



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

**March 15, 2018 – 7:00 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue**

Regular Meeting Called to Order

Pledge of Allegiance

Roll Call Taken

Communications

Approval of Minutes: Minutes of the January 18, 2018 Regular Meeting

Item #1

SOUTHWEST CHICAGO CHRISTIAN SCHOOLS- 17171 84TH AVENUE PUBLIC HEARING: VARIATIONS AND SITE PLAN REVIEW

Consider granting the Petitioner, Henry Doorn, Jr., on behalf of Southwest Chicago Christian School, the following Variations from the Zoning Ordinance:

1. A 1,680 SF Variation from Section III.I.2.b. (Accessory Structures and Uses) of the Zoning Ordinance which limits the maximum floor area of an accessory structure to 720 SF.
2. A three (3) foot Variation from Section III.I.2.c. (Accessory Structures and Uses) of the Zoning Ordinance which limits the maximum height of the accessory structure to eighteen (18) feet at the peak of the structure.
3. A Variation from Section III.I.2.g. (Accessory Structures and Uses) of the Zoning Ordinance which prohibits accessory structures to be serviced by water, sanitary sewer, or natural gas.
4. A Variation from Section III.R.d. (Parking of Vehicles in Residential Zoning Districts) which requires commercial vehicles to be stored in a garage or fully enclosed structure.
5. A two (2) foot Variation from Section III.J.2.c. (Fence Regulations) where a fence is limited in height to 6' in all zoning districts.

These Variations will allow the Petitioner to construct an accessory structure adjacent to the Southwest Chicago Christian School for purposes of constructing a 2,400 SF Transportation Building with a mean height of 17' 5" and a ridge height of 21', to be serviced with water, sanitary sewer and natural gas. The requested Variations will also allow for off- street surface parking for 11 school buses that will be enclosed with an 8' chain link fence.

Item #2

LENNY'S FOOD AND FUEL- 19420 HARLEM AVENUE

WORKSHOP: Consider granting the Petitioner, Leonard McEnery, a map amendment rezoning the subject parcel from R-1 (Single Family Residential) to B-3 (General Business and Commercial District) with Special Uses to allow the continuation of the existing Automobile Service Station and Automobile Car Wash.

Good of the Order

Receive Comments from the Public

Adjourn Meeting



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

MARCH 1, 2018

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on March 1, 2018 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Plan Commissioners: Tim Stanton, Acting Chairman
Garrett Gray
Peter Kroner
John Curran
Chuck Augustyniak
Angela Gatto

Absent Plan Commissioner(s): Ken Shaw
Lucas Engel
Eduardo Mani

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

Guest(s): Henry Doorn, Rich DeBoer, Frank Voss

CALL TO ORDER

PLAN COMMISSION ACTING CHAIRMAN STANTON called to order the Regular Meeting of the Plan Commission for March 1, 2018 at 7:01 p.m.

COMMUNICATIONS

None at this time.

APPROVAL OF MINUTES

Minutes of the February 15, 2018 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER CURRAN, seconded by COMMISSIONER KRONER, to approve the Minutes as presented. The Motion was approved by voice call. ACTING CHAIRMAN STANTON 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 MARCH 1, 2018 REGULAR MEETING

Item #1 SOUTHWEST CHICAGO CHRISTIAN SCHOOL – 17171 84th AVENUE
WORKSHOP: SITE PLAN APPROVAL, VARIATIONS

Consider granting the Petitioner, Henry Doorn, Jr., on behalf of Southwest Chicago Christian School, Site Plan Approval for construction of an accessory structure to be used as a Transportation Building with associated off-street parking for 11 school buses. The Petitioner also requests approval of the following Variations:

1. A 1,680 SF Variation from Section III.I.2.b. (Accessory Structures and Uses) of the Zoning Ordinance which limits the maximum floor area of an accessory structure to 720 SF;
2. A three (3) foot Variation from Section III.I.2.c. (Accessory Structures and Uses) of the Zoning Ordinance which limits the maximum height of the accessory structure to eighteen (18) feet at the peak of the structure;
3. A Variation from Section III.I.2.g. (Accessory Structures and Uses) of the Zoning Ordinance which prohibits accessory structures to be serviced by water, sanitary sewer, or natural gas; and
4. A Variation from Section III.R.d. (Parking of Vehicles in Residential Zoning Districts) which requires commercial vehicles to be stored in a garage or fully enclosed structure.

These Variations will allow the Petitioner to construct an accessory structure adjacent to the Southwest Chicago Christian School for purposes of a 2,400 SF Transportation Building with a mean height of 17' 5" and a ridge height of 21', to be serviced with water, sanitary sewer and natural gas. A new basketball court will also be constructed. Additional landscaping has been proposed for screening purposes.

Present were the following:

Plan Commissioners: Tim Stanton, Acting Chairman
Garrett Gray
Peter Kroner
John Curran
Chuck Augustyniak
Angela Gatto

Absent Plan Commissioner(s): Ken Shaw
Lucas Engel
Eduardo Mani

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

Guest(s): Henry Doorn, Rich DeBoer, Frank Voss

PAULA WALLRICH, Community Development Director, explained there are two issues up for discussion this evening. One is a Site Plan Review and one is Variations. The Southwest Chicago Christian School has three locations, one in Oak Lawn, one in Palos Heights and one in Tinley Park. The school in Tinley Park opened in 1986 and has grown to approximately 300 students attending from Pre-K thru 8th Grade. The High School in Palos Heights is celebrating its 100th anniversary this year. Previously the school operated a Transportation Building in Oak Lawn; however they have since sold that property and are now requesting to construct a new Transportation Building at their Tinley Park Site. The site is approximately 14 acres. The School property is located directly south of Faith Christian Reform Church; the school is independent of the church. The Petitioner is seeking to build a new Transportation Building and associated off-street parking for 11 school buses. In order to do this the Petitioner will need Variations for the Accessory Structure. The property is zoned R-3 which allows for primary and secondary educational facilities as a permitted use.

The proposed Transportation Building is considered a permitted accessory use however requires the following Variations to be constructed in accordance with the submitted plans:

1. A 1,680 SF Variation from Section III.I.2.b. (Accessory Structures and Uses) of the Zoning Ordinance which limits the maximum floor area of an accessory structure to 720 SF;
2. A three (3) foot Variation from Section III.I.2.c. (Accessory Structures and Uses) of the Zoning Ordinance which limits the maximum height of the accessory structure to eighteen (18) feet at the peak of the structure;
3. A Variation from Section III.I.2.g. (Accessory Structures and Uses) of the Zoning Ordinance which prohibits accessory structures to be serviced by water, sanitary sewer, or natural gas; and
4. A Variation from Section III.R.d. (Parking of Vehicles in Residential Zoning Districts) which requires commercial vehicles to be stored in a garage or fully enclosed structure.

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MS. WALLRICH displayed a photo of the current property. She explained the Petitioner has provided a revised landscape plan which address previous deficiencies. Staff has suggested saving as many of the existing trees as possible which would provide a nice screen from 171st Street. With regards to the Architecture, the proposed Building will be constructed entirely of masonry to match the existing school building. The trash enclosure will be relocated adjacent to the new parking lot. MS. WALLRICH noted there is an 8 foot chain link fence surrounding the parked buses and it should be pointed out that only a 6 foot chain link fence is allowed. Per the Petitioner the 8 foot fence is preferred to avoid vandalism to the windows on the busses. Staff will do additional research to review the height of the fence and follow up with the Commissioners at the Public Hearing on whether a variation will be required..

Staff has identified this Summary of Open Items

Open Item #1	<i>Cargo containers are not allowed on a permanent basis; staff recommends any approval of the Site Plan include the removal of the cargo container.</i>
Open Item #2	<i>Due to the amount of existing trees along the east property line Staff's recommends coordinating the final planting with the Petitioner after parking lot installation.</i>

Open Item #3	<i>A Variation of 1,680 SF is required to allow for the construction of a 2,400 SF accessory structure</i>
Open Item #4	<i>A Variation of three (3) feet is required to allow for the construction of the accessory structure with a height of 21' at the ridge of the roof.</i>
Open Item #5	<i>A Variation of Section III.I.2.g is required to allow the accessory structure to function as intended.</i>
Open Item #6	<i>A Variation of Section III.R.d is required to allow the parking of school buses on the proposed concrete parking lot.</i>

ACTING CHAIRMAN STANTON asked the Petitioner if he had anything to add.

HENRY DOORN thanked Staff and the Commission and noted he felt all facts presented were accurate and noted there have been buses parked there for a number of years. There are currently 5 morning and afternoon routes that begin and end at the school. There are also 3 buses parked that are spare buses used for field trips. The traffic pattern will not change. The reason for the Petition is due to selling a portion of our Oak Lawn site where the bus storage was to Anthem Memory Care. Also this is a much more central location as much of our students and transportation has gone further south.

ACTING CHAIRMAN STANTON asked the Commissioners for questions or comments.

COMMISSIONER KRONER noted due to recent changes in the fencing requirements the chain link fence would have to be rust resistant. COMMISSIONER KRONER also asked if there would be any combustibles stored on the property. The Petitioner replied there would be no repairs done on the property so there would be limited amounts stored in fireproof cabinets.

COMMISSIONER CURRAN asked if there was any additional detention required on the property. MS. WALLRICH replied this would be determined at permit time with Engineering.

COMMISSIONER GRAY asked if the plans were complete and if there was a soil test done. The Petitioner replied Engineering has more to add and a soil bearing test would be done and due to the buses there would be concrete pavement used.

COMMISSIONER KRONER asked about the ownership of the School and the Church on the property. The Petitioner replied they are totally independent of each other.

MS. WALLRICH noted that they will not be adding any lighting to the property.

ACTING CHAIRMAN STANTON noted there would be a Public Hearing on the March 15, 2018 Scheduled Plan Commission Meeting.

COMMENTS FROM THE PUBLIC

None at this time.

ADJOURNMENT

There being no further business, a Motion was made by PLAN COMMISSIONER AUGUSTYNIAK, seconded by PLAN COMMISSIONER GATTO, to adjourn the Regular Meeting of the Plan Commission of March 1, 2018 at 7:26 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION ACTING CHAIRMAN STANTON declared the meeting adjourned.

DRAFT



PLAN COMMISSION STAFF REPORT- Workshop

March 1, 2018

Southwest Chicago Christian School

17171 84th Avenue **CHANGES FROM THE WORKSHOP ARE NOTED IN RED**

Petitioner

Henry Doorn, Jr., on
behalf of Southwest
Chicago Christian School

Property Location

17171 84th Avenue

PIN

27-29-400-009-0000

Zoning

R-3 Single Family
Residential

Surrounding Zoning

N: R-5 Low Density SF
Residential
S: R-2 Single Family
Residential
E: R-1 Single Family
Residential
W: R-4 Single Family
Residential

Existing Use

Educational Facility

Proposed Use

Educational Facility with
an accessory structure
(Transportation Building)

Approvals Sought

Site Plan Approval,
Variations

Requested Action

Proceed to Public
Hearing

Project Planner

Paula J. Wallrich, AICP
Community Development
Director



EXECUTIVE SUMMARY

The Petitioner, Henry Doorn, Jr., on behalf of Southwest Chicago Christian School, located at 17171 84th Avenue, seeks Site Plan Approval and Variations to allow for the construction of an accessory structure to be used as a Transportation Building with associated off-street parking for 11 school buses. The property is zoned R-3 which allows for primary and secondary educational facilities as a permitted use. The proposed Transportation Building is considered a permitted accessory use however requires the following Variations to be constructed in accordance with the submitted plans:

1. A 1,680 SF Variation from Section III.I.2.b. (Accessory Structures and Uses) of the Zoning Ordinance which limits the maximum floor area of an accessory structure to 720 SF;
2. A three (3) foot Variation from Section III.I.2.c. (Accessory Structures and Uses) of the Zoning Ordinance which limits the maximum height of the accessory structure to eighteen (18) feet at the peak of the structure;
3. A Variation from Section III.I.2.g. (Accessory Structures and Uses) of the Zoning Ordinance which prohibits accessory structures to be serviced by water, sanitary sewer, or natural gas;
4. A Variation from Section III.R.d. (Parking of Vehicles in Residential Zoning Districts) which requires commercial vehicles to be stored in a garage or fully enclosed structure; and

5. A two (2) foot Variation from Section III.J.2.c.(Fence Regulations) where a fence is limited in height to 6' in all zoning districts.

These Variations will allow the Petitioner to construct an accessory structure adjacent to the Southwest Chicago Christian School for purposes of a 2,400 SF Transportation Building with a mean height of 17' 5" and a ridge height of 21', to be serviced with water, sanitary sewer and natural gas. The Transportation Building will be used for offices, meetings, providing minor school bus maintenance, a break room, restrooms, and storage. There will be no additional buses serving the property however three (3) additional buses will be parked on a new surface parking lot immediately east of the proposed transportation building. An eight (8) foot chain link fence is proposed to enclose the parked school buses. A new basketball court will also be constructed. Additional landscaping has been proposed for screening purposes.

EXISTING SITE & HISTORY



The Southwest Christian School opened at the Tinley Park location in 1986 as a K-5 school and has undergone several expansions of the original school building since that time. It currently operates as a Pre-K to 8th grade center with an enrollment of approximately 300 students. The Southwest Chicago Christian Schools have 3 campuses: Oak Lawn, Palos Heights and Tinley Park. Their high school, Chicago Christian High School, Palos Heights, will celebrate its 100th anniversary this year.

Previously the school operated a Transportation Building in Oak Lawn; however they have since sold that property and are now requesting to construct a new transportation building at their Tinley Park Site. For the past 10 years they have parked 8 school buses on site along with a cargo container used for storage. These buses are enclosed with an 8' chain link fence.

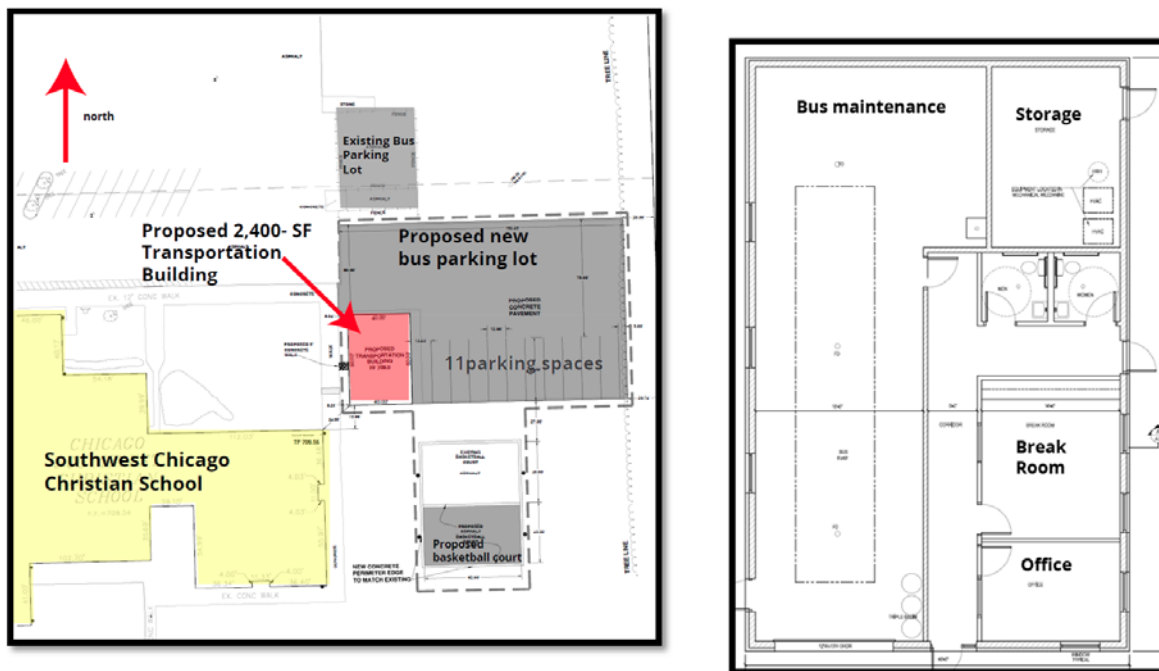
The Southwest Chicago Christian School property is located directly south of Faith Christian Reform Church; the school is independent of



the church. The School property comprises 14.12 acres of which only 8.9% is occupied by the existing school structure with over 77% greenspace.

SITE PLAN REVIEW

The proposed Site Plan provides for a 2,400 SF accessory building to function as the Transportation Building for the school. This accessory structure will provide an office, break room, restrooms, a service bay for minor school bus repair, and storage room. The proposed plans will remove a portion of the existing asphalt bus parking lot on the church parcel and construct a new concrete parking lot for buses on the school parcel. The new parking lot will provide 11 bus parking spaces. **An eight (8) foot chain link fence is proposed to enclose the parked buses to protect them against vandalism. The height of the fence is discussed further under the Zoning Section below.**



As part of the proposal the existing cargo container will be removed from the site; the accessory structure will accommodate storage needs. The existing asphalt basketball court will be partially removed to accommodate the new concrete parking lot and a new basketball court will be constructed.

Open Item #1: Cargo containers are not allowed on a permanent basis; staff recommends any approval of the Site Plan include the removal of the cargo container. Petitioner has agreed to remove the cargo container however Staff still recommends conditioning approval on its removal.

LANDSCAPE

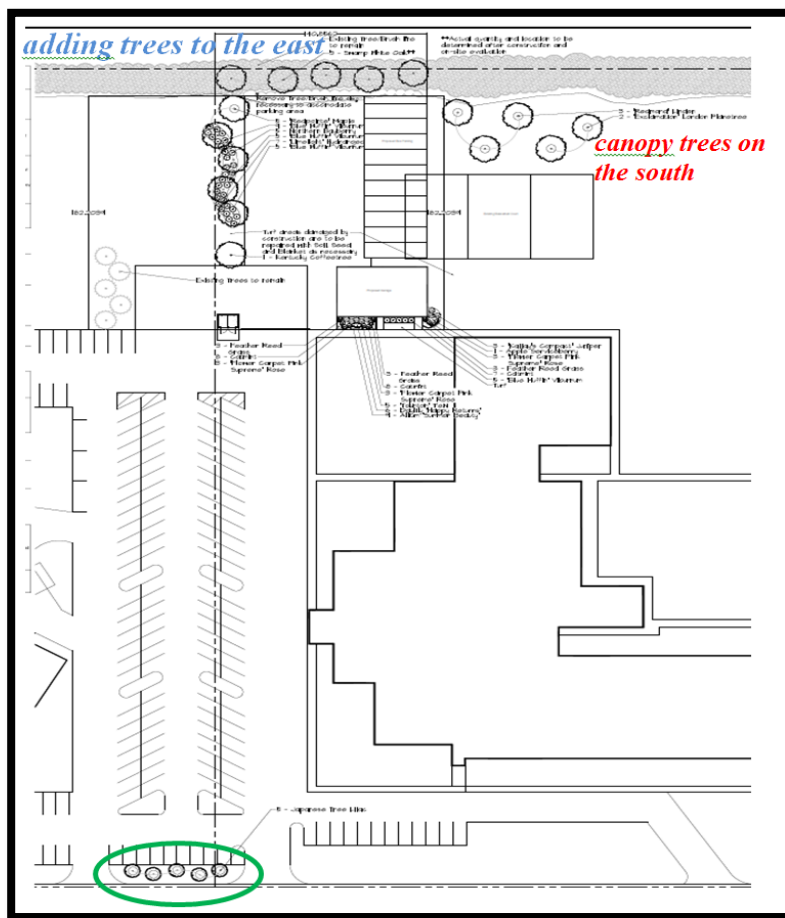
The Applicant has provided revised landscape plans which address previous deficiencies as noted in the staff review letter (attached) and noted below. The Applicant's responses (letter attached) to these concerns are highlighted in bold text below.

