

AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

October 20, 2016 – 7:30 P.M. Council Chambers Village Hall – 16250 S. Oak Park Avenue

Regular Meeting Called to Order

Roll Call Taken

Communications

Approval of Minutes: Minutes of the October 6, 2016 Regular Meeting

Item #1PUBLIC HEARING: LISA CAUSLEY – 6801 180TH COURT – VARIATION FOR
A FENCE IN A FRONT YARD WITHIN THE LEGACY DISTRICT

Consider a proposal from Lisa Causley of 6801 180th Court for a fourteen-foot (14') Variation from Section XII.3.G.6. of the Zoning Ordinance where a six foot (6') tall privacy fence is permitted at a fifteen foot (15') setback. This Variation would allow the Petitioner to construct a new six foot (6') tall wood privacy fence at a one foot (1') setback from the east (Oak Park Avenue) property line at 6801 180th Court in the NG (Neighborhood General) Zoning District. The proposed fence would be in the same location as the previous fence.

Item #2 SITE PLAN APPROVAL: HILLWOOD – 18504 WEST CREEK DRIVE – PARKING LOT EXPANSION

Consider a proposal from T.J. O'Brien of Hillwood for Site Plan Approval for a parking lot expansion at 18504 West Creek Drive. The existing site includes an 80,000 square foot building, eight (8) loading docks, and fifty-four (54) parking spaces around the east and south sides of the building. The proposed parking lot expansion provides an additional thirty-five (35) parking spaces to the east side of the building outside of a new tenant entrance in the northeast corner of the building.

Item #3 WORKSHOP: TEXT AMENDMENT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE (SECTION II AND SECTION III) RELATED TO FENCE REGULATIONS

Continued from the September 15, 2016 and October 6, 2016 Regular Meeting. Discuss proposed Text Amendments to the Village's Fence Regulations, specifically related to changes that would create more consistency for fences within nonconforming lots and corner lots.

Item #4 WORKSHOP: TEXT AMENDMENT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE (SECTION II AND SECTION IX) RELATED TO SIGN REGULATIONS

Continued from the September 15, 2016 and October 6, 2016 Regular Meeting. Discuss proposed Text Amendments to the Village's Sign Regulations, specifically related to

changes that would further clarify current regulations and create new regulations for temporary signage and create new regulations for signage in the B-5 Automotive Service Zoning District.

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

OCTOBER 6, 2016

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on October 6, 2016 at 7:30 p.m.

ROLL CALL

| Plan Commissioners: | Kevin Bergthold |
|------------------------------|--|
| | John Domina |
| | Anthony Janowski |
| | Peter Kroner |
| | Mark Moylan, Acting Chairman |
| | Ken Shaw |
| | Tim Stanton |
| Absent: | Lori Kappel |
| | Edward Matushek III, Chairman |
| Village Officials and Staff: | Paula Wallrich, Interim Community Development Director Stephanie Kisler, Planner I |
| | Patricia Meagher, Commission Secretary |

CALL TO ORDER

ACTING CHAIRMAN MOYLAN called to order the Regular meeting of the Plan Commission for October 6, 2016 at 7:31 p.m.

COMMUNICATIONS

STEPHANIE KISLER, Planner I, informed the group that there will be a Village of Tinley Park branding meeting and open house which is open to the public on Friday, October 7, 2016 at 9:00 a.m., at the Tinley Park Convention Center. The meeting will be recorded and available on the Village website.

APPROVAL OF MINUTES

A motion was made by COMMISSIONER JANOWSKI, seconded by COMMISSIONER DOMINA to approve the minutes of the September 15, 2016 meeting of the Plan Commission. Vote by voice; all approved. ACTING CHAIRMAN MOYLAN declared the Motion approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE OCTOBER 6, 2016 REGULAR MEETING

ITEM #1: WORKSHOP: LISA CAUSLEY – 6801 180TH COURT – VARIATION FOR A FENCE IN A FRONT YARD WITHIN THE LEGACY DISTRICT

Consider a proposal from Lisa Causley of 6801 180th Court for a fourteen-foot (14') Variation from Section XII.3.G.6., of the Zoning Ordinance where a six-foot (6') tall privacy fence is permitted at a fifteen-foot (15') setback. This Variation would allow the Petitioner to construct a new six-foot (6') tall wood privacy fence at a one-foot (1') setback from the east (Oak Park Avenue) property line at 6801 180th Court in the NG (Neighborhood General) Zoning District. The proposed fence would be in the same location as the previous fence.

Present were the following:

| Plan Commission Members: | Kevin Bergthold |
|------------------------------|--|
| | John Domina |
| | Anthony Janowski |
| | Lori Kappel |
| | Peter Kroner |
| | Mark Moylan, Acting Chairman |
| | Ken Shaw |
| | Tim Stanton |
| Village Officials and Staff: | Paula Wallrich, Interim Community Development Director |
| 5 | Stephanie Kisler, Planner I |
| | Patricia Meagher, Commission Secretary |
| | |
| Guest(s): | Lisa Causley, Property Owner |
| | Jeff Lyon, Property Owner |

MS. KISLER explained the specifics for the Petitioner's request for a Variation. Pictures and diagrams were presented of the property. MS. KISLER clarified that the reason this request was being brought before the Plan Commission versus the Zoning Board is that the property is located in the Legacy District and has a separate set of regulations, known as the Legacy Code, and per the Legacy Code the Plan Commission reviews the Variation request. MS. KISLER explained some topics the Plan Commission should consider when discussing this request:

- 1. Was a fence in existence at the same location on this property?
- 2. Is the fence adjacent to a major thoroughfare?
- 3. Is the fence impacting safety of pedestrians, bicycles, vehicles, etc.?
- 4. Does the fence alter the character of the area?

MS. KISLER noted that this is a workshop for discussion purposes and there will be a Public Hearing on October 20, 2016 where a vote for a recommendation can be made.

ACTING CHAIRMAN MOYLAN asked the Commissioners if there were any questions.

COMMISSIONER JANOWSKI asked if there were any neighbors of this property in this audience. MS. KISLER explained that a notice went out to the surrounding property owners regarding the upcoming Public Hearing as well as in the newspaper and no one was expected this evening but people may attend the Public Hearing.

COMMISSIONER SHAW asked if this particular property is a unique situation of itself or if there could be future requests of the same type that should be considered for uniformity. PAULA WALLRICH, Interim Community Development Director, stated that for the Public Hearing it would be advantageous to have the information shared on similar sites to see if a precedent would be set by granting the Petitioner's request.

COMMISSIONER BERGTHOLD raised the issue of the existing landscaping and future landscaping possibilities in regard to aesthetics.

ACTING CHAIRMAN MOYLAN asked if the Petitioners were responsible for the fence along the south end of the property. JEFF LYON, property owner, stated that they maintain the fence but it has consistently been damaged during their twenty (20) year occupancy due to snow plowing.

COMMISSIONER KRONER brought attention to a petition that the Petitioners had signed. All property owners surrounding the property signed the petition to allow the requested fence Variation.

ACTING CHAIRMAN MOYLAN asked if the Petitioners had any questions or comments to add. LISA CAUSLEY, property owner, stated that MS. KISLER explained the situation thoroughly. She reiterated various information as well as stating that they do not want to lose a large portion of their useable property due to not being granted the Variance.

COMMISSIONER JANOWSKI recommended that the adjacent commercial property should put up a bumper rail adjacent to the fence to avoid damage in the future.

COMMISSIONER KRONER asked if the Petitioners would be open to the idea of planting in the parkway. MS. WALLRICH stated that the parkway is not the Petitioner's property; the Village would be responsible for that.

COMMISSIONER SHAW wanted clarification on the Zoning requirements in 1998 when the fence was originally put in to today's requirements. MS. KISLER stated that there was a building permit for the fence but no record of a Variance could be found.

PUBLIC COMMENTS

ACTING CHAIRMAN MOYLAN asked for a Motion to accept Public Comments prior to discussion of Item #2 and Item #3. A motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER STANTON to receive comments from the public. Vote by voice; all approved. ACTING CHAIRMAN MOYLAN declared the Motion approved.

BOB JONES and MARCY BRANDIS, American Sale, came to discuss temporary signage ordinances. They would like to place temporary signage at American Sale's Warehouse off Interstate 80 and feel that as the current ordinance is too restrictive for their property. MS. WALLRICH explained the ordinances to date. COMMISSIONER KRONER stated that the Commissioners are open to business owners' suggestions while this issue is being discussed.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE OCTOBER 6, 2016 REGULAR MEETING

ITEM #2: WORKSHOP: TEXT AMENDMENT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE (SECTION II AND SECTION III) RELATED TO FENCE REGULATIONS

Continued from the September 15, 2016 Regular Meeting. Discuss proposed Text Amendments to the Village's Fence Regulations, specifically related to changes that would create more consistency for fences within nonconforming lots and corner lots.

Present were the following:

Plan Commission Members:

Kevin Bergthold John Domina Anthony Janowski Lori Kappel Peter Kroner Mark Moylan, Acting Chairman Ken Shaw Tim Stanton

Village Officials and Staff:

Paula Wallrich, Interim Community Development Director Stephanie Kisler, Planner I Patricia Meagher, Commission Secretary

A motion was made by COMMISSIONER JANOWSKI, seconded by COMMISSIONER STANTON to continue with Item #2. Vote by voice; all approved. ACTING CHAIRMAN MOYLAN declared the Motion approved.

MS. KISLER reiterated some of the factors to be considered regarding fencing:

- 1. Should fences be allowed to extend to the property line in the non-addressed front yard?
- 2. Should corner lot fences be allowed at different setbacks if a different height of fence is used? A different type of fence?
- 3. Should the adjacent street's speed limit affect the allowable location of a fence?
- 4. If a fence currently exists at a nonconforming location, should it be allowed to be replaced at the same location? What if there is not a permit on file?
- 5. Should fences be allowed at the established building line regardless of the building setback?
- 6. Should fences be allowed in the front yard at all?
- 7. In what cases should fence locations be able to be approved administratively?
- 8. Should certain fence materials be prohibited?
- 9. Should certain major streets have requirements that all fences along that street must match?

MS. KISLER presented pictures pertaining to the above factors. COMMISSIONER SHAW raised the thought of the principle that is trying to be served e.g., public safety, line-of-sight, aesthetics. As discussion progressed, MS. WALLRICH stated that a goal of these discussions is to identify instances that an administrative decision can be made versus bringing it to the Zoning Board of Appeals or the Plan Commission. Discussion continued regarding materials used in future fencing, consistency of fencing, legalities involved in permitting, etc. MS. KISLER presented diagrams showing prior Variances to assist with the discussion of allowable Administrative Variances.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

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Continued from the September 15, 2016 Regular Meeting. Discuss proposed Text Amendments to the Village's Sign Regulations, specifically related to changes that would further clarify current regulations and create new regulations for temporary signage and create new regulations for signage in the B-5 Automotive Service Zoning District.

Present were the following:

| Plan Commission Members: | Kevin Bergthold John Domina Anthony Janowski Lori Kappel Peter Kroner |
|------------------------------|---|
| | Mark Moylan, Acting Chairman Ken Shaw Tim Stanton |
| Village Officials and Staff: | Paula Wallrich, Interim Community Development Director Stephanie Kisler, Planner I Patricia Meagher, Commission Secretary |

A motion was made by COMMISSIONER JANOWSKI, seconded by COMMISSIONER SHAW to table Item #3 indefinitely. Vote by voice; all approved. ACTING CHAIRMAN MOYLAN declared the Motion approved.

GOOD OF THE ORDER

MS. KISLER stated that the Village of Tinley Park Facebook page went live today.

MS. WALLRICH discussed the CITIZENS ADVISORY COMMITTEE meetings and their discussions on the Legacy Code. Also stated was that the November 3, 2016 Plan Commission Meeting will need to be at a different location due to the Legacy Code being on the agenda and the expectation of a large group in attendance. The Commissioners also need to decide if that meeting should be a Public Hearing or a Public Meeting. Through discussion it was decided to hold a Public Meeting/Workshop on November 3, 2016 at a different location than the Village; yet to be determined.

RECEIVE COMMENTS FROM THE PUBLIC

No additional public comments were received.

ADJOURN MEETING

A Motion was made by COMMISSIONER JANOWSKI, seconded by COMMISSIONER KRONER to adjourn the Regular Meeting of the Plan Commission of October 6, 2016 at 10:00 p.m. The Motion was approved by voice call. ACTING CHAIRMAN MOYLAN declared the meeting adjourned.



Page 8 of 8



Petitioner Lisa Causley

Property Address 6801 180th Court

PINs 28-31-301-037-0000

Parcel Size 0.18 acres ± (8,080 square feet)

Zoning NG (Neighborhood General)

<u>Subdivision</u> Elmore's Harlem Avenue Estates

<u>Approval Sought</u> Variation for a fence (front yard setback)

<u>Project Planner</u> Stephanie Kisler, AICP Planner I

PLAN COMMISSION STAFF REPORT

October 20, 2016

CAUSLEY (6801 180th Court)

Variations from the Legacy Code Fence Regulations (Front Yard Setback)



Proposed Fence Location

SUMMARY OF VARIATION REQUEST

The Petitioner, Lisa Causley, is requesting a fourteen-foot (14') Variation from Section XII.3.G.6. of the Zoning Ordinance where a six foot (6') tall privacy fence is permitted at a fifteen foot (15') setback. This Variation would allow the Petitioner to construct a new six-foot (6') tall wood privacy fence at a one-foot (1') setback from the east (Oak Park Avenue) property line at 6801 180th Court in the NG (Neighborhood General) Zoning District. The proposed fence would be in the same location as the previous fence.

UPDATES FROM THE 10/6/2016 STAFF REPORT ARE IN RED

BACKGROUND

The subject property is located in the Neighborhood General District in the Legacy District. The Petitioner, Lisa Causley, wishes to replace the six-foot (6') tall wood privacy fence that was recently taken down with a new six-foot (6') tall wood privacy fence. The Petitioner has stated that the fence is necessary to provide safety for the property and keep pets within the yard. The Petitioner has already staked out the locations for posts for the proposed fence. During a discussion following the 10/6 Plan Commission meeting, the Petitioner stated that they would be open to using a different fence material, such as PVC.



Image Showing Post Locations for Proposed Fence (Oak Park Avenue at Right)

The previous fence was permitted to the Petitioner in 1998. The Petitioner stated that portions of the previous fence were damaged by snow removal in the adjacent parking lot. Additionally, the Petitioner noted that a windstorm earlier this year caused part of the fence to blow over. The Petitioner's request for a Variation would allow a similar six-foot (6') tall wood privacy fence at the same location as the previous fence.

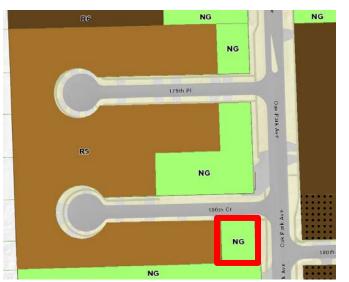


Image of Previous Fence (Google Street View, June 2012)

VILLAGE STAFF COMMENTS

Staff has reviewed the petition for a Variation from the required setback for fence. It is important for the Plan Commission to note that fences for properties within the Village's Legacy District must adhere to the fence regulations of the Legacy Code (Section XII3.G. of the Zoning Ordinance) which takes precedence over the fence regulations in other sections of the Zoning Ordinance (Section III and Section V). Additionally, Variations from the Legacy Code are required to come before the Plan Commission rather than the Zoning Board of Appeals.

Staff notes that the property is part of a residential culde-sac and the Petitioner's property is adjacent to Oak



Park Avenue on the east, Vet Tech Institute on the south, another single-family dwelling on the west, and 180th Court on the north. This is the only single-family dwelling within this cul-de-sac development that is zoned NG and is part of the Legacy District. It is typical for the Legacy District to encompass parcels directly adjacent to Oak Park Avenue.

Section XII.3.G.6. of the Zoning Ordinance (Legacy Code, Fencing) states that the following fences are permitted for private frontages:

- 1. Extending to Property Lines: Fence 3' to 4' tall maximum and open-style/decorative
- 2. Extending No Closer Than 15' to Property Line of Secondary Frontage: Fence 6' tall maximum

Since the Petitioner has a pool in the rear yard, the Petitioner is unable to install a fence lower than five feet (5') in height since the Building Code requires a minimum fence height of five feet (5') for lots with pools. Staff inquired if the Petitioner would opt to install a separate fence around the top of the pool, but since the pool is positioned within the deck, the Petitioner stated that it would not be ideal to construct a fence within the deck area to surround the pool and further the Petitioner is seeking greater privacy, security and buffering from the adjacent commercial uses and traffic along Oak Park Avenue.



Photo Showing Existing Pool within Deck Area

While the Petitioner could meet the second locational standard (shown as a green line on the Variation Request Diagram), the Petitioner stated that it would be a major drawback to not be able to fence the east portion of their yard. The Petitioner stated that they have been able to fence the east portion of their yard for the last twenty years and losing space on the east side of their property would be detrimental to the enjoyment of their property.

Staff also notes that 180th Street connects to Oak Park Avenue just across the street from the Petitioner's rear yard. Without a privacy fence, headlight glare from the vehicles at the 180th Street stop sign infiltrate the Petitioner's rear yard.



Photo Showing 180th Street Across Oak Park Avenue

EXISTING FRONT YARD FENCES

Staff found that the next nearest single-family dwelling on a corner lot is 6801 179th Place also has a fence (chainlink), along the east (Oak Park Avenue) property line.



Image Showing Fence at 6801 179th Place

Staff will provide further analysis of other single-family dwellings on corner lots within the Legacy District at the 10/20 Plan Commission meeting.

CONSIDERATIONS

The Plan Commission should consider the following factors when making a determination about fence locations on corner lots:

- 1. Was a fence in existence at the same location on this property?
- 2. Is the fence adjacent to a major thoroughfare?
- 3. Is the fence impacting safety of pedestrians, bicycles, vehicles, etc.?
- 4. Does the fence alter the character of the area?



Closer View of Variation Request Diagram



Image of Petitioner's Property from the North (Google)

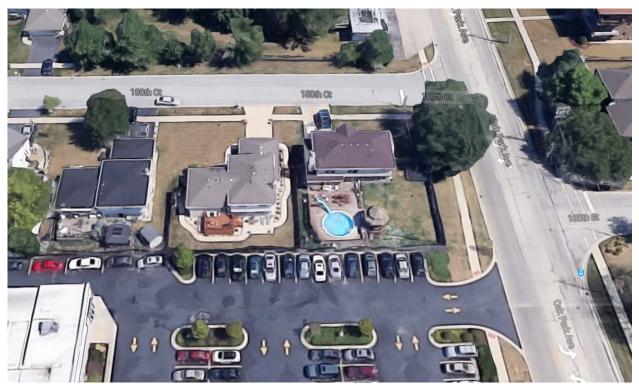


Image of Petitioner's Property from the South (Google)

STANDARDS FOR GRANTING A VARIATION

Per Section X.G.4. and Section XII.5.H. of the Zoning Ordinance, the Plan Commission shall not recommend a Variation from the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. Staff has provided draft findings below in red.

- 1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - The private use and reasonable return of the Petitioner's property is significantly reduced if permitted to only be used under the conditions allowed by the required setbacks. The fenced portion of the yard would be reduced by fourteen feet (14') in width.
- 2. The plight of the owner is due to unique circumstances.
 - The plight of the owner is due to unique circomstances in that the property is adjacent to a highly trafficked road (Oak Park Avenue) and there are few other properties along Oak Park Avenue that present similar circumstances.
- 3. The Variation, if granted, will not alter the essential character of the locality.
 - If the Variation were granted, it will not alter the essential character of the locality because a fence previously existed in this location. In addition, there is a larger than normal parkway adjacent to Oak Park Avenue (about 28') in this area, which provides additional distance between the fence and the street at this time.

4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:

- a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
- c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
- d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
- e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
- f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

APPROPRIATE MOTION

If the Plan Commission wishes to make a motion, the following motion is **written in the affirmative** for the Commission's consideration:

"...make a motion to consider recommending that the Village Board grant the Petitioner, Lisa Causley, a fourteen-foot (14') Variation from Section XII.3.G.6. of the Zoning Ordinance where a six foot (6') tall privacy fence is permitted at a fifteen foot (15') setback. This Variation would allow the Petitioner to construct a new six-foot (6') tall wood privacy fence at a one-foot (1') setback from the east (Oak Park Avenue) property line at 6801 180th Court in the NG (Neighborhood General) Zoning District. The proposed fence would be in the same location as the previous fence."

...Based on the evidence provided at this hearing and the following:

- *1.* That the Petitioners have provided evidence establishing that they have met the standards for Variations contained in Section X.G.4. of the Zoning Ordinance.
- 2. [any other facts or unique circumstances that the Plan Commission would like to mention.]

...With the following conditions:

1. [any conditions that the Plan Commission would like to recommend.]

MAINSTREET COMMISSION COMMENTS

Staff plans to discuss the Petitioner's Variation request with the MainStreet Commission at their next regular meeting, which is scheduled for October 19, 2016.

HISTORIC PRESERVATION COMMISSION COMMENTS

Staff will discuss the Petitioner's Variation request with the Historic Preservation Commission prior to the Plan Commission meeting.



Applicant T.J. O'Brien of Hillwood

Property Location 18504 West Creek Drive

PIN 19-09-01-205-008-0000

Building Size 80,000 SF <u>+</u>

Parcel Size 4.91 ac <u>+</u>

Zoning ORI PD (Office and Restricted Industrial, North Creek Business Park Planned Unit Development)

Approval Sought Site Plan Approval

Project Planner

Stephanie Kisler, AICP Planner I

PLAN COMMISSION STAFF REPORT

October 20, 2016

Hillwood – Site Plan Approval for Parking Lot Expansion 18504 West Creek Drive



Proposed Site Plan with Additional Parking

EXECUTIVE SUMMARY

The Applicant, T.J. O'Brien of Hillwood, is requesting Site Plan Approval for a parking lot expansion at 18504 West Creek Drive. The existing site includes an 80,000 square foot building, eight (8) loading docks, and fifty-four (54) parking spaces around the east and south sides of the building. The proposed parking lot expansion provides an additional thirty-five (35) parking spaces to the east side of the building outside of a new tenant entrance in the northeast corner of the building.

The Applicant has also noted possible areas for future parking lot and loading dock expansion at the west side of the building, but is not requesting approval for those modifications at this time.

SUMMARY OF OPEN ITEMS

| Open Item | Possible Solution |
|--|---|
| #1: Receive Photometric Plan meeting Village regulations for | The Applicant will provide a Photometric Plan at the Plan |
| lighting. | Commission meeting. |
| #2: Finalize the Landscape Plan. | The Landscape Plan is still under review by Village Staff. Staff review comments will be provided at the Plan Commission meeting. |

EXISTING SITE

The property consists of a single parcel just under five (5) acres in size and includes an existing 80,000 square foot building with eight (8) loading docks and fifty-four (54) parking spaces. The site is situated between 76th Avenue and West Creek Drive and offers access to both streets. A landscape buffer exists along the east and west property lines.



Bird's Eye Aerial Image of the Site From the East (Bing)

PROSPECTIVE PROPERTY OWNER & TENANTS

The Applicant, Hillwood, is in the process of purchasing the property from SACO Real Estate (Stromberg Allen and Company). Hillwood intends to lease space in the south half of the building to Benda Manufacturing, which is currently leasing space in another building owned by Hillwood at 18501 Graphics Court. According to their website, Benda Manufacturing is a leading provider of product handling systems for the food industries, supplying years of reliable service dedicated to designing, creating and delivering the highest quality, value priced single, custom or a complete integrated production line system by employing trained experienced personnel who are committed to exceeding our customer's expectations.

According to the Applicant, Benda has outgrown their current tenant space. Benda currently has forty-five (45) employees with the possibility of adding four to eight (4-8) more employees within the year. Within the next few years, Benda may expand to hire twenty (20) additional employees.

The remaining tenant space in the north half of the building will be marketed as industrial space and a tenant has not yet been identified.

ZONING & NEARBY LAND USES

The zoning for the subject parcel is ORI PD (Office and Restricted Industrial, Planned Unit Development). The site is part of the North Creek Business Park Planned Unit Development, which is generally bounded by 76th Avenue to the west, 183rd Street to the north, Harlem Avenue to the east, and Interstate 80 to the south. The site is surrounded by other properties that are zoned ORI PD; however, properties to the west of the site are within different PUDs. The proposed expansion of the parking lot does not constitute a major change to the PUD and therefore does not require a Special Use Permit for a Substantial Deviation from the PUD.



Graphic Showing Nearby Zoning Designations

PROPOSED SITE PLAN

The Applicant proposes to modify the existing site by adding thirty-five (35) parking spaces to the east side of the building. Staff has created the diagram below showing the overlay of the proposed parking lot expansion on an aerial image of the existing site. The plans do not include photometrics, which Staff has requested to be presented at the Plan Commission meeting. The Applicant has noted that they plan to continue using wall-mounted lighting similar to the existing parking lot lighting consistent with code requirements.

Open Item #1: Receive Photometric Plan meeting Village regulations for lighting.



Diagram Showing Proposed Parking Lot Expansion Overlayed on Aerial of Existing Site Page 4 of 9

PARKING & CIRCULATION

The site currently has fifty-four (54) striped parking spaces. With the proposed parking lot expansion of thirty-five (35) parking spaces, the total parking count for the site would be eighty-nine (89) parking spaces. Staff has provided a table below with the regulations for off-street parking from Section VIII of the Zoning Ordinance.

| REQUIRED PARKING FOR 18504 WEST CREEK DRIVE |
|---|
| "Industrial Establishments, Including Manufacturing and Assembly Plants" |
| One (1) space for each two (2) employees |
| Parking Spaces Required: 45 / 2 = 22.5 |

While the Village's Zoning Ordinance only requires one (1) space per two (2) employees, it is most likely that one (1) space will be used by each employee. At Benda Manufacturing's current site (18501 Graphics Court), there are thirty-nine (39) parking spaces. Since the proposed parking lot expansion would yield a total of eighty-nine (89) parking spaces for the site, there would be adequate parking for their 45-53 employees and there would still be parking spaces left available for the other future tenant of the building. Additionally, there are other opportunities to add more parking at the site in the future if necessary. The proposed plans meet the Village's dimensional regulations.

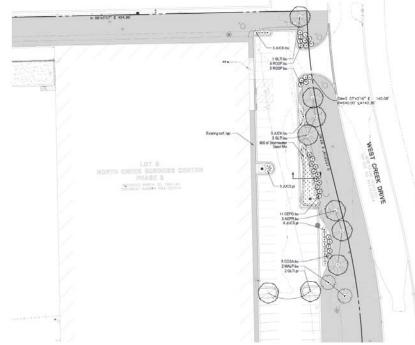
As for circulation at the site, the configuration of the lot and proposed parking lot expansion would allow for a U-shaped circulation pattern with two (2) curb cuts off both 76th Avenue and West Creek Drive. There is a connection between 76th Avenue and West Creek Drive in the south portion of the parking lot, although there is currently a barrier curb installed to block thru traffic. Staff recommends removing the curbing and using traffic-calming devices, such as speed bumps, to mitigate concerns about vehicles cutting through the parking lot. However, opening the access drive could result in unwanted cut-through traffic.



Image Showing Barrier Curb at the South Side of the Building Looking East from 76th Avenue (Google)

LANDSCAPING

The Applicant has provided a Landscape Plan that is under review. Staff recommends the Plan Commission condition final approval on Staff review of the Landscape Plan for conformance with Village landscape regulations.



Clip of the Proposed Landscape Plan for the Area East of the Proposed Parking Lot Expansion

Open Item #2: Finalize the Landscape Plan.

SIGNAGE

A formal sign plan has not yet been submitted and is not part of this review.

MULTI-DEPARTMENTAL STAFF REVIEW

The Applicant's request for Site Plan Approval was routed to multiple Village Departments for review. Notable comments include:

- The Planning Department and the Village's Landscape Architecture Consultant, Site Design Group, requested revisions to the Landscape Plan to include additional plant material on the east side of the building. The Landscape Plan included in the Plan Commission packet depicts increased landscaping.
- Fire Department Staff provided various comments related to work that will need to be completed as part of the building permit process and for the interior remodeling of the space.
- The Village's Engineering Consultant, Robinson Engineering, and the Public Works Department Staff noted that approval from the Metropolitan Water Reclamation District (MWRD) is required for the proposed parking lot expansion.

STANDARDS FOR SITE PLAN APPROVAL

Section III.T.2. of the Zoning Ordinance requires that Planning Department Staff must find that the conditions listed below must be met. Staff has provided draft findings for each condition below.

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
 - The proposed use, enclosed light industrial, is a permitted use in the ORI District.
 - One of the prospective tenants, Benda Manufacturing, currently occupies space within a building with the same zoning as the subject property.
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
 - The existing site has been harmonious with the surrounding land uses. The proposed parking lot expansion will provide more parking for the future tenants of the building.
 - New landscaping is proposed for the area adjacent to the proposed parking lot expansion.
 - The Applicant will add sufficient lighting to the new portion of the parking lot that meets Village regulations.
 - A bioretention facility will be provided just east of the new parking spaces and will be used for stormwater.
- 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 vehicular ingress and egress within the site provides safe access for employees, visitors, and deliveries because it has access from 76th Avenue and West Creek Drive.
 - Improvement to circulation could be made by opening the access drive at the south end of the parking lot; however, this could cause unwanted traffic cutting through the site.
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
 - The plans for the proposed parking lot expansion assume that pedestrians will be entering and exiting their vehicles and then walking through the paved parking lot area to enter the building, which is typical for this type of development.
- 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 shows a sufficient mixture of landscape materials consistent with what currently exists in other areas of the site and on nearby properties.
- f. That all outdoor trash storage areas are adequately screened.
 - The site does not have an outdoor dumpster.

MOTION TO CONSIDER

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

"...make a motion to grant the Applicant, T.J. O'Brien of Hillwood, Site Plan Approval for a parking lot expansion to add thirty-five (35) parking spaces to the east side of the building at 18504 West Creek Drive within the North Creek Business Park Planned Unit Development in accordance with plans included within this meeting packet prepared by Arete Design Studio, Ltd. and Manhard Consulting, Ltd."

- ... With the following condition:
- 1. Final approval of the Photometric Plan by Staff; and
- 2. Final approval of the Landscape Plan by Staff.

