2 to a future point in time when they can sell or lease the property at 18604 Ridgeland (Lot 2), it being understood that any and all improvements required under the codes and ordinances of the Village at that time will have to be installed by the Petitioner. This change in phasing constitutes a substantial deviation from the PUD and requires a special use

permit for the amendment to the existing PUD because the original PUD anticipated that the two buildings and all improvements would be completed in one phase. The Village's Engineer and Public Works Department have agreed to the rephrasing of the project and the postponing of certain improvements. Once the property owner wishes to build the 300,000 sq. ft. building and commence in implementing Phase II, the project will be required to appear before the Plan Commission for site plan approval and will need to meet all the conditions as spelled out in the amendment to the PUD and all required public improvements will have to be installed.

(d) Petitioner is requesting to break out the two buildings into two basically separate developments to create a sixth lot, and to record a subdivision with the majority of the land being Lot 1, which is the existing building. Lot 2 is going to be the future development on the east side of the Subject Property. Lot 3 is directly south of Lot 2 and is an out lot for the storm water management for the eastern half of the site. Lot 4 is south of Prosperi Drive and is a conservation area. Lot 5 is to the west of Lot 4 and is an out lot for the storm water management for the western half of the site. Lot 6 is a small parcel just north of I-80.

(e) That the development of the Subject Property would contain the two-building, approximately 1,200,000 square foot distribution center to include warehouse, office and distribution center activities, all as previously approved by the Village, but would, if the requested special use is granted, be developed in two phases with specific public improvements being delineated separately for each phase.

(f) That the granting of the Special Use Permit for the substantial deviation to the existing Tinley Park Corporate Center PUD is in the public good and in the best

interests of the Village and its residents and is consistent with and fosters the purposes and spirit of the Tinley Park Zoning Ordinance as set forth in Section I,B thereof.

(g) That the proposed uses permitted in the Planned Unit Development are necessary and desirable and the need for such uses has been clearly demonstrated. The existing portion of the development is of very high quality and the delay in completing the second phase is clearly a result of the downturn in the economy since the original building was completed.

(h) That the substantial deviation will not impose an undue burden on public facilities and services, such as sewer and water systems, police and fire protection, as the Village's Police, Fire and Public Works Departments have all approved the development both initially and currently, with the phasing of the development being the main change and such has been reviewed and approved by the Village Engineer and Public Works Department. All of the necessary public facilities have been planned for and many have been completed at the time of building the existing building.

(i) That the establishment, maintenance, or operation of the substantial deviation will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare, as it already is and will remain a high quality development that is designed for today's market and also has the capability of meeting future demands.

(j) That the substantial deviation will not be injurious to the use, value and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood, as it is

harmonious with and complimentary to existing uses of property in the vicinity. In addition, substantial screening will be or has been provided through berming and landscaping.

(k) That the establishment of the substantial deviation will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district, as substantial screening will be provided as set forth above, and additional roadways and intersections have been or will be created. Moreover, the completion of this high quality development will be a positive factor in the development of surrounding properties.

(l) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided. The only change, as noted above, is the timing of the installation of such facilities and the Petitioner will be required to make a cash deposit into escrow to insure the facilities are installed.

(m) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets, and the street system is adequate to carry the traffic that will be imposed on the streets by the development, in that truck traffic both into and out of the Subject Property will be subject to the restrictions listed below.

(n) That the substantial deviation 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 recommendations of the Plan Commission.

Section 3: That a Special Use Permit is hereby granted for a substantial deviation to the existing Tinley Park Corporate Center Planned Unit Development in the M-1 General Manufacturing Zoning District under the Tinley Park Zoning Ordinance to permit the construction of the PUD in two phases (rather than the previously approved one phase) as delineated and approved by the Village, subject, however, to the already existing conditions to the Tinley Park Corporate Center PUD established pursuant to Village Ordinance #2007-O-007 adopted February 6, 2007, and also to the following additional conditions:

1. Except for the detention basins (see condition 3 below), the public improvements for Phase One (as delineated by the Village, which Phase One consists of the existing building and various enumerated public improvements) are accepted by the Village as satisfactorily completed:
2. The one-year warranty after acceptance and cash escrow ($337,247.33) as required are provided by Petitioner per Village standards upon passage of this Ordinance and approval of the final plat of subdivision.
3. The three storm water detention basins covering approximately 12.1 acres are NOT accepted. They have not been maintained in accordance with the approved plans for Phase I nor applicable Village standards. They have been compromised with invasive species and reeds. Accordingly, Petitioner must re-establish and continuously maintain the landscaping around the detention basins as well as the basins plantings themselves, all in accordance with the approved landscape plan and approval by the Village's landscape architect. In order to accomplish this, Petitioner has agreed to and it is hereby made a condition of this Ordinance that

Petitioner must enter into a contract for a two year period commencing upon passage of this Ordinance with an outside contractor to eradicate the existing deficiencies and to monitor and manage all vegetation and landscaping within the basins for said two year period which contact shall be submitted to and be subject to approval by the Village. This Ordinance is further conditioned upon approval of the basins by the Village landscape architect at the end of said two year period as being in full compliance with the approved landscape plan for the PUD and other applicable Village standards.