1. Section 158.09 of the Municipal Code requires any special use proposed in R1-R4 districts to be separated from any residential lot by a Class C bufferyard. A Class C bufferyard has been shown on the north side, but

has not been shown on the east or south sides. The following is suggested for the south and east bufferyards:

- South – due to the large stand of existing vegetation on the south property line, and the distance from the special use to the south property line (~900'), these buffer plantings could be scaled back without visually detracting from the campus. It is recommended that only the canopy tree plantings be installed. This is reflected in the table below.
- East – the landscape plan recommends “remove tree/brush line as necessary to accommodate parking area.” To ensure some buffer exists, it is recommended that only the canopy tree plantings be installed. This is reflected in the table below.

Applicant’s response: *The landscape design has been revised to show the **canopy trees on the south**. The feasibility of **adding trees to the east** may need to be verified at the time of construction. The School is not opposed to adding trees, but does not want to commit to cutting down existing trees in order to plant new trees. We would propose coordinating the final planting with the Village once we see what is left and the condition of the existing landscape screen after parking lot installation.*



2. Section 158.20.1(b) of the Municipal Code requires all parking to be screened from the view of adjacent properties and streets by plantings, berming or low fence/wall. This has not been shown on the landscape plan. If bufferyard plantings are installed as recommended above, this requirement



could potentially be avoided given the existing character of the campus. See Image A below for suggestion on how to compensate for not requiring these plantings

Image A: To compensate for not abiding completely with the required plantings in items 1, 2, 3 and 4 above, the following is suggested:

- Convert 2 striped end islands in green highlighted area above into curbed islands with lawn and 1 canopy tree each.

Applicant's response: *The School is not opposed to adding landscaping as part of this project, however 1 and 1/2 of the parking islands noted to be improved are on the Church property not the School. The School can approach the Church to see if they desire this improvement or would allow it, however the outcome of that is unknown. From a functional standpoint not having a curb on these islands does allow for more flexibility with bus maneuvering. We would propose adding some planting equal to the amount that would go in the suggested islands along the 82th Ave. parkway instead. (Circled in Green above).*

3. Section 158.20.1(i) of the Municipal Code requires at least 15% of the parking lot shall be covered by landscaping. This has not been shown on the landscape plan. Given the use (bus parking), requiring islands to achieve this 15% could potentially be avoided.

Applicant's response: *We would agree this is not desirable; this is a bus parking area not a typical parking lot open to the public.*

4. Section 158.14.10 of the Municipal Code requires a 10' wide landscape area to front 70% of the side of all buildings which front dedicated streets (in this case, the north building elevation). This has not been shown on the landscape plan. Given that this façade has a vehicular service door, a pedestrian doorway, and this façade is significantly setback from 171st Street (~500'), requiring these plantings could potentially be avoided.

Applicant's response: *The landscape plan has been revised to show some low planting along the west elevation of the building. We feel this will help integrate the building into the campus and help to address the concerns raised by Planning regarding the architectural interest of this elevation.*

Staff has reviewed the revised landscape plan and finds it addresses the deficiencies of the first submittal and meets the intent of the Landscape Ordinance. Staff recommends making any final approval of the Site Plan on Staff's field inspection after construction.

Open Item #2: *Due to the amount of existing trees along the east property line Staff's recommends coordinating the final planting with the Petitioner after parking lot installation. There was also discussion at the workshop regarding the need to preserve the evergreen trees located north of the existing bus parking area. The Petitioner has agreed to submit a tree protection plan at time of building permit and also to coordinate the final planting with Staff after the parking lot installation.*

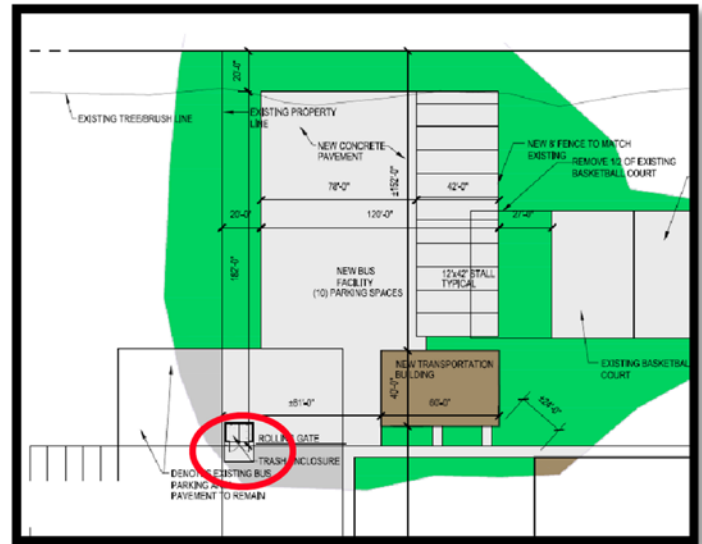
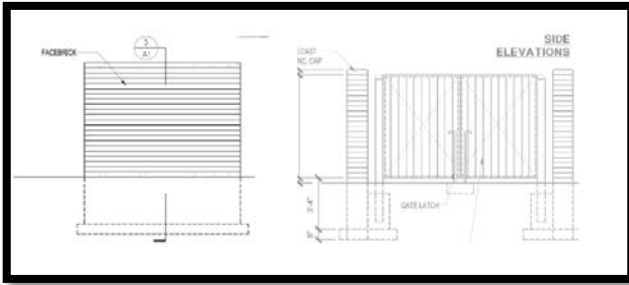
ARCHITECTURE

The proposed Transportation Building will be constructed entirely of masonry to match the existing school building. The building is designed with a front gable with the mean height of the building measuring 17' 5" and the ridge at 21'. The front gable will have EIFS to match the existing school entry ways. An overhead door will be located on the north



side of the accessory structure. All HVAC equipment will be located within the structure and therefore not visible.

The trash enclosure will be relocated adjacent to the new parking lot. Per the Building Code (Section 316) the trash enclosure must be constructed of *brick, stone, or other masonry materials with a gate opening which will accommodate the pickup of the dumpster by the garbage company. The wall shall be constructed of the same building material and in the same architectural style as the principal structure. Gate material must be wood or vinyl fencing material. No chain link fencing is allowed.* The proposed plans indicate a face brick trash enclosure that matches the proposed Transportation Building.



ZONING & NEARBY LAND USES

The subject property (red star) is zoned R-3 (Single Family Residential). The nearby zoning includes R-5 (Low Density Single Family Residential) to the north, R-2 (Single Family Residential) to the south, R-1 (Single Family Residential) to the east, and R-6 (Single Family Residential) to the west.

"Educational Uses" are a permitted use in the R-3 Zoning District. Accessory Uses "*customarily incidental to the principal use*" are also permitted in the R-3 District. Staff considers the Transportation Building, with its uses for office, storage, meeting rooms and minor maintenance and repair of the buses to be consistent with the definition of an accessory use to *Educational Uses*.



As an accessory use, the Transportation Building must meet certain size, height and functionality limitations as listed below:

1. Size: Section III.I.2.b. (Accessory Structures and Uses) of the Zoning Ordinance limits the maximum floor area of an accessory structure to 720 SF. The proposed accessory structure measures 2,400 SF ; therefore a Variation of 1,680 SF is required.

Open Item #3: A Variation of 1,680 SF is required to allow for the construction of a 2,400 SF accessory structure.

2. Height: Section III.I.2.c. (Accessory Structures and Uses) of the Zoning Ordinance limits the maximum height of the accessory structure to eighteen (18) feet at the peak of the structure. The proposed accessory structure has a height of twenty-one (21) feet at the ridge of the roof therefore a three (3) foot Variation is required.

Open Item #4: A Variation of three (3) feet is required to allow for the construction of the accessory structure with a height of 21' at the ridge of the roof.

3. Utility services: Section III.I.2.g. (Accessory Structures and Uses) of the Zoning Ordinance prohibits accessory structures to be serviced by water, sanitary sewer, or natural gas. The Transportation Building requires these utilities to function as programmed. All utilities are extended underground.

Open Item #5: A Variation of Section III.I.2.g is required to allow the accessory structure to function as intended.

4. Off- Street Parking: Section III.R.d. (Parking of Vehicles in Residential Zoning Districts) requires commercial vehicles to be stored in a garage or fully enclosed structure. The construction of a new concrete parking lot will accommodate the parking of 11 school buses. The site has historically functioned with off-site parking of buses – not enclosed in a structure. The size of the buses makes enclosure economically infeasible and would result in a building of substantial size.

Open Item #6: A Variation of Section III.R.d is required to allow the parking of school buses on the proposed concrete parking lot.

5. Fence Height: A two (2) foot Variation from Section III.J.2.c.(Fence Regulations) where a fence is limited in height to 6' in all zoning districts. This restriction exists in the Zoning Ordinance regarding fence regulations. Although this Variation was not specifically listed in the Legal Notice, the notice included the following language : "The proposed Variations may be added to, revised, or eliminated as a result of the Public Hearing." Currently the buses are enclosed with an 8' chain link fence; the Petitioner wants to enclose the new parking area as well to protect against vandalism.

Open Item #7: A Variation of Section III.J.2.c.(Fence Regulations) is required to erect an 8' fence enclosing the parked school buses.

SUMMARY OF OPEN ITEMS

Staff identified the following open items:

Open Item #1	<i>Cargo containers are not allowed on a permanent basis; staff recommends any approval of the Site Plan include the removal of the cargo container.</i>
Open Item #2	<i>Due to the amount of existing trees along the east property line Staff's recommends</i>

	<i>coordinating the final planting with the Petitioner after parking lot installation.</i>
<i>Open Item #3</i>	<i>A Variation of 1,680 SF is required to allow for the construction of a 2,400 SF accessory structure</i>
<i>Open Item #4</i>	<i>A Variation of three (3) feet is required to allow for the construction of the accessory structure with a height of 21' at the ridge of the roof.</i>
<i>Open Item #5</i>	<i>A Variation of Section III.I.2.g is required to allow the accessory structure to function as intended.</i>
<i>Open Item #6</i>	<i>A Variation of Section III.R.d is required to allow the parking of school buses on the proposed concrete parking lot.</i>
<i>Open Item #7:</i>	<i>A Variation of Section III.J.2.c.(Fence Regulations) is required to erect an 8' fence enclosing the parked school buses</i>

STANDARDS FOR SITE PLAN APPROVAL

Section III.T.2. of the Zoning Ordinance requires the conditions listed below be met. The Commission may wish to consider these issues as part of their analysis of the Site Plan.

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
Accessory structures are allowed in the R-3 District, however the proposed improvements require Variations to be constructed in accordance with proposed plans.
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
The accessory structure (Transportation Building) is located east of the existing school and therefore is screened by the school and church buildings. Additional landscaping is provided; no additional lighting except down lighting on the building will be erected.
- 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 ingress and egress will remain as it currently exists.
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
Existing sidewalks will remain; traffic patterns for loading and unloading students will not change.
- 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.
Additional landscaping will be provided; existing landscaping will be protecting to provide screening.
- f. That all outdoor trash storage areas are adequately screened.
The trash enclosure will be constructed of masonry to match the existing school structure.

STANDARDS FOR VARIATION

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three

standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff will prepare draft responses for the Findings of Fact within the next Staff Report.

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 5 variations cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the district for the following reasons:

- *A Variation for size is required to accommodate the transportation uses for the school. A bus would not be able to fit inside of a 720 SF accessory structure;*
- *The Variation for height is to accommodate the school bus and storage needs. The pitch of the roof mimics the entrance gable of the school;*
- *The Transportation Building would not be able to function as intended without the supply of utilities to the building;*
- *A building would have to be considerably larger to accommodate parking of 11 buses inside. The school has parked 8 buses outside for 10 years; and*
- *A fence of 6' would not provide adequate protection against vandalism.*

2. The plight of the owner is due to unique circumstances.

The 5 Variations are unique for the following reasons:

- *The need for a transportation building is not unique to a school but the size of the school bus is unique and results in certain size requirements;*
- *The height of the buses is unique with respect to the type of vehicle normally stored in a garage or accessory structure;*
- *The needs for a transportation building are unique compared to typical accessory structures in residential districts;*
- *The size of a school bus is unique compare to typical vehicles stored in an accessory structure in a residential district; and*
- *The need to protect the value of the school buses is unique to the school and is atypical of accessory structures in residential districts.*

3. The Variation, if granted, will not alter the essential character of the locality.

The 5 Variations will not alter the essential character for the following reasons:

- *The proposed accessory structure is consistent with the established use of the property-educational facility. Although this is new construction the proposed Transportation Building will be located east of the existing school and therefore the school will function as a buffer to the existing residential area to the west. There is a substantial distance between the proposed structure and the residential area to the south;*
- *The height of the proposed structure is 21'; the height of the gymnasium is 23' and the classrooms are xxxx*
- *There supply of utilities to the accessory structure will not be visible or alter the essential character of the locality;*
- *Currently there are 8 buses parked on site—with the proposal there will be 3 additional buses parked on site. The buses will be enclosed with a chain link fence as currently exists and will be partially screened by the existing school and church buildings; and*
- *The installation of a 8' chain link fence will replace the existing fence and therefore not alter the essential character of the locality.*

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 Applicant have been established by the evidence:

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

MOTION TO CONSIDER

If the Plan Commission wishes to take action, the following motions are in the appropriate form:

Motion #1: "Motion to grant the Petitioner, Henry Doorn, Jr., on behalf of Southwest Chicago Christian School, located at 17171 84th Avenue, Site Plan Approval in accordance with the plans submitted and listed herein with the following conditions:

1. The existing cargo container must be removed prior to issuance of the final occupancy permit for the Transportation Building;
2. Provide a tree protection plan to staff for approval prior to issuance of a building permit; and
3. Staff approval of preservation of trees and plantings along the east property line after the parking lot installation."

Motion #2: "Motion to recommend to the Village Board the granting of the following Variations to the Petitioner, Henry Doorn, Jr., on behalf of Southwest Chicago Christian School, located at 17171 84th Avenue, consistent with the List of Submitted Plans as attached herein and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff as may be amended by the Plan Commission at this meeting:

1. A 1,680 SF Variation from Section III.I.2.b. (Accessory Structures and Uses) of the Zoning Ordinance which limits the maximum floor area of an accessory structure to 720 SF;
2. A three (3) foot Variation from Section III.I.2.c. (Accessory Structures and Uses) of the Zoning Ordinance which limits the maximum height of the accessory structure to eighteen (18) feet at the peak of the structure;

3. A Variation from Section III.I.2.g. (Accessory Structures and Uses) of the Zoning Ordinance which prohibits accessory structures to be serviced by water, sanitary sewer, or natural gas;
4. A Variation from Section III.R.d. (Parking of Vehicles in Residential Zoning Districts) which requires commercial vehicles to be stored in a garage or fully enclosed structure; and
5. A two (2) foot Variation from Section III.J.2.c.(Fence Regulations) where a fence is limited in height to 6' in all zoning districts.

These Variations will allow for the construction of an 2,400 SF accessory structure (Transportation Building) with a roof height of 21', serviced with water, sewer and natural gas, with associated off-street surface parking for 11 school buses enclosed with a 8' chain link fence.

LIST OF REVIEWED PLANS

Southwest Chicago Christian School		Prepared By	Date On Sheet
1	Parking Lot Addition – Title Sheet	JAS	11-06-17
2	Site Existing Topography	JAS	11-06-17
3	Site Demolition Plan	JAS	11-06-17
4	Site Geometric Plan	JAS	11-06-17
5	Site Utility Plan	JAS	11-06-17
6	Site Grading Plan	JAS	11-06-17
7	Storm Water Pollution Prevention Plan	JAS	11-06-17
8	Site Erosion Control Plan	JAS	11-06-17
9	Construction Specifications	JAS	11-06-17
10	Construction Details	JAS	11-06-17
11	Site Drainage Exhibit	JAS	11-06-17
10.2	M.W.R.D. General Notes	JAS	11-06-17
	Transportation Facility Landscape Plan	CD	11-01-17
A-1	Transportation Building – Site Plan	Arch	10-25-17
A-2	Transportation Building – Exterior Elevations & Floor Plan	Arch	10-25-17
A-3	Exterior Elevations - Colored	Arch	02-14-18
A-1	Trash Enclosure	Arch	10-25-17
	Transportation Building Landscaping Plan	CD	02-20-18

JAS Joseph A. Schudt & Associates
 ARCH Architectuur, LTD
 CD Clarence Davids & Company