LIST OF REVIEWED PLANS

| | Submitted Sheet Name | Prepared By | Date On Sheet |
|------|---|---------------------------|---------------|
| 1-2 | ALTA/NSPS Land Title Survey | Manhard Consulting, Ltd. | 09/16/2016 |
| 2-2 | ALTA/NSPS Land Title Survey | Manhard Consulting, Ltd. | 09/16/2016 |
| EL-1 | North & East Elevations | Arete Design Studio, Ltd. | 10/07/2016 |
| FP-1 | Floor Plan | Arete Design Studio, Ltd. | 10/07/2016 |
| SP-1 | Site Plan | Arete Design Studio, Ltd. | 10/07/2016 |
| L-1 | Landscape Plan | Manhard Consulting, Ltd. | 09/20/2016 |
| L-2 | Landscape Details | Manhard Consulting, Ltd. | 09/20/2016 |
| L-3 | Landscape Specifications | Manhard Consulting, Ltd. | 09/20/2016 |
| 1-1 | Topographic Survey | Manhard Consulting, Ltd. | 09/16/2016 |
| 1-9 | Title Sheet | Manhard Consulting, Ltd. | 09/30/2016 |
| 2-9 | Existing Conditions and Demolition Plan | Manhard Consulting, Ltd. | 09/30/2016 |
| 3-9 | Site Dimensional and Paving Plan | Manhard Consulting, Ltd. | 09/30/2016 |
| 4-9 | Grading Plan | Manhard Consulting, Ltd. | 09/30/2016 |
| 5-9 | Utility Plan | Manhard Consulting, Ltd. | 09/30/2016 |
| 6-9 | Soil Erosion and Sediment Control Plan | Manhard Consulting, Ltd. | 09/30/2016 |
| 7-9 | Soil Erosion and Sediment Control Details | Manhard Consulting, Ltd. | 09/30/2016 |
| 8-9 | Construction Details | Manhard Consulting, Ltd. | 09/30/2016 |
| 9-9 | Specifications | Manhard Consulting, Ltd. | 09/30/2016 |

VILLAGE OF TINLEY PARK

APPLICATION FOR SITE PLAN APPROVAL

PROJECT NAME: Benda Manufacturing

LOCATION: 18504 W Creek Drive, Tinley Park

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: | T.J. O'Brien |
|------------------|---|
| Company: | Hillwood |
| Mailing Address: | 9525 W Bryn Mawr Ave. Suite 975, Rosemont, IL 60018 |
| Phone (Office): | |
| Phone (Cell): | |
| Fax: | |
| Email: | |

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:

Hillwood (Applicant) is currently under contract to purchase the property from SACO Real Estate Company, LLC.

PROPERTY INFORMATION

| Property Address: | 18504 W Creek Drive, Tinley Park, IL |
|--------------------|---|
| PIN(s): | 19-09-01-205-008-0000 |
| Existing Land Use: | Light Industrial / Printing |
| Zoning District: | ORI PD |
| Lot Dimensions: | approximately 485' x 433' 210,147 SF (4.82 acres) |
| Property Owner(s): | Hillwood subject to purchase from SACO Real Estate Company, LLC |
| Mailing Address: | 9525 West Bryn Mawr Avenue, Suite 975, Rosemont, IL 60018 |

APPLICATION INFORMATION

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

Demise the building into two tenant spaces of approximately 40,000 SF each, add a second building entrance, add a driveway and 35 car parking spaces, add two loading docks and convert one loading dock to a drive-in door. Interior improvements for Benda and future tenant.

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.

 \checkmark No \Box Yes:

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

Signature of Applicant

October 11, 2016

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL CONTACT INFORMATION

PROJECT NAME: Benda Manufacturing

LOCATION: 18504 W Creek Drive, Tinley Park

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: | Bill Kruchko |
|----------|----------------------------------|
| Company: | SACO Real Estate Company, LLC |
| Address: | 18504 W Creek Drive, Tinley Park |
| Phone: | |
| Fax: | |
| Email: | |

PROJECT ENGINEER

| Name: | Curtis Dettmann |
|----------|--------------------------------------|
| Company: | Manhard Consulting |
| Address: | 700 Springer Drive, Lombard IL 60148 |
| Phone: | |
| Fax: | |
| Email: | |

ATTORNEY

| Name: | Kelly Bufton |
|----------|---|
| Company: | Seyfarth Shaw LLP |
| Address: | 131 S Dearborn Street, Suite 2400, Chicago, 60603 |
| Phone: | |
| Fax: | |
| Email: | |

PROJECT ARCHITECT

| Name: | Charles Smith |
|----------|--------------------------------------|
| Company: | Arete Design Studio, Ltd. |
| Address: | 13543 185th Street, Mokena, Illinois |
| Phone: | |
| Fax: | |
| Email: | |

PROJECT LANDSCAPE ARCHITECT

| Name: | Glenn Christensen |
|----------|--------------------------------------|
| Company: | Manhard Consulting |
| Address: | 700 Springer Drive, Lombard IL 60148 |
| Phone: | |
| Fax: | |
| Email: | |

END USER

| Name: | Scott Benda |
|----------|--|
| Company: | Benda Manufacturing |
| Address: | 18501 Graphics Ct, Tinley Park, IL 60477 |
| Phone: | |
| Fax: | |
| Email: | |

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL RESPONSIBLE PARTIES

PROJECT NAME: Benda Manufacturing

LOCATION: 18504 W Creek Drive, Tinley Park

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 <u>all</u> fees, please list that party's contact information under "General Billing."

| GENERA | L BILLING | RESPONSIBLE FOR PLAN REVIEW FEES |
|----------|--|--|
| Name: | T.J. O'Brien | Name: |
| Company: | Hillwood | Company: |
| Address: | 9525 West Bryn Mawr, Suite 975, Rosemont, IL 60018 | Address: |
| Phone: | | Phone: |
| Fax: | | Fax: |
| Email: | | Email: |
| RESPONS | SIBLE FOR BUILDING PERMIT FEES | RESPONSIBLE FOR ATTORNEY FEES |
| Name: | | Name: |
| Company: | | Company: |
| Address: | | Address: |
| Phone: | | Phone: |
| Fax: | | Fax: |
| Email: | | Email: |
| | SIBLE FOR ENGINEERING/ UCTION OVERSIGHT FEES | RESPONSIBLE FOR LANDSCAPE REVIEW FEES |
| Name: | | Name: |
| Company: | | Company: |
| Address: | | Address: |
| Phone: | | Phone: |
| Fax: | | Fax: |
| Email: | | Email: |

stromberg allen and companyestablished 1889

October 14, 2016

Village of Tinley Park Planning and Permits

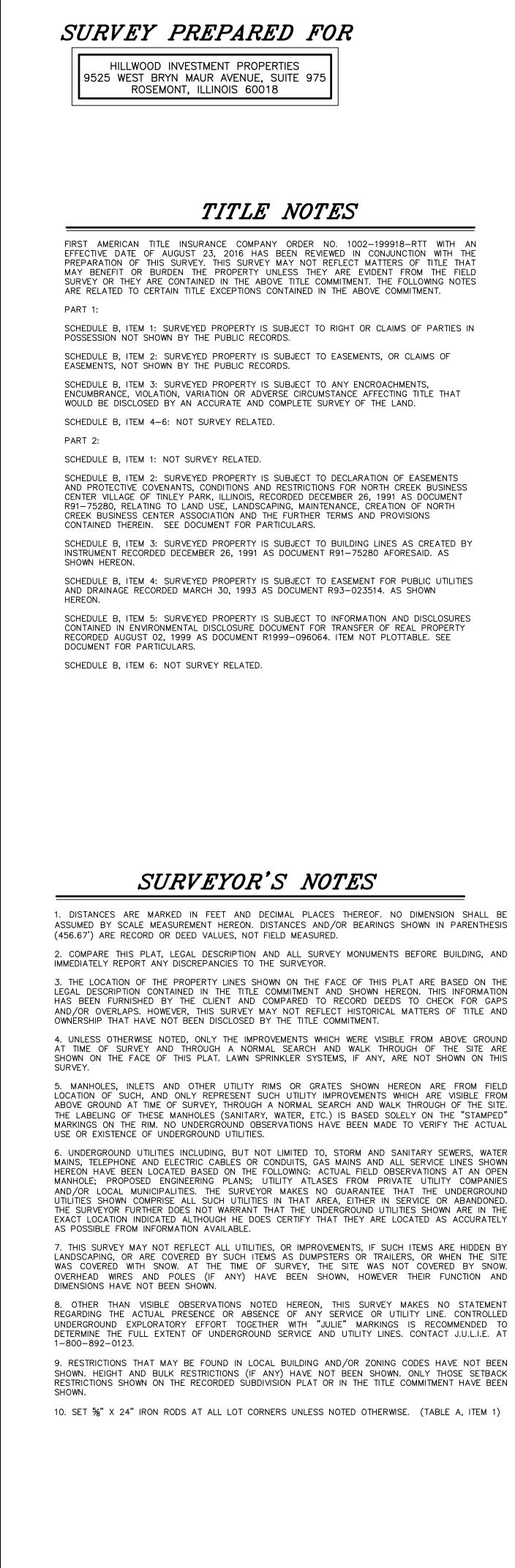
Dear Sir or Madam:

We are in the process of selling our property to Hillwood. We wish you to know that Hillwood is authorized to be an applicant for plans.

Please feel free to contact me should you have any question/comments

Best Regards,

David Kruchko Manager SACO Real Estate Company LLC



ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION

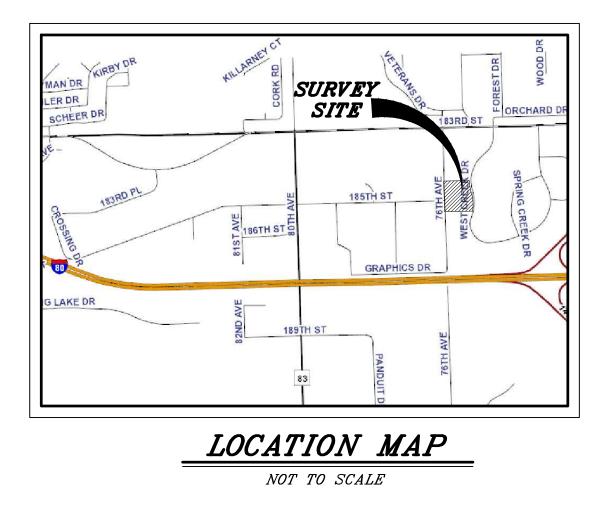
LOT 5 IN NORTH CREEK BUSINESS CENTER PHASE 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 30, 1993 AS DOCUMENT R93–23514, IN WILL COUNTY, ILLINOIS.

PROPERTY AREA

210,280 SQUARE FEET (4.827 ACRES)

PROPERTY ADDRESS

18504 WEST CREEK DRIVE TINLEY PARK, ILLINOIS



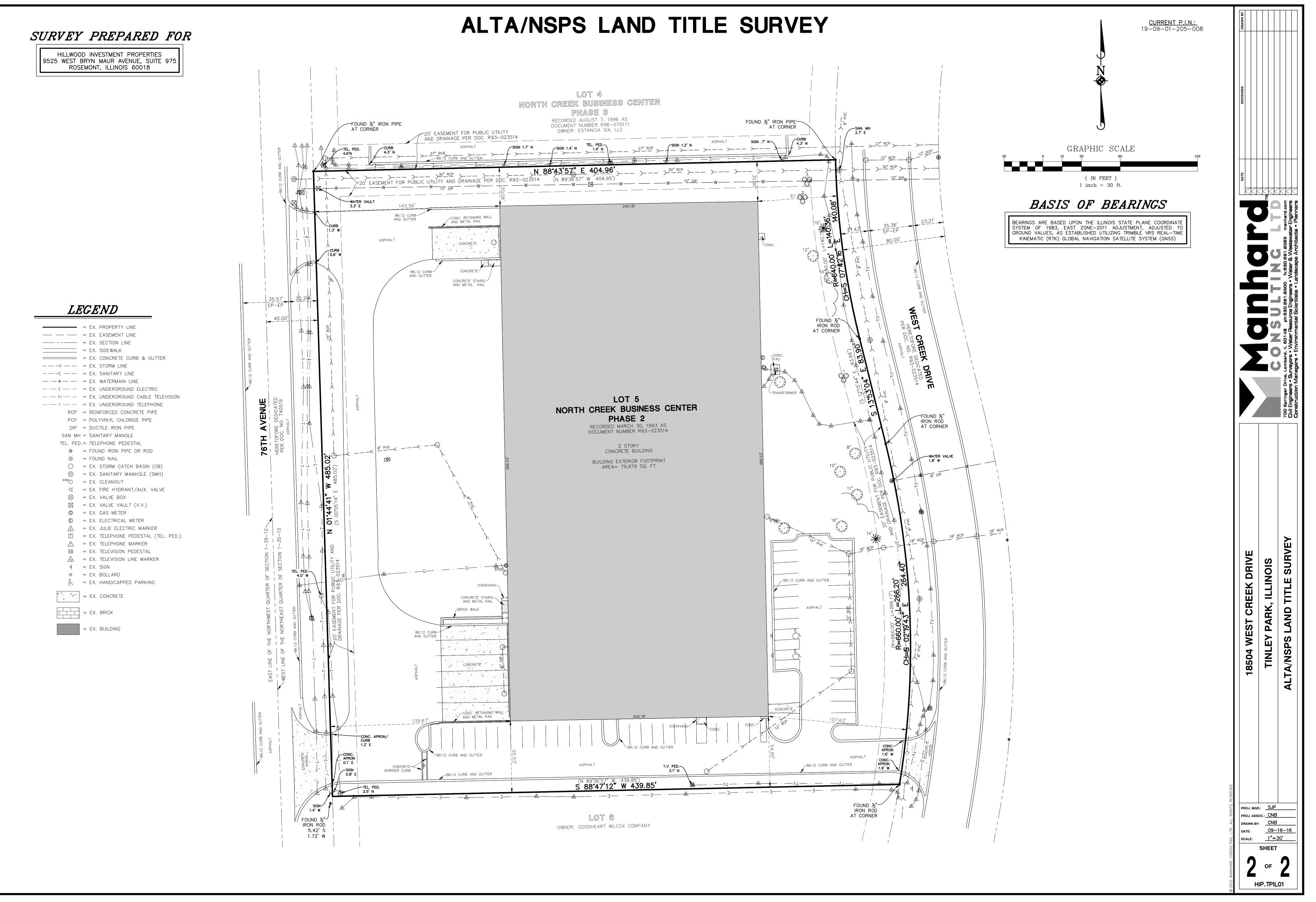
BULK REGULATIONS

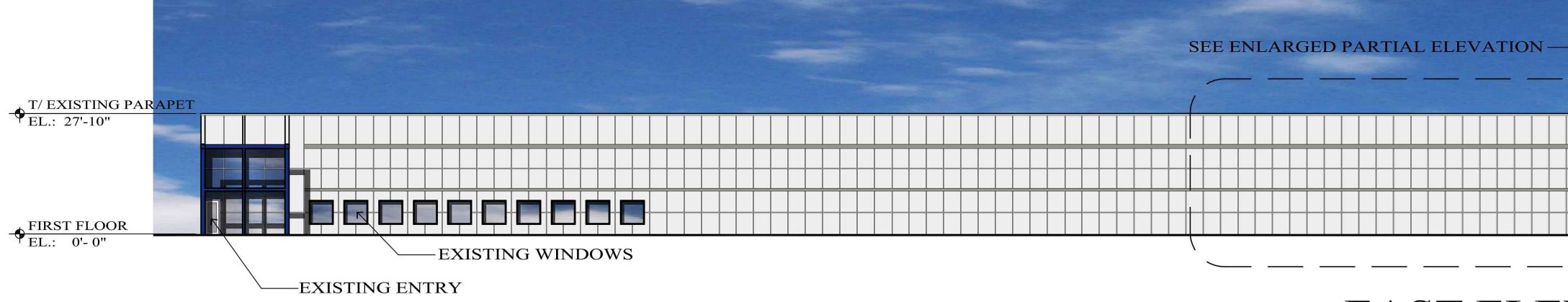
THE SURVEYED PROPERTY IS LOCATED IN TINLEY PARK "ORI PD" ZONING DISTRICT. "ORI" ZONING DISTRICT IS DEFINED AS OFFICE AND RESTRICTED INDUSTRIAL WITH THE FOLLOWING DEFINED RESTRICTIONS LAST REVISED JULY 15 2016. THE COMPLETE ORDINANCE CAN BE OBTAINED FROM THE TINLEY PARK WEBSITE.

| | MINI | MUM LOT REQUIREM | ENTS | MINIMUN | A YARDS A | ND SETBAC | KS (FEET) | MAXI | MUM | |
|----------------|---|------------------|------------|-----------|------------|-------------|------------|------------|-----|--|
| DISTRICT | LOT AREA LOT WIDTH LOT DEPTH FRONT YARD | | SIDE YARDS | | REAR YARDS | BUILDING | G HEIGHT | | | |
| | (SQUARE FEET) | (FEET) | (FEET) | FRONTTARD | ONE | TOTALOFTW O | REAR TARDS | STORIES FE | | |
| ORI OFFICE AND | | | | | | | | | | |
| RESTRICTED | 40,000 | 150 | 200 | 50 | 25 | 50 | 30* | 5 | 65 | |
| INDUSTRIAL | | | | | | | | | | |

*WHEN ADJOINING A RESIDENTIAL DISTRICT, NOT LESS THAN ONE HUNDRED (100) FEET.

| <u>CURRENT P.I.N.:</u> 19-09-01-205-008 | DRAWN BY | |
|--|--|--|
| PARKINC SUMMARY REGULAR SPACES = 51 HANDICAPPED SPACES = 2 TOTAL SPACES = 53 | DATE | O N S U L T I N G L T D d, IL 60148 ph:630.691.6585 manhard.com s • Water Resource Engineers • Water & Wastewater Engineers • Environmental Scientists • Landscape Architects • Planners |
| SHEET 1 OF 2: LEGAL DESCRIPTION, TITLE EXCEPTIONS, SURVEYORS NOTES AND CERTIFICATIONS. SHEET 2 OF 2: BOUNDARY, TOPOGRAPHIC INFORMATION, EASEMENTS AND LABELS. | | 700 Springer Drive, Lombard, IL 8014 Construction Managers • Environm |
| EDEODE HAZARAD NOTE: THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER TYPOTO216F WITH AN EFFECTIVE DATE OF NOVEMBER 6, 2000 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X. 20NE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMERIC FEATURES OUTSIDE SPECIAL FLOOD MAZARO AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS. | 18504 WEST CREEK DRIVE | TINLEY PARK, ILLINOIS ALTA/NSPS LAND TITLE SURVEY |
| SURVEYOR CERTIFICATE: STATE OF ILLINOIS) SS COUNTY OF DUPAGE) CERTIFIED TO: FUND II ENTERPRISES, LLC AND: FIRST AMERICAN TITLE INSURANCE COMPANY THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(o), 7(o)(b)(1), 8, 9, 10, 13 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 9, 2016. DATED THIS DAY OF A.D., 2016. FORD REVIEW ONLY ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699 LICENSE EXPIRES NOVEMBER 30, 2017. | PROJ. ASS DRAWN BY DATE: SCALE: | $\begin{array}{c c} & & & \\ \hline & & \\ \hline & & \\ \hline \\ \hline \\ \hline \\ \hline \\$ |







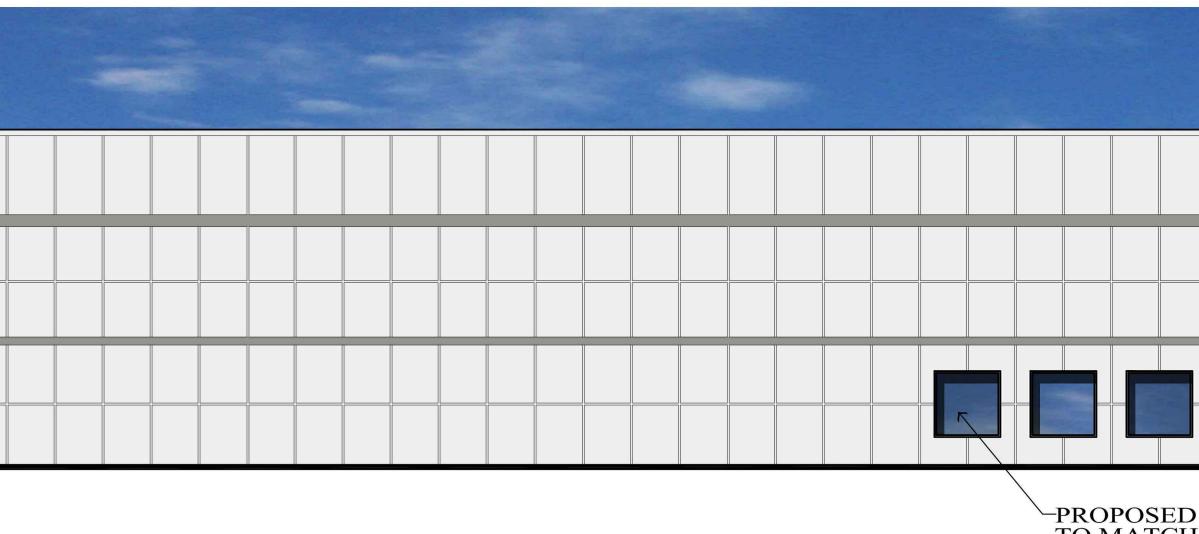
• T/ EXISTING EL.: 27'-10"

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• T/ EXISTING PARAPET EL.: 27'-10" $-\oint \frac{\text{FIRST FLOOR}}{\text{EL.: 0'- 0''}}$ -PROPOSED NEW WINDOWS TO MATCH EXISTING

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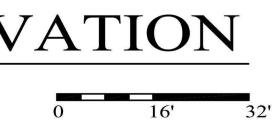




SCALE: 1/8" = 1'-0"







arete design studio architecture • planning • design 13543 West 185th Street, Mokena, Illinois 60448 815.485.7333 arete-Itd.com

NOW AVAILABLE:

STATE OF THE ART

OFFICE / MANUFACTURING SPACE

UP TO 32,000 S.F.

18504 WEST CREEK DRIVE TINLEY PARK, ILLINOIS

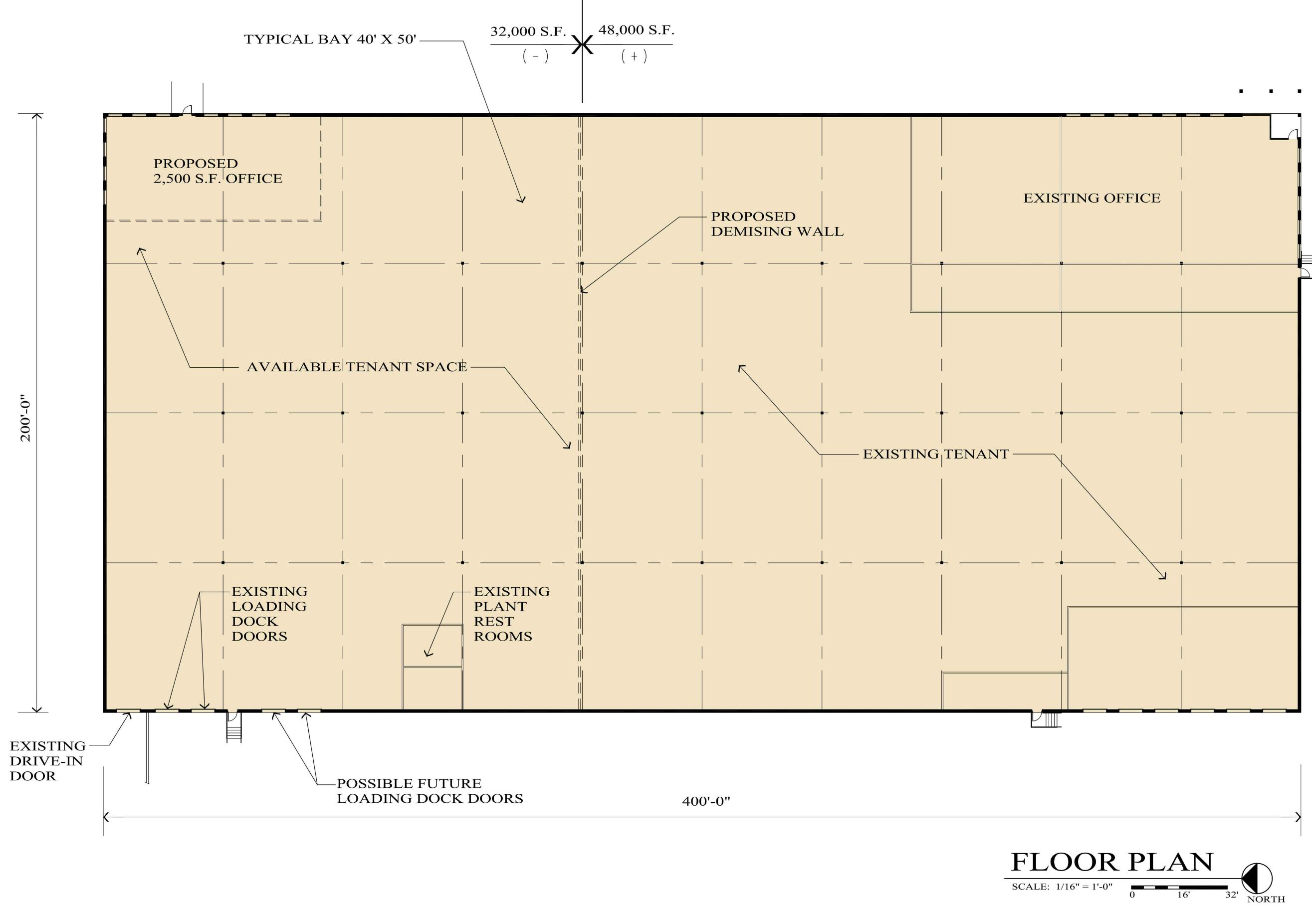


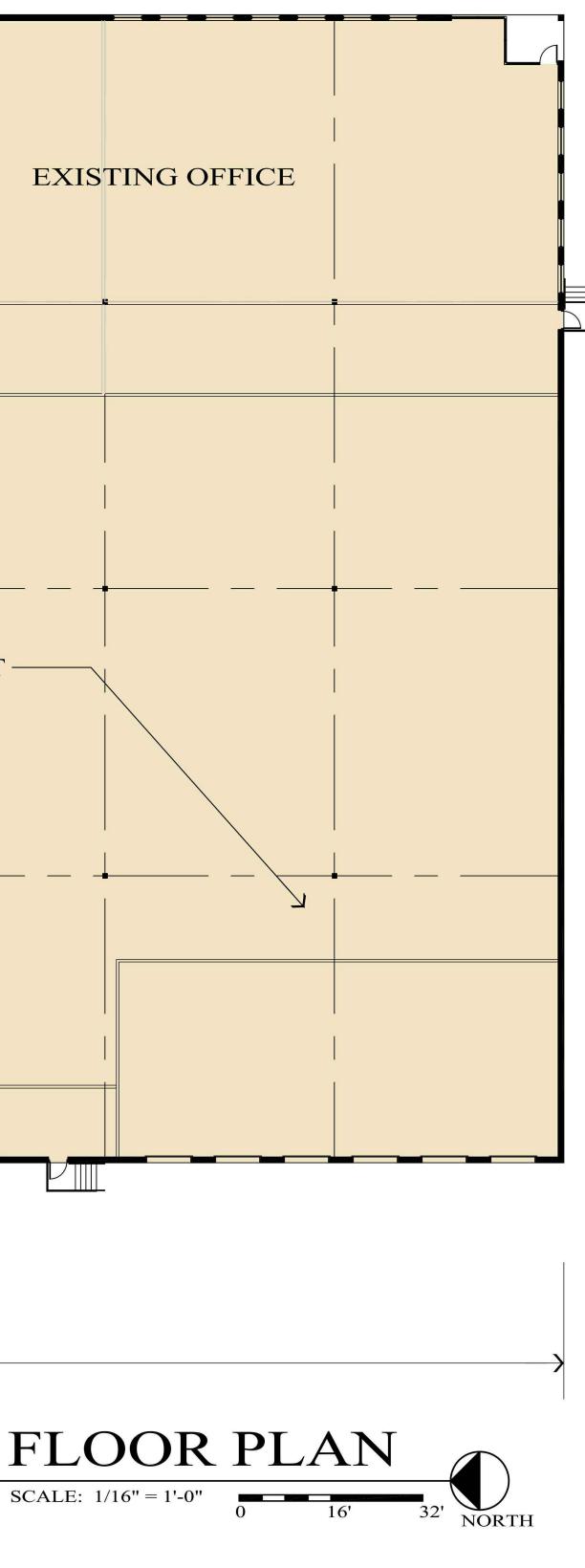
9525 West Bryn Mawr Avenue I Suite 975 Rosemont, IL 60018 O: 847.233.6301 www.hillwood.com



PROJECT #: 15027 **DATE:** 10/07/16 SCALE: AS NOTED

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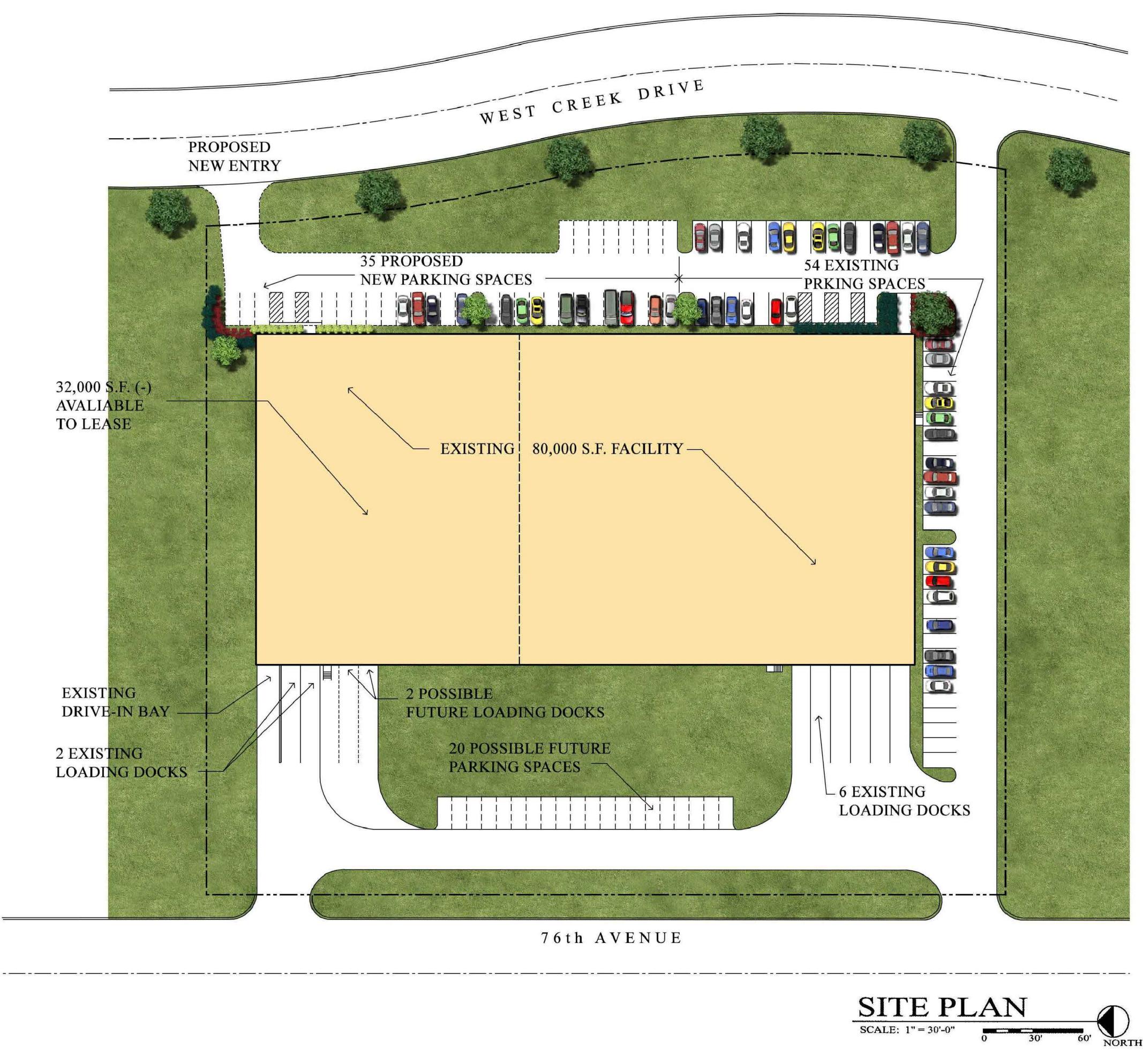