4. The final subdivision plat for the Tinley Park Corporate Center is approved by the Corporate Authorities of the Village and is recorded with the office of the Cook County Recorder of Deeds.

Section 4: That the Petitioner hereunder shall at all times comply with the terms and conditions of the special use permit approving the substantial deviation and all conditions thereon, and in the event of non-compliance said permit shall be subject to revocation by appropriate legal proceedings.

Section 5: That the zoning map of the Village of Tinley Park, Cook and Will Counties, Illinois, be amended so as to be in conformance with granting of the special use permit for the substantial deviation as aforesaid.

Section 6: This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

PASSED this 6TH day of October, 2015, by the Corporate Authorities of the Village of Tinley Park on a roll call vote as follows:

AYES: Grady, Vandenberg, Pannitto, Brady

NAYES: None

ABSENT: Maher

ABSTAIN: Younker

Approved by the President of the Village of Tinley Park on the 6th day of October, 2015.

Village President

ATTEST:

Village Clerk

Exhibit A

LEGAL DESCRIPTION

PARCEL 1:

That part of the Northeast 1/4 of Fractional Section 6, Township 35 North, Range 13 East of the Third Principal Meridian lying South of the Indian Boundary Line described as follows: Commencing at the Northeast corner of said Northeast 1/4; thence South 44 degrees 40 minutes 37 seconds West 180.60 feet along the Indian Boundary Line to a place of beginning, being the West line of Ridgeland Avenue; thence South 05 degrees 50 minutes 09 seconds West 24.23 feet; thence South 00 degrees 12 minutes 34 seconds East 142.00 feet along last said West line to the North right of way line of Moline Expressway; thence South 63 degrees 07 minutes 26 seconds West 364.71 feet along last said right of way line to the Indian Boundary Line; thence North 44 degrees 40 minutes 37 seconds East 465.45 feet along the Indian Boundary Line of the place of beginning, all in Cook County, Illinois.

PARCEL 2:

That part of Section 6, Township 35 North, Range 13 East of the Third Principal Meridian lying North and South of the Indian Boundary Line, described as follows: Beginning at the intersection of the Indian Boundary Line with the West line of the Northwest 1/4 of the Southeast 1/4 of Fractional Section 6, Township 35 North, Range 13 East of the Third Principal Meridian, lying South of the Indian Boundary Line; thence South 44 degrees 42 minutes 08 seconds West 698.80 feet along the Indian Boundary Line to the West line of the Southeast 1/4 of Fractional Section 6, Township 35 North, Range 13 East of the Third Principal Meridian lying North of the Indian Boundary Line; thence North 00 degrees 48 minutes 26 seconds West 813.61 feet along last said West line; thence South 88 degrees 55 minutes 05 seconds West 140.10 feet to the East line of Oak Park Avenue as dedicated; thence North 01 degrees 23 minutes 33 seconds West 466.70 feet; thence North 09 degrees 11 minutes and 35 seconds East 604.16 feet along last said east line to the South right of way of the Moline Expressway (I-80); thence North 89 degrees 34 minutes 28 seconds East 200.06 feet along last said South right of way; thence continuing North 89 degrees 00 minutes 24 seconds East 214.15 feet to a point of curve; thence Easterly on a curve convex to the South having a radius of 5879.59 feet, an arc distance of 806.42 feet, and a chord bearing of North 85 degrees 04 Minutes 39 seconds East to a point of tangent; thence North 74 degrees 04 minutes 10 seconds East 308.49 feet to a point on curve; thence Easterly on a curve convex to the South having a radius of 5849.58 feet, an arc distance of 530.78 feet, and a chord bearing of North 75 degrees 33 minutes 02 seconds East to the North line of the Southeast 1/4 of Fractional Section 6, Township 35 North, Range 13 East of the Third Principal Meridian lying North of the Indian Boundary Line: thence North 89 degrees 03 minutes 38 seconds East 192.01 feet along last said South line to the Indian Boundary Line; thence North 44 degrees 42 minutes 08 seconds East 121.72 feet along said Indian Boundary Line, thence North 67 degrees 15 minutes 51 seconds East 507.87 feet; thence North 63 degrees 31 minutes 14 seconds East 349.22 feet along said South right of way line of the Moline Expressway to the Westerly line of Ridgeland Avenue; thence South 05 degrees 08 minutes 18 seconds East 698.58 feet along last said Westerly line; thence South 04 degrees 52 minutes 01 seconds East 332.25 feet along last said Westerly line to