GENERAL NOTES

1. The Village of Tinley Park (Telephone 1-708-444-5500), Robinson Engineering, Ltd. (Telephone 1-708-331-6700), MWRD Field Office Phone Number (Telephone 1-708-588-4055), and Joseph A. Schudt & Associates (Telephone 1-708-720-1000) must be notified 2 working days prior to commencement of work.
2. Elevation is U.S.G.S. Datum. (NAVD 88)
3. All floor drains shall discharge to the sanitary sewer.
4. All downspouts and footing drains shall discharge to the storm sewer.
5. All sanitary sewer construction requires stone bedding 1/4 inch to 1 inch in size, with a minimum thickness equal to 1/4 the outside diameter of the sewer pipe, but not less than 4 inches, nor greater than eight inches. Bedding material shall be CA-11 and shall be extended at least 12 inches above top of pipe when using PVC pipe.
6. "Band Seal" or similar flexible-type couplings shall be used for the connection of sewer pipe of dissimilar materials.
7. When connecting to an existing sewer main by means other than an existing wye, tee, or an existing manhole, one of the following methods shall be used:
a. Circular saw-cut of sewer main by proper tools ("Sewer Tap" machine or similar) and proper installation of hub-wye saddle or hub-tee saddle.
b. Remove an entire section of pipe (breaking only the top of the bell) and replace with a wye or tee branch section.
c. With pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fitting, using "Band-Seal" or similar couplings to hold it firmly in place.
8. Wherever a sewer crosses under a watermain, the minimum vertical distance from the top of the sewer to the watermain shall be 18 inches. Furthermore, a minimum horizontal distance of 10 feet between storm and/or sanitary and watermains shall be maintained unless: the sewer is laid in a separate trench, keeping a minimum 18 inch vertical separation; or the sewer is laid in the same trench with the watermain located at the opposite side on a bench of undisturbed earth, keeping a minimum 18 inch vertical separation. If either the vertical or horizontal distances described above cannot be maintained, or the sewer crosses above the watermain, then, for a distance of 10 feet on either side of the watermain, the sewer pipe shall be PVC pressure pipe material or the watermain shall be constructed in a watertight casing.
9. Contractor shall bend watermain pipe uniformly under sewers without using fittings providing that joint deflection does not exceed 5 degrees per joint for pipe under 12 inches in size and 3 degrees per joint for pipe 14 inches and over in size. All crossing (including services) shall have a minimum of 18 inches of clearance and should extend 10 feet each side of the center of the crossing.
10. All sanitary manholes shall have a minimum inside diameter of 48 inches. Manhole steps shall be 16" min. wide plastic w/continuous 1/2 steel reinforcement, M.A. Industries or equal.
11. All sanitary sewer, storm sewer, and water system construction shall conform to the "Standard Specifications for Water and Sewer Main Construction in Illinois", current Edition.
12. All paving and related improvements shall be constructed in accordance with the Illinois Department of Transportation, "Standard Specifications for Road and Bridge Construction in Illinois", current Edition.
13. All trenches caused by the construction of sewers, watermains, water service pipes, and in excavation around catch basins, manholes, inlets, and other appurtenances which occur within the limits of, or within 2 feet of existing or proposed pavements, sidewalks, and curb and gutters shall be backfilled with trench backfill. Trench backfill shall be CA-5 material to subgrade and shall be mechanically compacted in 12" lifts.
14. 12", 10" & 8" diameter sanitary sewer pipe and fittings shall be PVC pipe, SDR 26 (ASTM D-3034) with flexible elastomeric (O-ring) gaskets (ASTM D-3212), unless otherwise noted. Where sanitary service crosses below watermain with less than 18 inches of separation, or where indicated elsewhere on plans, sanitary sewer pipe shall be PVC watermain quality pipe (ASTM D-2241) with gasket joints (ASTM D-2672 or ASTM D-3199). Sanitary sewers shall be air tested, mandril tested, and televised. Sanitary sewer manholes shall be provided with internal chimney seals (Cretex or equal). All Sanitary Manholes shall be provided with mac wrap at barrel section joints. Sanitary sewer manholes shall be air tested in accordance with ASTM C-1244-93, Standard Test Method for Concrete Sewer Manholes by Negative Air Pressure (Vacuum) Test.
15. Watermain shall be ductile iron, Class 52 (AWWA C-151) with cement lining (AWWA C-104) and hydrocarbon resistant gaskets (AWWA C-110) with brass wedges for electrical continuity. Ductile iron watermain shall be provided with polyethylene encasement (AWWA C-105). All watermain fittings, valves, and hydrants shall have stainless steel bolts and shall be secured using Meg-A-Lug restrained joints. Thrust blocking shall also be provided, with precast blocking permitted. Watermain shall be pressure tested at 150psi for two hours with zero pressure loss. A disinfection test shall be completed using an initial chlorine concentration of 50 mg/l and a minimum residual concentration of 25 mg/l after 24 hours. All work shall comply with Village of Tinley Park standards.
16. Watermains and lot services shall be a minimum of 5.0 feet below finished ground surface.
17. a. All storm sewer must be reinforced concrete pipe in paved areas.
b. All reinforced concrete pipe shall be ASTM C76 CL IV.
c. Sump pump discharge piping shall be PVC Schedule 40.
d. All flexible storm sewer pipe must be televised for final inspection.
18. Where storm sewers cross over the tops of watermains and are designated as "LHP" type, they shall be reinforced concrete low head pressure pipe (ASTM C-361-76). Alternately, proper watermain protection per note (8.) shall be provided.
19. All bends in the watermain of 10 degrees or greater shall be installed with restrained joints (Meg-A-Lug or equal). Restrained joints (Meg-A-Lug or equal) shall be used within three pipe lengths of a fitting. No thrust blocking is allowed.
20. All time and inverts of existing sanitary and storm sewer shall be field verified prior to the start of construction, and any discrepancies between the plan and existing elevations shall be reported to the Engineer immediately.
21. All coordinates refer to back of curb, centerline of manhole, pipe, or structure, or as shown.
22. All curb radii refer to back of curb. Lane dimensions refer to face of curb or edge of pavement.
23. The Contractor shall subscribe to all governing regulations and shall obtain all necessary public agency permits.
24. Field check all dimensions, coordinates, and elevations before proceeding with new work. Notify the Engineer of any discrepancies immediately.
25. The Contractor shall provide for the safe and orderly passage of traffic and pedestrians where his operations abut public thoroughfares and adjacent property.
26. Construction access points to the site shall be protected in such a way as to prevent tracking of mud or soil onto public thoroughfares. At the end of each day, the Contractor shall clean up all mud or soil which has been tracked onto public streets or as required by the Village of Tinley Park.
27. Street paving and curbs to remain shall be protected from damage and, if damaged, shall be replaced promptly to meet Village of Tinley Park Standard Specifications in materials and workmanship.
28. Prior to new work, the Contractor shall verify the location and elevation of existing utility lines and structures to be connected to proposed work. Discrepancies shall be reported to the Engineer immediately.
29. All sediment will be prevented from entering any existing storm drainage systems by the use of hay bales, interceptor dikes or other approved functional methods. The Contractor shall be responsible for removing sediment resulting from this project from storm sewers and drainage structures.
30. All utility connections to existing lines shall be constructed in accordance with the regulations of the utility owner and to the satisfaction of the utility owner.
31. All work shall be in accordance with the specifications for the Village of Tinley Park.
32. New watermain valves, including pressure tap valves, adjacent to an existing watermain, and existing watermain valves shall only be operated by the Village of Tinley Park, Department of Public Works personnel with a 48-hour notice (Monday-Friday).
33. Any existing utility structures requiring adjustment are to be adjusted (up to 8" total adjustment allowed with a maximum of 2 rubber adjusting rings) or reconstructed by the contractor to the utility owner's satisfaction. Adjustments or reconstructions not called for on the plans shall be considered incidental to the contract. A total of no more than 8 and no less than 4 inches of adjusting rings shall be provided at all utility structures. Adjusting rings shall be set in a bed of preformed non-hardening mastic (RUB-R-NEK or approved equal).
34. All connections to existing manholes shall be made by coring the existing manhole using a diamond or carbide tip cutter and installing a press seal PSX or CORE-A-SEAL tool in the cored opening.
35. All storm sewer flared end sections for pipes greater than 12 inch diameter shall be provided with grates per I.D.O.T. standards.
36. Reproducible "Record" drawings shall be provided by the contractor to the Village of Tinley Park and Owner following completion of improvements.
37. Structure lids shall be stamped "Village of Tinley Park" and "SANITARY", "STORM", or "WATER" for appropriate utilities.
38. Sanitary and Water stubs shall be marked with 4"x 4" wood posts.
39. One lane in each direction shall be open to traffic at all times except between the hours of 9 A.M. to 3 P.M. During this period all work must be performed in accordance with standards 701201, 701206, and 701401.
40. Traffic control standards which shall be included for use during construction are: 702001, 701201, 701206, 701301, 701401, 701501, 701606, and 701701.

CHICAGO
SOUTHWEST
CHRISTIAN
SCHOOL

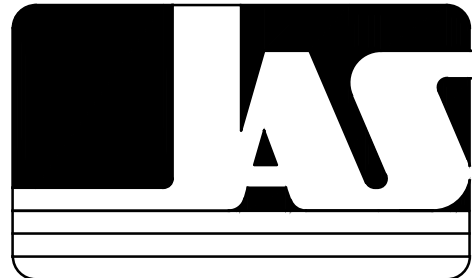
84th AVENUE & 171st STREET
TINLEY PARK, IL 60477

PARKING LOT ADDITION

Client
ARCHITECTUUR, LTD
7837 W. OAK RIDGE DRIVE
PALOS PARK, IL 60464
ATTN: RICH DeBOER
PHONE: 708.743.8537

DUTY TO INDEMNIFY

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



(184-001172)

Joseph A. Schudt & Associates
9455 ENTERPRISE DRIVE MOKENA, IL 60448
PHONE: 1-708-720-1000 FAX: 1-708-720-1065

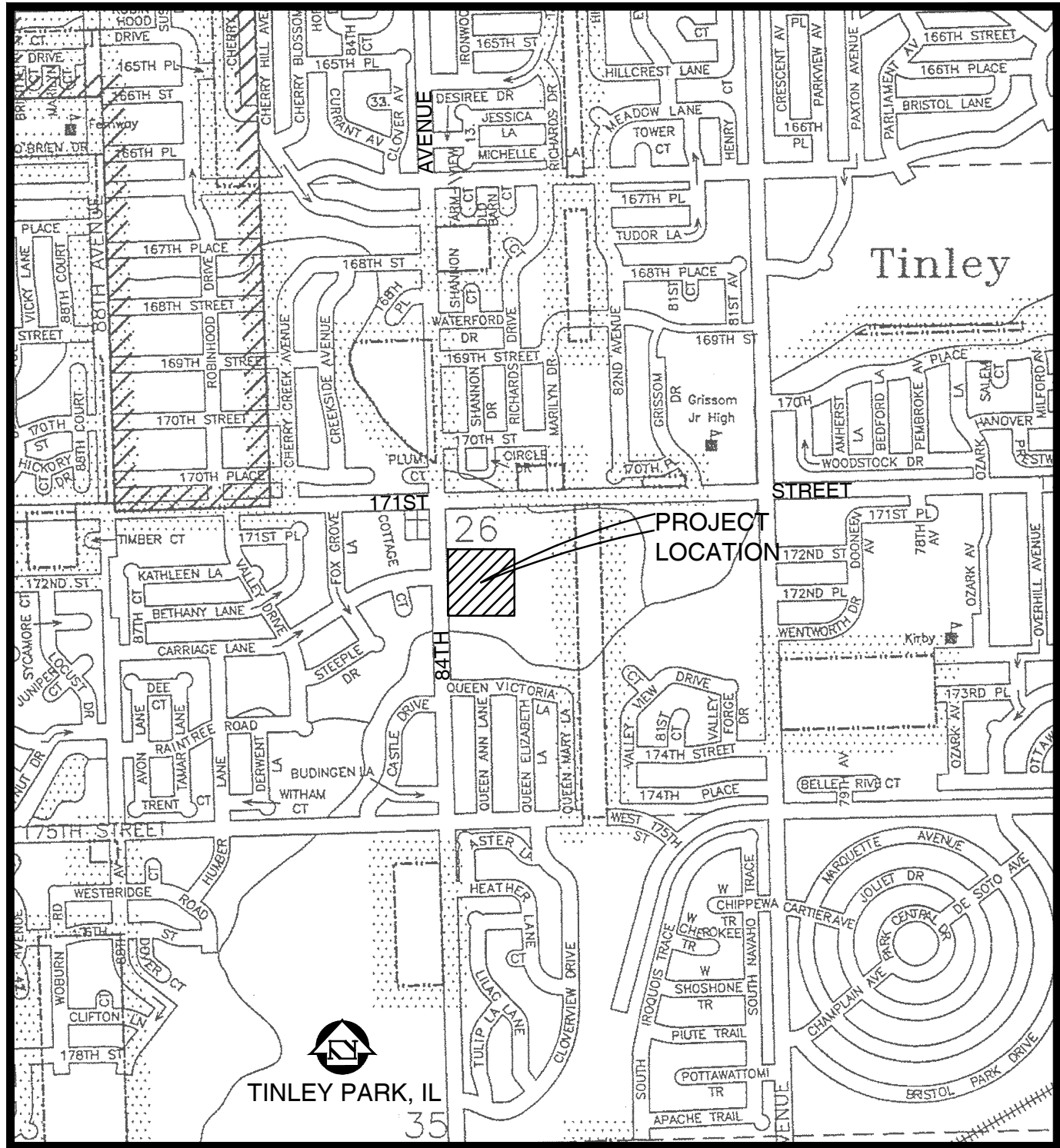
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ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-001172

PREPARED AT OR UNDER THE DIRECTION OF:

ILLINOIS PROFESSIONAL ENGINEER NO. 062-043406
CONTACT JULIE AT 811 OR 800-892-0123
WITH THE FOLLOWING INFORMATION
COUNTY-NAME COOK
CITY / TOWNSHIP ORLAND
SEC & 1/4 SEC No. W 1/2 SE 1/4 26-36-12
Know what's below. 48 HOURS (2 working days) BEFORE YOU DIG
Call before you dig.

SIGNED: 11/6/17
LIC. EXP: 11-30-19



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

VICINITY MAP

(NOT TO SCALE)

INDICATES SITE LOCATION

LEGEND	
	SANTARY SEWER MANHOLE
	EXISTING COMBINED SANITARY/STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	EXISTING SANITARY LINE
	PROPOSED SANITARY LINE
	EXISTING VALVE
	PROPPSED VALVE
	PROPOSED VALVE IN VAULT
	EXITING REDUCER
	PROPOSED REDUCER
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING HYDRANT
	PROPOSED HYDRANT
	EXISTING INLET
	EXISTING CATCH BASIN
	EXISTING MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED CURB INLET
	PROPOSED STORM MANHOLE
	PROPOSED CIRCULAR INLET
	PROPOSED STORM LINE
	EXISTING STORM LINE

	POWER POLE
	TRANSFORMER
	EXISTING LIGHT
	PROPOSED LIGHT
	TRAFFIC SIGNAL
	HAND HOLE
	ILLINOIS BELL TELEPHONE (IBT)
	GAS VALVE
	EXISTING TELEPHONE CABLE
	EXISTING ELECTRIC CABLE
	EXISTING GAS LINE
	EXISTING CABLE T.V.
	PROPOSED CONTOUR LINE
	EXISTING CONTOUR LINE
	PROPOSED STONE TERRACE
	PROPOSED CURB LINE
	EXISTING CURB LINE
	EXISTING CURB TO BE REMOVED
	PROPOSED HUNG CURB
	EXISTING ELECTRIC MANHOLE
	SIGN
	FENCE LINE

INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2	SITE EXISTING TOPOGRAPHY
3	SITE DEMOLITION PLAN
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5	SITE UTILITY PLAN
6	SITE GRADING PLAN
7	STORM WATER POLLUTION PREVENTION PLAN
8	SITE EROSION CONTROL PLAN
9	CONSTRUCTION SPECIFICATIONS
10	CONSTRUCTION DETAILS
10.1	SITE DRAINAGE EXHIBIT
10.2	M.W.R.D. GENERAL NOTES

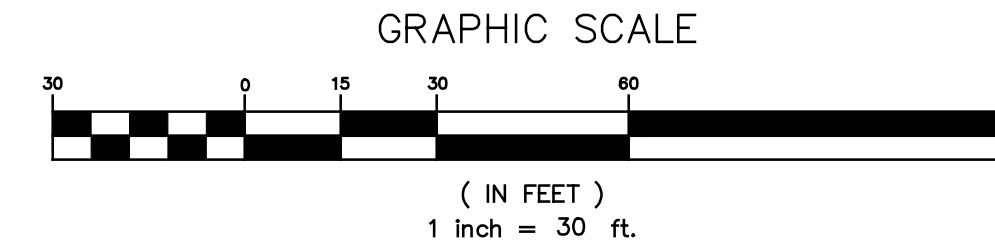
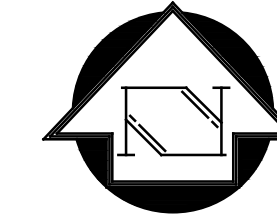
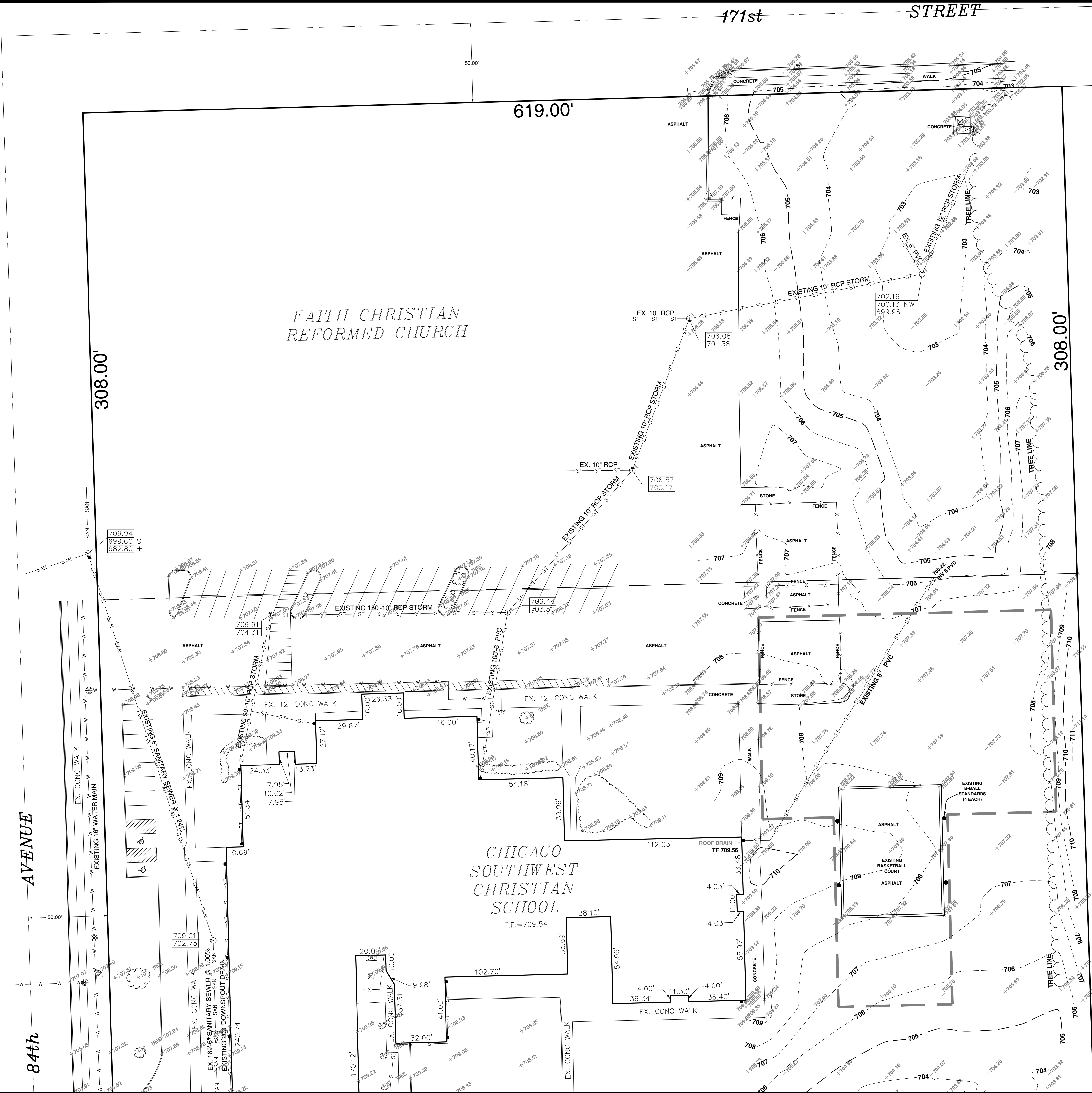
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Arrow on 6th hyd N. of 175th St
on E side 84th Ave
ELEVATION = 706.40