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PROJECT #: 15027 DATE: 10/07/16 SCALE: AS NOTED

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18504 WEST CREEK DRIVE TINLEY PARK, ILLINOIS

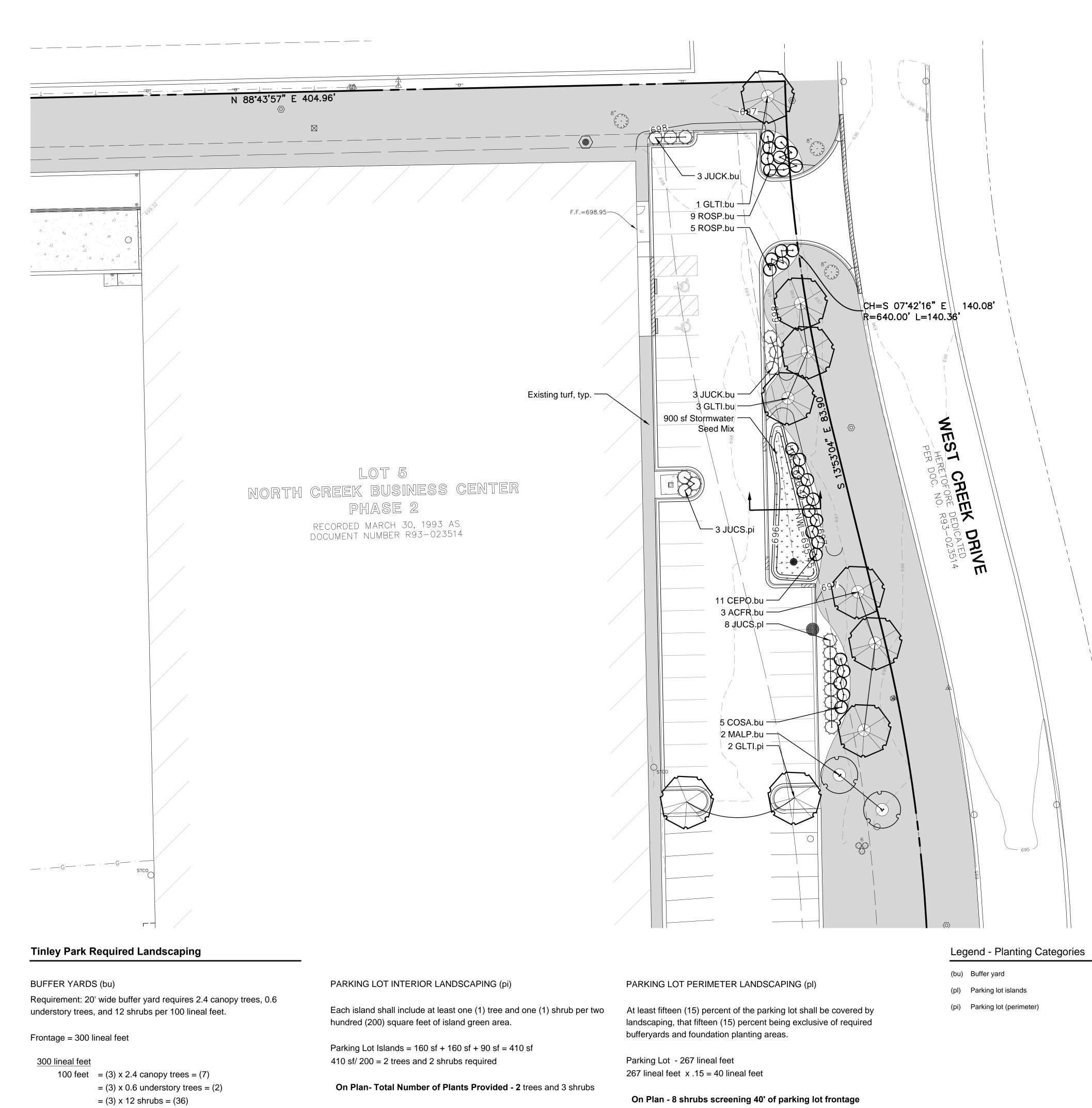


9525 West Bryn Mawr Avenue | Suite 975 Rosemont, IL 60018 O: 847.233.6301 www.hillwood.com

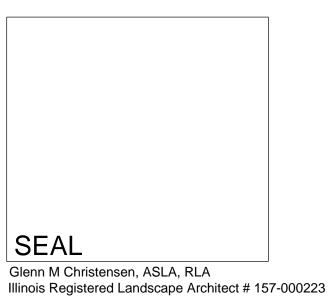
SP-1

PROJECT #: 15027 DATE: 10/07/16 SCALE: AS NOTED

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On Plan - 7 canopy trees, 2 understory trees & 35 shrubs



| Plant Li | st | | | | |
|----------|------------|---|--|---------|------------|
| Key | Quantity | Common Name | Botanical Name | Size | Comments |
| Canopy | Trees | | | | |
| ACFR | 3 | AUTUMN BLAZE MAPLE | Acer freemani | 2.5" BB | |
| GLTI | 6 | SKYLINE HONEYLOCUST | Gleditsia tricanthos inermis | 2.5" BB | |
| Ornamer | ntal Trees | | | | |
| MALP | 2 | PRARIEFIRE FLOWERING CRABAPPLE (or match existing) | Malus 'Prariefire' (or match existing) | 6' BB | Multi-stem |
| Deciduo | us Shrubs | | | | |
| CEPO | 11 | BUTTONBUSH | Cephalanthus occidentalis | #5 | |
| COSA | 5 | ARCTIC SUN DOGWOOD | Cornus sanguinea 'Cato' | #5 | |
| ROSP | 14 | PURPLE PAVEMENT ROSE | Rosa rugosa 'Purple Pavement' | #5 | |
| Evergree | en Shrubs | | | I I | |
| JUCK | 6 | KALLAY COMPACT JUNIPER | Juniperus chinensis 'Kallay' | #5 | |
| JUCS | 11 | SEA GREEN JUNIPER | Juniperus chinensis 'Sea Green' | #5 | |

38.88 PLS Lbs/AC

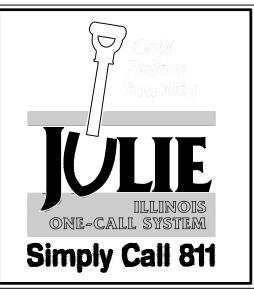
Storm Basin & Floodplain Seed Mix Application Rate (including cover crop)

Notes:

| Botanical Name | Common Name | Ounce | es/Acre (PLS) |
|--------------------------------|--|-------|---------------|
| Permanent Grasses: | | | |
| Bromus ciliatus | Fringed Brome | | 24.00 |
| Carex crisatella | Crested Oval Sedge | | 2.00 |
| Carex lurida | Bottlebrush Sedge | | 4.00 |
| Carex vulpinoidea | Brown Fox Sedge | | 11.00 |
| Elymus virginicus | Virginia Wild Rye | | 24.00 |
| Glyceria striata | Fowl Manna Grass | | 2.00 |
| Juncus effusus | Common Rush | | 2.00 |
| Leersia oryzoides | Rice Cut Grass | | 2.00 |
| Panicum virgatum | Switch Grass | | 13.00 |
| Scirpus atrovirens | Dark Green Rush | | 1.00 |
| Scirpus cypernus | Wool Grass | | 0.50 |
| Scirpus fluviatilis | River Bulrush | | 3.00 |
| Scirpus validus | Great Bulrush | | 0.50 |
| Spartina pectinata | Prairie Cordgrass | | 4.00 |
| , , | Ŭ | Total | 93.00 |
| Forbs: | | | |
| Alisma spp. | Water Plantain (Various Mix) | | 4.00 |
| Asclepias incamata | Swamp Milkweed | | 3.00 |
| Aster novae-angliae | New England Aster | | 1.00 |
| Aster puniceus | Swamp Aster | | 1.00 |
| Eupatorium maculatum | Spotted Joe Pye Weed | | 1.00 |
| Helenium autumnale | Sneezeweed | | 1.00 |
| Helianthus grosseserratus | Sawtooth Sunflower | | 0.50 |
| Iris virginica | Blue Flag | | 4.00 |
| Liatris spicata | Marsh Blazing Star | | 3.00 |
| Lobelia cardinalis | Cardinal Flower | | 0.50 |
| Lobelia siphilitica | Great Blue Lobelia | | 0.50 |
| Mimulus ringens | Monkey Flower | | 1.00 |
| 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 hebacarpa | Wild Senna | | 1.00 |
| Silphium perfoliatum | Cup Plant | | 4.00 |
| Solidago riddelli | Riddell's Goldenrod | | 4.00 |
| Thalictrum dasycarpum | Purple Meadow Rue | | 2.00 |
| Verbena hastata | Blue Vervain | | 2.00 |
| Vernonia fasciculata | Ironweed | | 4.00 |
| Zizia aurea | Golden Alexanders | | 4.00 |
| | | Total | 49.00 |
| Spring Planting Temporary Cove | er (Select based on timing of planting | g): | |
| Avena sativa | Common Oat | | 480.00 |
| | | Total | 480.00 |

Fall Planting Temporary Cover (Select based on timing of planting): 480.00 Triticum aestivum Winter Wheat 480.00

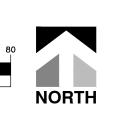
1) For best results install Myco Seed Treat inoculum to above seed mix at 4 oz per 100 lbs of seed, or equal 2) Lolium multiflorum or Lolium perenne should not be utilized as a cover crop

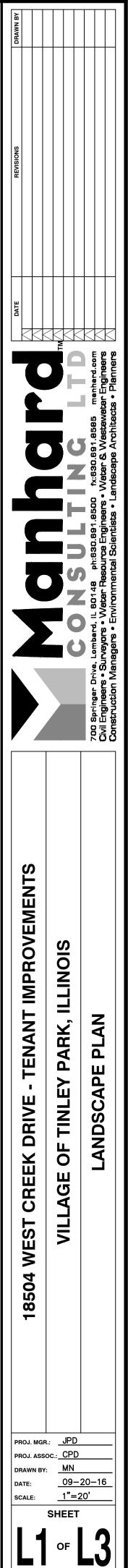


GRAPHIC SCALE

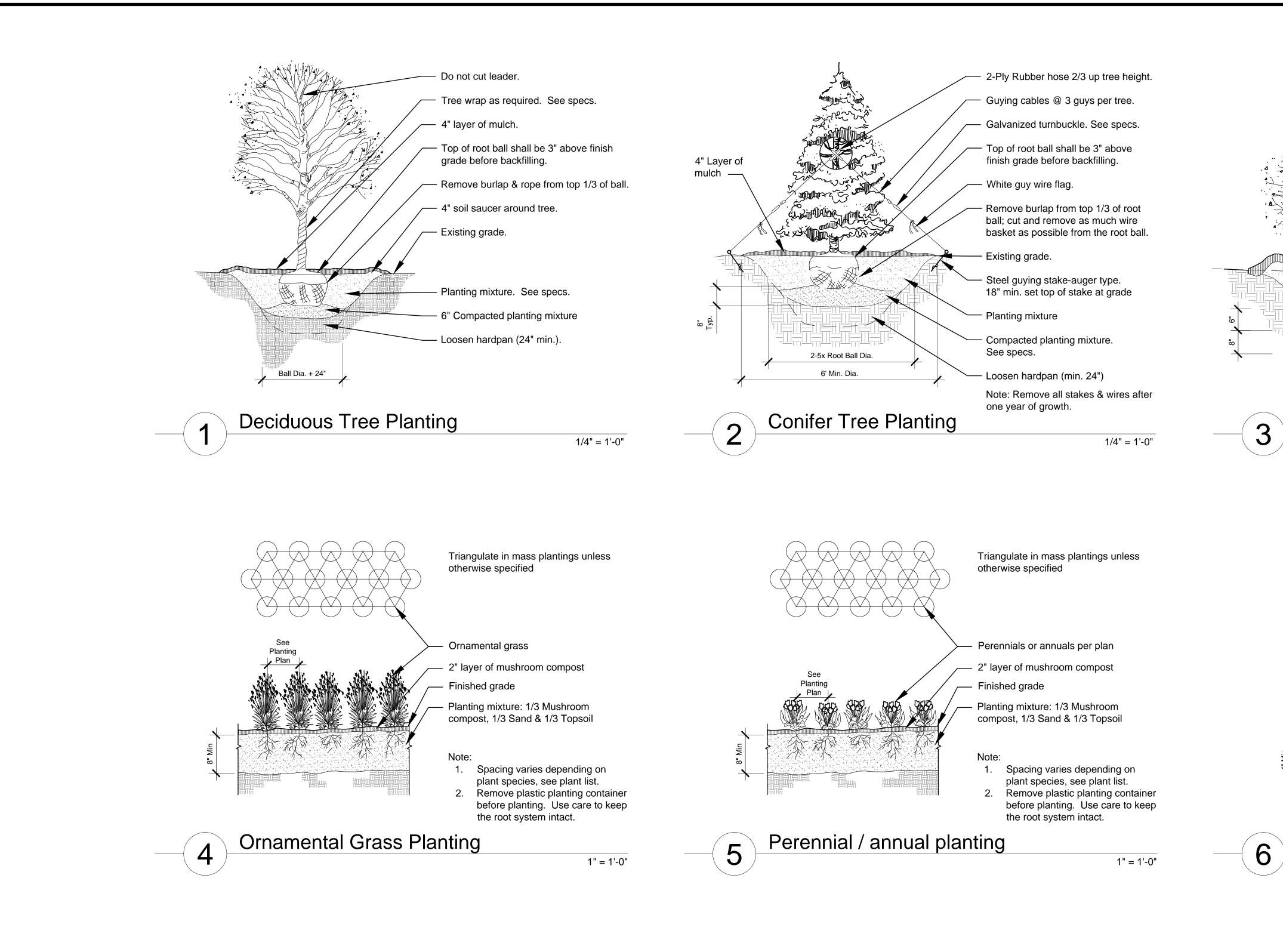
(IN FEET)

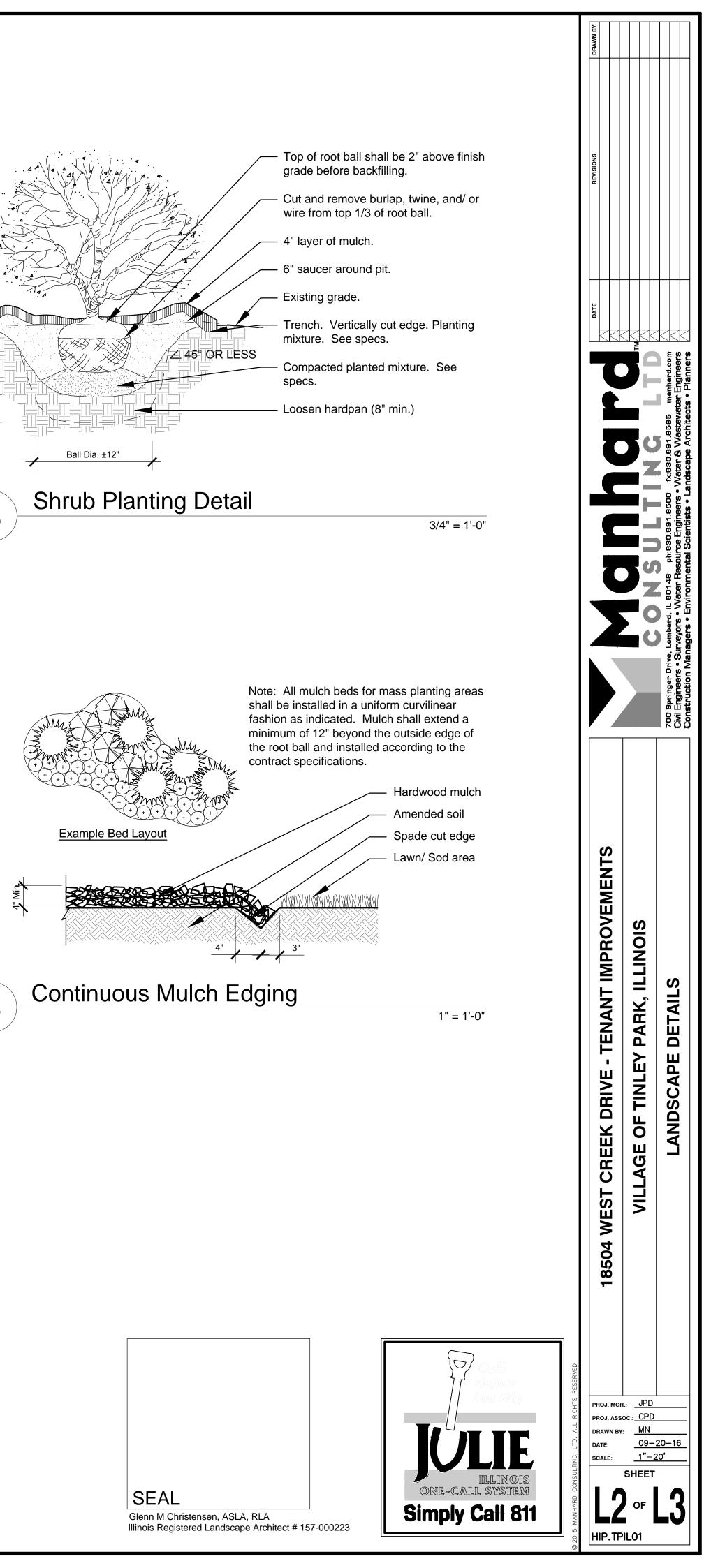
1 inch = 20 ft.





HIP.TPIL01





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.

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.

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.

D. Fertilizer

E. Herbicide:

F. Mulch:

Trading.

G. Water:

H. Guying:

2. Cable:

PART 3 - INSTALLATION OF PLANT MATERIAL

A. Examine proposed planting areas and conditions of installation. Do not start planting work until unsatisfactory conditions are corrected.

PART 2 - PRODUCTS

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

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.

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.

Round-Up or approved equal

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

2. Mushroom compost as available from Midwest Trading.

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.

1. Stakes: 5/8" x 40" steel eye anchor with 4" helix

- A. Trees under 5": flexible 1/8" galvanized aircraft cable, 7x7 strand or approved
- 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.

3-01 FIELD VERIFICATION:

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

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 properl 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:

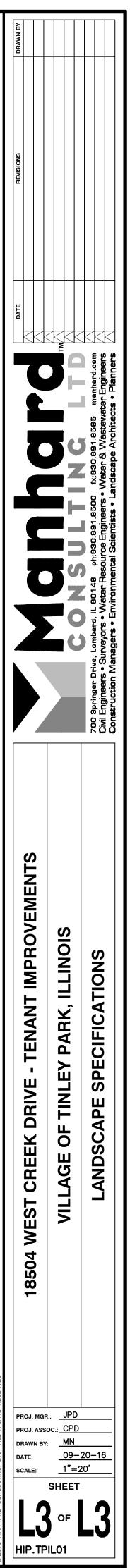
A. All plantings shall be maintained by the Contractor for a period of 90 days after preliminary acceptance by the Owner or his/her representative. Maintenance shall include but is not limited to: mowing and edging turf, pulling weeds, watering turf areas and plant material plus annual flower maintenance.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

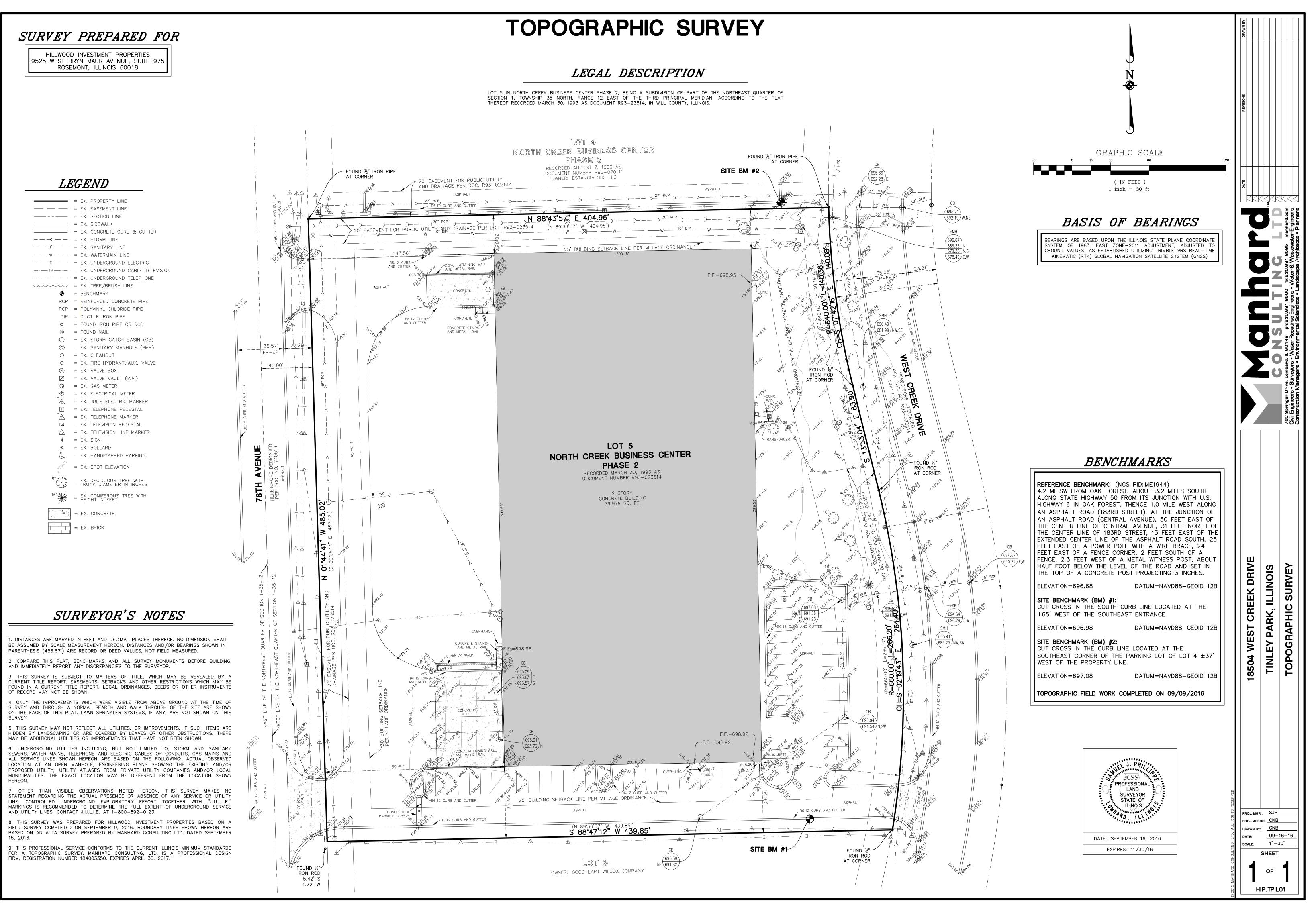
3-05 ACCEPTANCE:

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 .



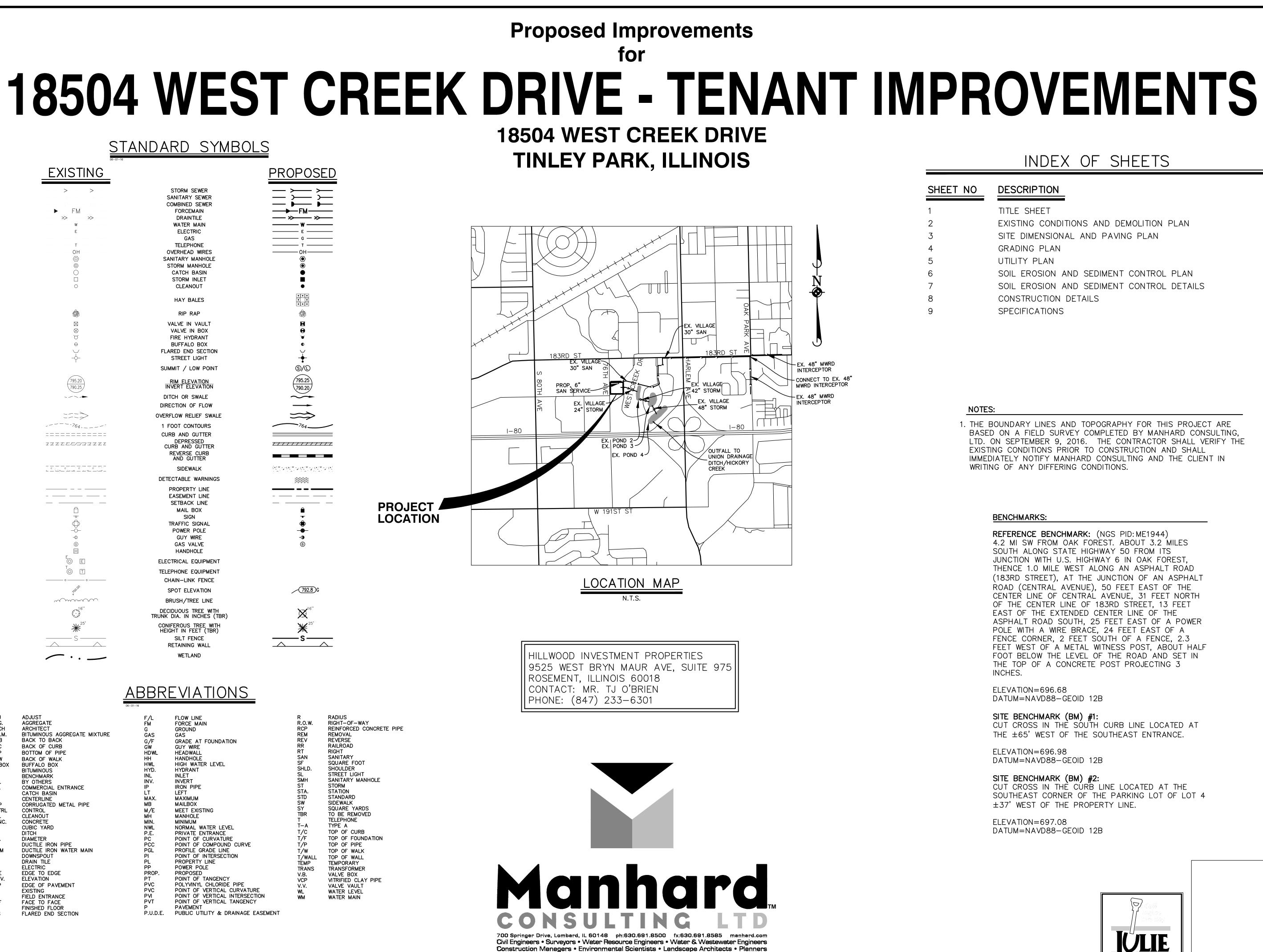


STANDARD SYMBOLS EXISTING PROPOSED - >---- >-STORM SEWER SANITARY SEWER COMBINED SEWER —▶— —FM-FORCEMAIN DRAINTILE >>>> WATER MAIN ELECTRIC GAS TELEPHONE OVERHEAD WIRES SANITARY MANHOLE STORM MANHOLE CATCH BASIN STORM INLET CLEANOUT HAY BALES RIP RAP VALVE IN VAULT VALVE IN BOX FIRE HYDRANT BUFFALO BOX FLARED END SECTION STREET LIGHT \$/D SUMMIT / LOW POINT 795.25 790.20 795.20 790.25 RIM ELEVATION DITCH OR SWALE ~~~ DIRECTION OF FLOW \Rightarrow \approx OVERFLOW RELIEF SWALE _____764_____ 1 FOOT CONTOURS ================== 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 ō E ELECTRICAL EQUIPMENT 0 T TELEPHONE EQUIPMENT _____ o _____ o _____ CHAIN-LINK FENCE <u>_______</u>792.8 G SPOT ELEVATION \sim BRUSH/TREE LINE DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TBR) \mathbf{X}° E. CONIFEROUS TREE WITH HEIGHT IN FEET (TBR) SILT FENCE RETAINING WALL - · · — WETLAND

ABBREVIATIONS

| | | 06-01-16 | | | |
|--|---|--|--|--|--|
| ADJ AGG. ARCH B.A.M. B-B B/C B/W B-BOX BIT. BM O.C.E CMP C.O. CON C.O. CON DIA. DIP DIS DT E-EV. E/P EX.E. F.F. | ADJUST AGGREGATE ARCHITECT BITUMINOUS AGGREGATE MIXTURE BACK TO BACK BACK OF CURB BOTTOM OF PIPE BACK OF WALK BUFFALO BOX BITUMINOUS BENCHMARK BY OTHERS COMMERCIAL ENTRANCE CATCH BASIN CENTERLINE CORRUGATED METAL PIPE CONTROL CLEANOUT CONCRETE CUBIC YARD DITCH DIAMETER DUCTILE IRON PIPE DUCTILE IRON PIPE DUCTILE IRON WATER MAIN DOWNSPOUT DRAIN TILE ELECTRIC EDGE TO EDGE ELEVATION EDGE OF PAVEMENT EXISTING FIELD ENTRANCE FACE TO FACE FINISHED FLOOR | F/L FM GAS GWWL HWLD. INN PTAN MMNNL. PCCCL PPPP PTCCV PV PV PV PPPPPP PV PV PPPPPPPPPP | FLOW LINE FORCE MAIN GROUND GAS GRADE AT FOUNDATION GUY WIRE HEADWALL HANDHOLE HIGH WATER LEVEL HYDRANT INLET INVERT IRON PIPE LEFT MAXIMUM MAILBOX MEET EXISTING MANHOLE MINIMUM NORMAL WATER LEVEL PRIVATE ENTRANCE POINT OF CURVATURE POINT OF CURVATURE POINT OF CURVATURE POINT OF INTERSECTION PROPERTY LINE POWER POLE PROPOSED POINT OF TANGENCY POLYVINYL CHLORIDE PIPE POINT OF VERTICAL INTERSECTION POINT OF VERTICAL TANGENCY PONT OF VERTICAL TANGENCY | R R.O.W. RCP REM REV RR SAN SFLD. STA. STD SW STBR T-A T/C T/F T/WALL TEMP TRANS V.D. VCP V.V. WL WM | RADIUS RIGHT-OF-WAY REINFORCED CONCRETE PIPE REMOVAL REVERSE RAILROAD RIGHT SANITARY SQUARE FOOT SHOULDER STREET LIGHT SANITARY MANHOLE STORM STATION STANDARD SIDEWALK SQUARE YARDS TO BE REMOVED TELEPHONE TYPE A TOP OF CURB TOP OF FOUNDATION TOP OF FOUNDATION TOP OF PIPE TOP OF WALK TOP OF WALL TEMPORARY TRANSFORMER VALVE BOX VITRIFIED CLAY PIPE VALVE VAULT WATER LEVEL WATER MAIN |
| FES | FLARED END SECTION | P.U.D.E. | PUBLIC UTILITY & DRAINAGE EASEMENT | | |

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.