the North line of the Northeast 1/4 of the Southeast 1/4 of Fractional Section 6, Township 35 North, Range 13 East of the Third Principal Meridian lying South of the Indian Boundary Line, thence South 89 degrees 54 minutes 35 seconds West 1294.84 feet along last said North line to the West line of the Northeast 1/4 of the Southeast 1/4 of Fractional Section 6, Township 35 North, Range 13 East of the Third Principal Meridian lying South of the Indian Boundary Line; thence South 00 degrees 12 minutes 34 seconds East 1329.67 feet along last said West line to the South line of the Northeast 1/4 of the Southeast 1/4 of Fractional Section 6, Township 35 North, Range 13 East of the Third Principal Meridian lying South of the Indian Boundary Line: thence South 89 degrees 54 minutes 35 seconds West 1327.84 feet along last said South line to West line of the Northwest 1/4 of the Southeast 1/4 of last said Fractional Section 6 to the West line of the Northwest 1/4 of the Southeast 1/4 of said Fractional Section 6; thence North 00 degrees 12 minutes 34 seconds West 243.40 feet along last said West line to the point of beginning all in Cook County, Illinois.

Excepting that part of the Fractional Southeast 1/4 of Section 6, Township 35 North, Range 13 East of the Third Principal Meridian, North of the Indian Boundary Line described as follows: Beginning at the intersection of the Westerly prolongation of the South line of the Northwest 1/4 of the Fractional Southeast 1/4 of Section 6, Township 35 North, Range 13 East of the Third Principal Meridian, South of the Indian Boundary Line with the West line of the Fractional Southeast 1/4 of Section 6, Township 35 North, Range 13 East of the Third Principal Meridian North of the Indian Boundary Line; thence North 00 degrees 00 minutes 00 seconds East on said West line, a distance of 258.80 feet; thence South 89 degrees 53 minutes 46 seconds East, a distance of 402.77 feet to a point of curve; thence Northeasterly along a curve convex to the South, having a central angle of 12 degrees 52 minutes 43 seconds, a radius of 440.00 feet, a length of 98.90 feet and subtended by a long chord having a bearing of the North 83 degrees 39 minutes 53 seconds East to the Northerly prolongation of West line of the Northwest 1/4 of the Fractional Southeast 1/4 of Section 6, Township 35 North, Range 13 East of the Third Principal Meridian, South of the Indian Boundary Line; thence South 00 degrees 56 minutes 26 seconds West along said Northerly prolongation, a distance of 34.62 feet to the Indian Boundary Line; thence South 45 degrees 49 minutes 38 seconds West along said Indian Boundary Line a distance of 343.05 feet to the Westerly prolongation of the South line of the Northwest 1/4 of the Fractional Southeast 1/4 of Section 6, Township 35 North, Range 13 East of the Third Principal Meridian South of the Indian Boundary Line; thence North 88 degrees 56 minutes 25 seconds West on said Westerly prolongation, a distance of 254.28 feet to the point of beginning, and

Excepting that part of the Southeast 1/4 of Fractional Section 6, Township 35 North, Range 13 East of the Third Principal Meridian, North of the Indian Boundary Line, described as follows: Beginning at the intersection of the Westerly prolongation of the South line of the Northwest 1/4 of the Southeast 1/4 of said Fractional Section 6 with the West line of the Southeast 1/4 of said Fractional Section 6; thence North 89 degrees 54 minutes 35 seconds East 254.28 feet along the said Westerly prolongation to the Indian Boundary Line; thence South 44 degrees 42 minutes 08 seconds West 355.82 feet along said Indian Boundary Line to the West line of the Southeast 1/4 of said Fractional Section 6; thence North 00 degrees 48 minutes 26 seconds West 252.53 feet along last said line to the point of beginning; and

Excepting that part dedicated for Prosperi Drive per Document No. 09188692, all in Cook County, Illinois.

PINs: 31-06-301-004-0000; 31-06-301-005-0000; 31-06-400-003-0000; 31-06-401-001-0000; and 31-06-402-001-0000

(Commonly known as: 18801 Oak Park Ave. – Tinley Park, IL; 18604 Ridgeland Ave. – Tinley Park, IL)