Brass Plug @ PI of 171st Street and
84th Ave
ELEVATION = 707.96

No.	Date	By	Description
REVISIONS			
Date:	11-06-17	Drawn:	JAR
Design:	DWO	Approved:	DWO
SHEET 1 OF 10			Project No. 06-080

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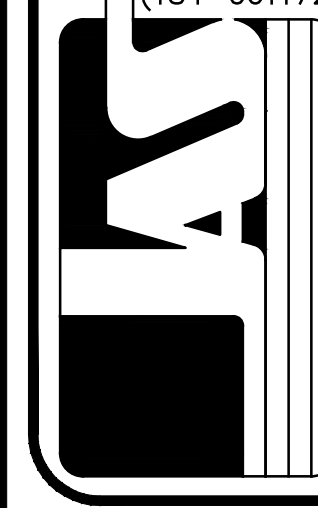
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PROPOSED WORK LIMIT AREA - - - - -

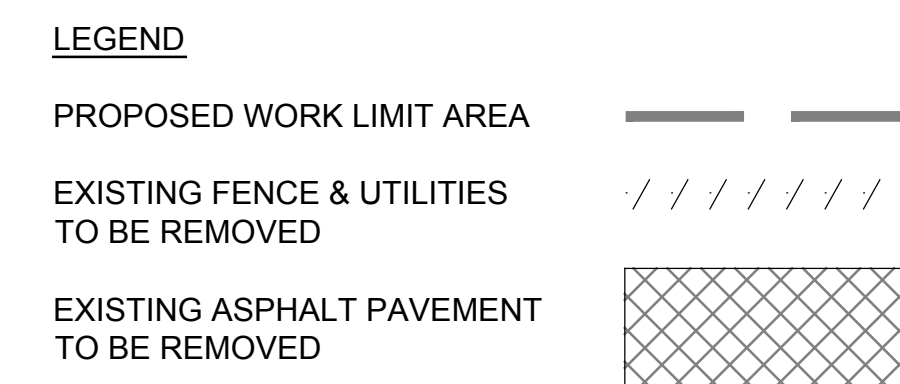
CHICAGO SOUTHWEST CHRISTIAN SCHOOL
TINLEY PARK, IL
SITE EXISTING TOPOGRAPHY

Date: 11-06-17
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Checked: DWO
Sheet:
2 of 10
Project No.:
06-080

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CHICAGO SOUTHWEST CHRISTIAN SCHOOL
TINLEY PARK, IL
SITE DEMOLITION PLAN

Date: 11-06-17
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Project No.:
06-080

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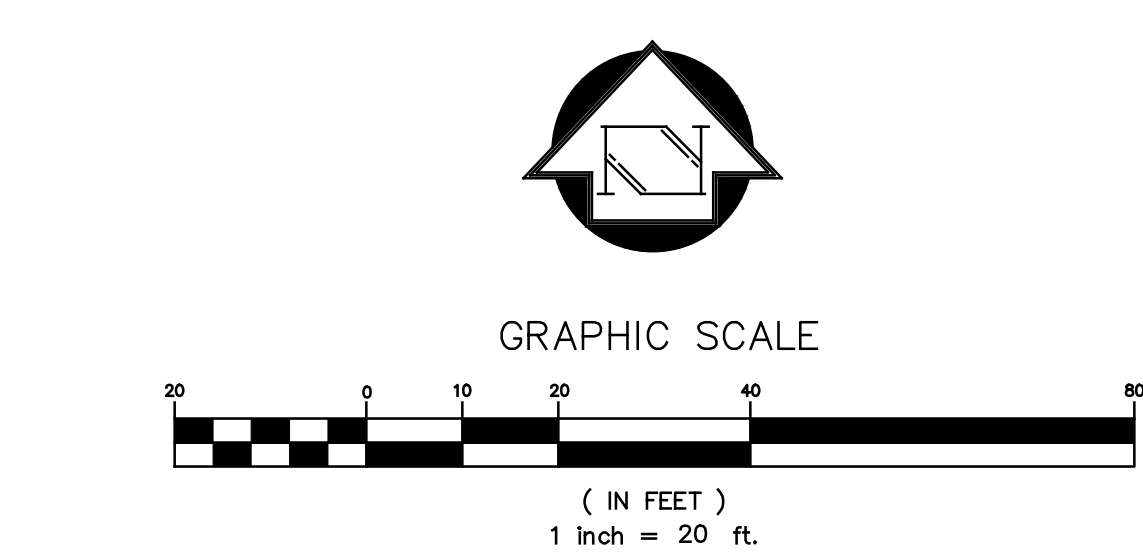
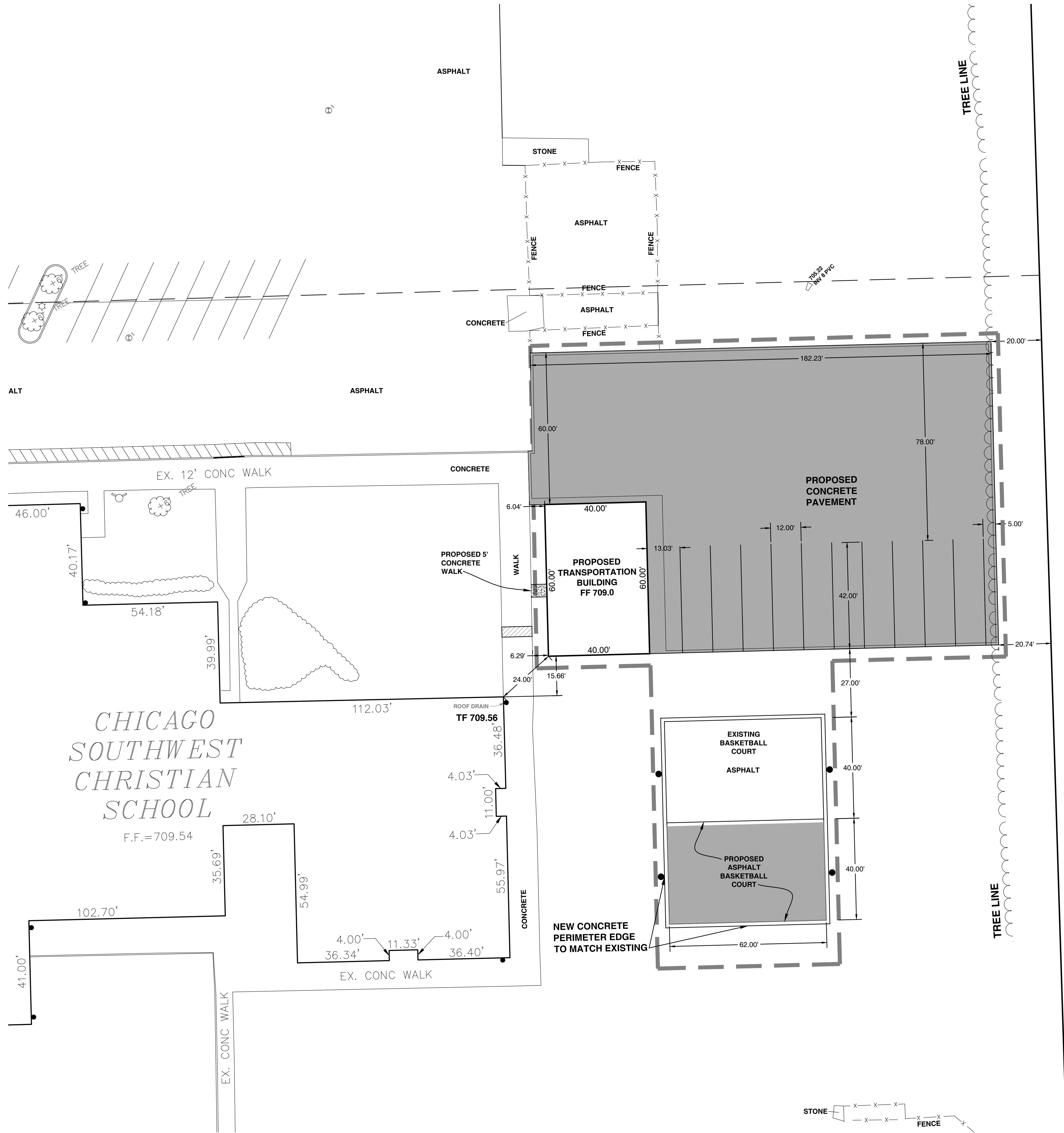
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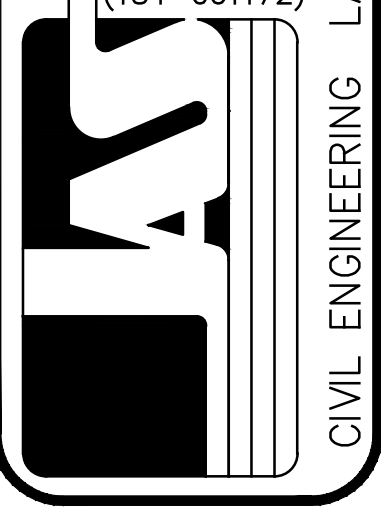


LEGEND
PROPOSED WORK LIMIT AREA

CHICAGO SOUTHWEST CHRISTIAN SCHOOL
TINLEY PARK, IL
SITE GEOMETRIC PLAN

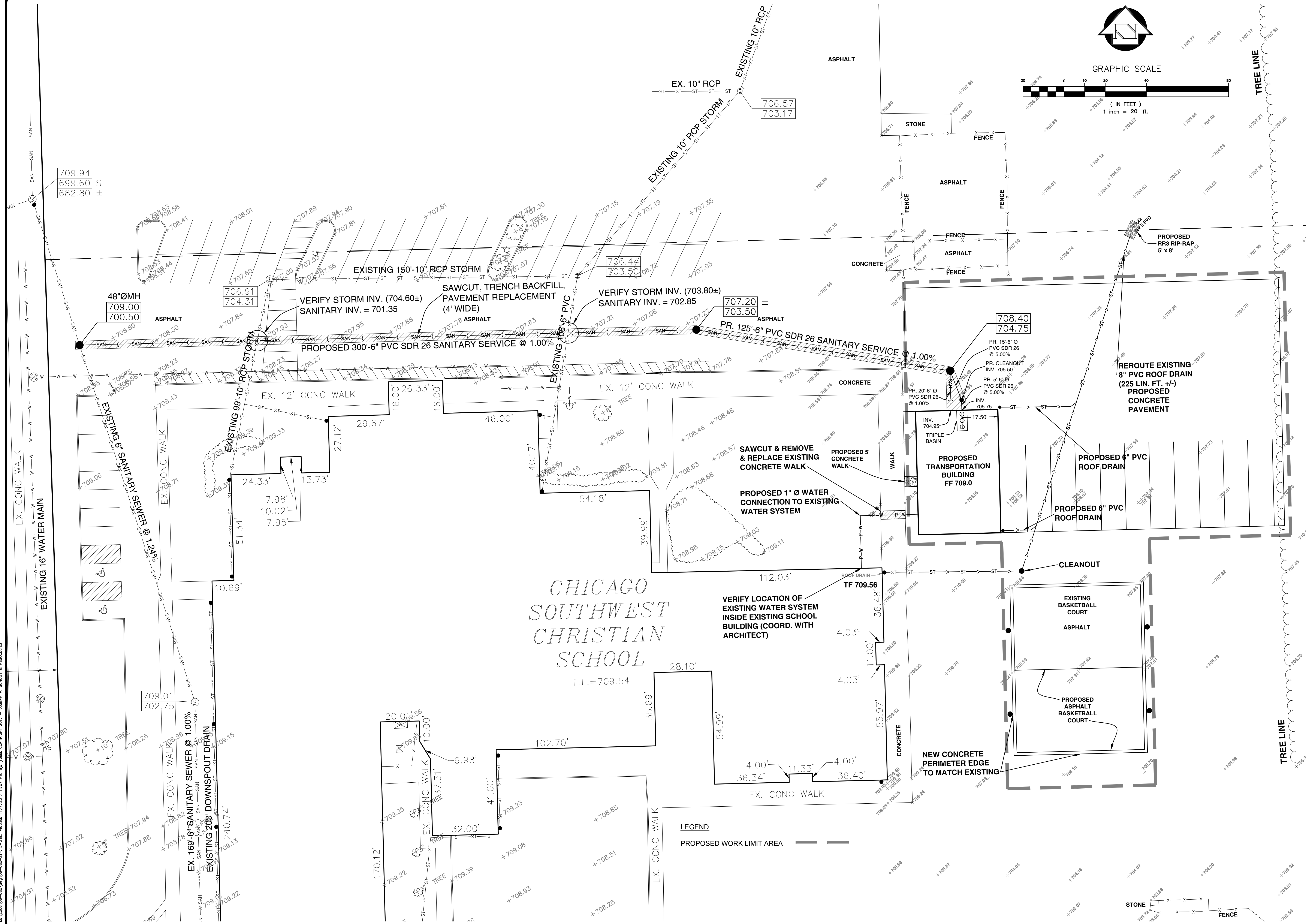
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CHICAGO SOUTHWEST CHRISTIAN SCHOOL

TINLEY PARK, IL

SITE UTILITY PLAN

REVISIONS:

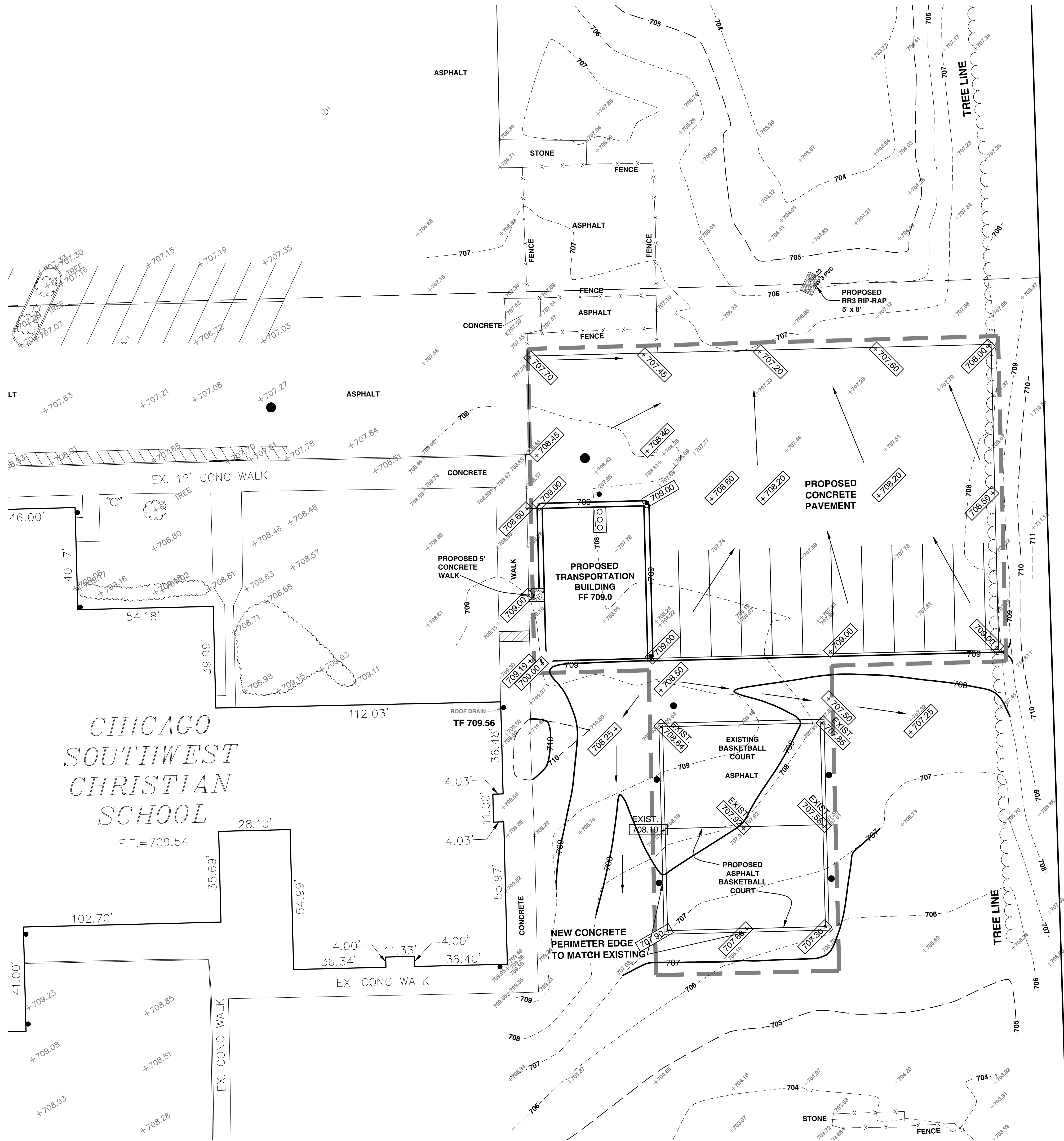
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5 OF 10
Project No.:
06-080