INDEX OF SHEETS

SHEET NO

DESCRIPTION

TITLE SHEET EXISTING CONDITIONS AND DEMOLITION PLAN SITE DIMENSIONAL AND PAVING PLAN GRADING PLAN UTILITY PLAN SOIL EROSION AND SEDIMENT CONTROL PLAN SOIL EROSION AND SEDIMENT CONTROL DETAILS CONSTRUCTION DETAILS SPECIFICATIONS

NOTES:

1. THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY MANHARD CONSULTING, LTD. ON SEPTEMBER 9, 2016. 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.

BENCHMARKS:

REFERENCE BENCHMARK: (NGS PID: ME1944) 4.2 MI SW FROM OAK FOREST. ABOUT 3.2 MILES SOUTH ALONG STATE HIGHWAY 50 FROM ITS JUNCTION WITH U.S. HIGHWAY 6 IN OAK FOREST, THENCE 1.0 MILE WEST ALONG AN ASPHALT ROAD (183RD STREET), AT THE JUNCTION OF AN ASPHALT ROAD (CENTRAL AVENUE), 50 FEET EAST OF THE CENTER LINE OF CENTRAL AVENUE. 31 FEET NORTH OF THE CENTER LINE OF 183RD STREET, 13 FEET EAST OF THE EXTENDED CENTER LINE OF THE ASPHALT ROAD SOUTH, 25 FEET EAST OF A POWER POLE WITH A WIRE BRACE, 24 FEET EAST OF A FENCE CORNER, 2 FEET SOUTH OF A FENCE, 2.3 FEET WEST OF A METAL WITNESS POST, ABOUT HALF FOOT BELOW THE LEVEL OF THE ROAD AND SET IN THE TOP OF A CONCRETE POST PROJECTING 3 INCHES.

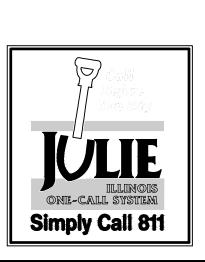
ELEVATION=696.68 DATUM=NAVD88-GEOID 12B

SITE BENCHMARK (BM) #1: CUT CROSS IN THE SOUTH CURB LINE LOCATED AT THE $\pm 65'$ WEST OF THE SOUTHEAST ENTRANCE.

ELEVATION=696.98 DATUM=NAVD88-GEOID 12B

SITE BENCHMARK (BM) #2: CUT CROSS IN THE CURB LINE LOCATED AT THE SOUTHEAST CORNER OF THE PARKING LOT OF LOT 4 $\pm 37'$ WEST OF THE PROPERTY LINE.

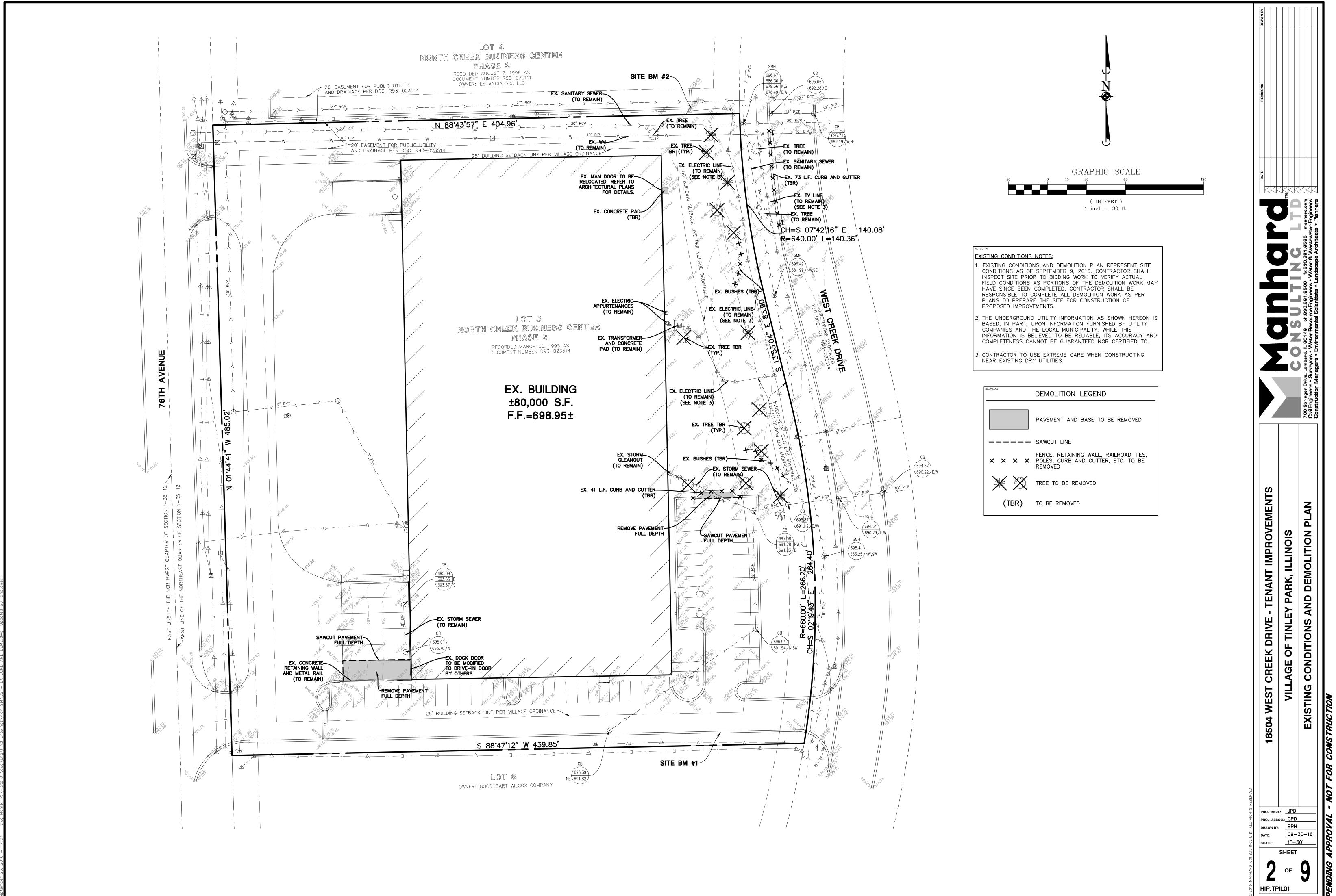
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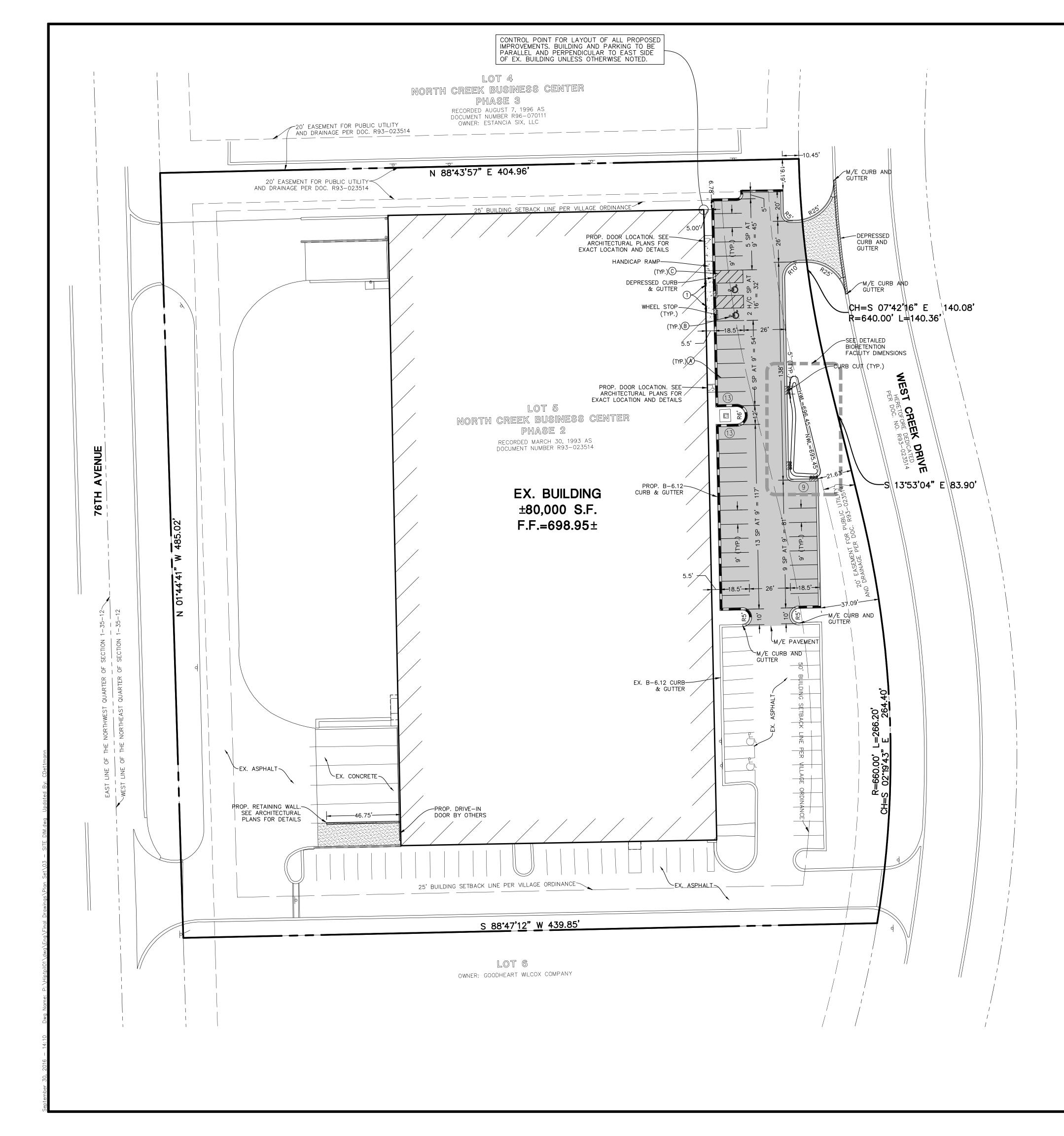


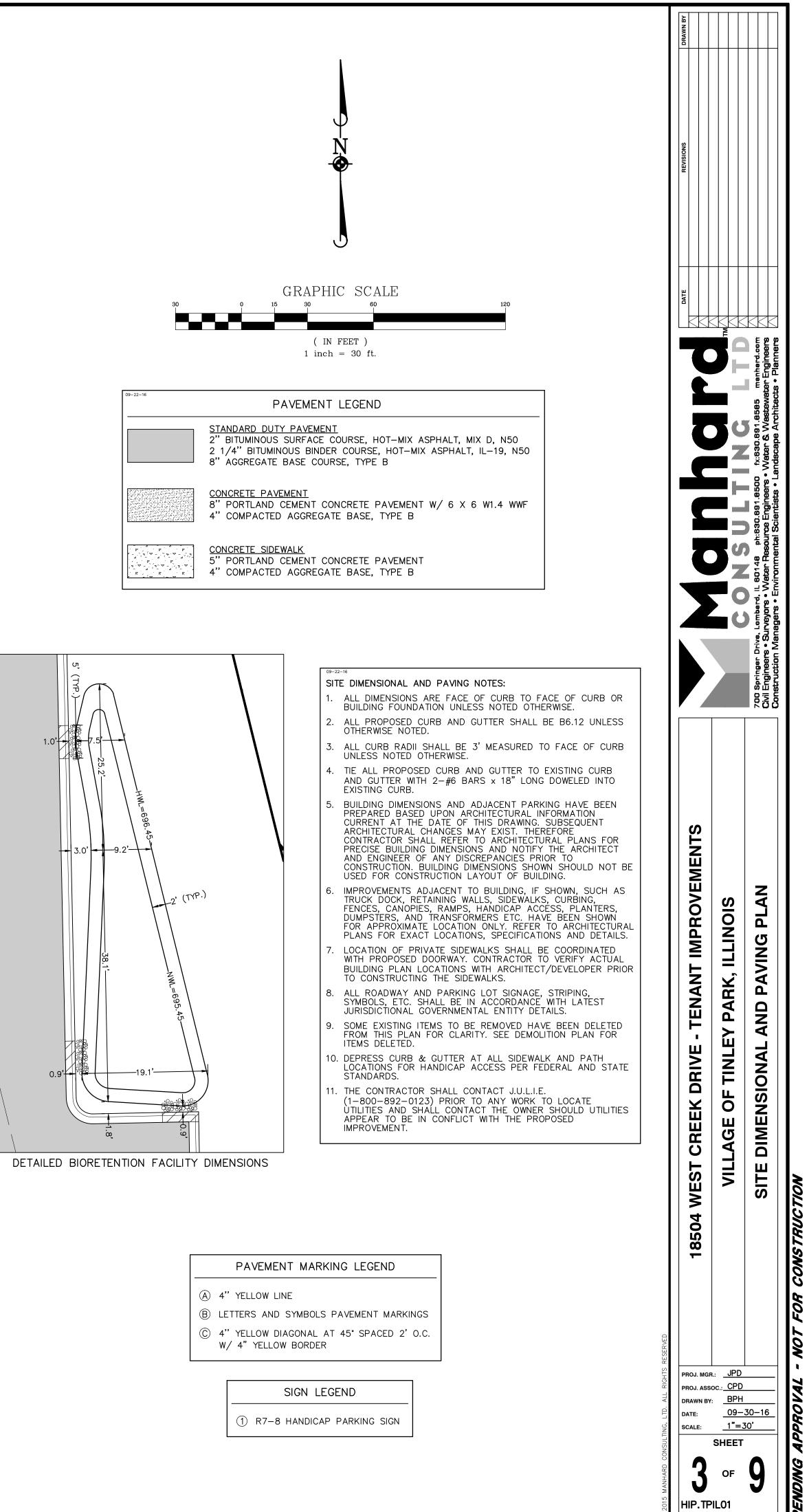
| J. 1 | | | KEVISIONS | |
|------------------|---|--|-----------|--|
| MGR ASSO | 8504 WEST CREEK DRIVE - LENANT IMPROVEMENTS | | | |
| DC.: CPE | VILLAGE OF TINLEY PARK, ILLINOIS | | | |
|) -30–16 | TITLE SHEET | 700 Springer Drive, Lombard, IL 60148 ph:830.691.8500 fx:830.691.8585 manhard.com Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers | | |

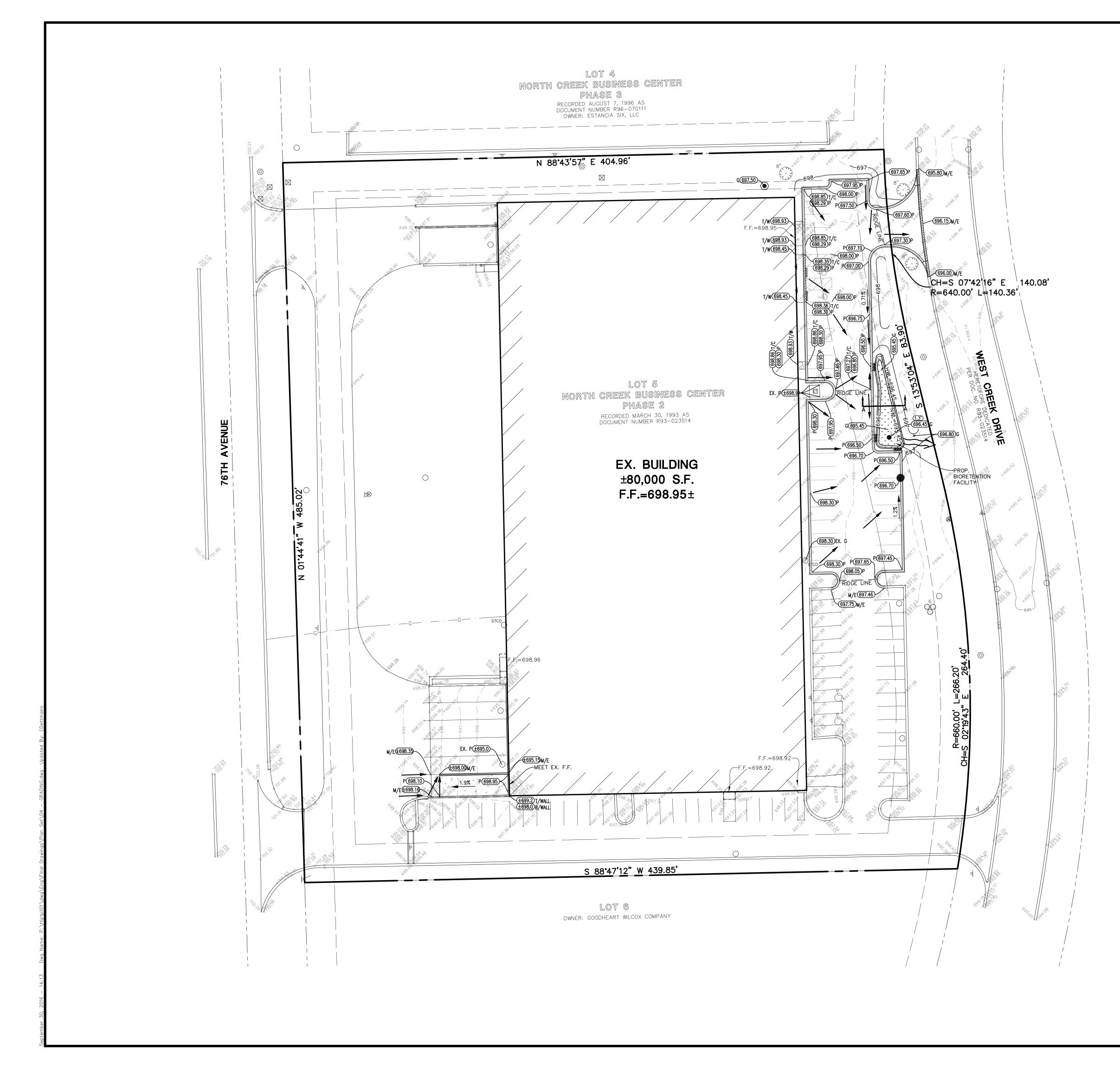
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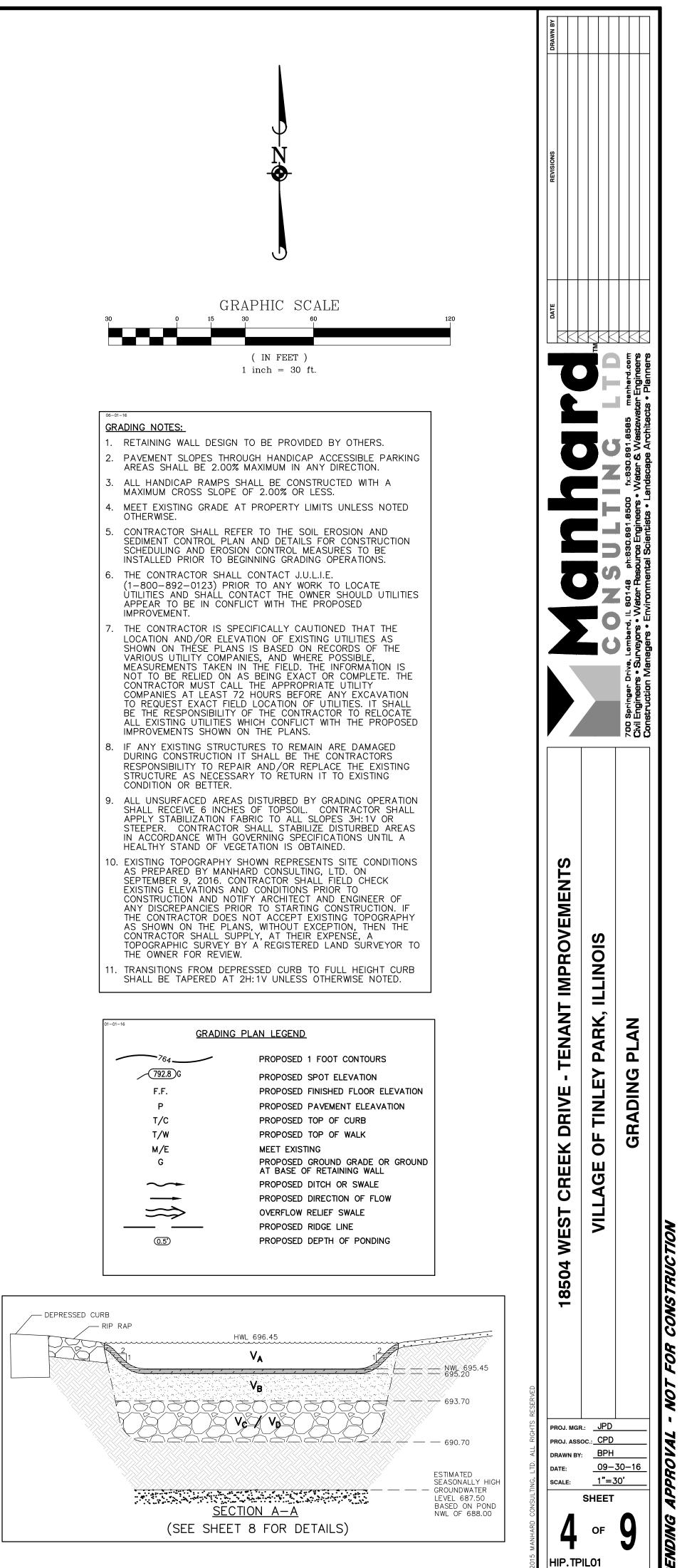
SEAL



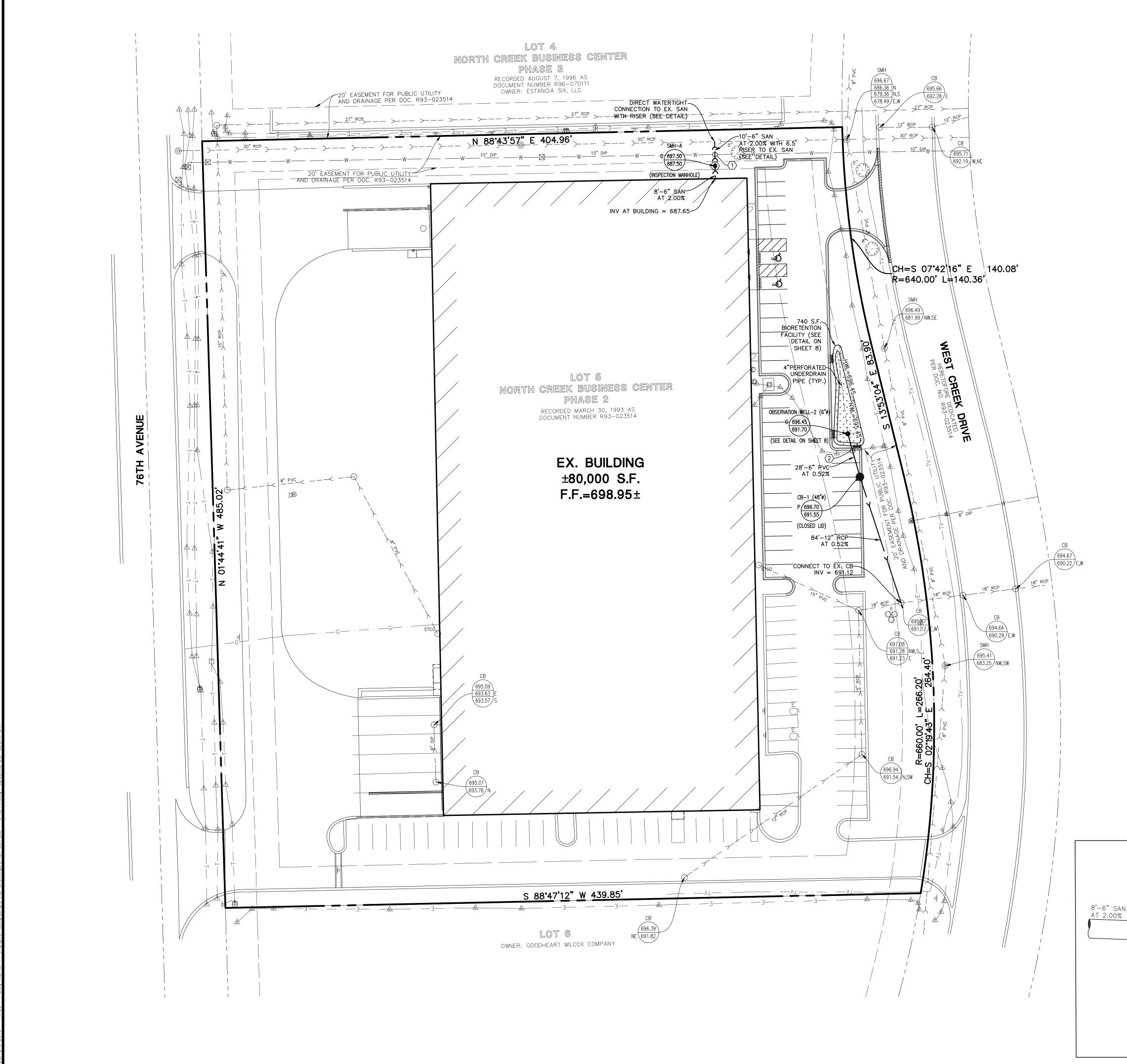


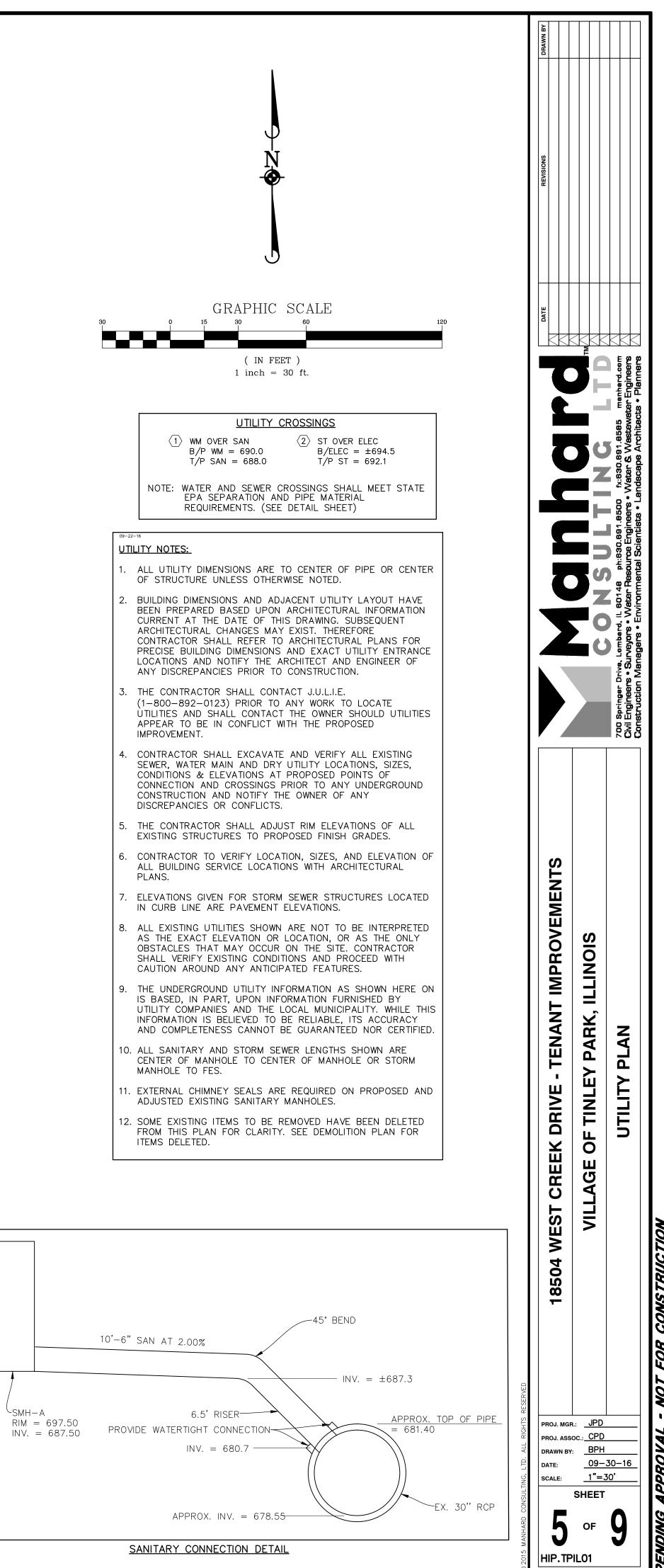




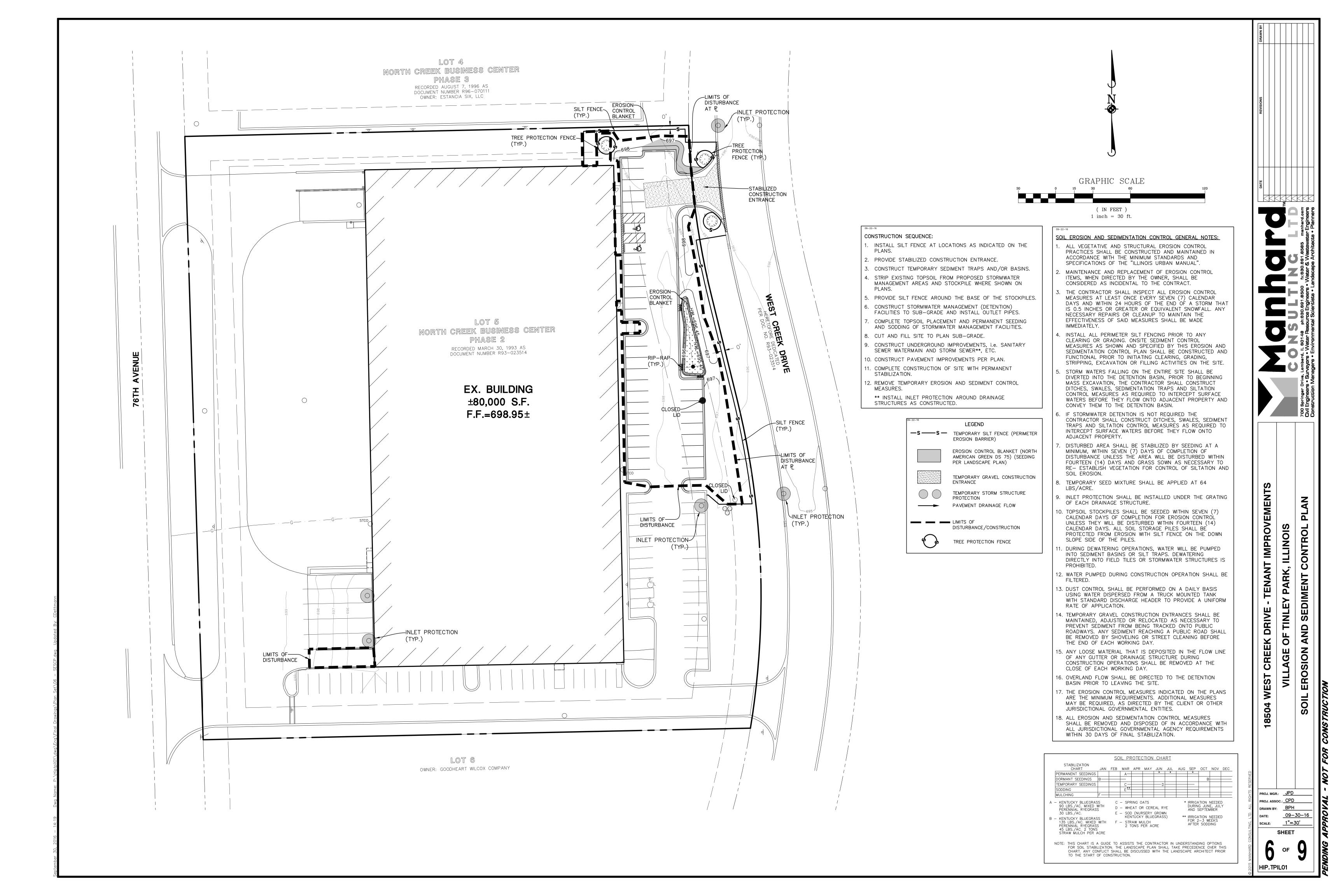


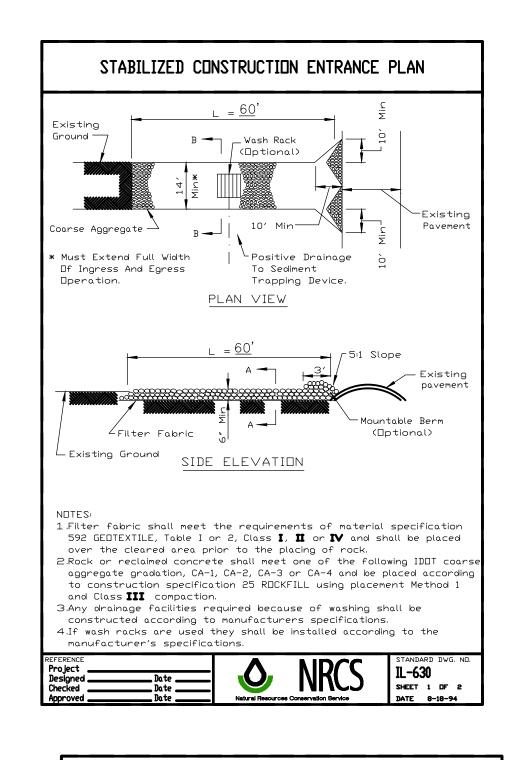
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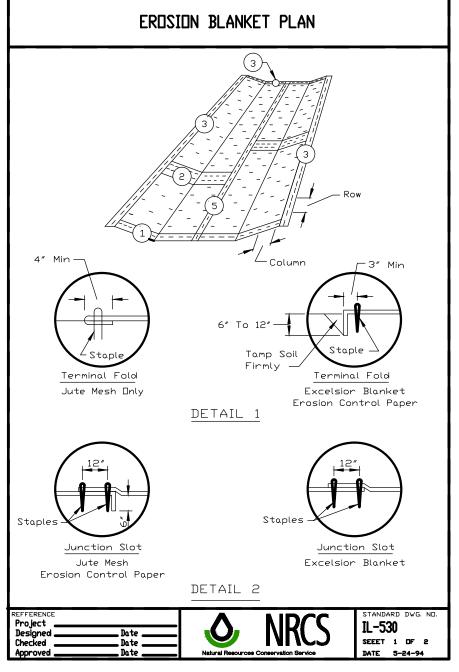