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LEGEND

PROPOSED WORK LIMIT AREA

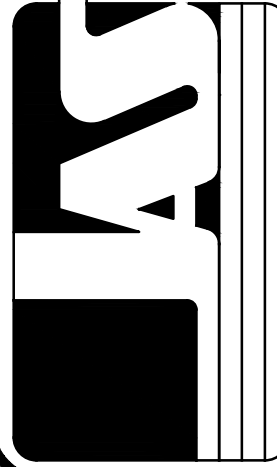
CHICAGO SOUTHWEST CHRISTIAN SCHOOL

TINLEY PARK, IL

SITE GRADING PLAN

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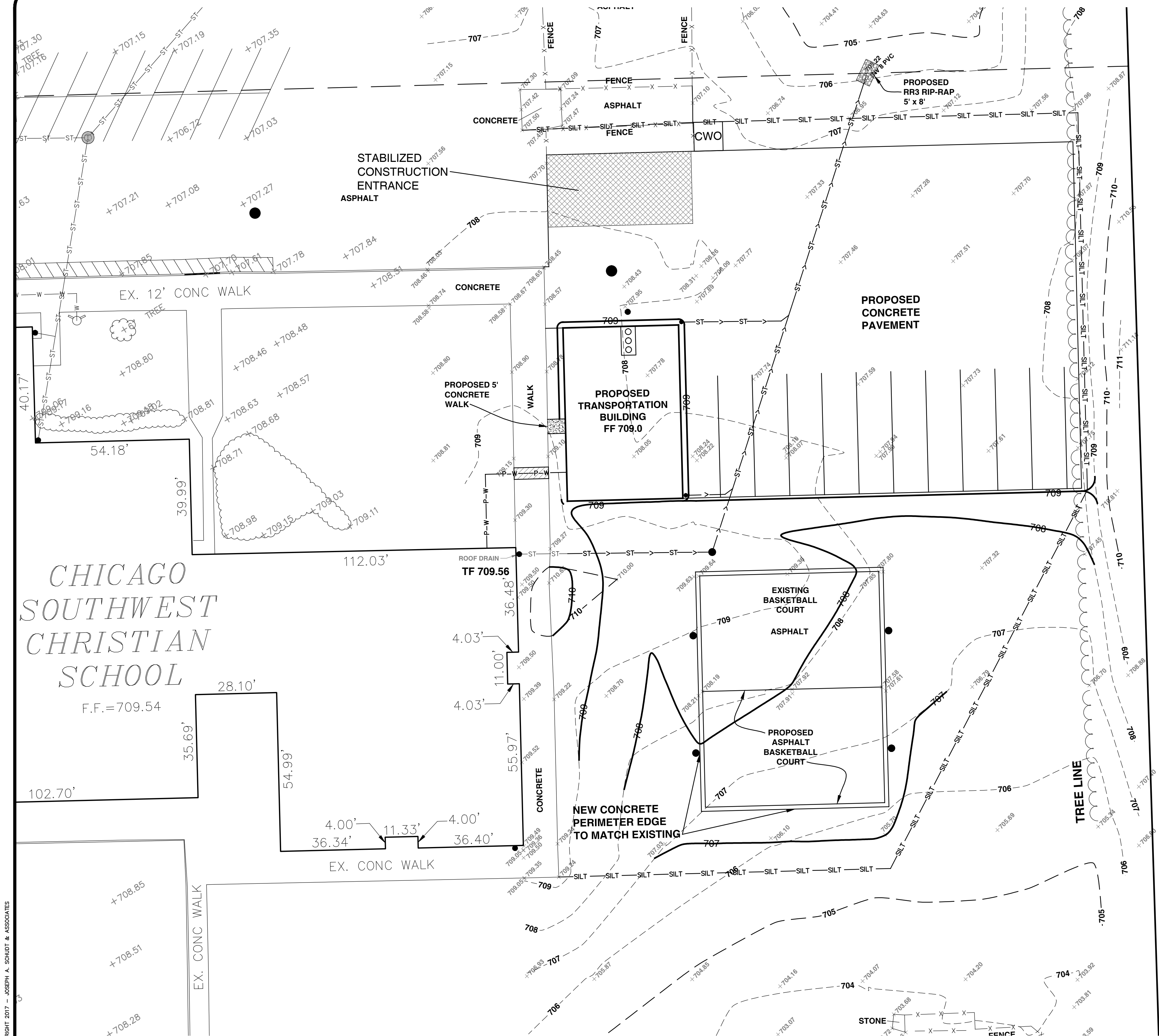


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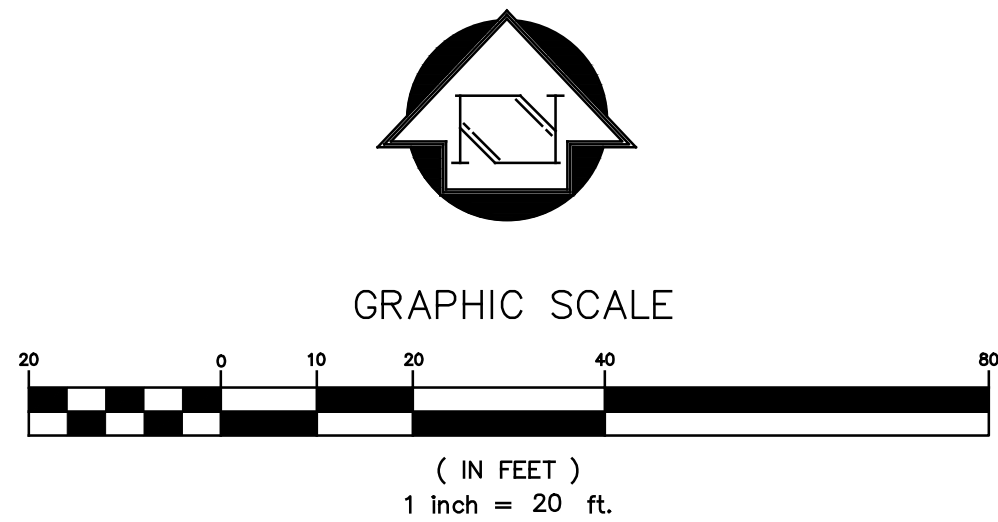
Joseph A. Schudt & Associates
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PHONE: 1-708-720-1000
FAX: 1-708-720-1065
e-mail: jasc@jaseng.com
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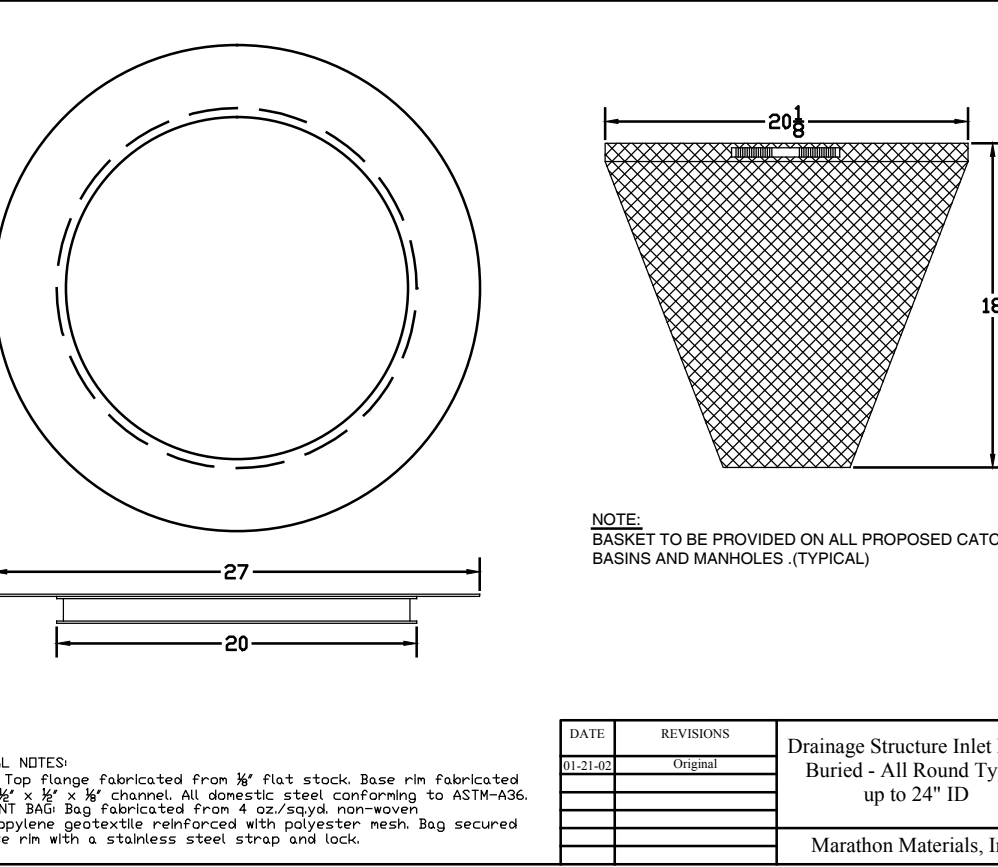
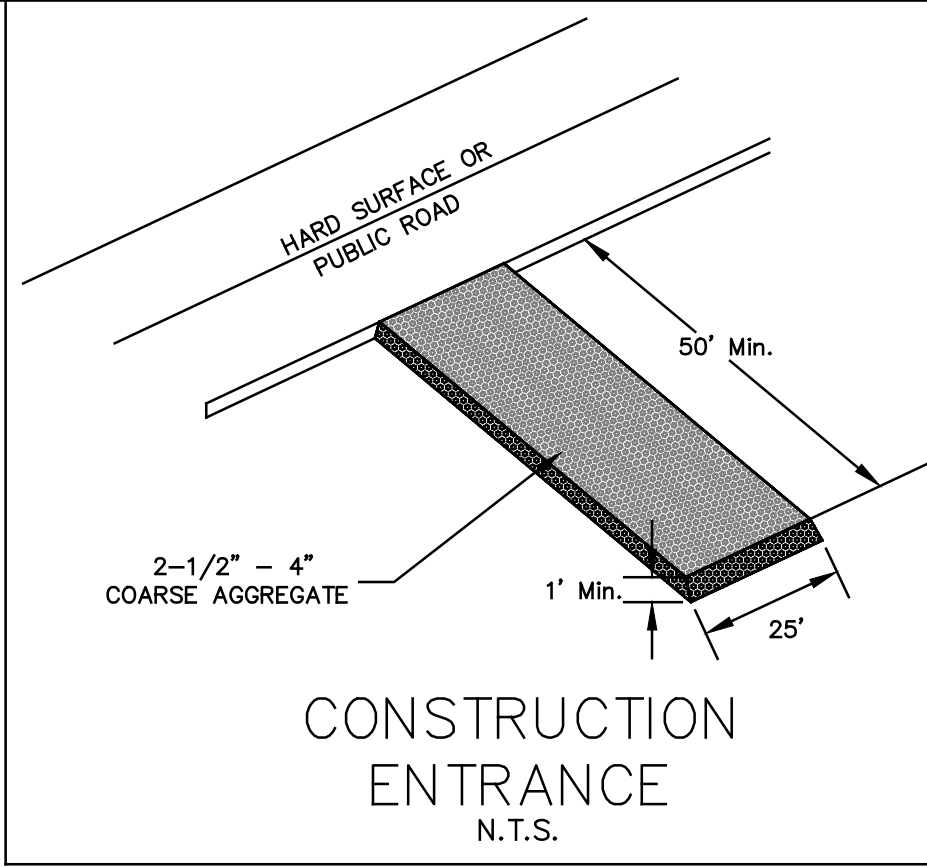
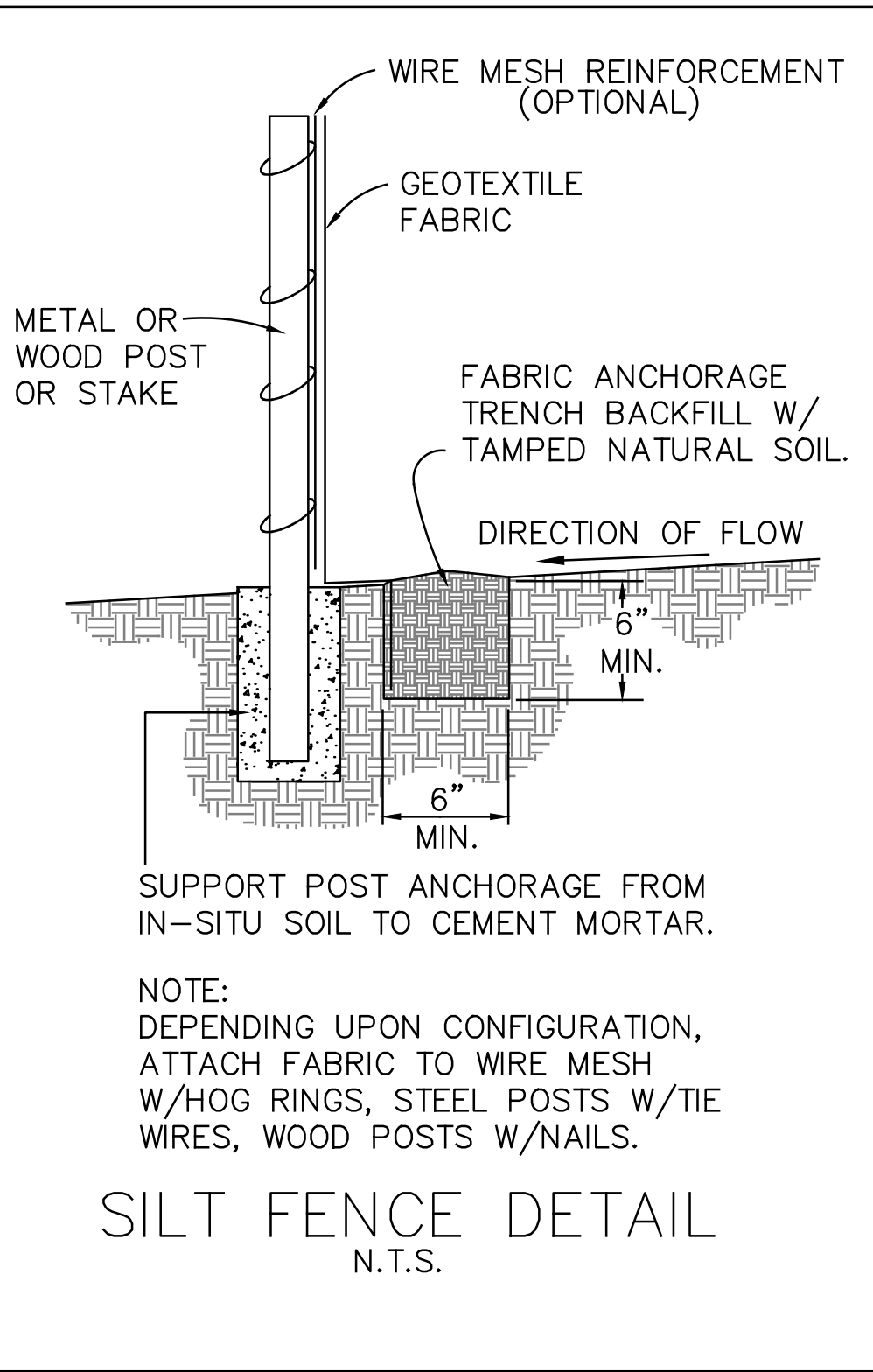
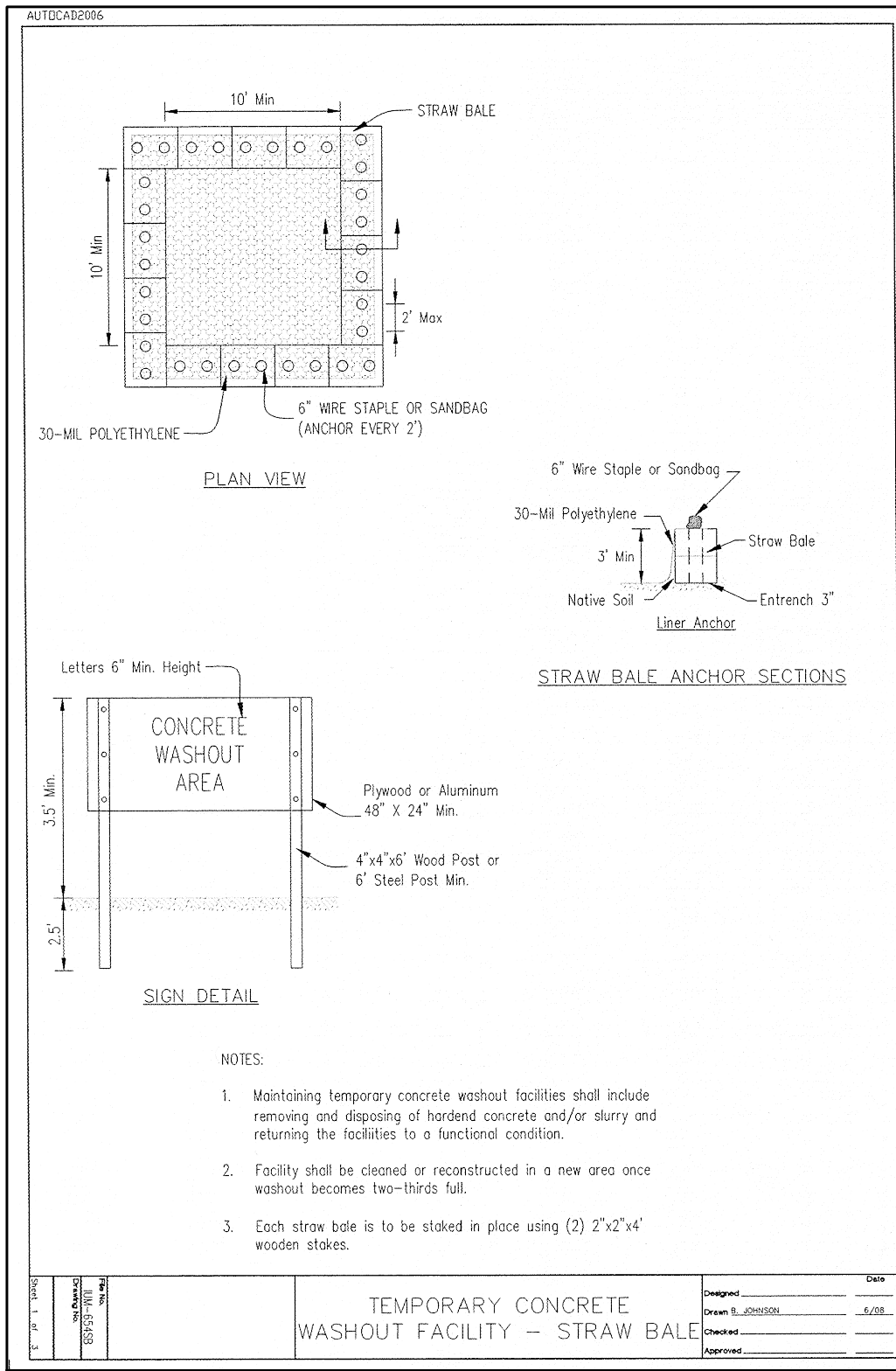
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6 OF 10
Project No.:
06-080



- NOTE:**
- STABILIZED CONSTRUCTION ENTRANCE
 - DRAINAGE STRUCTURE INLET FILTER
 - SILT FENCE LOCATION
 - CONCRETE WASHOUT



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



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CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

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CHICAGO SOUTHWEST CHRISTIAN SCHOOL
TINLEY PARK, IL
SITE EROSION CONTROL PLAN

Date: 11-06-17
Scale: 1" = 20'
Disk No: 06-080-214
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Sheet:
8 OF 10
Project No.:
06-080