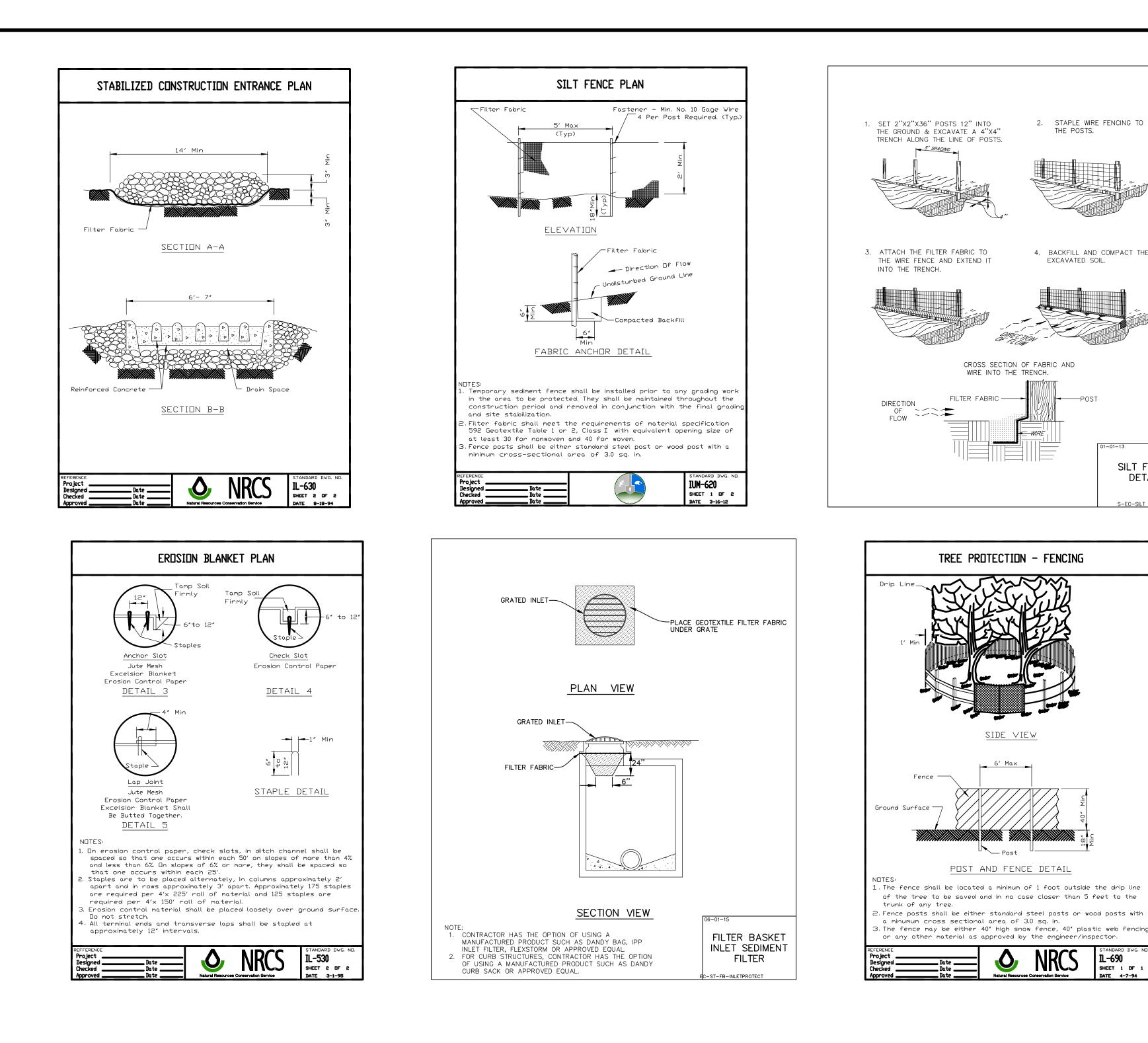


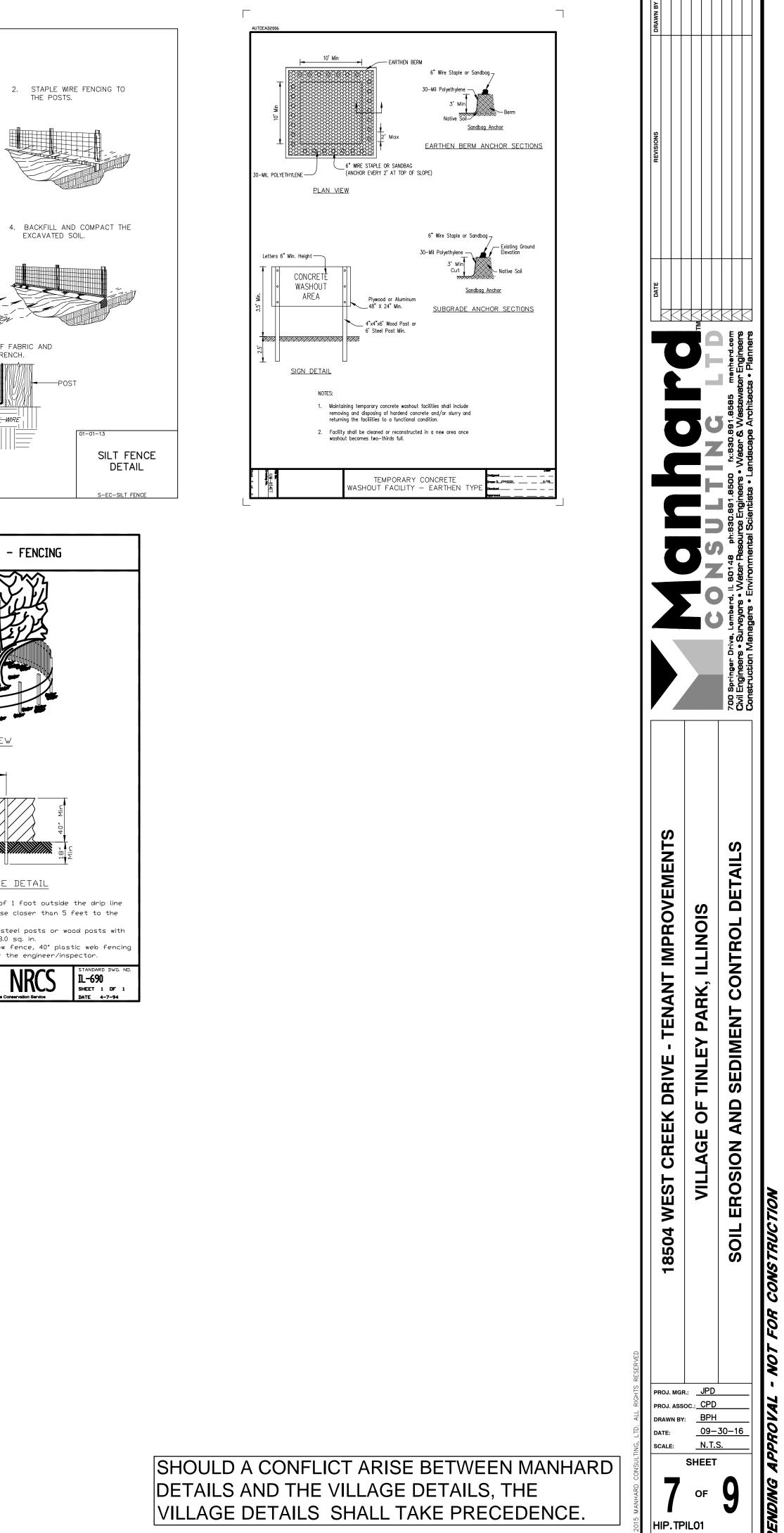
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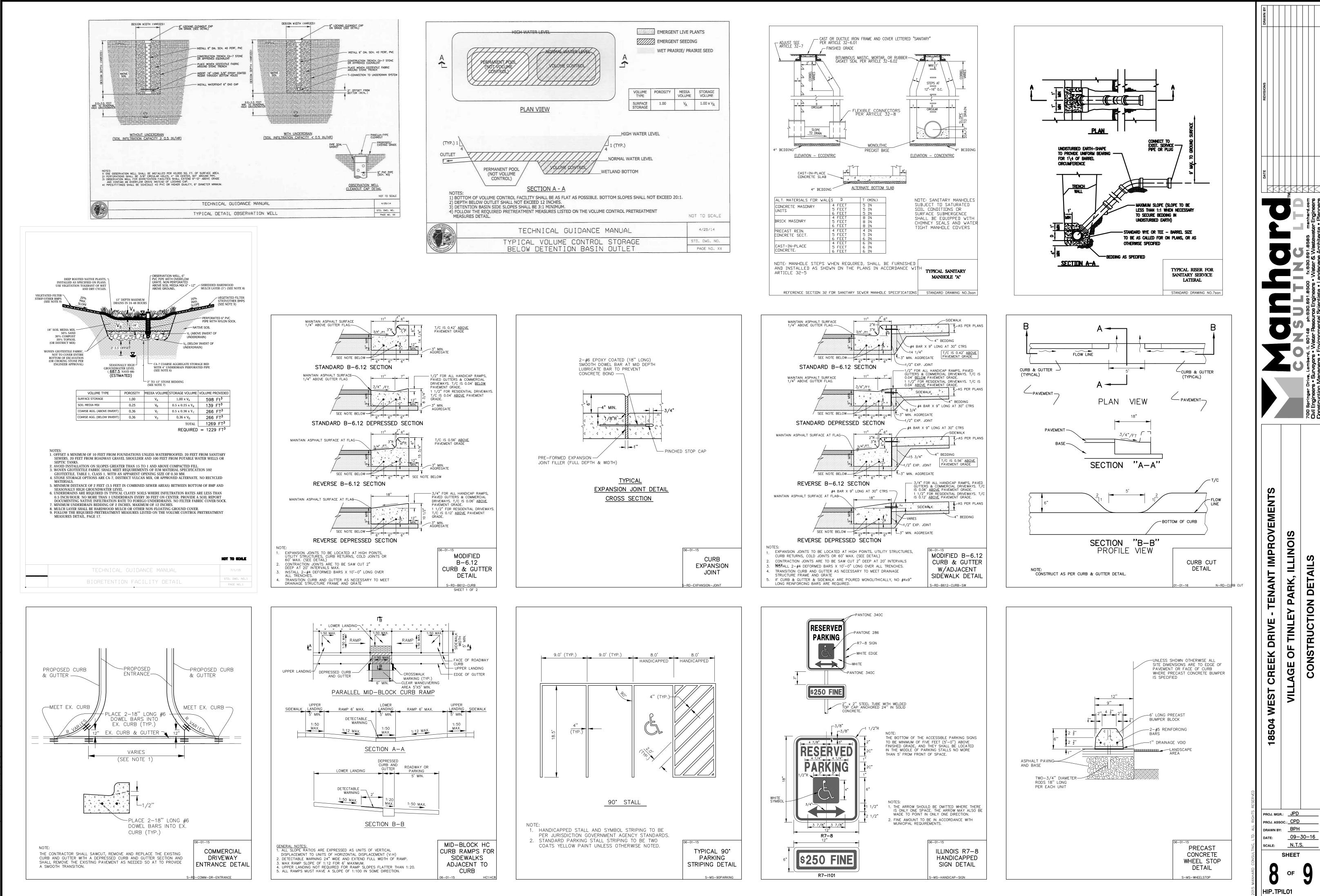












CONSTRUCTION FOR NOT

MANHARD CONSULTING, LTD. STANDARD SPECIFICATIONS

<u>GENERAL CONDITIONS</u> CONTRACTOR acknowledges and agrees that the use and reliance of these Plans and Specifications is sufficient consideration for CONTRACTOR'S covenants stated herein.

DEFINITION OF TERMS

- a. "CLIENT" shall mean USIF2 Companion Fund Enterprises, Inc., which is the person or entity with whom Manhard Consulting, Ltd. has contracted with to
- prepare Civil Engineering PLANS and SPECIFICATIONS. b. "ENGINEER" shall mean Manhard Consulting, Ltd., a Civil Engineering consultant on the subject project.
- c. "PLANS and SPECIFICATIONS" shall mean the Civil Engineering PLANS and SPECIFICATIONS prepared by the ENGINEER, which may be a part of
- the contract documents for the subject project
- d. "CONTRACTOR" shall mean any person or entity performing any work described in the PLANS and SPECIFICATIONS. e. "JURISDICTIONAL GOVERNMENTAL ENTITY" shall mean any municipal, county, state or federal unit of government from whom an approval, permit and/or review is required for any aspect of the subject project

INTENT OF THE PLANS AND SPECIFICATIONS

The intent of the PLANS and SPECIFICATIONS is to set forth certain requirements of performance, type of equipment and structures, and standards of materials and construction. They may also identify labor and materials, equipment and transportation necessary for the proper execution of the work but are not intended to be infinitely determined so as to include minor items obviously required as part of the work. The PLANS and SPECIFICATIONS require new material and equipment unless otherwise indicated, and to require complete performance of the work in spite of omissions of specific references to any minor component part. It is not intended, however, that materials or work not covered by or properly inferred from any heading, branch, class or trade of the SPECIFICATIONS shall be supplied unless distinctly so noted. Materials or work described in words, which so applied have a well-known technical or trade meaning, shall be held to refer to such recognized standards.

INTERPRETATION OF PLANS AND SPECIFICATIONS

- a. The CLIENT and/or CONTRACTOR shall promptly report any errors or ambiguities in the PLANS and SPECIFICATIONS to the ENGINEER. Questions as to meaning of PLANS and SPECIFICATIONS shall be interpreted by the ENGINEER, whose decision shall be final and binding on all parties concerned.
- b. The ENGINEER will provide the CLIENT with such information as may be required to show revised or additional details of construction.
- c. Should any discrepancies or conflicts on the PLANS or SPECIFICATIONS be discovered either prior to or after award of the contract, the ENGINEER's attention shall be called to the same before the work is begun thereon and the proper corrections made. Neither the CLIENT nor the CONTRACTOR may take advantage of any error or omissions in the PLANS and SPECIFICATIONS. The ENGINEER will provide information when errors or omissions are discovered.

GOVERNING BODIES

All works herein proposed shall be completed in accordance with all requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, and all such pertinent laws, directives, ordinances and the like shall be considered to be a part of these SPECIFICATIONS. If a discrepancy is noted between the PLANS and SPECIFICATIONS and requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, the CLIENT and/or the CONTRACTOR shall immediately notify the ENGINEER in writing.

LOCATION OF UNDERGROUND FACILITIES AND UTILITIES

When the PLANS and SPECIFICATIONS include information pertaining to the location of existing underground facilities and utilities (including but not limited to water mains, sanitary sewers, storm sewers, electric, telephone, gas and cable TV lines), such information represents only the opinion of the ENGINEER as to the approximate location and elevation of such facilities and utilities. At the locations wherein detailed positions of these facilities and utilities become necessary to the new construction, including all points of connection, the CONTRACTOR shall furnish all labor and tools to verify or definitely establish the horizontal location, elevation, size and material (if appropriate) of the facilities and utilities. The CONTRACTOR shall notify the ENGINEER at least 48 hours prior to construction if any discrepancies in existing utility information or conflicts with existing utilities exist. The ENGINEER assumes no responsibility whatever with respect to the sufficiency or accuracy of the information shown on the PLANS and SPECIFICATIONS relative to the location of underground facilities and utilities, nor the manner in which they are removed or adjusted.

It shall be the CONTRACTOR's responsibility prior to construction, to notify all Utility Companies of the intent to begin construction and to verify the actual location of all such facilities and utilities. The CONTRACTOR shall also obtain from the respective Utility Companies the working schedules for removing or adjusting these facilities

UNSUITABLE SOILS

The PLANS have been prepared by the ENGINEER based on the assumption that all soils on the project are suitable to support the proposed improvements shown. The CLIENT or CONTRACTOR shall immediately notify the ENGINEER if he discovers or encounters an obstruction that prevents the installation of the improvement according to the line and grades shown on the PLANS. **PROTECTION OF TREES**

All trees that are not to be removed shall be protected from damage. Trees shall not be removed unless requested to do so in writing by the CLIENT. NOTIFICATION OF OWNERS OF FACILITIES AND UTILITIES

The CONTRACTOR shall notify all applicable Jurisdictional Governmental Entities or utility companies, i.e., water, sewer, electric, telephone, gas and cable TV prior to beginning any construction so that said entity or company can establish the location and elevation of underground pipes, conduits or cables adjoining or crossing proposed construction.

TRAFFIC CONTROL

The CONTRACTOR shall provide when required by any JURISDICTIONAL GOVERNMENTAL ENTITY, all signs, equipment, and personnel necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work. The CLIENT may, at his discretion, require the CONTRACTOR to furnish traffic control under these or other circumstances where in his opinion it is necessary for the protection of life and property. Emergency vehicle access shall be maintained at all times. Unless authorized by the CLIENT or CLIENT's construction representative, all existing access points shall be maintained at all times by the CONTRACTOR. The need for traffic control shall be anticipated by the CLIENT.

WORK AREA

The CONTRACTOR, his agents and employees and their employees and all equipment, machinery and vehicles shall confine their work within the boundaries of the project or work area specified by the Client. The CONTRACTOR shall be solely liable for damage caused by him or his agents and employees and their equipment, machinery and vehicles on adjacent property or areas outside designated work areas.

UTILITY POLES

It shall be the responsibility of the CONTRACTOR to arrange for the relocation or bracing of existing utility poles that may be within the working limits of this contract. It is expressly understood that all work and costs connected with the maintenance of these utility poles, their temporary relocations, etc., shall be the responsibility of the CLIENT or the CONTRACTOR.

RESTORATION

It is the intent of these SPECIFICATIONS that clean-up and final restoration shall be performed immediately upon completion of each phase of the work, both inside and outside the Project, or when so directed by the CLIENT so that these areas will be restored as nearly as possible to their original condition or tter and shall include nu nynis-oi-way, roauways, unveways, siue trees, shrubs, fences, mailboxes, sewers, drain tiles, water mains, etc. **CLEANING UP**

The CONTRACTOR shall at all times keep the premises free from accumulations of waste material or rubbish caused by his employees or work, and at the completion of the work he shall remove all his rubbish, tools, scaffolding and surplus materials and shall leave his work "broom clean" or its equivalent, unless more exactly specified.

ROAD CLEANING

The CONTRACTOR shall maintain roadways adjoining the project site free from mud and debris at all times. If mud and/or debris is carried onto the roadways from vehicles entering onto the highway from either the CONTRACTOR's trucks, his employees' vehicles, or his material suppliers, the CONTRACTOR shall immediately remove said mud and/or debris.

SAFETY AND PROTECTION

The CONTRACTOR shall be solely and completely responsible for the conditions of the job site, including safety of all persons and property during performance of the work. This requirement shall apply continuously and not be limited to normal working hours. The CONTRACTOR shall comply with all applicable Laws and Regulations relating to the safety of persons or property, or to the protection of persons or property from damage, injury, or loss; and shall erect and maintain all necessary safeguards for such safety and protection. CONTRACTOR's duties and responsibilities for safety and for protection of the work shall continue until such time as all work is completed and the CLIENT has notified CONTRACTOR that the work is acceptable. The duties of the ENGINEER do not include review of the adequacy of either the CONTRACTOR's or the general public's safety in, on, or near the construction site. HOLD HARMLESS

To the fullest extent permitted by law, any CONTRACTOR; material supplier or other entity by use of these plans and specifications hereby waives any right of contribution and agrees to indemnify, defend, save and hold harmless the CLIENT and ENGINEER and its agents, employees and consultants from and against all manner of claims, causes, causes of action, damages, losses and expenses, including but not limited to, attorneys' fees arising out of, resulting from or in connection with the performance of any work, pursuant to or with respect to these plans and specifications. However, this indemnity shall not be construed to indemnify ENGINEER, its consultants, agents or employees against its own negligence.

Claims, damages, losses and expenses as these words are used in the Agreement shall mean and include, but not be limited to (1) injury or damage occurring by reason of the failure of or use or misuse of any hoist, riggings, blocking, scaffolding or any and all other kinds of items of equipment, whether or not the same be owned, furnished or loaned by any part or entity, including any contractor; (2) all attorneys' fees and costs incurred in bringing an action to enforce the provisions of this indemnity; (3) costs for time expended by the indemnified party and its employees, at its usual rates plus costs or travel, long distance telephone and reproduction of documents and (4) consequential damages

In any and all claims against the CLIENT or ENGINEER or any of their agents or employees and consultants by any party, including any employee of the CONTRACTOR or any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation on the amount of type of damages, compensation or benefits payable by or for the CONTRACTOR or any Subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts or any insurance maintained by CONTRACTOR or any Subcontractor or any other party. INSURANCE

Any party using or relying on these plans, including any contractor, material supplier, or other entity shall obtain, (prior to commencing any work) general public liability insurance insuring against all damages and claims for any bodily injuries, death or property damage arising out of any work, including the construction work provided for in these plans, and shall name the CLIENT and ENGINEER and its consultants, agents and representatives as additional insureds under such insurance policy; provided that any party using or relying on these plans having obligations to maintain specific insurance by reason of any agreement with CLIENT or any CONTRACTOR or ENGINEER shall provide evidence and certificates of insurance as required by such contract or agreement. Such insurance must contain a clause stating that the insurance is primary coverage for ENGINEER and ENGINEER's other applicable coverage is considered secondary. Such insurance shall not limit any liability of any party providing work or services or providing materials.

THIRD PARTY BENEFICIARY

Manhard Consulting, Ltd., the ENGINEER, is intended to be a third party beneficiary of this willing agreement and requirement. Note: These Specifications are for Northern Illinois.

DETAILED SPECIFICATIONS

I. DEMOLITION

The CONTRACTOR shall coordinate with respective utility companies prior to the removal and/or relocation of utilities. The CONTRACTOR shall coordinate with the utility company concerning portions of work which may be performed by the Utility Company's forces and any fees which are to be paid to the utility company for their services. The CONTRACTOR is responsible for paying for all fees and charges.

Should removal and/or relocation activities damage features indicated to remain, the CONTRACTOR shall provide new materials/structures in accordance with the contract documents. Except for materials designed to be relocated on this plan, all other construction materials shall be new. Prior to demolition occurring, all erosion control devices are to be installed.

All existing utility lines and conduits located under proposed buildings shall be removed and properly backfilled. All utility lines and conduits located under drives, on-site roads, parking lots or sidewalks shall be filled with a flowable backfill and end plugged. All existing structures shall be removed. All existing utility lines located under landscape areas shall be left in place and plugged at all structures.

The CONTRACTOR is responsible for demolition, removal and disposal (in a location approved by all JURISDICTIONAL GOVERNING ENTITIES) of all structures, pads, walls, flumes, foundations, road, parking lots, drives, drainage structures, utilities, etc., such that the improvements shown on these plans can be constructed. All demolition work shall be in accordance with all applicable federal, state and local requirements. All facilities to be removed shall be undercut to suitable material and brought to grade with suitable compacted fill material per the specifications.

The CONTRACTOR is responsible for obtaining all permits required for demolition and disposal. Electrical, telephone, cable, water, fiber optic cable and/or gas lines needing to be removed shall be coordinated by the CONTRACTOR with the affected utility company.

CONTRACTOR must protect the public at all times with fencing, barricades, enclosures, and other appropriate best management practices. Continuous access shall be maintained for surrounding properties at all times during demolition

All fire access lanes within the project area shall remain in service, clean of debris, and accessible for use by emergency vehicles.

The CONTRACTOR shall coordinate water main work with the Fire Department and the JURISDICTIONAL GOVERNING ENTITY to plan the proposed improvements and to ensure adequate fire protection is available to the facility and site throughout this specific work and through all phases of construction. CONTRACTOR shall be responsible for any required water main shut offs with the JURISDICTIONAL GOVERNING ENTITY during construction. Any costs associated with water main shut offs will be the responsibility of the CONTRACTOR and no extra compensation will be provide.

CONTRACTOR shall maintain all existing parking areas, sidewalks, drives, etc. clear and free from any construction activity and/or material to ensure easy and safe pedestrian and vehicular traffic to and from the site. CONTRACTOR shall coordinate/phase all construction activity within proximity of the building and utility interruptions with the facility manager to minimize disturbance and inconvenience to facility operations. CONTRACTOR may limit saw-cut and payement removal to only those areas where it is required as shown on these construction plans, however if any damage is incurred on any of the surrounding pavement, etc. the CONTRACTOR shall be responsible for ITS removal and repair Any existing wells encountered shall be exposed and sealed 3' below proposed finish grade by the CONTRACTOR in accordance with Section 920.120 (latest edition) of the Illinois Water Well Construction Code. Department of Public Health, and all applicable local rules and regulations. CONTRACTOR is responsible for obtaining all permits required by JURISDICTIONAL GOVERNMENTAL ENTITIES for abandoning existing wells. Any existing septic tanks and grease traps encountered shall have all liquids and solids removed and disposed of by a licensed commercial hauler in accordance with JURISDICTIONAL GOVERNING ENTITY regulations, and the tank and grease traps shall then be filled with suitable materials or removed from the site and disposed of by the CONTRACTOR. Voids left by any item removed under any proposed building, pavement, walk, etc. or within 24" thereof shall be filled and compacted with suitable materials by the

CONTRACTOR. The CONTRACTOR shall be responsible for the disconnection of utility services to the existing buildings prior to demolition of the buildings. Any material containing asbestos found within existing structures shall be removed from the site and disposed of off-site by the CONTRACTOR in accordance with County, State and Federal regulations

CONTRACTOR shall develop and implement a daily program of dust control and shall submit and obtain JURISDICTIONAL GOVERNING ENTITY approval of dust control procedures prior to demolition of any structures. Modification of dust control procedures shall be performed by the CONTRACTOR to the satisfaction of the JURISDICTIONAL GOVERNING ENTITY as requested The CONTRACTOR shall coordinate all demolition with the JURISDICTIONAL GOVERNING ENTITY and CLIENT to ensure protection and maintenance of sanitary sewer and water utilities as necessary and to provide stormwater conveyance until new facilities are constructed, tested and placed into operation The locations of all existing utilities shown on this plan have been determined from the best information available and are given for the convenience of the CONTRACTOR and are not to be interpreted as the exact location, or as the only obstacles that may occur on the site. The ENGINEER assumes no responsibility for their accuracy. Prior to the start of any demolition activity, the CONTRACTOR shall notify the utility companies for location of existing utilities and shall verify existing onditions and proceed with caution around any anticipated features The CONTRACTOR is responsible for removing the existing irrigation system in the areas of proposed improvements. The contractor shall cap the existing irrigation

system to remain such that the remaining system shall continue to function properly The parking lot shall be completed in sections such that it does not interrupt the facility operations. The CONTRACTOR shall coordinate with the construction manager for work to be performed.

II.EARTHWORK

STANDARDS

This work shall be completed in conformance with the applicable sections of the Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition except as modified below. SOIL BORING DATA Copies of results of soil boring and reports, if such borings were taken by the CLIENT in the vicinity of the proposed construction site, should be made available by the CLIENT to the CONTRACTOR. These borings are presented for whatever purpose the CONTRACTOR chooses to make of them. The ENGINEER makes no representation or warranty regarding the number, location, spacing or depth of borings taken, nor of the accuracy or reliability of the information given in the results thereof. Further, the ENGINEER does not assume responsibility for the possibility that during construction, the soil and groundwater condition may be different than

indicated. Neither does the ENGINEER assume responsibility for variations of soil and groundwater at location between borings. The CONTRACTOR is required to make its own borings, explorations and observations to determine soil and groundwater conditions. EARTHWORK CALCULATIONS AND CROSS SECTIONS The CONTRACTOR understands that any earthwork calculations, quantities or cross sections that have been furnished by the ENGINEER are for information

varying field conditions, changing soil types, allowable construction to tolerances and construction methods that are beyond the control of the ENGINEER.