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GENERAL CONDITIONS

- Village of Tinley Park - Public Works (Telephone 708-444-5500), M.W.R.D. Sewer Permit Office (Telephone 708-588-4055), Robinson Engineering, Ltd. (Telephone 708-331-6700), and Joseph A. Schudt & Associates (Telephone 708-720-1000) must be notified (2) working days prior to commencement of work.
- The Standard Specifications, construction plans and subsequent details are all to be considered as part of the contract. Incidental items or accessories necessary to complete this work may not be specifically noted but are to be considered a part of the contract.
- Prior to commencement of construction, the contractor shall verify all dimensions and conditions at the job site. In addition, the contractor must verify the Engineer line and grade stakes. If there are any discrepancies from what is shown on the construction plans, he must immediately report same to the Engineer before doing any work, otherwise the contractor assumes full responsibility. In the event of disagreement between the construction plans, standard specifications and/or special details, the contractor shall secure written instructions from the Engineer prior to proceeding with any part of the work affected by omissions or discrepancies. Failing to secure such instructions, the contractor will be considered to have proceeded at his own risk and expense. In the event of any doubt or question rising with respect to the true meaning of the construction plans or specifications, the decision of the Engineer shall be final and conclusive.
- All work performed under this contract shall be guaranteed by the contractor and his surety for a period of 12 months from the date of final acceptance of the work by the Municipality against all defects in materials and workmanship of whatever nature.
- Before acceptance by the Owner and final payment, all work shall be inspected and approved by the Owner or his representative. Final payment will be made after all of the contractor's work has been approved and accepted.
- Upon award of the contract and when required by the Municipality, the contractor shall furnish a labor, material and performance bond per Municipality requirements guaranteeing completion of the work. The underwriter shall be acceptable to the Municipality. Maintenance Bond after construction may also be required.
- Easements for the existing utilities, both public and private, and utilities within public rights-of-way are shown on the plans according to available record. The contractor shall be responsible for determining the exact location in the field of these utility lines and their protection from damage due to construction operations. If existing utility lines of any nature are encountered which conflict in location with new construction, the contractor shall notify the Engineer so that the conflict may be resolved.
- Removed pavement, sidewalk, curb and gutter, etc. shall be disposed of at off-site locations provided by the contractor at his own expense.
- The contractor shall be responsible for the installation and maintenance of adequate signs, traffic control devices, and warning devices to inform and protect the public during all phases of construction. One lane in each direction shall be open to traffic at all times except between the hours of 9 A.M. to 3 P.M. During this period all work must be performed in accordance with standards 701201, 701206, and 701401.
- Barricades and warning signs shall be provided in accordance with article 107.14 of the Standard Specifications. Adequate lighting shall be maintained from dusk to dawn at all locations where construction operations warrant or as designated by the Engineer. Traffic control standards which shall be included for use during construction are: 702001, 701201, 701206, 701301, 701401, 701501, 701606, and 701701. Stop signs must be installed as soon as access is available.
- Commonwealth Edison (Com-Ed), A.T.&T. Telephone, and Ni-Cor Gas have underground and/or overhead service facilities in the vicinity of the proposed work, the contractor shall be responsible for having the utility companies locate their facilities in the field prior to construction and shall also be responsible for the maintenance and preservation of these facilities. The contractor shall call J.U.L.I.E. at "811" or (800) 892-0123 for utility locations.
- Whenever the performance of work is indicated on the plans, and no item is included in the contract for payment, the work shall be considered incidental to the contract, and no additional compensation will be allowed.
- All existing traffic signs, street signs, etc., which interfere with construction operations and not noted for removal or disposal shall be removed and reset by the contractor at locations as designated by the Engineer. This shall be considered incidental to the contract and no additional compensation shall be allowed. Damage to these items shall be repaired by the contractor at his own expense. All signs not required to be reset shall be delivered to the Municipality or County as appropriate.
- All permanent type pavements or permanent improvements which abut the proposed improvement must be removed, shall be saw-cut prior to removal. All items so removed shall be replaced with similar construction materials to their original condition or better. Payment for sawing shall be included in the cost for removal of each item and replacement will be paid under the respective items in the contract, unless otherwise indicated.
- Where overhanging branches interfere with operations of construction, said branches shall be trimmed and sealed in accordance with section 645.09 of the Standard Specifications, and the cost of same shall be incidental to the contract. If trees or shrubs must be removed, they will be paid for in accordance with the specifications.
- The contractor shall submit in writing a "Schedule of Operations" showing approximate dates for commencing and completing various phases of construction under this contract. The schedule shall have the approval of the Engineer and the date for starting shall be mutually agreed upon between the contractor and the Engineer.
- Special attention is drawn to the fact that article 105.06 of the Standard Specifications require the contractor to have a competent superintendent on the project site at all times irrespective of the amount of work sublet. The superintendent shall be capable of reading and understanding the plans and specifications, shall have full authority to execute orders to expedite the project, and shall be responsible for scheduling and have control of all work as the agent of the general contractor. Failure to comply with the provision will result in a suspension of work as provided in Article 108.07.

- Water Valve boxes and Buffalo boxes that are uncovered during construction shall be adjusted to grade prior to restoring the pavement, sidewalk or parkway. The cost of same shall be considered as incidental to the contract.
- It shall be the responsibility of the contractor to remove from the site any and all materials and debris which result from his construction operation at no additional expense to the Owner.
- The Municipality and/or the Governing Agency shall be notified 48 hours prior to the start of any construction.

EARTHWORK

- Work under this section shall include but not be limited to the following:
 - Clearing and removing from the site, all undesirable trees and other vegetative growth within the construction area. Tree removal shall be kept to a minimum.
 - Stripping of topsoil from all excavation, pavement and structural clay fill areas.
 - Stockpiling of topsoil at locations as directed by the Owner or Engineer. Topsoil stockpiled for future use shall be relatively free from large roots, sticks, weeds, brush, stones larger than one (1) inch diameter or other litter and waste products including other extraneous materials not conducive to plant growth. Topsoil shall be stockpiled in sequence to eliminate any rehandling or double movements by the contractor.
 - Clay cut and Clay fill with compaction within roadway and all other structural fill areas.
 - Clay Cut and Excavation of all lakes and waterways per plan including all treatments.
 - Placement and compaction of clay to standards as required on the construction plans to the design subgrade elevations. The contractor will note that the elevations shown on the construction plans are finished grade elevations and that pavement thickness must be subtracted to determine subgrade elevations. The contractor may obtain required clay fill from on-site excavation and on-site borrow excavation as directed by the Engineer, or Owner.
 - Backfilling and compaction behind new curbs and gutters.
 - Movement and compaction of soil material from the construction of underground utilities.
 - Topsoil Placement to design finished grade elevations (6" minimum or as otherwise noted).
 - If required, removal from site of all excess earth material including excess utility trench spoil after final grading.
 - The quantities given in the Engineer's Bid Proposal for earthwork is intended as a guide for the contractor in determining the scope of the completed project. It is the contractor's responsibility to determine all material quantities and appraise himself of all site conditions. The contract price submitted by the contractor shall be considered as lump sum for the complete project. No claims for extra work will be recognized unless ordered in writing by the Engineer, and/or Owner.
 - Proposed pavement areas and when applicable, building pads, driveways and sidewalks shall be excavated or filled to plus or minus 0.1 foot of design subgrade elevations by the contractor.
 - The subgrade shall be free of unsuitable material and shall be compacted to a minimum of ninety-five (95) percent of modified proctor density. Testing for compaction shall be the responsibility of the contractor.
 - Upon completion of the surface improvements, the excavator shall respread a 6" layer of topsoil on all disturbed parkway, berm, and detention pond areas.
 - During construction operations, the contractor shall insure positive site drainage at the conclusion of each day. Site drainage may be achieved by ditching, pumping or any other method acceptable to the Engineer. The contractor's failure to provide the above will preclude any possible added compensation requested due to delays or unsuitable materials created as a result thereof.
 - Whenever, during construction operations, any loose material is deposited in the flow line of gutters, drainage structures, ditches, etc., such that the natural flow line of water is obstructed, this loose material shall be removed at the close of each working day. At the conclusion of construction operations, all drainage structures and flow lines shall be free from dirt and debris. This work shall be considered incidental to the contract.
 - All disturbed areas within the right-of-way, parkways and detention areas shall be seeded with I.D.O.T. CL I mixture in accordance with the "Standard Specifications" unless otherwise noted on landscape plans and protected with Excelsior Erosion Blanket or equal.
 - Soil erosion control specifications shall be considered as part of this section.
 - All earthwork and utility spoils to be hauled offsite shall be tested by the contractor for disposal requirements.
- Work under this section shall include trenching, installation of pipe, castings, structures, backfilling of trenches and compaction.
 - All manholes and valve vaults shall be equipped with steps. Manholes will contain plastic coated steps per Precast Concrete Manhole Detail at 16 inch centers.
 - All sewer and water main trenches beneath proposed or existing utilities, proposed or existing pavement, driveways, sidewalks and for a distance of two feet on either side of same, and/or wherever else shown on the construction plan shall be backfilled with course aggregate backfill (CA-6) and thoroughly compacted in accordance with the State Specifications.

UNDERGROUND

- All structure sections, adjusting rings and frames shall be securely sealed to each other or to the cone section or top barrel section of the manhole using resilient, flexible, non-hardening, preformed, bituminous mastic (RAM-NEK, or Approved Equal). This mastic shall be applied in such a manner that no surface water or ground water inflow can enter the manhole through gaps between barrel sections or cone sections and adjusting rings. (ASTM C-478 STRUCTURES)
- The underground contractor shall stock pile all utility spoil in an area designated by the Engineer or Owner. This work shall be considered incidental to the contract. If authorized to do so, the underground contractor shall level out and disburse all utility spoil or remove it from the site. If no Earthwork Contract is awarded for this project, the underground contractor shall be responsible for removal of all excess Utility Spoil from the site. This work shall be considered incidental to the contract.
- The construction will be observed by the Owners Engineer. All work shall conform to the requirements of the Municipality as well as the Standard Specifications.
- The contractor shall provide the Engineer and the Municipality, and/ or the Governing Agency, with prints and/or legible Mylar Record Drawings of all field tiles, cleanouts, wyves, service stubs, B-Boxes, and underdrains as required.
- Separation between water mains and sewers must be maintained in accordance with Section 41-2.01B, C, & D of the "Standard Specifications". For storm sewer pipes that cross water mains, the storm sewer must be constructed of low head pressure pipe meeting ASTM C-443. The flexible "O" ring utilized in the type of joint must be properly seated to insure water-tightness.
- Watermain and fittings shall be ductile iron pipe, Class 52 (AWWA C-151) with interior cement mortar lining and outside seal coating (AWWA C-104). The ductile iron pipe, fittings, and appurtenances shall be encased in polywrap according to AWWA C-105. Joints shall be push on type, Clow Company "Super Bell-Tite" or approved equal. Minimum cover from finished grade to top of watermain shall be 5 feet.
- Valves shall be Mueller, Clow, or approved equal, mechanical joint, resilient wedge seat, cast iron, bronze mounted, o-ring seal, bronze non-rising stem, gate valve. All valves shall be rated for 300 PSI test pressure and 150 PSI working pressure.
- All watermains shall be bedded with compacted, granular CA-11 materials, minimum thickness equal to 1/4 the outside diameter of the pipe, but not less than 6".
- All bends in the watermain of 10 degrees or greater shall be installed with Megalug Mechanical Joint Restraint and thrust blocking.
- Valve boxes shall be good quality cast iron and made in sections, diameter as specified on the plans, with appropriate lids (see construction standards sheet). Lids shall be imprinted "Water".
- Valve basins shall be of precast concrete per ASTM C-478 with bituminous mastic joints, 48 inch inside diameter with Type 1 frame and closed lid marked "Water" and "Village of Tinley Park".
- All watermains shall be subjected to a pressure test upon completion and prior to acceptance. Installation of watermains shall conform to AWWA Section C-600-77. Hydrostatic pressure test and leakage test shall be based on the Municipality's requirements. The procedure for watermain disinfection shall conform to AWWA Section C-651-86.
- All system valves shall be opened fully once the water mains have been tested completely. This system will be checked by the Municipality's Fire Department for adequate fire flows as soon as possible after the water mains are completed.
- All hydrants shall be of the compression or gate type, as manufactured by East Jordan Iron Works, 5BR-250.
- All floor drains shall be connected to the sanitary sewer and all downspouts and footing drains shall discharge into storm sewer or onto the ground.
- Curb inlets are to be EJIW 7010 Type M-3 HD, or as indicated on the plans.
- Rigid Sanitary Sewers and Storm Sewers shall be installed on Class B bedding, 1/4" to 1" in size, with a minimum thickness equal to that identified on the appropriate sewer section indicated on the detail sheet. Blocking of any kind for grade is not permitted. Bedding material shall conform to the requirements of ASTM C-33 for soundness and CA-11 for gradation. Cost for bedding shall be merged with unit price bid for the sewer.
- Where flexible pipe is used, the pipe shall be installed on Class I Bedding and additional backfill extending to 12" over the pipe. Backfilling shall be in accordance with ASTM 2321. A deflection test shall be required by using a Rigid Ball or Mandrel as required in accordance with ASTM D-3034. A 95% Mandrel is required and will not be used prior to 45 days after backfilling.
- 'Band-Seal' or similar flexible type couplings shall be used when connecting sewer pipes of dissimilar materials. When connecting to an existing sanitary sewer by means other than an existing wye or manhole, contractor shall use a 'sewer-tap' and hub-wye or hub-tee saddle.
- All Sewer Main connections to an existing sanitary sewer main shall be with a manhole.
- Sanitary sewers shall be PVC SDR 26 (ASTM 3034) with rubber gasketed joints (ASTM D-3212), unless noted otherwise, and shall be installed according to the requirements of Uni-B-79. Only Class I bedding material shall be allowed according to the requirements of ASTM D-2321. Where sanitary service crosses below watermain with less than 18 inches of separation, or where indicated elsewhere on plans, sanitary sewer pipe shall be PVC watermain quality pipe (ASTM D-2241) with gasket joints (ASTM D-2672 or ASTM D-3139). Connection to the existing sanitary manhole shall be completed by removing a portion of the existing main and connecting the manhole utilizing PVC SDR 26 pipe and a mission coupling. A "doghouse-style" manhole is not allowed. The manhole shall be provided with flexible manhole sleeves for the PVC pipe connection. Sanitary sewers, where indicated as ductile iron, shall be AWWA C151, Class 52 with cement lining (AWWA C104) and rubber push on joints (AWWA C110).
- All sanitary sewer manholes shall have eccentric cones; cone openings shall be centered over the outlet pipe. All precast structures to be as per ASTM C-478.
- Sanitary sewer manholes shall be 4'-0" diameter precast structures. Manholes shall also include the appropriate frame and sealed lids.

PAVING, CURB & WALKS

- Work under this section shall include final subgrade shaping and preparation, forming, placement of roadway base course materials and subsequent binder and/or surface courses, finishing and curing of concrete, final clean-up and all related work.
- The proposed pavement shall consist of the subgrade course (as specified) base course, Bituminous Concrete Binder course, and Bituminous Concrete Surface course, Class 1, or the thickness and materials as specified on the construction plans. Prime coat material shall be bituminous M.C. - 30. Unless shown as a bid item, prime coat shall be considered as incidental to the cost of the contract. All pavement shall be constructed in accordance with the I.D.O.T. "Standard Specifications for Road and Bridge Construction", current edition.
- Sidewalks and curb shall be of the type as detailed in the construction plans shall consist of Portland Cement Concrete with air entrainment of not less than five percent (5%) or more than eight percent (8%). Concrete shall be a minimum six (6) bag mix and shall develop a minimum of 3,500 PSI compressive strength at fourteen (14) days. All concrete shall be broom finished.
- Curing and protection shall be in accordance with article 606 of the "Standard Specifications", current edition.
- All damaged areas in the binder, base or curb shall be repaired to the satisfaction of the Engineer and Municipality prior to laying the surface course. The paving contractor shall provide whatever equipment and manpower necessary including the use of power brooms if required by the Engineer to prepare the pavement for application of the surface course. Equipment and manpower for cleaning shall be considered as incidental to the cost of the contract. Prime coat for the binder course shall also be considered as incidental to the cost of the contract and shall be applied to the binder at a rate of 0.05 gallons per square yard.
- 3/4" thick Premolded Fibre Expansion Joints with 3/4" x 13" plain round, steel dowel bars shall be installed at fifty (50) foot intervals and at all P.C.'S, P.T.'S, and curb returns. Alternated ends of the dowel bars shall be greased and fitted with metal expansion tubes. Contraction joints shall be provided at twenty-five (25) foot intervals in the curb. The cost of these joints shall be considered as incidental to the cost of the contract. Expansion joints shall be placed near all curb inlets.
- Backfilling of curbs or pavement shall be the responsibility of the earthwork contractor.
- Curbs shall be depressed at locations where public walks/pedestrian paths intersect curb line at street intersections and other locations as directed, in accordance with Americans with Disabilities Act (ADA) requirements.
- Membrane Curing Compound, Type I, II, or III, in conformance with section 1022 of the Standard Specifications shall be applied to exposed concrete surfaces, cost of which shall be incidental to the cost of the contract.
- It shall be the responsibility of the contractor to remove from the site any and all materials and debris which result from his construction operations at no additional expense to the Owner.
- The paving contractor shall be responsible for providing all coring, testing, and pavement evaluation as required by the Municipality for acceptance at his own expense. The contractor shall include this as a separate bid item or else it will be assumed that this cost has been figured into the unit prices for the paving items. All testing results shall be made available to the Municipality for review.
- Concrete sidewalks shall have three - 1/4 inch diameter, 10 foot long reinforcing rods centered over all utility crossings. Expansion joints shall be provided in the concrete sidewalks at 50 foot intervals.

SEDIMENTATION & EROSION CONTROL

- All storm water runoff is to be directed to catch basins with proper sumps. Drainage Structure Inlet Filter Devices shall be placed in the catch basins, inlets, or manholes, so as to filter and contain any and all soil and debris.
- When storm water is to be routed through existing or proposed detention basins, they are to be constructed immediately upon commencement of the project. Basins will be properly over excavated so as to provide sufficient volume for debris and settlement. If the drainage is in an existing basin, the upstream project will be properly protected so as to prevent siltation of the downstream basin.
- All catch basins, sumps and/or retention basins are to be cleaned at the end of the project prior to final acceptance. Cleaning may also be required during the course of the construction of the project if it is determined that the silt and debris traps are not properly functioning and their performance is impaired.
- Unless soil erosion control items are specifically referred to as bid items (such as topsoil respread, seeding, etc.), they are to be considered as incidental to the cost of the contract.
- Soil erosion control measures in accordance with the "Procedures and Standards for Urban Soil Erosion and Sedimentation Control in Illinois", current edition, shall be followed at the discretion of the Municipality.
- Any soil erosion control measures in addition to those outlined in these plans and which are deemed necessary by the Engineer, shall be implemented immediately by the contractor.
- Seeding shall conform to section 250 of the "Standard Specifications".

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

- Scope**
The work consists of installing measures or performing work to control erosion and minimize the production of sediment and other pollutants to water and air from construction activities.
- Material**
All material furnished shall meet the requirements of the material specifications listed in this specification.
- Erosion and sediment control measures and works**
The measures and works shall include, but are not limited to, the following:
Staging of earthwork activities—The excavation and moving of soil materials shall be scheduled to minimize the size of areas disturbed and unprotected from erosion for the shortest reasonable time. **Seeding**—Seeding to protect disturbed areas shall occur as soon as reasonably possible following completion of that earthwork activity.
Mulching—Mulching to provide temporary protection of the soil surface from erosion.
Diversions—Diversions to divert water from work areas and to collect water from work areas for treatment and safe disposition. They are temporary and shall be removed and the area restored to its near original condition when the diversions are no longer required or when permanent measures are installed.
Stream crossings—Culverts or bridges where equipment must cross streams. They are temporary and shall be removed and the area restored to its near original condition when the crossings are no longer required or when permanent measures are installed.
Sediment basins—Sediment basins collect, settle, and eliminate sediment from eroding areas from impacting properties and streams below the construction site(s). These basins are temporary and shall be removed and the area restored to its original condition when they are no longer required or when permanent measures are installed.
Sediment filters—Straw bale filters or geotextile sediment fences trap sediment from areas of limited runoff. Sediment filters shall be properly anchored to prevent erosion under or around them. These filters are temporary and shall be removed and the area restored to its original condition when they are no longer required or when permanent measures are installed.
Waterways—Waterways for the safe disposal of runoff from fields, diversions, and other structures or measures. These works are temporary and shall be removed and the area restored to its original condition when they are no longer required or when permanent measures are installed.
Other—Additional protection measures as specified in section 8 of this specification or required by Federal, State, or local government.
- Chemical pollution**
The contractor shall provide watertight tanks or barrels or construct a sump sealed with plastic sheets to dispose of chemical pollutants, such as drained lubricating or transmission fluids, grease, soaps, concrete mixer washwater, or asphalt, produced as a by-product of the construction activities. At the completion of the construction work, sumps shall be removed and the area restored to its original condition as specified in section 8 of this specification. Sump removal shall be conducted without causing pollution. Sanitary facilities, such as chemical toilets, or septic tanks shall not be located next to live streams, wells, or springs. They shall be located at a distance sufficient to prevent contamination of any water source. At the completion of construction activities, facilities shall be disposed of without causing pollution as specified in this specification.
- Air pollution**
The burning of brush or slash and the disposal of other materials shall adhere to state and local regulations. Fire prevention measures shall be taken to prevent the start or spreading of wildfires that may result from project activities. Firebreaks or guards shall be constructed and maintained at locations shown on the drawings. All public access or haul roads used by the contractor during construction of the project shall be sprinkled or otherwise treated to fully suppress dust. All dust control methods shall ensure safe construction operations at all times. If chemical dust suppressants are applied, the material shall be a commercially available product specifically designed for dust suppression and the application shall follow manufacturer's requirements and recommendations. A copy of the product data sheet and manufacturer's recommended application procedures shall be provided to the engineer 5 working days before the first application.
- Maintenance, removal, and restoration**
All pollution control measures and temporary works shall be adequately maintained in a functional condition for the duration of the construction period. All temporary measures shall be removed and the site restored to near original condition.
- Standards and Specifications**
Standards and specifications for Soil Erosion and Sediment Control and other Pollution Controls shall be in accordance with the Illinois Urban Manual Standards as indicated below.

Illinois Urban Manual

Construction Specification Name

Code

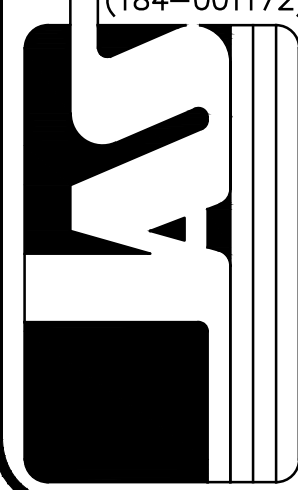
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Illinois Urban Manual Practice Standard

Code

Date

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



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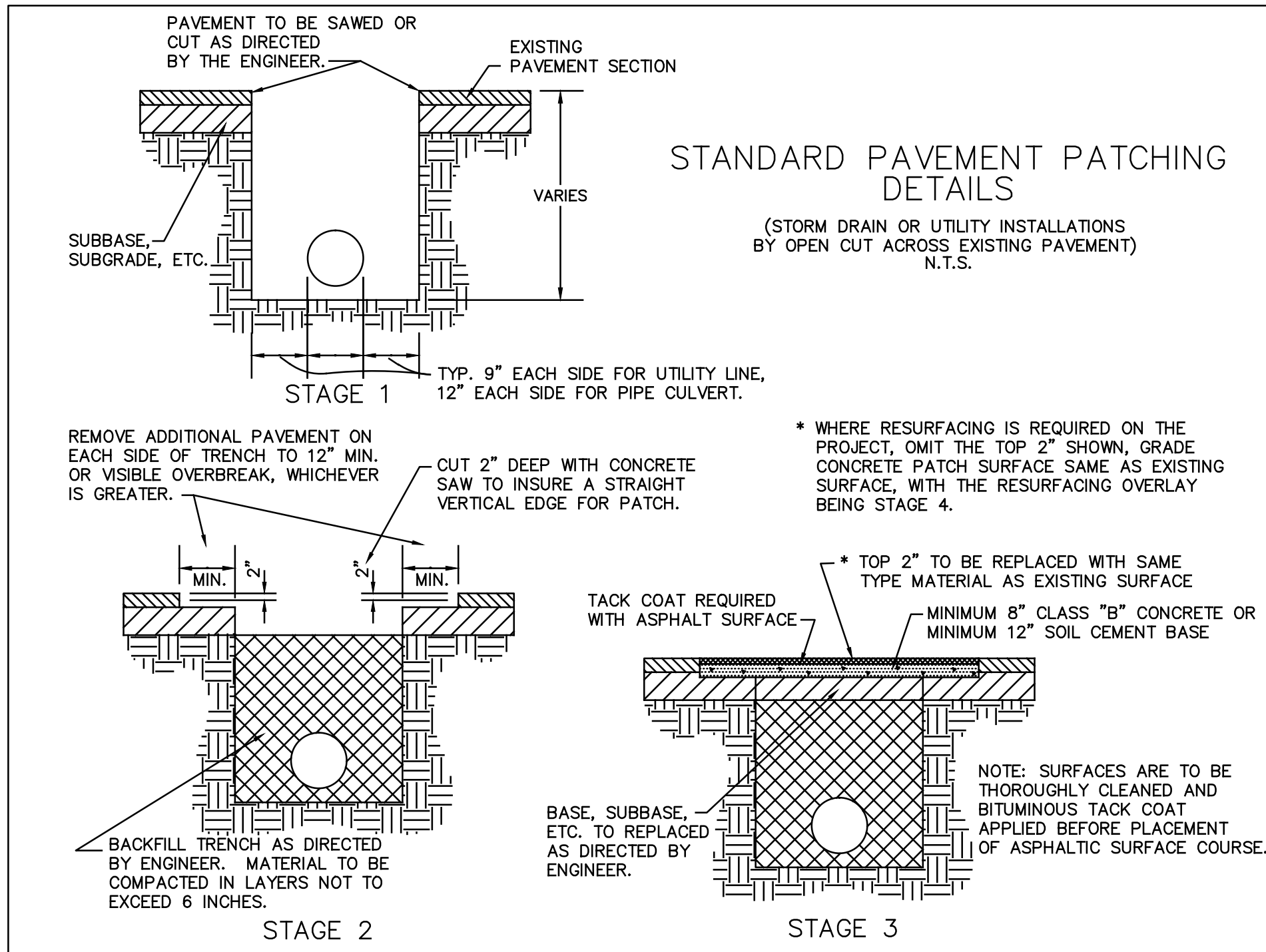
CHICAGO SOUTHWEST CHRISTIAN SCHOOL
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9 OF 10
Project No.:
06-080

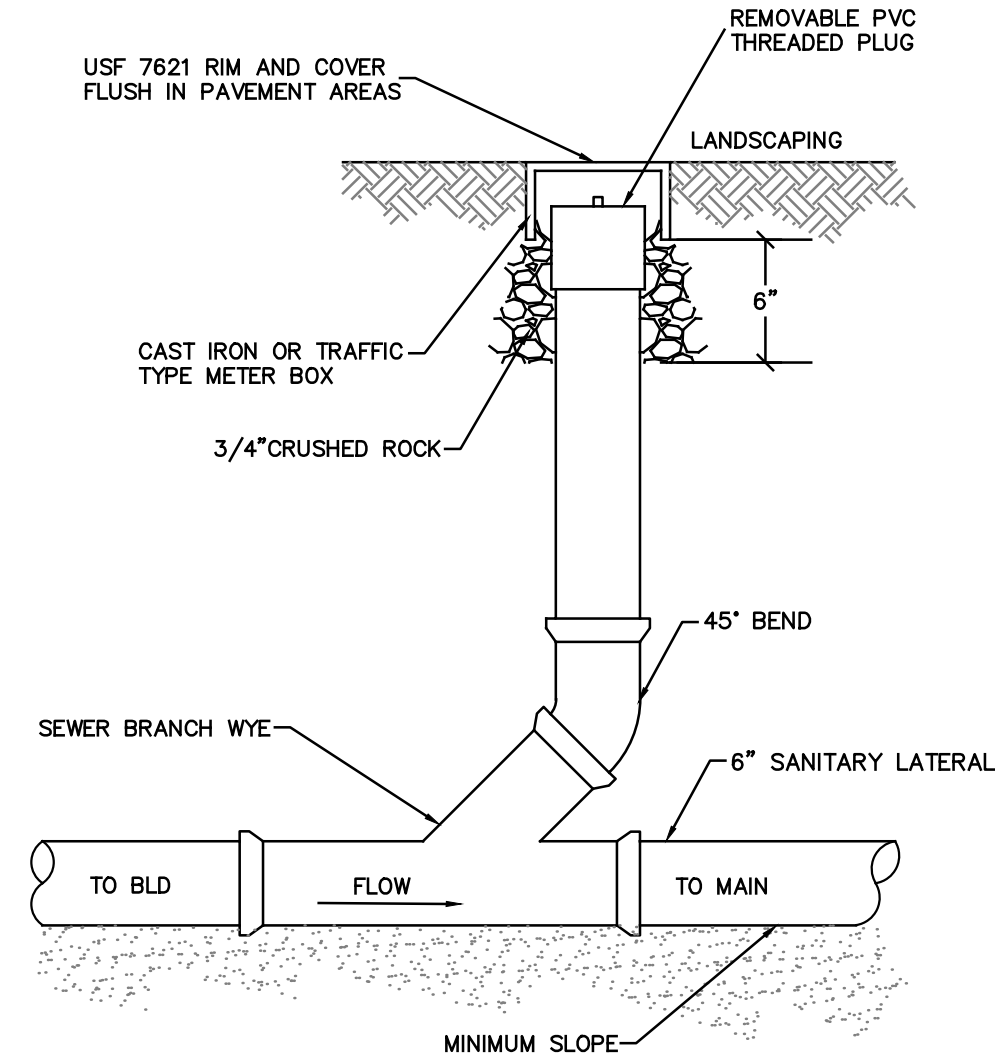
Joseph A. Schudt & Associates
9455 ENTERPRISE DRIVE
MOKENA, IL 60448
PHONE: 1-708-720-1000
FAX: 1-708-720-1065
e-mail: jase@jaseeng.com
http://www.jaseeng.com

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

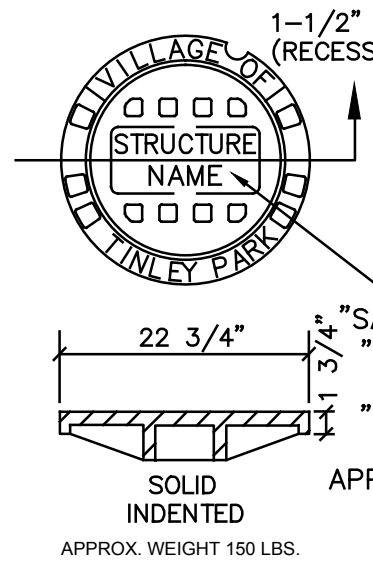
11/6/2017 2:40 PM, By: jason, Copyright 2017 - Joseph A. Schudt & Associates



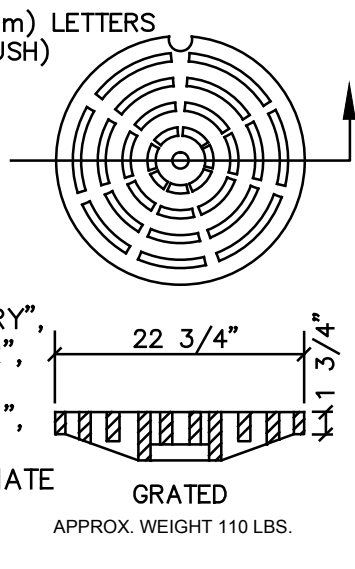
TYPICAL CLEANOUT DETAIL



STYLE B M.H. COVER

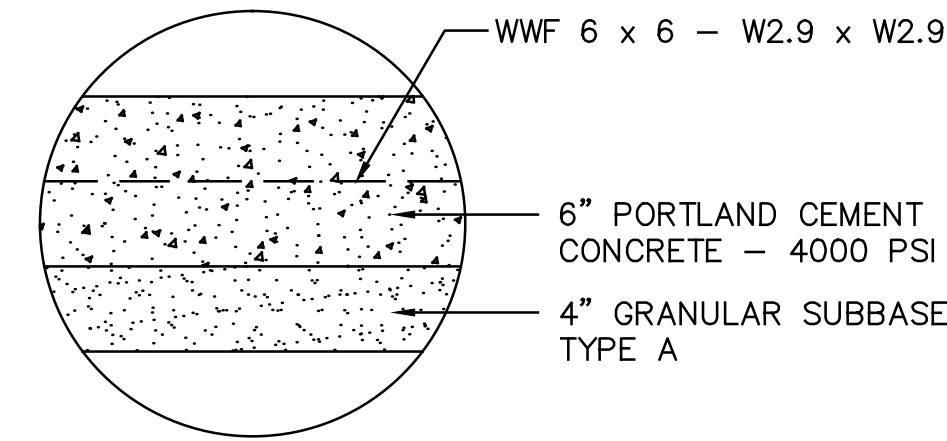
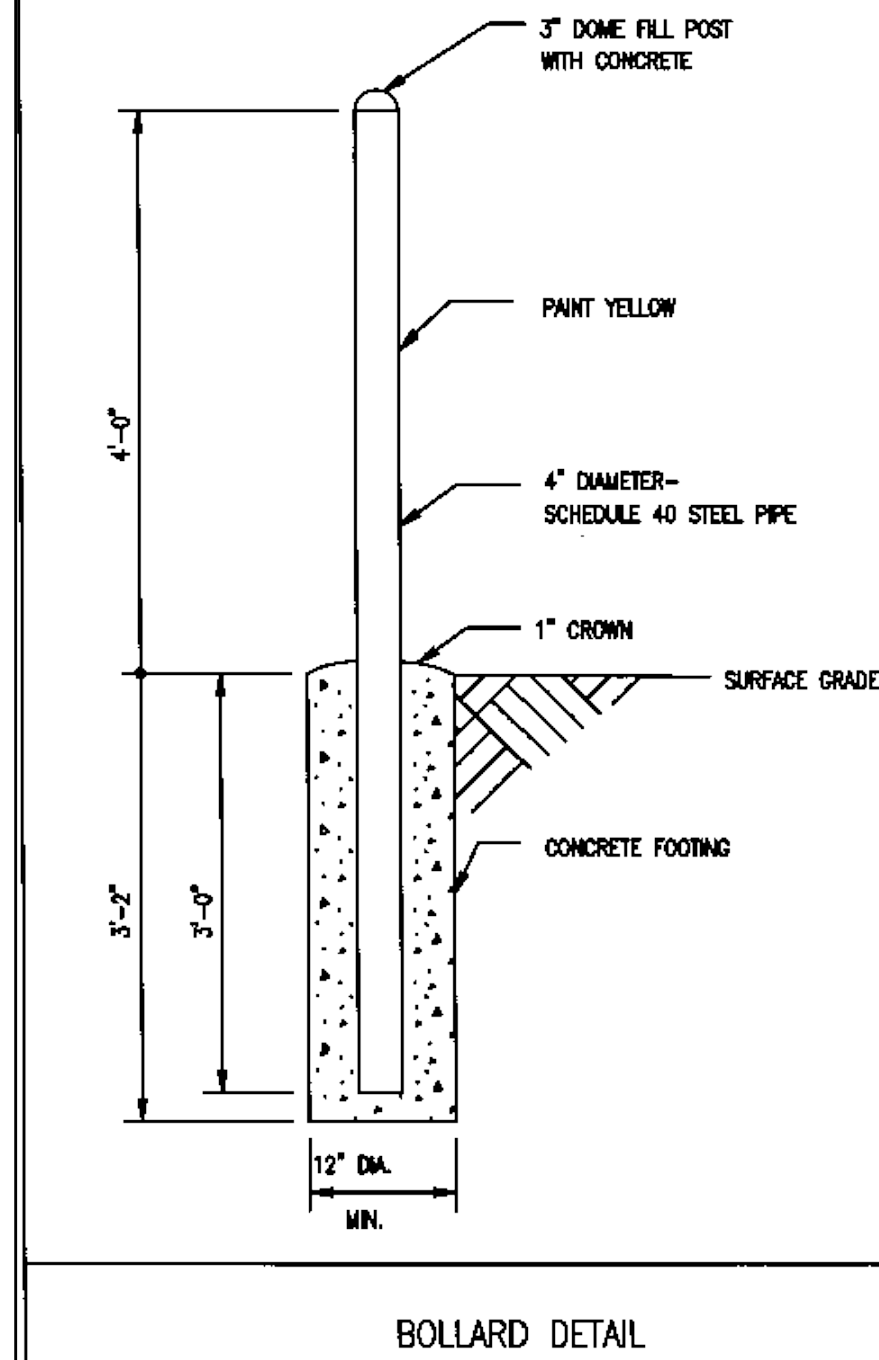
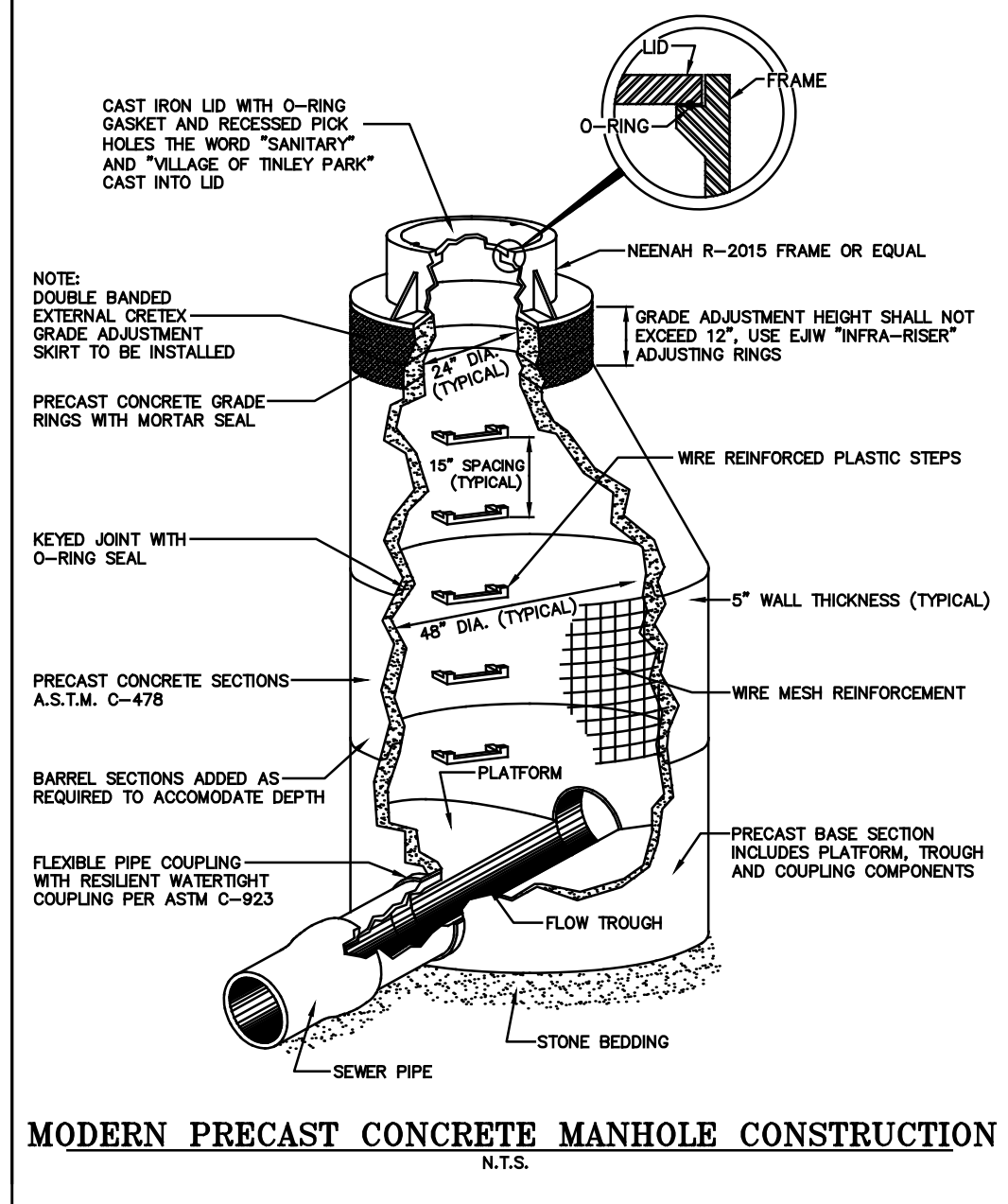
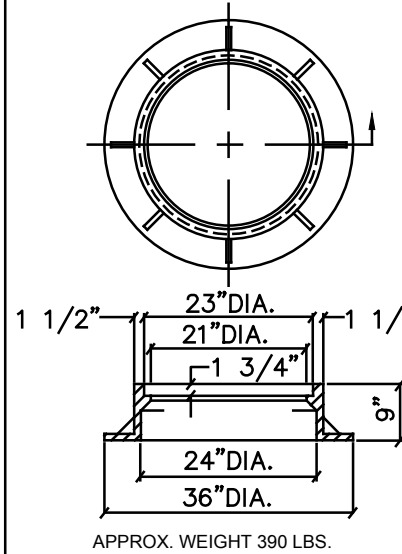