CLEARING, GRUBBING AND TREE REMOVAL

TOPSOIL STRIPPING

Upon completion of demolition, clearing, grubbing and tree removal, all topsoil shall be stripped from under all buildings and pavements areas, and other areas necessary to complete the work. Topsoil stripped shall be placed in stockpiles in locations as designated by the CLIENT. TOPSOIL RESPREAD

Upon completion of roadway and/or parking lot improvements and installation of underground utilities a minimum of four inches (4") of topsoil shall be respread over all unpaved areas which have been disturbed by earthwork construction, except building pads and other designated areas, which shall be kept free from topsoil.

SEEDING

designated on landscape drawings and specifications provided by the CLIENT.

and specifications provided by the CLIENT

EXCAVATION AND EMBANKMENT ditching and culverts necessary to complete the excavation and embankment.

Specifically included in the scope of Excavation and Embankments is grading and shaping of all cut or fill areas including swales and ditches; handling of sewer spoil, etc., and all work required to provide positive drainage at the end of each working day and upon completion of a section. The CONTRACTOR shall be responsible for the excavation of all swales and ditches and for the excavation or filling of the roads, building pads and parking lots within the work limits to lines & grades shown on the plans. He shall be responsible for obtaining compaction in accordance with the minimum values listed in the table below for all embankments unless more stringent values are listed in the soils report or are approved by the CLIENT, and to use any method

approved by the CLIENT necessary to obtain this compaction (i.e., soil fabric or any undercutting that may be required).

| | Percent | |
|---------------|------------------|-------------|
| | Compaction | Pavement & |
| Type Material | Standard | Floor Slabs |
| Sandy Soils | Modified Proctor | 95% |
| Clayey Soils | Standard Proctor | 95% |
| | | |

The CONTRACTOR shall notify the CLIENT if proper compaction cannot be obtained so that the CLIENT may determine what remedial measures may be A soils testing firm employed by the CLIENT shall determine which soils are unsuitable. Materials in their natural state being defined as unsuitable that would be suitable material if moisture conditioned, shall be conditioned by the CONTRACTOR and used as suitable embankment material or hauled from the site.

For purposes of definition, unsuitable material shall be as follows unless determined otherwise by the Soils Engineer: 1. Any soil whose optimum moisture content exceeds 25%. 2. Any cohesive soil with an unconfined compressive strength of 1.5 tons per square foot or less.

3. Any soil whose silt content exceeds 60% by weight.

Any soil whose maximum density is less than 100 pounds per cubic foot. 5. Any soil containing organic, deleterious, or hazardous material. Upon completion of excavation and shaping of the water retention areas intended to maintain a permanent pool of water, all silt seams and granular or sandy soils shall be removed to a minimum depth of three feet below the subgrade and replaced with an impermeable clay liner, including adjacent to and under storm sewer inlets and outlets. It is the intent of these PLANS and SPECIFICATIONS that the CONTRACTOR shall prepare the lake bottoms, side slopes, and compaction thereof such that the lakes will maintain the proposed normal water level and that leakage does not exceed ½ inch per week.

Ditches and swales are to be excavated to the lines and grades indicated on the PLANS. All suitable materials excavated from the ditches shall be used in construction of the embankments. The CONTRACTOR shall notify the CLIENT immediately upon encountering groundwater during excavation. If in the opinion of the CLIENT or the

JURISDICTIONAL GOVERNING ENTITY this condition necessitates the installation of perforated drain tile bedded in washed gravel or open storm sewer joints wrapped with fabric. the CONTRACTOR shall install the same During excavation and embankment, grades may be adjusted to achieve an overall site earthwork balance. The CONTRACTOR shall cooperate fully with the CLIENT in adjustment of grades, construction methods and placement of material to meet the above goals and shall immediately advise CLIENT if he

believes that the earthwork will not balance It is the intent of these PLANS that storm waters falling on the site be diverted into sedimentation / lake / detention basins during construction. The CONTRACTOR shall construct and maintain any temporary ditches or swales that are necessary to accomplish this prior to beginning mass excavation.

EROSION CONTROL

Sedimentation Control ordinances and the PLANS.

UNDERCUTTING DURING EARTHWOR If the subgrade cannot be dried adequately by discing as outlined above for placement of material to planned grades and if the CLIENT determines that the subgrade does not meet the standards set forth above, the CLIENT may require undercutting. MISCELLANEOUS CONTRACT ITEMS

(1) GEOTEXTILE FABRIC

the material specifications of and shall be installed in accordance with the above standards. (2) EROSION CONTROL BLANKE

shall be installed in accordance with the above standards, the Illinois Urban Manual and/or the details shown on the PLANS.

III.UNDERGROUND IMPROVEMENTS A. GENERAL

STANDARDS

All underground improvements shall be constructed and tested in accordance with the Standard Specifications for Water and Sewer Construction in Illinois and Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition. In the event of conflicting guidelines, the more restrictive shall govern. SELECTED GRANULAR BACKFILL

MANHOLES, CATCH BASIN, INLETS & VALVE VAULTS

necessary and shall be limited to two adjustment rings totaling not more than 8" in height. All manholes and catch basin steps shall be copolymer

reinforced concrete flat top section shall be used, and Valve Vaults shall have concentric cones. Only concrete adjustment rings will be permitted where

All Manholes, Catch Basins, Inlets, and Valve Vaults shall be constructed of reinforced precast concrete ring construction with tongue and groove joints in conformance with the latest revision of ASTM designation C-478. All joints between sections and frames (except sanitary manholes, see Section IIIB Manholes, below) shall be sealed with mastic type bituminous jointing compound. CONTRACTOR shall remove all excess mastic on inside of structure and butter joints with mortar. Manholes are to have offset cones except that no cone shall be used on storm manholes 6'-0" deep or less in which case a

Selected Granular Backfill shall be required for all sewer and water main trenches lying under existing or proposed streets, driveways, parking lots and within 24" thereof, and where noted on PLANS. All material placed in such trenches shall be in accordance with the above standards.

Risers shall be constructed in locations as shown on the PLANS and according to the detail. DROP MANHOLE CONNECTIONS *INTENTIONALLY OMITTED* SANITARY SEWER FORCE MAIN *INTENTIONALLY OMITTED*

polypropylene with continuous 1/3" steel reinforcement as manufactured by MA Industries, or approved equal

sewers shall maintain the specified gradient. Upon installing the carrier pipe the ends shall be sealed with hydraulic cement.

Casing pipe shall be welded steel pipe, installed where shown on the PLANS. The carrier pipe shall be securely blocked and banded and sanitary and storm

Horizontal and vertical separation of water and sewer mains shall be in accordance with Standard Specifications for Water and Sewer Construction in Illinois

(1) Polyvinyl Chloride (PVC) Sewer Pipe shall conform to ASTM D3034 (4-inch thru 15-inch) or ASTM F679 (18-inch thru 48-inch) minimum SDR 26 with

Manholes shall be constructed in conformance with Section IIIA Manholes, etc. above. The concrete base and bottom section shall be constructed of precast

approved equal, with lids imprinted "SANITARY", with recessed pick holes. Manhole joints between adjustment rings and frames and between manhole

with inert mineral filler to provide a water tight seal. All pipe connection openings shall be precast with resilient rubber watertight pipe sleeves. A 10"

sections shall be set on preformed plastic gasket consisting of a homogeneous blend of refined hydrocarbon resins and plasticizing compounds reinforced

elastomeric band (chimney seal) shall be installed extending from the manhole top to the manhole frame as shown on detail. Manholes shall include steps,

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on

Sanitary sewers shall be air tested and tested for deflection in accordance with the requirements of Section 31-1.12 "TESTING AND INSPECTION FOR

ENTITY, whichever is more restrictive. In addition, a televised inspection of the completed sanitary sewers shall be conducted and a copy of the videotape

Testing of Installed Precast Concrete Pipe Sewer Lines", or ASTM C1244 "Standard Test Method for Concrete Sewer Manholes by the Negative Pressure

A wye branch or "tee" and sanitary service line, properly plugged and sealed shall be constructed as shown on the PLANS. The ends of all services shall be

marked with a 4"x4" post extending 36" above grade and painted red. The CONTRACTOR shall keep accurate records of all Wye or Tee locations as

Upon completion of construction a television inspection of the sanitary sewer system shall be performed on all portions of the sewer if required by the

JURISDICTIONAL GOVERNING ENTITY. Videotapes and written report of all television inspections shall be provided to the CLIENT. The form of report and

(1) Reinforced concrete pipe minimum Class IV in conformance with the latest revision of ASTM designation C76 with C361 or C443 flexible gasket

(5) High Density Polyethylene Pipe (HDPE) Smooth Interior, AASHTO Designation M252 and M294, maximum diameter of 48 inches. Pipe joints and

fittings shall be watertight gasketed joints. No band seals will be allowed. (Only permitted with Municipality Approval and/or when specifically

Manholes, Inlets and Catch Basins shall be constructed in conformance with Section IIIA Manholes, etc. above. The space between connecting pipes and the

otherwise on the PLANS. All frames and grates shall be provided such that the flange fully covers the opening plus 2" of the structure as a minimum. * Provide

wall of the manhole shall be completely filled with non-shrink hydraulic cement mortar. Frames and lids shall be Neenah or approved equal unless specified

"Vane" Type frame & grate for all structures located in curb where gradient exceed 2.0%. Manholes shall include steps, frame & grate, bedding and trench

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on

(1) All existing field drainage tile or storm sewers encountered or damaged during construction shall either be restored to their original condition, properly

(2) Footing drains shall be connected to sump pumps or discharged directly into storm sewers. Footing drains or drainage tile shall not be connected to

Connections of storm sewer services to storm sewer mains should be made with manufactured tees when available. Availability of manufactured tees will be a

function of the storm sewer material and pipe diameter size of the service sewer and main. If manufactured tees are not reasonably available, connections

should be made in accordance with manufacturer's recommendations for all storm sewer other than concrete pipe. For concrete pipe connections without

manufactured tees the storm sewer main shall be machine cored and the service sewer connected using non-shrink grout for the void between pipes. The

service sewer shall be cut flush with the inside wall of the sewer main and not extend into the inside flow area of the main or otherwise impede flow.

Work shall be completed in accordance with the applicable sections of the Standard Specifications for Road and Bridge Construction, Department of

Devices for Streets and Highways" and the Illinois Supplement thereto, (hereinafter referred to collectively as the "MUTCD"). Any references to

Aggregate Base Course Type B shall be limited to CA-6 or CA-10 gradation. Aggregate base courses shall be proof rolled as outlined below.

"ENGINEER" in the "Standard Specifications" shall be interpreted as the CLIENT or CLIENT's Construction Representative.

The CONTRACTOR shall be responsible for all subgrade compaction and preparation to the lines and grades shown on the plans.

deficiency, the subgrade and/or base course shall be repaired and retested before proceeding with the pavement construction.

Transportation, State of Illinois, latest edition (hereinafter referred to collectively as the "Standard Specifications") except as modified below and except that

payment will be defined as detailed in the contract documents between the CLIENT and the CONTRACTOR. Supplementing the Standard Specifications shall

be the applicable sections of the latest editions of the "Supplemental Specifications and Recurring Special Provisions", the "Manual on Uniform Traffic Control

The CONTRACTOR shall proof roll the subgrade with either a 2-axle truck loaded to 27,000 lbs. Or a 3-axle truck loaded to 45,000 lbs. or as specified by the

subgrade and the base course. Proof rolling tolerances shall be a maximum deflection of 1" for the subgrade and ½" for the base course. The above criteria is

JURISDICTIONAL GOVERNING ENTITY. The CLIENT and JURISDICTIONAL GOVERNING ENTITY shall observe and approve the proof rolling of the

intended as a maximum deflection standard and that proof rolling of a majority of the area will have less deflection than specified above. In any case of

Additional testing will be required if the pavement subgrade is disturbed and/or material is removed from or placed on the pavement subgrade after proof

Pavement subgrade material shall not be removed, placed or disturbed after proof roll testing has been completed prior to the pavement construction.

manufacturer's name, pipe size, cell classification, SDR rating. Joints shall be flexible elastomeric seals conforming to ASTM D3212

Storm sewers may be constructed with reinforced concrete pipe using only flexible gasket joints (ASTM 361 or 443) for water main crossings.

All sanitary manholes are to be tested for water tightness in accordance with ASTM C969 "Standard Practice for Infiltration and Exfiltration Acceptance

ACCEPTANCE OF SANITARY SEWERS" of the Standard Specifications for Water and Sewer Construction in Illinois or the JURISDICTIONAL GOVERNING

reinforced concrete monolithically cast sections including benches, pipe connection and invert flow lines. Manhole frame and lids shall be Neenah R-1772 or

AUGER/BORING AND CASING

STRUCTURE ADJUSTMENTS

SANITARY SEWER PIPE

MANHOLES

the detail.

TESTING

(Vacuum) Test".

TELEVISION INSPECTION

MISCELLANEOUS

INTENTIONALLY OMITTED

(3) *INTENTIONALLY OMITTED

(4) *INTENTIONALLY OMITTED*

indicated on PLANS)

(6) *INTENTIONALLY OMITTED*

(7) *INTENTIONALLY OMITTED*

MANHOLES, INLETS & CATCH BASINS

backfill.

RIP RAP

the detail.

UNDERDRAINS

STANDARDS

PROOF ROLL

rolling approval.

FLARED END SECTION

INTENTIONALLY OMITTED

INTENTIONALLY OMITTED

the sanitary sewer.

SUBGRADE PREPARATION

AGGREGATE BASE COURSE TYPE 'B'

FOUNDATION, BEDDING AND HAUNCHING

rerouted and/or connected to the storm sewer system

IV. ROADWAY AND PARKING LOT IMPROVEMENTS

CONNECTION FOR STORM SERVICE TO STORM MAIN

Storm sewer shall include bedding and trench backfill.

STORM SEWER PIPE

All floor drains shall be connected to the sanitary sewer

C. WATER MAINS AND APPURTENANCES

D. STORM SEWERS AND APPURTENANCES

joints, except that bituminous mastic joints may be used in grass areas.

Precast tees, bends, and manholes may be used if permitted by the JURISDICTIONAL GOVERNMENTAL ENTITY.

SERVICES

(2) *INTENTIONALLY OMITTED*

(3) *INTENTIONALLY OMITTED

frame & grate, bedding, and trench backfill.

FOUNDATION, BEDDING AND HAUNCHING

and report furnished to the JURISDICTIONAL GOVERNING ENTITY.

measured from the downstream manhole as well as the service lengths and furnish same to CLIENT

Sanitary sewers shall include bedding and backfilling.

The CONTRACTOR shall auger (open bore) where noted on PLANS.

Structures shall be adjusted to the finished grade as shown on PLANS.

HORIZONTAL AND VERTICAL SEPARATION OF WATER AND SEWER MAINS

Section 41-2.01A and 41-2.01B and Standard Drawing 18, 19, 20, 21, 22, 23 and 24.

B. SANITARY SEWERS AND APPURTENANCES

flexible elastomeric seal gasket gasketed joints conforming to ASTM D3212 and F477

Sanitary sewer pipe including building services, shall conform to the following:

AUGER (OPEN BORE)

Upon completion of topsoil respread, the CONTRACTOR shall apply seed and fertilizer to all respread areas in accordance with IDOT standards or as

Upon completion of topsoil respread, the CONTRACTOR shall install sod to all areas designated on the plans or as designated on the landscape drawings

Upon completion of topsoil stripping, all excavation and embankments shall be completed as shown on the PLANS. All suitable excavated materials shall be hauled, placed (moisture conditioned if necessary) and compacted in the embankment areas. The CONTRACTOR shall include all dewatering, temporary

> os Grass Areas 90%

> > 90%

The following items may be required at the CLIENT's option, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY:

Geotextile fabric or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY where proper compaction of embankments over existing soft soils is not possible. Geotextile fabric shall meet

Erosion control blanket or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the

JURISDICTIONAL GOVERNING ENTITY for the stabilization of disturbed areas. Erosion control blanket shall meet the material specifications of and

Pipe underdrains shall be corrugated flexible plastic pipe conforming to AASHTO Designation M252 perforated corrugated polyethylene pipe (PE) with a smooth interior of the diameter indicated on the PLANS and wrapped in a soil filter fabric supplied and installed by the CONTRACTOR. Perforations may be circular or slotted, but shall provide a minimum of 1.0 in2/ft of inlet area. CONTRACTOR shall submit fabric and pipe catalogue Specifications for approval by the CLIENT. CONTRACTOR shall bed and backfill the underdrain in one of the following IDOT gradations of aggregate (CA-5, CA-7, CA-11, CA-14 or CA-15). MISCELLANEOUS

Suitable erosion control practices shall be maintained by the CONTRACTOR in accordance with Illinois Urban Manual and all applicable Soil Erosion and

Storm sewer pipe shall conform to the following: (2) Polyvinyl Chloride (PVC) Pipe: ASTM D3034 (4-inch thru 15-inch) or ASTM F679 (18-inch thru 36-inch), rated SDR 35, continually marked with

type and format of the videotape shall be approved by the JURISDICTIONAL GOVERNING ENTITY All sewers and appurtenances shall be cleaned prior to inspection and testing required by this section. All defects and corrective work required as the result of television inspection shall be performed by the CONTRACTOR without delay. All dips, cracks, leaks, improperly sealed joints and departures from approved grades and alignment shall be repaired by removing and replacing the involved sections of pipe. Upon completion thereof, the sewer shall be retested and such further inspection made as may appear warranted by the CLIENT.

The site shall be cleared, grubbed, and trees and stumps removed where designated on the PLANS. Trees designated to remain shall be protected from

has performed his own subsurface investigations as necessary and his own calculations and cross sections to determine site soil conditions and earthwork volumes. The ENGINEER makes no representation or guarantee regarding earthwork quantities or that the earthwork for this project will balance due to the

only and are provided without any guarantee by the CLIENT or ENGINEER whatsoever as to their sufficiency or accuracy. CONTRACTOR warrants that he

Trucks or heavy equipment shall not travel on any pavement subgrade after final testing prior to pavement construction.

HOT-MIX ASPHALT BASE COURSE

HMA Base Course shall meet the requirements of IDOT or N50 mix design as indicated and shown on the plans. The maximum amount of recycled asphalt pavement allowed shall be 30% in a N30 mix design and 25% in a N50 mix design.

HOT-MIX ASPHALT BINDER AND SURFACE COURSE

HMA binder and surface courses, shall be constructed to the compacted thickness as shown on the PLANS. The base course shall be cleaned and primed in accordance with the JURISDICTIONAL GOVERNING ENTITY. The surface course shall be placed after the base and courses have gone through one winter season, or as directed by the CLIENT. Before applying the surface course, the binder course shall be thoroughly cleaned and primed in accordance with the JURISDICTIONAL GOVERNING ENTITY. Prior to the placement of the surface course, the JURISDICTIONAL GOVERNING ENTITY shall examine the completed pavement, including curb and gutter, and all failures shall be corrected by the CONTRACTOR.

CONCRETE PAVEMENTS

Concrete pavements shall be constructed in accordance with American Concrete Institute Standard ACI330R-08 and as shown on the PLANS. Slabs and driveway aprons shall be constructed with 6" x 6" - W1.4 x W1.4 welded wire fabric positioned on steel chair supports. Placing fabric during the

concrete pouring operation will not be allowed. Sawing of joints shall commence as soon as the concrete has cured and hardened sufficiently to permit sawing without excessive raveling, but no later than eight hours after the concrete has been placed. All joints shall be sawed to a depth equal to 1/3 of the pavement thickness before uncontrolled shrinkage

cracking take place. If necessary, the sawing operation shall occur during the day or at night, regardless of weekends, holidays or weather conditions. The CONTRACTOR shall be aware of jurisdictional noise ordinances and holiday restrictions for scheduling purposes. The CONTRACTOR is responsible to guard fresh concrete until it sets and hardens sufficiently to prevent people from writing, walking, riding bicycles or

otherwise permanently marking, defacing or causing depressions of any type in the concrete. Any concrete so marked will be removed and replaced by the CONTRACTOR at the CONTRACTOR's expense.

The CONTRACTOR shall protect the pavement against all traffic, including that of their own employees or other workers, until test specimens have attained the specified strength.

SIDEWALKS

Concrete sidewalks shall be constructed to width and thickness as shown on the PLANS. Sidewalks shall be thickened to a minimum of 6" at all driveways All sidewalks shall be IDOT Class SI concrete, on aggregate base as shown on the detail. A ³/₄" expansion joint shall be provided when meeting existing sidewalk.

CURB AND GUTTER

Curb and gutter shall be as per the detail shown on the PLANS, which shall include compacted aggregate base course under the curb and gutter. All contraction and expansion joints shall be constructed as per the detail

CONCRETE CURB AND GUTTER REMOVAL AND REPLACEMENT

The CONTRACTOR shall saw cut and remove the existing concrete curb where shown on the PLANS and install a curb of similar cross section and pavement to that removed (or depressed curb and gutter if shown on the PLANS). Upon completion of the curb and gutter any voids between the existing pavement and the new curb shall be filled with concrete to within 2" of the final surface, which is to be filled with bituminous pavement. The area behind the curb shall be filled and compacted with embankment material within 6" of the top of the new curb. The CONTRACTOR shall then restore the remaining 6" to its original condition (i.e., sod, gravel, topsoil). Where proposed curb connects to an existing curb, the existing curb shall be saw cut and then two 18" long x ¾" (#6)

dowel bars shall be drilled and installed 9" into the existing and proposed curb. Bars shall be installed in a location similar to the expansion joint in the curb. FRAME ADJUSTMENTS

INTENTIONALLY OMITTED

PAVEMENT MARKING - PAINT

The CONTRACTOR shall furnish and apply painted marking lines, letters & symbols of the patterns, sizes and colors where shown on the PLANS. Paint pavement marking shall be applied in accordance with the IDOT Standard Specifications.

PAVEMENT MARKING - THERMOPLASTIC

INTENTIONALLY OMITTED

QUALITY CONTROL

The CONTRACTOR shall provide all testing necessary to ensure improvements are in accordance with the project specifications and provide testing documentation that specifications were met.

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| JPD CPD | | | | | _ |
| | | 700 Springer Drive. Lembard. IL 60148 ph:530.691.8500 fx:630.691.8585 menhard.com | | | _ |
| | OPECIFICATIONS | Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers Construction Managers • Environmental Scientists • I andscane Architects • Planners | | | |
| | | | | | |

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

09-30-16

<u>N.T.S.</u>

SHEET

SCALE:

HIP.TPIL01



<u>Project Planner</u> Stephanie Kisler, AICP Planner I

PLAN COMMISSION STAFF REPORT

October 20, 2016

Text Amendments to the Zoning Ordinance: Fence Regulations



WORKSHOP MEMO

Staff encourages the Plan Commission to view the attached lot scenarios and mark up where fences should be permitted to be placed. Staff hopes to have an interactive discussion on the proposed fence locations at the October 20, 2016 meeting.

Staff would like to discuss potential Text Amendments to the Village's Fence Regulations (Section III) and related Definitions (Section II) in order to improve regulations, especially for nonconforming lots and corner lots.

We encourage the Plan Commission to review the current Fence Regulations within Section III.H. of the Zoning Ordinance and note any questions or comments about the current regulations. Additionally, Staff encourages the Plan Commission to notice existing fences throughout Tinley Park and study whether the locations appear harmonious with neighboring properties.

Staff has also discussed potential improvements to the Village's fence regulations with the Zoning Board of Appeals (ZBA). The ZBA hears several variance requests for fences from residents on corner lots each year. Many of these requests share similar situational characteristics and the quantity of requests and approvals by the Village Board has prompted Staff to examine potential changes to the Zoning Ordinance to alleviate the need for a variance process in some instances.

Staff will prepare a presentation to foster discussion on various potential changes to improve the Fence Regulations. If any Plan Commissioners wish to provide any images to discuss, please let us know and we can add them to the presentation.

FENCE SCENARIOS TO ANALYZE

Staff would like the Plan Commission to study the attached scenarios and mark where a fence should be located on each property. Staff provided the ZBA with the same diagrams and is awaiting feedback from all ZBA members. This information will be used in conjunction with discussions in order to help develop improved locational regulations for fences.

Additionally, Staff has identified a short list of properties that may be interesting to examine when considering fence locations. Plan Commissioners may use the Village's GIS to look up aerials of the addresses provided below or type the addresses into sites like Google Maps or Bing to view aerial images.

- 1. 6535 177th Street (pool and deck in front yard)
- 2. 17901 Highland Avenue (note how this house does not align well with the homes on Highland or 179th)
- 3. 6604 174th Place (really narrow lot with pool and garage encroachments in the front yard setback)
- 4. 6401 Honey Lane (odd corner lot with garage encroachment)
- 5. 16650 Beverly Avenue (fence goes out toward 167th)
- 6. 16341 Mark Lane (odd corner lot with pool encroachment)
- 7. 6500 166th Street (flag lot with house setback very far)
- 8. 7015 Brementowne Road (odd corner lot in cul-de-sac)
- 9. 8800 Clifton Lane (corner through lot; note how the lots are laid out in this area along Radcliffe and 88th)
- 10. 17636 Dover Court (cul-de-sac lot with rear yard that extends by an adjacent front yard area)
- 11. 17238 Valley Drive (corner lot with angled home)
- 12. 17331 Cambridge Place (corner of cul-de-sac)
- 13. 8025 Brookside Glen Drive (interior lot with add layout of lots around it)
- 14. 7907 Lakeview Terrace (adjacent to cul-de-sac)
- 15. 19619 Edgebrook Lane (corner lot that isn't aligned with lot to the east)
- 16. 8549 Brookside Glen Drive (corner lot along curved street)

The Village's GIS can be accessed at:

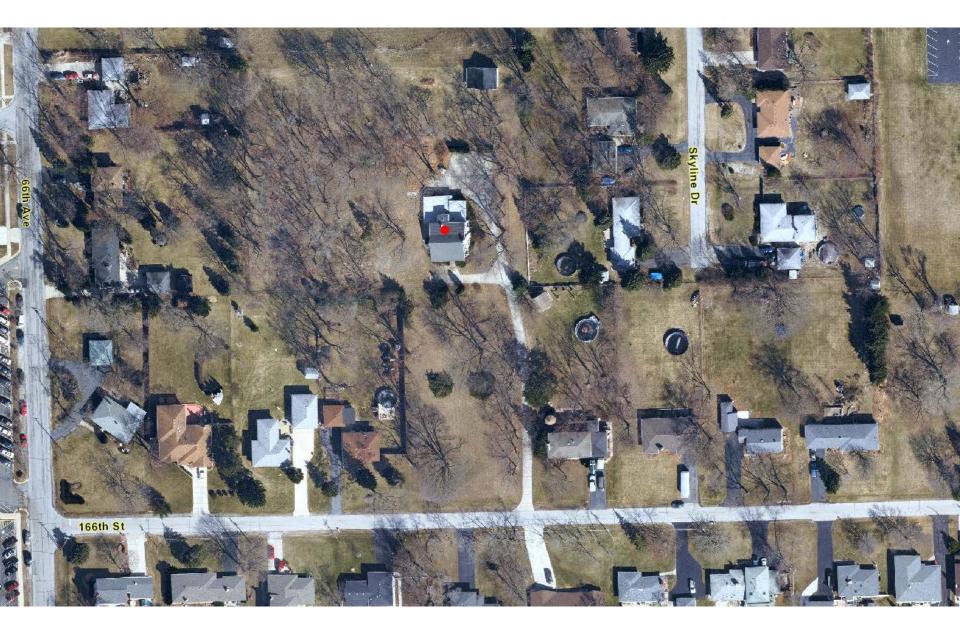
https://apps.gisconsortium.org/MapOfficePublic/Default.aspx?extent=1105823.654,1768404.918,1147379.209,1 805071.585&map

To see an aerial image, please click on "Photo" at the top right corner. Addresses can be typed in the "Find" box at the top left of the screen. If there are any issues with using the GIS program, please contact Staff.

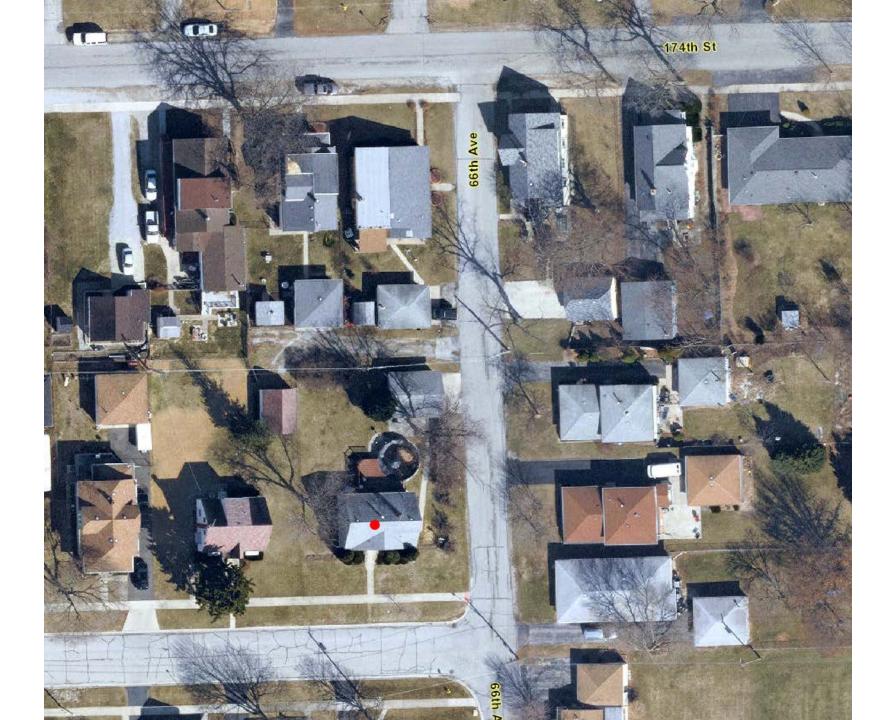
Important things to consider include:

- Should fences be allowed to extend to the property line in the non-addressed front yard? (note: think of this as the yard perpendicular to the typical front yard that also abuts a street)
- Should corner lot fences be allowed at different setbacks if a different height of fence is used? A different type of fence? (think 4' tall open style vs. 6' tall privacy style)
- Should the adjacent street's speed limit affect the allowable location of a fence? (think of a fence along 171st Street vs. a corner lot within the heart of a residential subdivision)
- If a fence currently exists at a nonconforming location, should it be allowed to be replaced at the same location? What if there is not a permit on file?
- Should fences be allowed at the established building line regardless of the building setback? (think of an older home that was built at a 12' setback where 30' is the current requirement)
- Should fences be allowed in the front yard at all? What about a minimum setback requirement throughout the Village?
- In what cases should fence locations be able to be approved administratively? In what cases is it necessary to involve the ZBA or Village Board?
- Should certain fence materials be prohibited?
- Should certain major streets have requirements that all fences along that street must match? (think 80th Avenue and the different fences seen when traveling north and south)







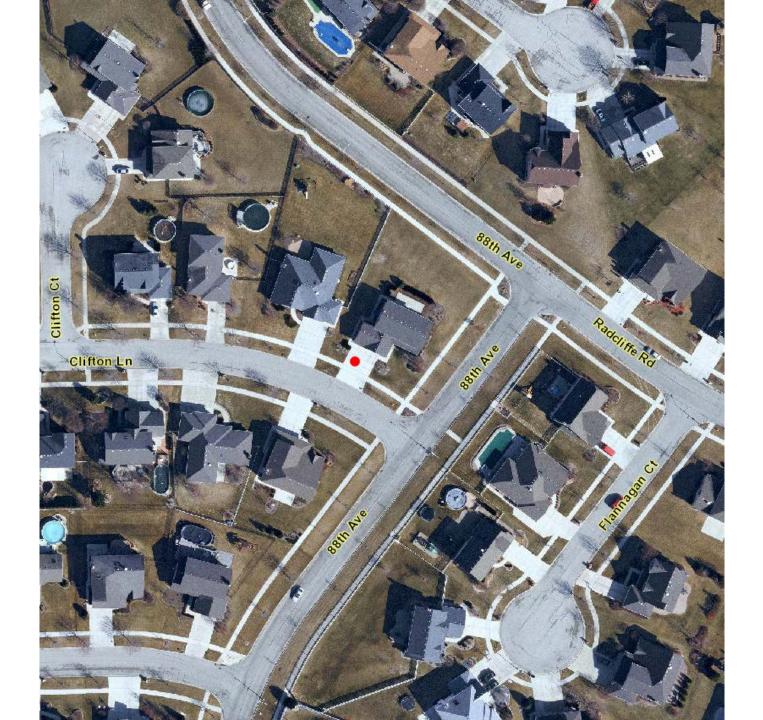










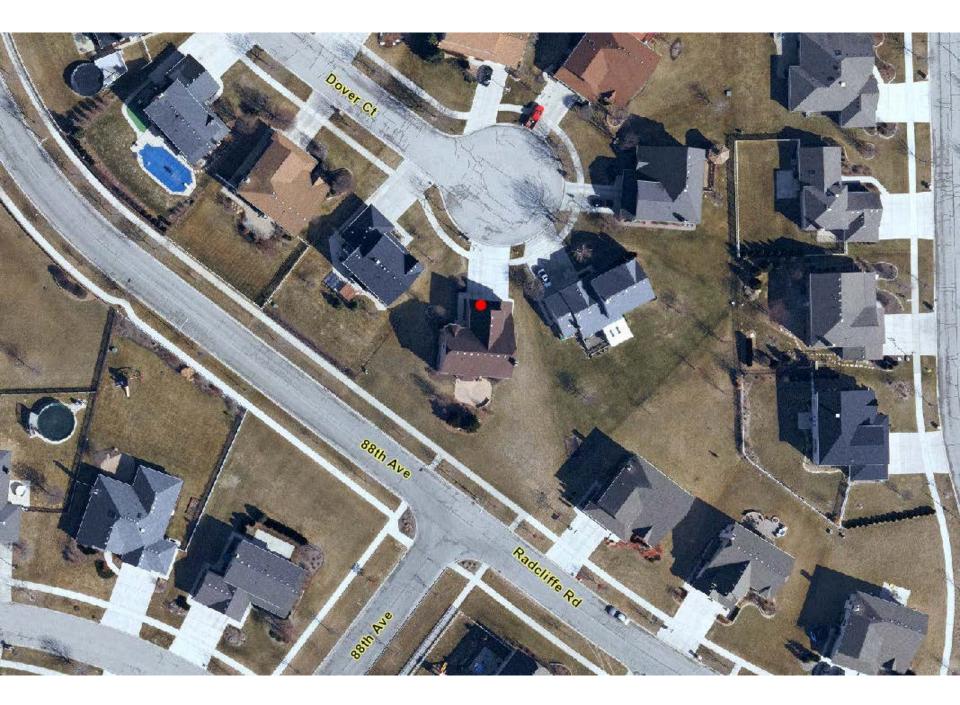




















<u>Project Planner</u> Stephanie Kisler, AICP Planner I

PLAN COMMISSION STAFF REPORT

October 20, 2016

Text Amendments to the Zoning Ordinance: Sign Regulations

WORKSHOP MEMO



Since sign regulations were not discussed at the October 6, 2016 Plan Commission meeting, Staff hopes to make time to discuss the topic of Temporary Signs briefly at the October 20, 2016 meeting.

Staff would like to discuss potential Text Amendments to the Village's Sign Regulations (Section IX) and related Definitions (Section II) in order to improve clarification for some existing regulations as well as create new regulations for temporary signage and signage within the B-5 Automotive Service Zoning District.

We encourage the Plan Commission to review the current Sign Regulations within Section IX of the Zoning Ordinance and note any questions or comments about the current regulations. Additionally, Staff encourages the Plan Commission to view both permanent and temporary signs within Tinley Park and other communities to aid in discussing the importance of aesthetics versus visibility for advertisement. Please also pay attention to temporary signs and signs at automotive uses.

Important things to consider include:

- What wall signs do you think are attractive/unattractive? (take pictures if you can)
- What aspect of a wall sign makes it more or less attractive to you? Size? Location? Number of signs? Type of illumination (internal vs. spot lit?) Materials? Color (or number of different colors)? Type (channel letters or box sign)?
- What freestanding signs do you think are attractive/unattractive? (take pictures if you can)
- What aspect of a freestanding sign makes it more or less attractive to you? Size/height? Type of construction (pole vs. monument)? Type of illumination (internal vs. spot lit?) Materials? Color (or number of different colors)?
- What automotive dealership signs do you think are attractive/unattractive? (take pictures if you can)
- How important do you feel it is to be competitive with Orland Park signage regulations for automotive dealerships?
- What is your impression of temporary signs in Tinley Park? Are you supportive or concerned about the number or size of temporary signs? How do feel about inflatable temporary signs? (big balloons, gorillas)? What do you think is the appropriate size, location, and length of time for temporary signs? Should there be different regulations for temporary signs based on their location (downtown vs. 159th Street) or purposed (advertising an event vs. advertising a product)?

Staff will prepare a presentation to foster discussion on various potential changes to improve the Sign Regulations. If any Plan Commissioners wish to provide any images to discuss, please let us know and we can add them to the presentation.

SECTION IX

SIGN REGULATIONS

A. PURPOSE

The standards used in displaying signs can significantly affect the public safety as well as the value and economic stability of adjoining properties. However, a reasonable display of signs is necessary as a public service and to the conduct of competitive commerce and industry. Therefore, the purpose of this Section is to establish minimum standards for the display of signs of all types. Also, the standards contained in this Section are intended to reduce distractions which may increase traffic accidents, eliminate hazards caused by signs overhanging or projecting over public rights-of-way, relieve traffic congestion, and encourage a more attractive environment in which to live and do business.

B. APPLICABILITY OF SIGN REGULATIONS AND PERMITS REQUIRED

- 1. <u>Applicability</u>: No sign shall be permitted on a lot unless:
 - a. The sign is accessory to a lawfully established use;
 - b. The sign is erected, constructed, and displayed in conformance with the provisions of this Section and other applicable provisions of the Ordinance; and
 - c. Written authorization to erect the sign has been received from the owner or his agent.
- 2. <u>Permits Required</u>: No sign shall be erected, altered, relocated, or changed (i.e. face change) without a permit issued by the Building Department except as otherwise provided herein. Where Electrical Permits are required, they shall be obtained at the same time as the Sign Permit. A permit application shall be made upon forms provided by the Building Department and shall include the following information:
 - 1. Name, address, email address, and telephone number of the applicant and/or management company;
 - 2. Location of the building, structure, or parcel of property to which, or upon which, the sign is to be attached or erected;
 - 3. Position of the sign in relation to nearby buildings, structures, street's grade, easements, and overhead utilities, dimensioned on a Plat of Survey;
 - 4. Two copies of plans and specifications showing method of construction, location,

and support sealed by a registered architect or structural engineer;

- 5. Sketch showing sign faces, exposed surfaces, and proposed message thereof accurately represented in scale as to size, proportion, and color (color elevations);
- 6. Name of person, firm, corporation, or association erecting the sign;
- 7. Written consent of the owners of the building, structure, or land on or to which the sign is to be erected; and
- 8. Such other information as the Building Inspector shall require to show full compliance with this and all other laws and Ordinances of the Village.
- 9. Indicate building/tenant frontage and Gross Floor Area (GFA) of building and/or tenant space.
- 3. <u>Issuance of Permits</u>: It shall be the duty of the Building Inspector, who shall be the enforcing officer, upon the filing of an application for a permit, to examine such plans and specifications, the premises upon which it is proposed to erect the sign or other advertising structure, and other data; and if it shall appear that the proposed structure is in compliance with all the requirements of this Ordinance and all other Ordinances of the Village, he shall then issue the permit. If the work authorized under the permit has not been completed within six (6) months after date of issuance, the said permit shall become null and void.
- 4. <u>Bond</u>: Each person maintaining a projecting sign prior to the effective date of this Code shall file with the Village Clerk a bond or indemnify the Village for any loss, damage, or liability which may result from the construction or maintenance of such a sign.
- 5. <u>Interpretation and Construction</u>: Where there is a conflict between provisions of this Section and the Building Code, this Section shall prevail. However, if there is a conflict between any provisions of this Section, the more restrictive shall prevail.

C. GENERAL PROVISIONS

- 1. <u>Conformance with Electrical Code</u>: All signs, in which electrical wiring and connections are required, shall conform to the applicable provisions of the Chicago Electrical Code, as amended and incorporated by reference by the Village of Tinley Park.
- 2. <u>Wind Pressure and Dead Load Requirements</u>: Any sign or advertising structure, as defined in this Ordinance, shall be designed and constructed to withstand a wind pressure of not less than thirty (30) pounds per square foot of net surface area and to receive dead loads as required in the Building Code or other Ordinances of the Village of Tinley Park.
- 3. <u>Signs Conflicting with Traffic Signs</u>: In order to obtain and secure traffic safety, no sign shall be erected or maintained in such a manner as to be likely to interfere with, obstruct

WORKING DRAFT OF UPDATES TO SECTION 9: SIGN REGULATIONS – 9/29/2016

the view of, or be confused with any other authorized traffic sign, signal, or device, as determined by the Chief of Police. Accordingly, no sign, marquee, canopy, or awning shall make use of the words "Stop", "Go", "Look", "Slow", "Danger", or a similar word, phrase, symbol, or character, or employ any red, yellow, orange, green, or other colored lamp in such a manner as to interfere with, mislead, or confuse traffic.

- 4. <u>Flashing Light</u>: No sign shall have blinking, flashing, or fluttering lights, or other illuminating device which has a changing light intensity, brightness, or color; rotating beams, beacon, or flashing illumination resembling an emergency light shall not be used in connection with any sign display.
- 5. <u>Illumination</u>: The light from any illuminated sign shall be so shaded, shielded, or directed that the light intensity or brightness will not be objectionable to surrounding areas. No exposed reflective-type bulb or incandescent lamp which exceeds fifteen (15) watts shall be used on the exterior surface of any sign so as to expose the face of the bulb, light, or lamp to and public street or adjacent property. Where illumination of a sign is permitted, such light shall not be projected toward or onto properties located in a residential district and shall be kept to a minimum during non-business hours. No illuminated sign shall be brighter than five hundred (500) nits when measured from the surface of the sign.
- 6. <u>Glass Limitation</u>: Any glass forming part of a sign shall be safety glass. In case any single pane of glass has an area exceeding three (3) square feet, it shall be wired glass.
- 7. <u>Obstructions to Doors, Windows, or Fire Escapes</u>: No sign shall be erected, relocated, or maintained so as to prevent free ingress to or egress from any door, window, or fire escape. No sign of any kind shall be attached to a standpipe or fire escape. Also, no sign shall be placed so as to obstruct the view of cash registers or other valuable items accessible to the public by a police officer or other public safety designate. No sign shall be erected which interferes with any opening required for ventilation.
- 8. <u>Unsafe or Unlawful Signs</u>: If the Building Inspector or his designee shall find that any sign is unsafe, insecure, or a danger to the public, or has been constructed, erected, or maintained in violation of the provisions of this Section, he shall give written notice to the permittee thereof. If the permittee fails to remove or alter the structure so as to comply with the standards herein set forth within ten (10) days after such notice, then the President and Board of Trustees, on the recommendation of the Building Inspector or his designee, may declare such sign to be a public nuisance and direct the removal of such sign as required by law.
- 9. <u>Maintenance Required</u>: The owner of a sign shall be required to maintain the sign and its surrounding landscaping, if applicable, in a neat and attractive condition. The sign and sign supports must be kept painted to prevent rust, rot, or deterioration. If they become rusted, rotted or deteriorated, they must be immediately repaired or replaced.
- 10. <u>Removal of Obsolete Signs</u>: Any sign which no longer identifies a bona fide business conducted or a product sold on the premises where said sign is located, shall be taken

down immediately upon termination of business use and removed by the owner, agent, or person having the beneficial use of the building, structure, or property upon which said sign may be found. Upon failure to comply with this provision, the President and Board of Trustees, on the recommendation of the Zoning Administrator, may declare such sign to be a public nuisance and direct the removal of such sign as required by law. If the sign to be removed is located on a multi-panel freestanding sign, the panel must be completely replaced with a plain panel consistent in color to the existing panels.

- 11. <u>Exemption</u>: The provisions and regulations of other provisions of this Section IX shall not apply to the following signs; provided however, no such exempt sign, shall be placed within the public right-of-way, or so located to obstruct the view of traffic and further provided that such exempt signs must fully conform with the provisions of this Section C.11 and <u>do not</u> require a permit:
 - a. Real Estate Signs, such as "For Sale", "For Rent", "For Lease", or "Sold" signs, provided that they conform with the following provisions:
 - <u>Number of Real Estate Signs</u>: Not more than one (1) real estate sign shall be erected on any premises, except when a premises is located on a corner lot, one (1) additional real estate sign may be erected. Such sign(s) shall pertain only to the sale or lease of the property on which it is located;

(2) Maximum Allowable Size:

- i. <u>Residential Zoning Districts</u>: In areas zoned residential, no real estate sign shall exceed four (4) square feet in area. The top surface of the real estate sign shall not exceed four (4) feet in height;
- ii. <u>Non-Residential Zoning Districts</u>: In all Non-Residential Zoning Districts, no real estate sign shall exceed sixteen (16) square feet for each face for a total of thirty-two (32) square feet in area. The top surface of the real estate sign shall not exceed six (6) feet above the existing grade at the point of erection;
- (3) No real estate sign shall be an illuminated sign; and
- (4) Signs shall be removed within seven (7) days after closing of the sale or lease of the property.
- b. <u>Construction Signs</u>: A sign identifying the architects, engineers, contractors, and other individuals or firms involved with the construction, but not including the advertisement of any product, and announcing the character of the building enterprise, or the purpose for which the building is intended, up to a maximum area of twelve (12) square feet in Residential Zoned Districts and sixteen (16)

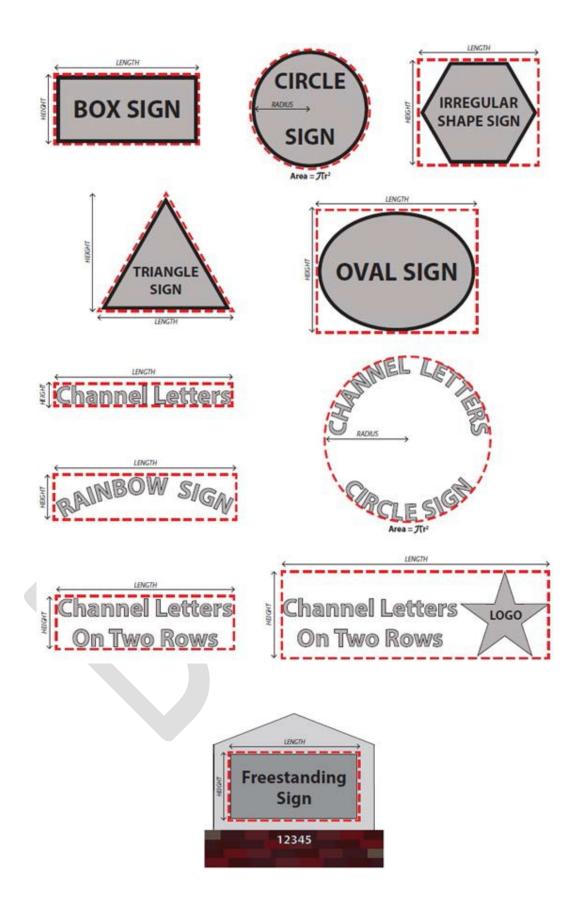
square feet in all other districts and shall require a permit. The sign shall be confined to the site of the construction, and shall be removed within fourteen (14) days after the beginning of the intended use of the project.

- c. <u>Professional Name Plates on Existing Freestanding Signs</u>: Shall not exceed two (2) square feet in area and must match the background color of the other name plate panels;
- d. <u>Bulletin Boards for Public, Charitable, or Religious Institutions</u>: When the same are located on the premises of said institutions and are not over fifteen (15) square feet in area;
- Memorial Sign or Tablet: To be erected on a building or as a freestanding sign with a maximum height of four (4) feet and maximum square footage of four (4) feet. When erected as a freestanding sign a minimum setback of five (5) feet from the property line is required. Contains the name of the building and date of erection and is compatible with the architectural style of the building;
- f. <u>Address Signs</u>: Displaying an address on the wall of a building or as a freestanding sign. The maximum size for an address sign is two (2) square feet in area;
- g. <u>Bus Shelter Signs</u>: Provided such signs shall not include information relating to the sale or consumption of any alcohol or tobacco products or any activity or product which contains statements, words, or pictures of obscene, indecent, or immoral character and which offend public morals of decency;
- h. <u>Political Signs</u>: Signs announcing the candidates seeking public political office and other data pertinent thereto, not exceeding sixteen (16) square feet for each face and a total of thirty-two (32) square feet and, for each premise. Such signs shall not be erected earlier than forty-five (45) days before the election and shall be non-illuminated. These signs shall be confined within private property with the permission of the property owner and removed within seven (7) days after the election;
- i. <u>Public Signs</u>: Signs of a non-commercial nature and in the public interest, erected by or on the order of a public officer in the performance of his public duty, such as safety signs, danger signs, trespassing signs, traffic signs, memorial plaques, signs of historical interest, other municipal signs, legal notices, or railroad crossing, danger or such temporary emergency, or non-advertising signs as may be approved by the President and Board of Trustees; and
- j. <u>Integral Signs</u>: Names of buildings, dates of erection, monumental citations, commemorative tablets and the like, when carved into stone, concrete, or similar material, or made an integral part of the structure.

D. STANDARDS FOR PERMANENT SIGNS

- <u>General Regulations</u>: These regulations apply to all signs except as provided in <u>Section</u> <u>H.</u> (Sign Regulations for Special Areas and Particular Uses).
 - a. <u>Sign Face Area</u>: The area of a sign face shall be determined by calculating the area within a single continuous perimeter encompassing the entire advertising copy or art designed to attract attention. This shall include the extreme limits of characters, lettering, illustrations, ornamentation or other figures, together with any other material, design or color forming an integral part of the display. The area within the single continuous perimeter shall be calculated by determining the area of the smallest measurable square, circle, rectangle, or triangle within the single continuous perimeter, including the frame, border, or other material, which forms an integral part of the display and is used to differentiate such sign from the wall or background against which it is placed.

WORKING DRAFT OF UPDATES TO SECTION 9: SIGN REGULATIONS - 9/29/2016



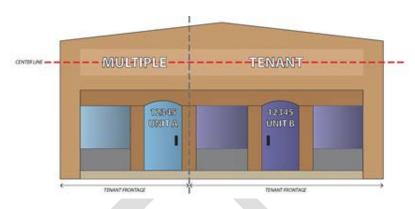
2. Wall Signs:

- a. <u>Size of Wall Signs</u>: The allowable size of a wall sign is determined by Zoning District and then by the linear frontage of the wall on which the wall sign is located in accordance with Section IX.D.2.a., IX.D.3.a., and IX.D.4.a.
- b. <u>Number of Wall Signs</u>: The allowable number of wall signs is determined by Zoning District and then by tenant frontage directly parallel to a public right-of-way, an access drive, or the adjacent parking lot in accordance with Section IX.D.2.a., IX.D.3.a., and IX.D.4.a.
- c. <u>Location of Wall Signs</u>:
 - (1) All wall signs shall be located on the same façade as the use they identify.
 - (2) No wall sign shall extend above the top line of the face of the building, nor shall any wall sign project into the public right-of-way, or extend more than twelve (12) inches outward from the face of the building.
 - (3) Wall signs shall be located a minimum of twelve (12) inches from the edge of a wall.
 - (4) No wall sign shall be permitted on a façade directly adjacent to a residential use. The intent is that the location of wall signs shall not have a negative impact on adjacent residential uses.
 - (5) <u>Wall Sign Location for a Single Tenant Building</u>: The location of the sign should be as close to the entrance of the business as possible. Effort shall be made to not conflict with the architectural elements of the building façade.



(6) <u>Wall Sign Location for a Multi-Tenant Building</u>: The location of the sign should be centered within the tenant's frontage limits along the building frontage of the business. Effort shall be made to not conflict with the architectural elements of the building façade. In cases where architectural elements conflict with centering the sign on the building

frontage, the tenant shall locate the sign as close to the center of the tenant frontage as possible. All wall signs for multi-tenant structures must be placed in accordance with an established center line for all signs.



- (7) Wall signs are prohibited for residential uses, including home occupations.
- d. <u>Materials</u>: Permanent wall signs shall be constructed of materials that can withstand the elements in an outdoor environment. Acceptable materials for wall signs include, but are not limited to: acrylic, polycarbonate, marine grade plywood (MDO), aluminum, and aluminum composite materials (ACM).
- e. <u>Illumination for Wall Signs</u>: Wall signs can be internally illuminated or externally illuminated, or a combination of both. External illumination shall be shielded so as to direct light only to the sign and not create a nuisance. Illumination mechanisms must be properly maintained. Additionally, illumination of wall signs is subject to the regulations of Section IX.C.4. and IX.C.5.
- f. <u>Interior Tenants</u>: Businesses located within another business, without having a distinct secured entrance, are permitted XX square feet of wall signage and in no such case signage for interior businesses shall exceed XX square feet.
- g. <u>Lines of Lettering</u>: No more than two (2) lines of lettering shall be allowed on any wall sign.
- h. <u>Background Color</u>:
 - (1) <u>Multi-Tenant Building</u>: When the sign background for individual letters is made of a color different from the color of the building, the entire area of contrasting color shall constitute the sign face area if such area is larger than the geometric forms encompassing the sign message.



(2) <u>Single-Tenant Building</u>: When the sign background for individual letters is made of a color different from the color of the building, the entire area of contrasting color shall be considered as an architectural feature rather than constitute the sign face area for signage.

UPDATE GRAPHIC SHOWING MULTI TENANT AND SINGLE TENANT EXAMPLES

(3) Opaque backgrounds shall be required for illuminated wall signs.

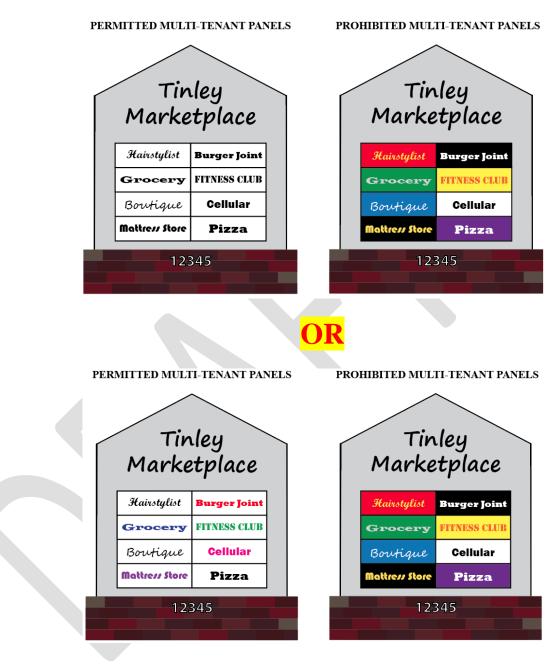
3. Freestanding Signs:

- a. <u>Size of Freestanding Signs</u>: The allowable size of a freestanding sign is determined by Zoning District and then by the linear frontage of the lot on which the freestanding sign is located in accordance with Section IX.D.2.a., IX.D.3.c., and IX.D.4.c.
- b. <u>Number of Freestanding Signs</u>: The allowable number of freestanding signs is determined by Zoning District and then by lot frontage directly parallel to a public right-of-way, an access drive, or the adjacent parking lot in accordance with Section IX.D.2.a., IX.D.3.a., and IX.D.4.a.
- c. <u>Location of Freestanding Signs</u>: Freestanding signs shall be only constructed within the premises of the development that the sign identifies and shall not be constructed in the public right-of-way. Additionally, freestanding signs shall not be located within easements. Freestanding signs shall not obstruct clear sight triangles near intersections as discussed in Section III.G.
- d. <u>Materials</u>: Permanent freestanding signs shall be constructed of materials that can withstand the elements in an outdoor environment. Acceptable materials for wall signs include, but are not limited to: acrylic, polycarbonate, marine grade plywood (MDO), aluminum, and aluminum composite materials (ACM). The base of the sign may also include, but is not limited to: brick, stone, and concrete.
- e. <u>Illumination for Freestanding Signs</u>: Freestanding signs can be internally illuminated or externally illuminated. External illumination shall be shielded so as to direct light only to the sign and not create a nuisance. Illumination

mechanisms must be properly maintained. Additionally, illumination of freestanding signs is subject to the regulations of Section IX.C.4. and IX.C.5.

- f. <u>Architectural Compatibility</u>: Any permanent freestanding sign constructed in any residential, business, office, or industrial district shall be architecturally compatible with the building(s) it identifies. For new construction, architectural compatibility shall be determined by the Plan Commission through the Site Plan Approval process. For permanent freestanding signs constructed by an existing business or use the architectural compatibility shall be determined by the Zoning Administrator through the building permit process. The following architectural guidelines shall be considered in the review of freestanding signs:
 - (1) The sign shall have the same or similar materials (color, scale, finish) to the materials used for the principal building;
 - (2) The sign shall be in harmony with or consistent in design to the principal building;
 - (3) The sign shall have similar architectural treatments as the principal building; and
 - (4) The sign shall not block or obstruct architectural features of the principal building.
- g. <u>Structural Supports</u>: Structural supports for a freestanding sign shall be fully enclosed and be equal in width to the sign face or wider; structural supports shall not be exposed to view. The base of the freestanding sign shall be designed to be an architectural enhancement to the sign.
- h. <u>Landscaping</u>: Any permanent freestanding sign constructed in any residential, business, office, or industrial district shall include extensive landscaping around the base of the sign to screen the base of the sign from view from the adjoining street and adjoining properties. The total area devoted to landscaping around the base of the sign shall be equal to two (2) square feet per each one (1) square foot of freestanding sign face area, but in no case shall the total area of landscaping be less than 20 square feet and need not be greater than 200 square feet. The landscape area shall contain well-maintained living landscape materials. New freestanding signs erected on existing sites that are unable to provide the required area for landscaping must meet the spirit of the landscaping requirements and such landscaping can be approved by the Zoning Administrator or his designee during the permit process.
- i. <u>Lettering on Base of Sign</u>: No advertising or lettering of any type shall be permitted on the sign base except for the address of the property on which the sign resides.
- j. <u>Panel Design Consistency</u>: All sign panels advertising individual businesses

within a freestanding sign must be consistent in color, method of illumination, material, and design.

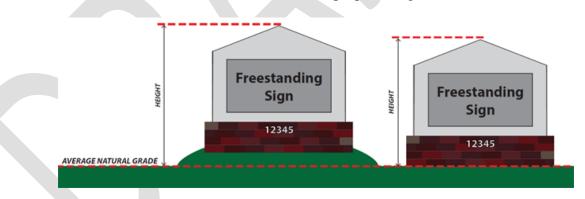


k. <u>Sign Face Area for Multiple Sign Faces</u>: When two identical freestanding sign faces are placed back to back so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure, the total sign face area shall be the sign face area of one side of the sign. In all other circumstances, the sign face area of a freestanding sign shall be the total sign face area of all sign faces on the freestanding sign. Freestanding signs shall not project into, over or otherwise encroach upon a public right-of-way and must be located on private property in appropriate easements if necessary.

Calculating Sign Face Area When A Freestanding Sign Has Multiple Faces



1. <u>Freestanding Sign Height</u>: The height of a freestanding sign is a measurement of the full height of the sign, including the base or support structure and any design element surrounding or enclosing the sign face. The measurement includes the vertical distance from the adjacent existing, natural ground level to the top of the sign, including any decorative element, which may enclose the sign. The average natural grade is measured by surveying the grade of the land within ten feet (10') of the location of the proposed sign.



4. Door Signs:

- a. Door Signs shall be individual letters affixed to the door of a business that indicate the business name and hours of operation only. Logos are not permitted as part of a door sign.
- b. <u>Color of Letters on Door Signs</u>: Letters must be of one (1) consistent color.
- c. <u>Maximum Letter Height for Door Signs</u>: Letters shall be a maximum of four (4) inches in height
- d. Location of Door Signs: Door Signs may only be affixed to the door at a height

4' and below, or at 6'6" and above. Addresses may be affixed on the door but at a height of 6'6" or above. See the graphic below.



5. Window Signs:

- a. <u>Number of Window Signs</u>: One (1) window sign may be allowed per tenant frontage in a multi-tenant business.
- b. <u>Location of Window Signs</u>: Permanent window signs are limited to first floor windows only and may only be affixed to a window at a height 4' and below, or at 6'6" and above. Window signs must be located on the interior side of the window.
- c. <u>Size of Window Signs</u>: Window signs may not exceed 25% of the total tenant window area, but in no case should exceed 50% of the area of the window on which the sign is placed.

E. ADDITIONAL STANDARDS FOR PERMANENT SIGNS IN RESIDENTIAL ZONING DISTRICTS (R-1, R-2, R-3, R-4, R-5, R-6, & R-7)

1. Wall Signs and Freestanding Signs shall be allowed in the residential districts (R-1, R-2, R-3, R-4, R-5, R-6, & R-7) in accordance with the following table:

DIMENSIONAL REGULATIONS FOR WALL & FREESTANDING SIGNS R-1, R-2, R-3, R-4, R-5, R-6, & R-7 ZONING DISTRICTS

WORKING DRAFT OF UPDATES TO SECTION 9: SIGN REGULATIONS - 9/29/2016

| Land Use | Sign Type | # of Signs | Maximum Allowable Sign Face Area | Maximum Letter Height | Maximum Height |
|------------------------------------|-------------------|--|---|--------------------------|-------------------|
| - | Wall Sign | | Prohibited | | |
| Residential | Freestanding Sign | One (1) per entrance ¹ | Five (5) SF per acre of development land area, up to a maximum of thirty (30) SF | N/A | 60" (5') |
| sidential utional | Wall Sign | One (1) per tenant frontage; maximum of two (2) but must be spaced 300' apart | One half (½) SF per one (1) LF of tenant frontage; maximum of sixty (60) SF per sign | 36" (3') | 84" (7') |
| Non-Residential & Institutional | Freestanding Sign | One (1) per building frontage; maximum of two (2) but must be spaced 300' apart | Thirty (30) SF | N/A | 72" (6') |

¹ Per entrance to residential subdivision, residential community, or individual residential project.

SF= Square foot; LF= Linear foot

2. Freestanding signs for multi-family uses shall include only the name and address of the building and the management company.

F. ADDITIONAL STANDARDS FOR PERMANENT SIGNS IN BUSINESS ZONING DISTRICTS (B-1, B-2, B-3, & B-4)

 <u>Wall Signs</u>: Wall signs shall be restricted to the business or trademarked name and/or logo, principal product or service offered for sale on the premises, or a combination of these. Wall signs shall be allowed in the business districts (B-1, B-2, B-3, B-4, & B-5) in accordance with the following table:

| DIMENSIONAL REGULATIONS FOR WALL SIGNS B-1, B-2, B-3, B-4, & B-5 ZONING DISTRICTS | | | | | | |
|--|--------------------------------|---|--------------------------|------------------------|--|--|
| Gross Floor Area | # of Wall Signs | Maximum Allowable Sign Face Area | Maximum Letter Height | Maximum Sign Height | | |
| Up to 10,000 SF of GFA for business/tenant | One (1) per tenant frontage | One (1) SF per one (1) LF of building/tenant frontage not to exceed 200 SF per sign | 30" (2.5') | 78" (6.5') | | |
| 10,001- 25,000SF of GFA for business/tenant | One (1) per tenant frontage | One (1) SF per one (1) LF of building/tenant frontage not to exceed 200 SF per sign | 36" (3') | 84" (7') | | |

WORKING DRAFT OF UPDATES TO SECTION 9: SIGN REGULATIONS - 9/29/2016

| 25,001-80,000 SF of GFA for business/tenant | One (1) per tenant frontage | One (1) SF per one (1) LF of building/tenant frontage not to exceed 200 SF per sign | 48" (4') | 84" (7') |
|---|--------------------------------|---|-------------|-------------|
| Over 80,000 SF of GFA for business/tenant | One (1) per tenant frontage | One (1) SF per one (1) LF of building/tenant frontage not to exceed 200 SF per sign | 96" (8') | 96" (8') |

GFA= Gross Floor Area; SF= Square foot; LF= Linear foot

2. <u>Freestanding Signs</u>: Freestanding signs shall be allowed in the business districts (B-1, B-2, B-3, B-4, & B-5) in accordance with the following table:

| DIMENSIONAL REGULATIONS FOR FREESTANDING SIGNS B-1, B-2, B-3, B-4, & B-5 ZONING DISTRICTS | | | | | |
|--|---|---|------------------------|--|--|
| Lot Frontage | # of Freestanding Signs | Maximum Allowable Sign Face Area | Maximum Sign Height | | |
| Less than 500' of Lot Frontage | One (1) per directly adjacent public frontage; maximum of two (2) but must be spaced 300' apart | One (1) SF per two and a half (2 ¹ / ₂) LF of lot frontage not to exceed 120 SF per sign | 120" (10') | | |
| 500' to 1,000' of Lot Frontage | Two (2) per directly adjacent public frontage; maximum of two (2) but must be spaced 300' apart | One (1) SF per two and a half (2 ¹ / ₂) LF of lot frontage not to exceed 120 SF per sign | 120" (10') | | |
| Greater than 1,000' + of Lot Frontage | Three (3) per directly adjacent public frontage; maximum of three (3); must be spaced 300' apart | One (1) SF per two and a half (2 ¹ / ₂) LF of lot frontage not to exceed 120 SF per sign | 120" (10') | | |

SF= Square foot; LF= Linear foot

G. ADDITIONAL STANDARDS FOR PERMANENT SIGNS IN THE AUTOMOTIVE SERVICE ZONING DISTRICT (B-5)

1. <u>Wall Signs</u>: Wall signs shall be allowed in the Automotive Service district (B-5) in accordance with the following table:

| DIMENSIONAL REGULATIONS FOR WALL SIGNS | | | | | |
|--|-----------------|-------------------------------------|--------------------------|------------------------|--|
| B-5 ZONING DISTRICT | | | | | |
| Lot Size | # of Wall Signs | Maximum Allowable Sign Face Area | Maximum Letter Height | Maximum Sign Height | |

| < Three (3) Acres | One (1) per tenant frontage | One (1) SF per one (1) LF of building/tenant frontage not to exceed 200 SF per sign | 36" (3') | 84" (7') |
|-------------------|---------------------------------|---|-------------|-------------|
| > Three (3) Acres | Four (4) per tenant frontage | Two (2) SF per one (1) LF of building/tenant frontage not to exceed 200 SF per sign | 96" (8') | 96" (8') |

SF= Square foot; LF= Linear foot

2. <u>Freestanding Signs</u>: Freestanding signs shall be allowed in the Automotive Service district (B-5) in accordance with the following table:

| DIMENSIONAL REGULATIONS FOR FREESTANDING SIGNS B-5 ZONING DISTRICT | | | | | |
|---|--|---|------------------------|--|--|
| Lot Size | # of Freestanding Signs | Maximum Allowable Sign Face Area | Maximum Sign Height | | |
| < Three (3) Acres | One (1) per directly adjacent public frontage; maximum of two (2) but must be spaced 300' apart | One (1) SF per two and a half (2 ¹ / ₂) LF of lot frontage not to exceed 120 SF per sign | 120" (10') | | |
| > Three (3) Acres | Two (2) per directly adjacent public frontage; maximum of two (2) but must be spaced 300' apart | One (1) SF per two (2) LF of lot frontage not to exceed 150 SF per sign | 216" (18') | | |

SF= Square foot; LF= Linear foot

H. ADDITIONAL STANDARDS FOR PERMANENT SIGNS IN OFFICE/INDUSTRIAL ZONING DISTRICTS (ORI & M-1)

1. <u>Wall Signs</u>: Wall signs shall be restricted to the business or trademarked name and/or logo. Wall signs shall be allowed in the ORI and M-1 Districts in accordance with the following table:

| DIMENSIONAL REGULATIONS FOR WALL SIGNS ORI & M-1 ZONING DISTRICTS | | | | | |
|--|--------------------------------|--|--------------------------|------------------------|--|
| Gross Floor Area | # of Wall Signs | Maximum Allowable Sign Face Area | Maximum Letter Height | Maximum Sign Height | |
| Up to 10,000 SF of GFA for business/tenant | One (1) per tenant frontage | One (1) SF per two (2) LF of building/tenant frontage not to exceed 200 SF per sign. | 30" (2.5') | 78" (6.5') | |

WORKING DRAFT OF UPDATES TO SECTION 9: SIGN REGULATIONS - 9/29/2016

| 10,001- 25,000SF of GFA for business/tenant | One (1) per tenant frontage | One (1) SF per two (2) LF of building/tenant frontage not to exceed 200 SF per sign. | 36" (3') | 84" (7') |
|---|--------------------------------|--|-------------|-------------|
| 25,001-80,000 SF of GFA for business/tenant | One (1) per tenant frontage | One (1) SF per two (2) LF of building/tenant frontage not to exceed 200 SF per sign. | 48" (4') | 84" (7') |
| Over 80,000 SF of GFA for business/tenant | One (1) per tenant frontage | One (1) SF per two (2) LF of building/tenant frontage not to exceed 200 SF per sign. | 96" (8') | 96" (8') |

GFA= Gross Floor Area; SF= Square foot; LF= Linear foot

2. <u>Freestanding Signs</u>: Freestanding signs shall be allowed in the ORI and M-1 Districts in accordance with the following table:

| DIMENSIONAL REGULATIONS FOR FREESTANDING SIGNS ORI & M-1 ZONING DISTRICTS | | | | | | |
|--|---|--|------------------------|--|--|--|
| Lot Frontage | # of Freestanding Signs | Maximum Allowable Sign Face Area | Maximum Sign Height | | | |
| Any Lot Frontage | One (1) per directly adjacent public frontage; maximum of two (2) | One (1) SF per two and a half (2 ¹ / ₂) LF of lot frontage not to exceed 120 SF per sign. | 120" (10') | | | |

SF= Square foot; LF= Linear foot

a. The name of the center/building and address must be included on the freestanding sign.

I. STANDARDS FOR TEMPORARY SIGNS

- 1. General Regulations for Temporary Signs:
 - a. The regulations within this Section apply to all temporary signage visible from a public right-of-way.
 - b. Temporary signs must identify a use or event located within the premises of where the sign is located (i.e. off-site signage is not allowed).
 - c. Permit(s) are required for temporary signs, except:
 - (1) Sandwich boards/easel signs within ten (10) feet of a store entrance door;
 - (2) Signs as noted in Section IX.C.11.; and

(3) Other temporary sign type that shouldn't require permits?

- d. <u>Location of Temporary Signs</u>: All temporary signs must be within private property lines and are not permitted within the public right-of-way. Additionally, the property owner must give permission to locate the sign within the property.
- e. <u>Materials</u>: Temporary signs may be constructed of materials including, but not limited to: fabric, wood, vinyl, or plastic.
- f. <u>Illumination of Temporary Signs</u>: No lighting shall be installed in order to illuminate a temporary sign without an electrical permit issued by the Village.
- g. Properties with freestanding signs containing electronic message centers (EMC) or dynamic variable electronic messages (DVEM) shall not be permitted to have any other type of temporary signage, including but not limited to "For Sale", "For Rent", or "For Lease" signs.
- 2. <u>Allowable Types of Temporary Signs</u>: The following types of temporary signs are permitted with stipulations below. In the event that a proposed type of sign is not included on the list below, the Zoning Administrator or his designee may decide if the proposed sign type is similar and compatible with the allowable types and therefore allow the proposed sign.
 - a. <u>Banner</u>: Banners may be placed on a wall or as a freestanding temporary sign. A freestanding temporary banner shall not exceed ten (10) feet in height.
 - b. <u>Flag/Feather Sign</u>: Flags/feather signs are typically used as temporary freestanding ground signs. A freestanding temporary flag/feather sign shall not exceed twelve (12) feet in height.
 - c. <u>Lawn Signs</u>: Lawn signs are typically smaller temporary freestanding signs that are placed into the ground using thin metal stakes.
 - d. <u>Inflatable Signs</u>: Inflatable signs may be placed on the ground or on top of a tenant space. The maximum height of an inflatable sign is twenty-five (25) feet.

ADD GRAPHIC?

- 3. <u>Number of Temporary Signs</u>: The allowable number of temporary signs shall be determined by the Zoning Administrator or his designee. The number of temporary signs displayed shall not be ostentatious and the number and size of said signs shall be proportional to the area in which the signs are placed.
- 4. Dimensional Regulations and Allowable Duration of Display

<u>R-1, R-2, R-3, R-4, R-5, R-6, R-7, B-1, B-2, B-3, B-4, ORI, & M-1 Zoning Districts</u>: Temporary signs shall be permitted within the R-1, R-2, R-3, R-4, R-5, R-6, R-7, B-1, B-2, B-3, B-4, ORI, & M-1 Zoning Districts for a maximum duration of time based on the size of the sign in accordance with the table below:

DIMENSIONAL REGULATIONS AND ALLOWABLE DURATION OF DISPLAY FOR TEMPORARY SIGNS IN THE R-1, R-2, R-3, R-4, R-5, R-6, R-7, B-1, B-2, B-3, B-4, ORI, & M-1 ZONING DISTRICTS

| Maximum Allowable Sign Face Area | Maximum Duration of Display |
|--|--|
| Twenty-five (25) square feet | Four (4) weeks |
| Fifty (50) square feet | Three (3) weeks |
| Seventy-five (75) square feet | Two (2) weeks |
| One hundred (100) square feet | One (1) week |
| Greater than one hundred (100) square feet | At the discretion of the Zoning Administrator or his designee |

- (1) <u>Display Periods Per Year</u>: An entity is allowed a maximum of eight (8) weeks of display within a twelve (12) month period.
- (2) <u>Extensions</u>: The Zoning Administrator or his designee may extend the allowable duration of display in special circumstances (ex. Grand opening, store closing, charitable events, seasonal uses), but a letter requesting additional time must be submitted for consideration.
- b. <u>B-5 Zoning District</u>: Temporary signs shall be permitted within the Automotive Service district (B-5) for a maximum duration of time based on the size of the sign in accordance with the table below:

| DIMENSIONAL REGULATIONS AND ALLOWABLE DURATION OF DISPLAY FOR TEMPORARY SIGNS IN THE B-5 ZONING DISTRICT | | | | |
|---|-----------------|--|--|--|
| Maximum Allowable Sign Face Area Maximum Duration of Display | | | | |
| Twenty-five (25) square feet | Four (4) weeks | | | |
| Fifty (50) square feet | Three (3) weeks | | | |
| Seventy-five (75) square feet | Two (2) weeks | | | |
| One hundred (100) square feet | One (1) week | | | |

| Greater than one hundred (100) square feet | At the discretion of the Zoning Administrator or his designee |
|--|--|
|--|--|

- (1) <u>Display Periods Per Year</u>: An entity is allowed a maximum of twelve (12) weeks of display within a twelve (12) month period.
- (2) <u>Extensions</u>: The Zoning Administrator or his designee may extend the allowable duration of display in special circumstances (ex. Grand opening, store closing, charitable events, seasonal uses), but a letter requesting additional time must be submitted for consideration.

J. SIGN REGULATIONS FOR SPECIAL AREAS AND PARTICULAR USES

- 1. <u>Planned Unit Developments</u>: If a Planned Unit Development has adopted a set of sign regulations then the signage within such Planned Unit Development must follow those guidelines. If the Planned Unit Development's regulations on signage are silent in part or in whole, then the Village's Sign Regulations shall apply.
- 2. <u>I-80 Corridor</u>: For properties that directly abut the right-of-way of Interstate 80 between the boundaries of 183rd Street, 191st Street, Ridgeland Avenue, and the westernmost boundary of the Village of Tinley Park (the "I-80 Corridor"), will be allowed additional wall signage over the maximum allowable wall signage in a particular zoning district. The amount of additional wall signage shall be limited to no more than four (4) percent of the building face area that most directly faces Interstate 80. Such signage shall be limited to wall signs only which shall be mounted on the building face directly facing I-80 only. Allow extra freestanding sign face area bonus is calculated? It's tough to get the accurate surface area of the façade for existing buildings. A percentage of the building frontage would be better.
- 3. <u>Directional Signs</u>: The intent of a directional sign is to ensure safe traffic flow for customers and pedestrians within a parking lot.
 - a. The maximum height for a freestanding directional sign is four feet (4').
 - b. The maximum sign face area for a freestanding directional sign is five (5) square feet per sign.
 - c. Directional signs may not contain logos or verbiage other than words directing the customer to the destination. An example of words permitted for directional signs include: "Entrance", "Exit", "Drive-Thru", "One Way", and "Do Not Enter". Directional signs may also be used to indicate which door to use to enter a specific portion of the building, such as "← Main Entrance", "← Urgent Care", and "Emergency [↑]".
 - d. The number of directional signs allowed shall be determined by the Zoning

Administrator or his designee.

- e. Directional signs shall be located at least one foot (1') inward from the property lines and must not cause a line-of-sight issue.
- f. Directional signs shall be located within landscaped areas and shall not be erected on standalone poles with moveable concrete bases.

CREATE GRAPHIC

- 2. Signs Accessory to Drive-Thru Uses:
 - a. <u>Menu Boards and Order Confirmation Screens:</u> Freestanding menu boards for restaurants shall be a maximum height of six feet (6') tall and shall not exceed thirty-five (35) square feet of sign face area. Menu boards shall not include Electronic Message Centers or Dynamic Variable Electronic Message Signs, as defined herein; however, order confirmation screens are allowed.
 - b. <u>Height Clearance:</u> Signs meant to inform drivers of a height clearance limitation are permitted and shall not contain logos or verbiage other than words warning of the height clearance. Such signs shall not exceed five (5) square feet in sign face area.
 - c. <u>Signs Directing Customers To Transaction Windows:</u> Signs intended to direct customers to transaction windows, such as "Teller Window Open/Closed" or "Pick Up Here", are permitted and shall not exceed five (5) square feet in sign face area.
- 3. <u>Service Stations</u>: Each service station shall be allowed to display, in addition to signs permitted under Section IX of this ordinance, one double-faced gasoline rate sign not to exceed twenty (20) square feet in area. Said sign shall be attached to the main identification sign.

K. ELECTRONIC MESSAGE CENTERS (EMC) / DYNAMIC VARIABLE ELECTRONIC MESSAGE (DVEM) SIGNS

- 1. <u>General Regulations</u>: These regulations apply to all electronic message signs except as provided in Section H. (Sign Regulations for Special Areas and Particular Uses).
- 2. <u>Location</u>: Electronic message centers shall be located on a freestanding sign as defined herein, and shall not be constructed upon or mounted to any other type of building or structure;
- 3. Freestanding signs containing electronic message centers shall conform to all other regulations applicable to freestanding signs as regulated by the zoning district of the subject property;

4. <u>Display Regulations</u>:

- a. Transition between messages must be a minimum of two (2) seconds;
- b. Changes of images shall be instantaneous and shall not use blinking, fading, rolling, shading, dissolving, or similar effects as part of the change, nor shall the images and messages displayed on the dynamic display sign flash or blink. They must be static, complete in themselves, without continuation in content to any other sign and must remain visible for at least an eight (8) second interval before being reset or replaced with another message, content or image;
- c. Electronic message signs shall not display any type of animation, flashing text, or symbols, and other attention getting display styles;
- d. <u>Illumination</u>: Electronic message signs shall use automatic level controls to reduce light levels at night and under cloudy and other darkened conditions, in accordance with the following:
 - (1) All electronic message signs shall have installed ambient light monitors, and shall at all times allow such monitors to automatically adjust the brightness level of the sign based on ambient light conditions.
 - (2) Maximum brightness levels for electronic or digital display signs shall not exceed 5000 nits when measured from the sign's face at its maximum brightness during daylight hours.
 - (3) Maximum brightness levels for electronic, digital display signs shall not exceed 500 nits when measured from the sign's face at its maximum brightness, between sunset and sunrise, as those times are determined by the National Weather Service.
 - (4) Written certification from the sign manufacturer must be provided at the time of application for a building permit certifying that the light intensity of the sign has been preset not to exceed the illumination levels established by this Ordinance, and that the preset intensity level is protected from end user manipulation by password protected software or other approved method.
 - (5) Electronic message signs must be equipped with a dimmer control and a photo cell which constantly keep track of ambient light conditions and adjust sign brightness accordingly.
 - (6) The illumination from an electronic message center shall not encroach onto or create a visual nuisance to residential properties.
- 5. <u>Maximum Allowable Size</u>: The electronic message center portion of a freestanding sign shall comprise no more than fifty (50) percent of the total sign face area of the

freestanding sign;

- 6. <u>Audio</u>: Audio speakers in association with such signs are prohibited.
- 7. <u>Maintenance</u>: Any electronic message sign that malfunctions, fails, or ceases to operate in its usual or normal programmed manner, causing motion, movement, flashing or any similar effects, shall be restored to its normal operation conforming to the requirements of this ordinance within 24 hours.
- 8. <u>Public Messages</u>: The Village of Tinley Park may request public service announcements related to community events to be displayed upon signs with electronic message centers. Additionally, the Village may exercise its police powers to protect public health, safety, and welfare by requiring emergency information to be displayed upon signs with electronic message centers. Upon notification, the sign operators shall promptly display specific messages as provided by the Village.

J. PROHIBITED SIGNS

The following signs are specifically prohibited:

- 1. Billboards;
- 2. Roof signs;
- 3. Projecting signs;
- 4. Pennants, streamers, and festoon lights, or portable signs unless authorized by the Zoning Administrator for a specific number of days under the direction of the Village Board of Trustees;
- 5. Manually changeable message signs, provided that manually changeable automobile service station gasoline rate signage shall be permitted subject to Section IX.D.1.d of this Ordinance for a period of three (3) years from the date of passage of this Ordinance;
- 6. Signs which contain statements, words, or pictures of obscene, indecent, or immoral character and which offend public morals or decency;
- 7. Miscellaneous advertising devices, other than signs which conform to the provisions of this Ordinance, shall not be allowed unless approved by the Village Board;
- 8. Signs in conflict with traffic signals;
- 9. Portable signs (freestanding or on wheels);
- 10. Neon or Other Illuminated Tubing Signs: Illuminated tubing (such as neon) may be

provided as an architectural enhancement subsequent to approval by the Plan Commission upon Site Plan Approval for new construction. Existing uses may provide illuminated tubing as an architectural enhancement subsequent to approval from the Zoning Board of Appeals through the variation procedure as outlined in Section X.G of this Ordinance;

- 11. Signs advertising the sale of fireworks as defined in Section 95.50 of the Tinley Park Code of Ordinances, or of other items whose sale, use or possession is unlawful in the Village notwithstanding certain exceptions; and
- 12. Any string of lights outlining property lines, open sales areas, door, windows, or wall edges of any buildings.
- 13. Vehicle Signs or signs attached, affixed or painted on vehicles or trailers that are parked in a public right-of-way, public property or private property for the purpose of advertising a product, a service or directing people to a business or activity located on the same or nearby property, unless the vehicle with vehicle signs, as defined herein, is used during business hours for deliveries or an activity related to the subject business, except in no case shall said vehicle with vehicle signs, as defined herein, park in a public right-of-way, public property or private property in close proximity to the subject business during non- business hours of the subject business.
- 14. Off-premise signs.

ADD GRAPHIC?

M. NONCONFORMING SIGNS

VILLAGE ATTORNEY TO REVIEW

Signs existing at the time of the enactment of this Ordinance and not conforming to its provisions shall be regarded as nonconforming signs which may be continued for a period of time not exceeding the remaining, or undepreciated useful life of such sign, based on the formula used in the depreciation schedule in the income tax returns of the owner of such sign, or any other reasonable formula which will provide an adequate period for the depreciation of the sign, not exceeding five (5) years beyond the effective date of these regulations or upon the change of use or ownership of the business or property.

Any change to an existing legal nonconforming sign, including a sign face change, shall require such sign to comply in its entirety immediately with all the provisions of this Zoning Ordinance, including Section IX.

N. REVOCATION OF PERMITS

VILLAGE ATTORNEY TO REVIEW

Signs existing at the time of the enactment of this Section IX, or any amendment thereto, or at the time of annexation to the Village of the property on which they are located and not conforming to the provisions of this Section IX, shall be regarded as nonconforming signs. Nonconforming signs shall be of two types – either a legal nonconforming sign or an illegal nonconforming sign.

The Building Commissioner may revoke any permit issued by the Building Department if the holder thereof fails to comply with any provision of this Section.

- 1. Legal nonconforming signs are signs which were lawful when constructed and become nonconforming at the time of enactment of this Section IX, or any amendments thereto, or the annexation of the property on which they are located to the Village and such signs shall be subject to amortization in accordance with the provisions hereof.
- 2. Any signs which, when erected and installed, were not in full compliance with the terms of this Section IX, as amended, or any applicable laws or ordinances of the legal entity having jurisdiction thereof if erected and installed prior to annexation to the Village of the property on which they are located, including those signs prohibited under Section IX.D.6 hereof, shall be considered unlawful or illegal nonconforming signs which shall be required to be removed immediately upon enactment of this Section IX, or any amendment thereto, or annexation of the property on which they are located to the Village.
- 3. All lawful nonconforming signs, other than signs which are prohibited under the provisions of Section IX.D.6 hereof, may be continued for a period of time not exceeding the remaining or undepreciated useful life of such signs, based on the formula used in the depreciation schedule on the income tax returns of the owner of such sign, or any other reasonable formula which will provide an adequate period for the depreciation of the sign, not exceeding three (3) years beyond the effective date of these regulations.
- 4. Any change to an existing legal nonconforming sign, including a sign face change, shall require such sign to comply in its entirety immediately with all the provisions of this Zoning Ordinance, including this Section IX.

O. **DEFINITIONS**

MOVE TO SECTION II WITH ALL OTHER DEFINITIONS

DEFINITIONS IN RED ARE NEW

The following signs supplement definitions provided in Section II.

<u>Area, Freestanding Sign Face</u>: The area within a single continuous perimeter encompassing the entire advertising copy of art designed to attract attention. This shall include the

extreme limits of characters, lettering, illustrations, ornamentation or other figures, together with any other material, design or color forming an integral part of the display, however it shall not include any structural or framing element lying outside the limits of the sign face and not forming an integral part of the display.

<u>Area, Wall Sign Face</u>: The area within a single continuous perimeter encompassing the entire advertising copy of art designed to attract attention. This shall include the extreme limits of characters, lettering, illustrations, ornamentation, or other figures, together with any other material, design, or color forming an integral part of the display.

<u>Floor Area, Gross</u>: The Gross Floor Area is the sum of the gross horizontal areas of the floors within outside walls of a building including basements, elevator shafts, and stairwells at each story; floor space used for mechanical equipment, penthouse, half story, and mezzanine or interior balcony, and the gross floor area of any and all accessory buildings.

<u>Frontage, Building</u>: The facade of the building that faces a public right of- way, and/or includes the primary entrance to the business.

<u>Frontage, Tenant</u>: The portion of the facade of the building that includes only the individual tenant's premises that faces a public right-of-way or public access way, and/or includes the primary entrance to the tenant space.

<u>Frontage Limits, Tenant</u>: The width of the tenant space as measured along a portion of the total building's frontage.

<u>Height, Freestanding Sign</u>: The vertical distance from the top of the sign including the support structure and any decorative design element, to the average adjacent natural grade. If the ground at the base is augmented in a manner that adds height to the sign but not the surrounding buildings, the height shall be measured from the nearest paved travel way.

<u>Height, Wall Sign</u>: The greatest vertical dimension of the single continuous perimeter line used to define the sign area.

<u>Institutional Uses</u>: Public, charitable, educational, or religious uses. Also, traditional nonresidential uses that are typically allowed for residentially zoned properties, such as nursing homes, congregate elderly housing, convalescent home, public library, hospital, transit facility, medical use in a residential zoning district, childcare center in a residential zone, or cemetery.

<u>Nit</u>: A unit of luminance or visible-light intensity, commonly used to specify a level of brightness. The nit is a comparatively small unit of brightness with 1 Nit equal to .29185396 foot candles.

<u>Sign</u>: A Sign may be a name, identification, description, illustration, display, or device which is affixed to, painted, or represented upon a structure or land and which directs attention to a product, place, activity, person, institution, or business. A Sign shall also include a Permanent Sign located within a building in such a manner as to be viewed or intended for view primarily from the exterior of the building or entrance to the use. For the

purpose of definition, a Sign may be single-face or double-face.

<u>Sign</u>, <u>Advertising</u>: An Advertising Sign is a structure, including a Billboard, on which is portrayed information that directs attention to a business, commodity, service, or entertainment, or other activity not related to use on the lot upon which the sign structure is located.

<u>Sign, Banner</u>: Any sign with or without characters or illustrations applied to cloth, paper, flexible plastic, or fabric of any kind, with no rigid material as a backing. A banner must be attached to a wall or permanent post, such as a light post, for support.

<u>Sign, Banner (Freestanding)</u>: A freestanding banner is any sign that matches the definition of a banner, but is not required to be fastened to a wall or permanent post for support. These banners have separate, easy to remove individual supports that are used for the sole purpose of supporting the temporary banner.

<u>Sign, Banner (Wall)</u>: A wall banner is a banner that is designed to be hung upon a wall of a building. Such signs are supported by materials that are not fixed or rigid, or are designed to be easily removed.

Sign, Box: A translucent back-lit panel enclosed within a frame.

<u>Sign, Business</u>: A Business Sign is a sign that directs attention to a business, commodity, service, entertainment, or other activity conducted on the lot upon which such sign is located.

<u>Sign, Door</u>: A sign affixed or painted on an entrance door located on the building frontage that includes information other than the address of the business.

<u>Sign, Flashing</u>: A Flashing Sign is an illuminated sign on which the artificial light is not maintained constant, or stationary in intensity or color, at all times when such a sign is in use. For the purpose of this Ordinance, a revolving, illuminated sign shall be considered a Flashing Sign.

<u>Sign, Freestanding</u>: Any sign supported wholly or in part by some structure other than the building or buildings housing the use to which the sign pertains. Freestanding signs shall also include Ground, Monument, and Pylon Signs.

Sign, Dynamic Variable Electronic Message (DVEM): Also called an electronic message or digital sign that is a fixed or changing display/message composed of a series of lights that may be changed through electronic means, and may involve a specialized form of silver casting in which multimedia content is displayed. A DVEM sign usually consists of a computer or playback device connected to a large, bright digital screen such as an LCD or plasma display. These signs display moving images and/or display of text in digital formats over the internet or on television or similar transmission device. DVEM signs shall also include Tri-Vision Signs.

Sign, Identification: An Identification Sign is a sign indicating the name and address of a

WORKING DRAFT OF UPDATES TO SECTION 9: SIGN REGULATIONS – 9/29/2016

building, or the name of an occupant thereof, and the practice of a permitted occupation therein.

<u>Sign, Inflatable</u>: An inflatable sign is any sign made of flexible materials, such as latex, polyurethane, or any kind of fabric that is filled with a gas (generally air or helium) so that the material inflates to a certain shape. These shapes include, but are not limited to, balloons, large animals, sports-related balls, etc. Inflatable signs generally are used to support large banners for the purpose of advertising.

<u>Sign, Pennant</u>: A sign, with or without a logo or text, made of flexible materials and suspended from either one or both of its corners. Pennants are generally shaped like a long isosceles triangle.

<u>Sign, Permanent</u>: Any sign or advertising display intended to be displayed for a time period in excess of that of a temporary sign. Permanent signs are typically affixed to a wall or are installed as freestanding signs in the ground (or within panels on a freestanding sign). The intent of permanent signs is commonly to provide day-to-day identification for the business or organization for which the sign is advertising.

<u>Sign, Temporary</u>: Any sign or advertising display intended to be displayed for a limited time period. Temporary signs are easy to remove, and are on the private property of the business or organization for which the sign is advertising. The intent of temporary signs is commonly to advertise activities such as, but not limited to, grand openings, sales, special offers, etc. Examples of temporary signs include, but are not limited to, balloons, banners, banner flags, pennants, wood or cardboard signs, etc.

<u>Sign, Roof</u>: A sign erected, constructed, supported or maintained in whole or part upon or above the highest point of the roof line, parapet, or fascia of the building. For buildings with a hip, gambrel, or gable roof this would be above the eave line; for mansard roofs, this would be above the deck line for the roof, for flat roofs it would be above the edge of the wall.

<u>Sign, Tri-Vision</u>: A three-message sign that consists of triangular prisms placed inside a frame. The prisms rotate 120° , each showing a new message of advertisement and/or information. As implied, three individual images, or messages, can be displayed on a Tri-Vision sign.

<u>Sign, Vehicle</u>: Any advertising or business sign attached to a transportation vehicle for the purpose of identification or advertising a business, public or quasi-public institution.

<u>Sign, Wall</u>: A Wall Sign is a Sign that is affixed to an exterior wall of any building, which shall project not more than eighteen (18) inches from the building wall or parts thereof.

<u>Sign, Way-finding</u>: A coordinated design of signs located in the public right-of-way that exclusively conveys information about a specific location within the community by providing a visual identity, orientation or information about that destination.

Sign, Window: A window sign is any sign affixed to a window or within 3 linear feet (LF)

of a window on the interior of a building