STYLE C M.H. COVER



NOTES:
SANITARY MANHOLE FRAMES & COVERS SHALL BE TO THE TINLEY PARK STANDARD NEENAH R-1712 WITH SELF SEALING LIDS. "SANITARY" SHALL BE STAMPED ON LIDS. WITH CONCEALED PICK HOLES. VALVE & VAULT FRAMES & COVERS SHALL BE TO THE TINLEY PARK STANDARD NEENAH R-1712 "WATER" SHALL BE STAMPED ON LIDS. STORM MANHOLE FRAMES & COVERS SHALL BE TO THE TINLEY PARK STANDARD NEENAH R-1712 WITH SELF SEALING LIDS. "STORM" SHALL BE STAMPED ON LIDS.
"VILLAGE OF TINLEY PARK" SHALL BE ALSO STAMPED ON ALL LIDS IN ADDITION TO "SANITARY SEWER", "WATER" OR "STORM".
PLASTIC STEPS SHALL BE REQUIRED IN ALL MANHOLES & VALVE & VAULTS IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS".
CURB INLET FRAMES SHALL BE STANDARD NEENAH R-3038A OR APPROVED EQUAL.

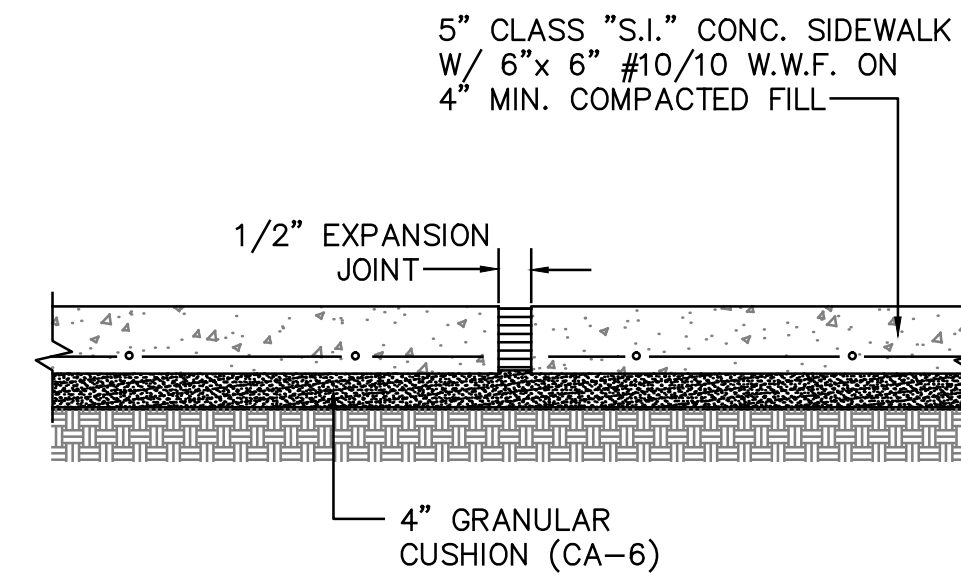
TYPE B M.H. FRAME



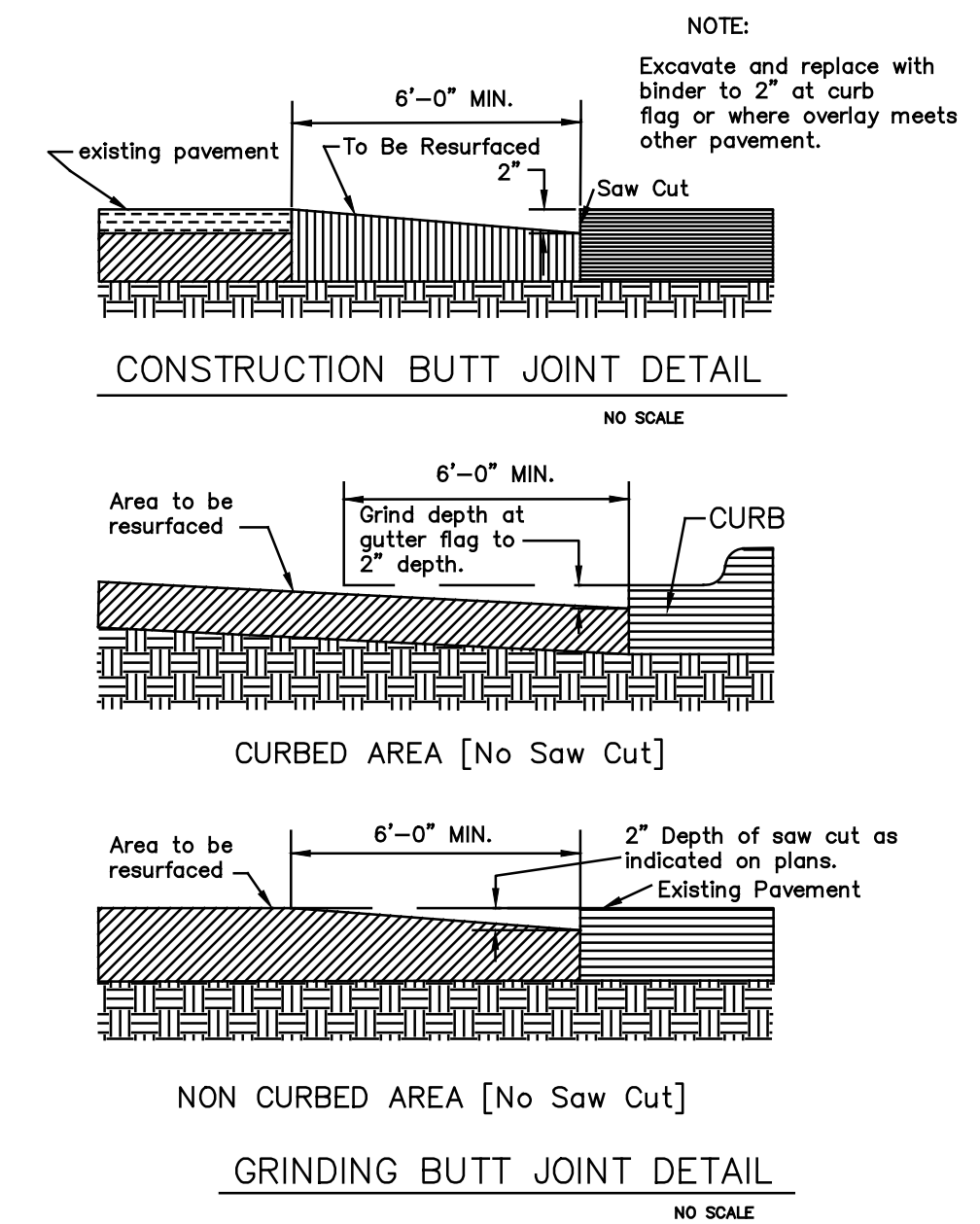
TYPICAL CONCRETE PAVEMENT DETAIL

N.T.S.

SIDEWALK DETAIL

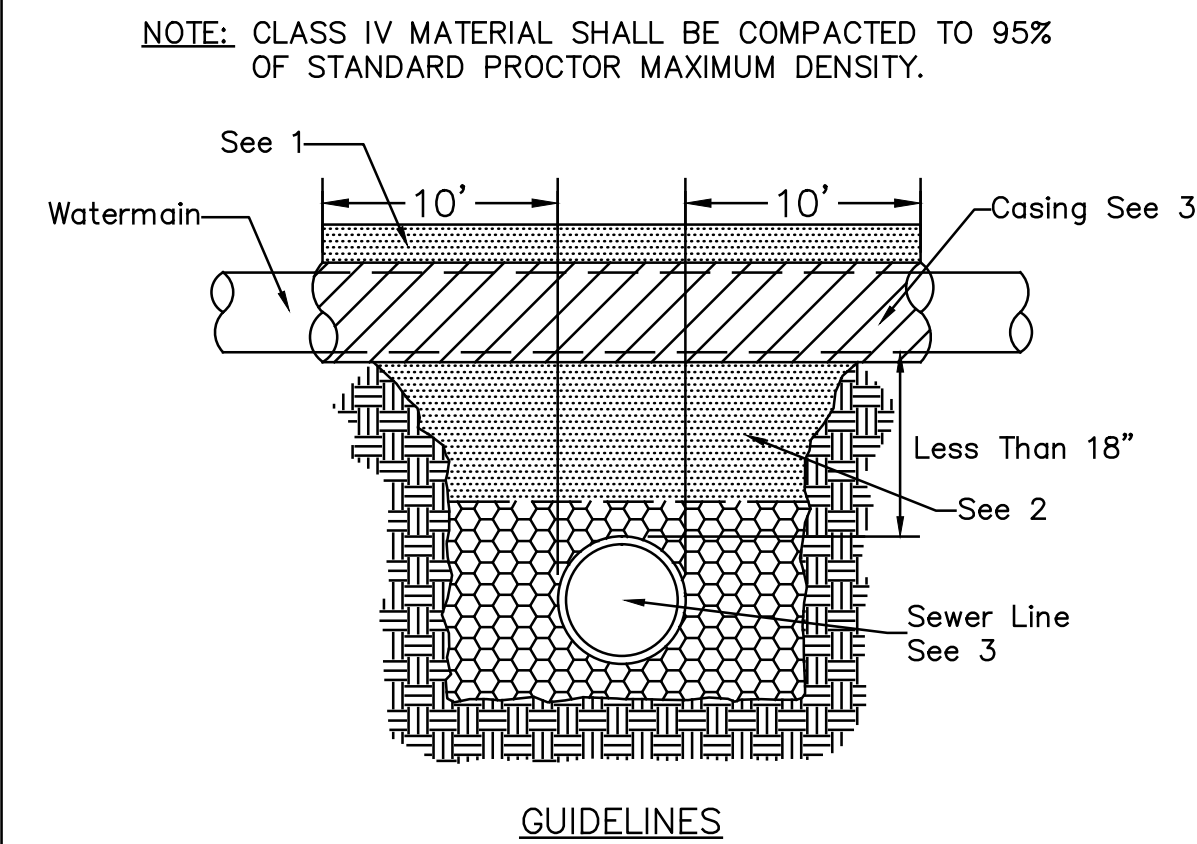


NOTE:
Place 3-#5 reinforcing bars 8 ft. long at all trench crossings. A bar shall be placed at center of walk and 1 ft. on either side.



WATERMAIN PROTECTION CASE I

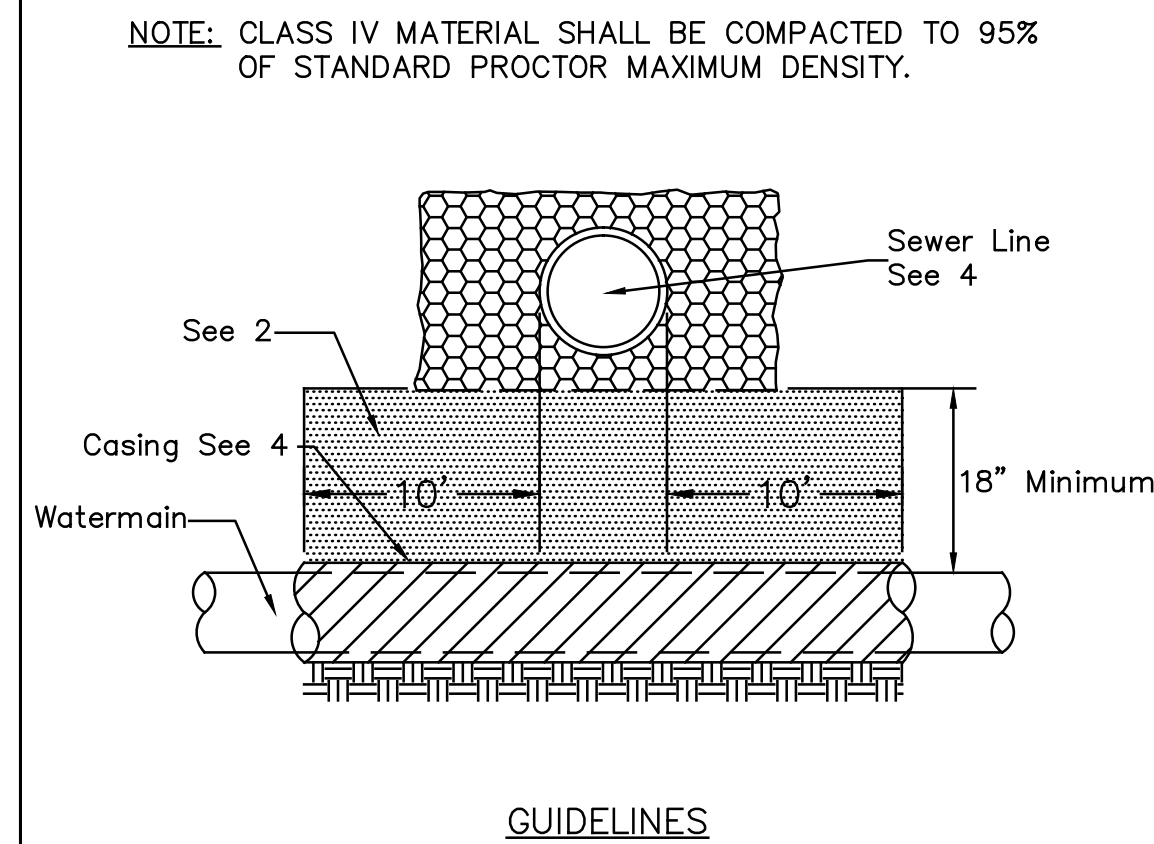
WATERMAIN ABOVE SEWER LINE WITH LESS THAN 18" SEPARATION



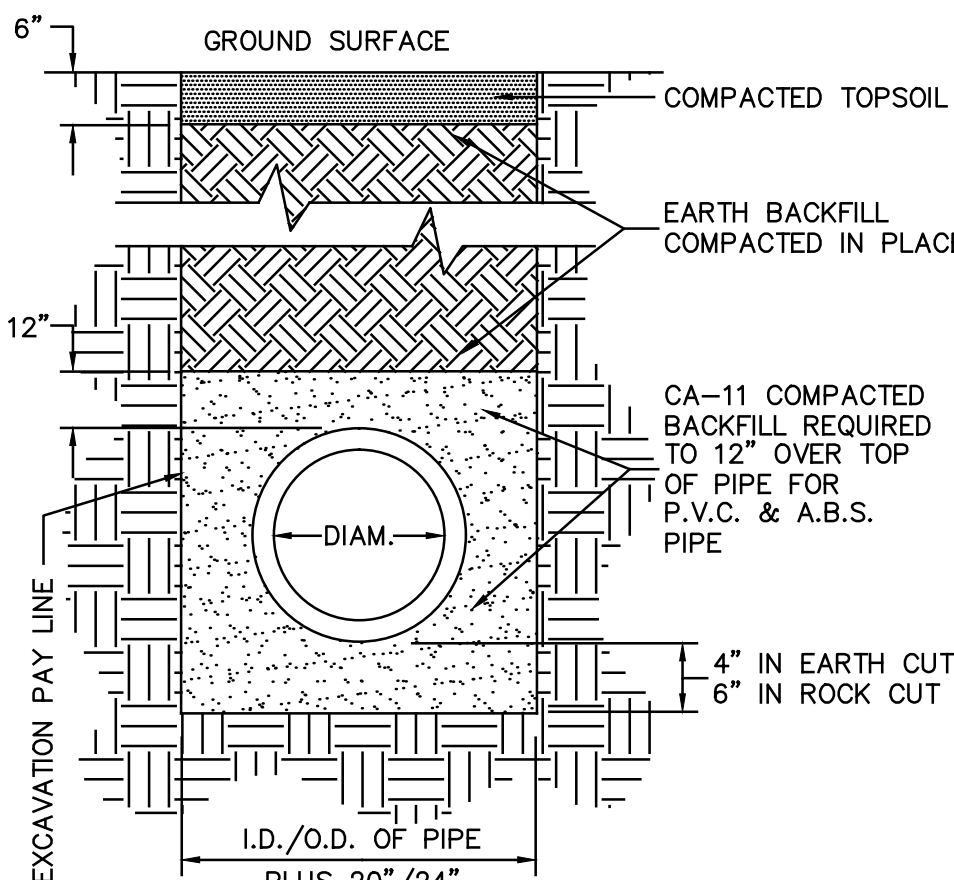
- Omit select granular cradle and granular backfill to one (1) foot over the top of pipe and use select excavated material (Class IV) and compact for ten feet on each side of sewer line.
- If select granular backfill exists, remove within width of sewer line trench and replace with select excavated material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

WATERMAIN PROTECTION CASE II

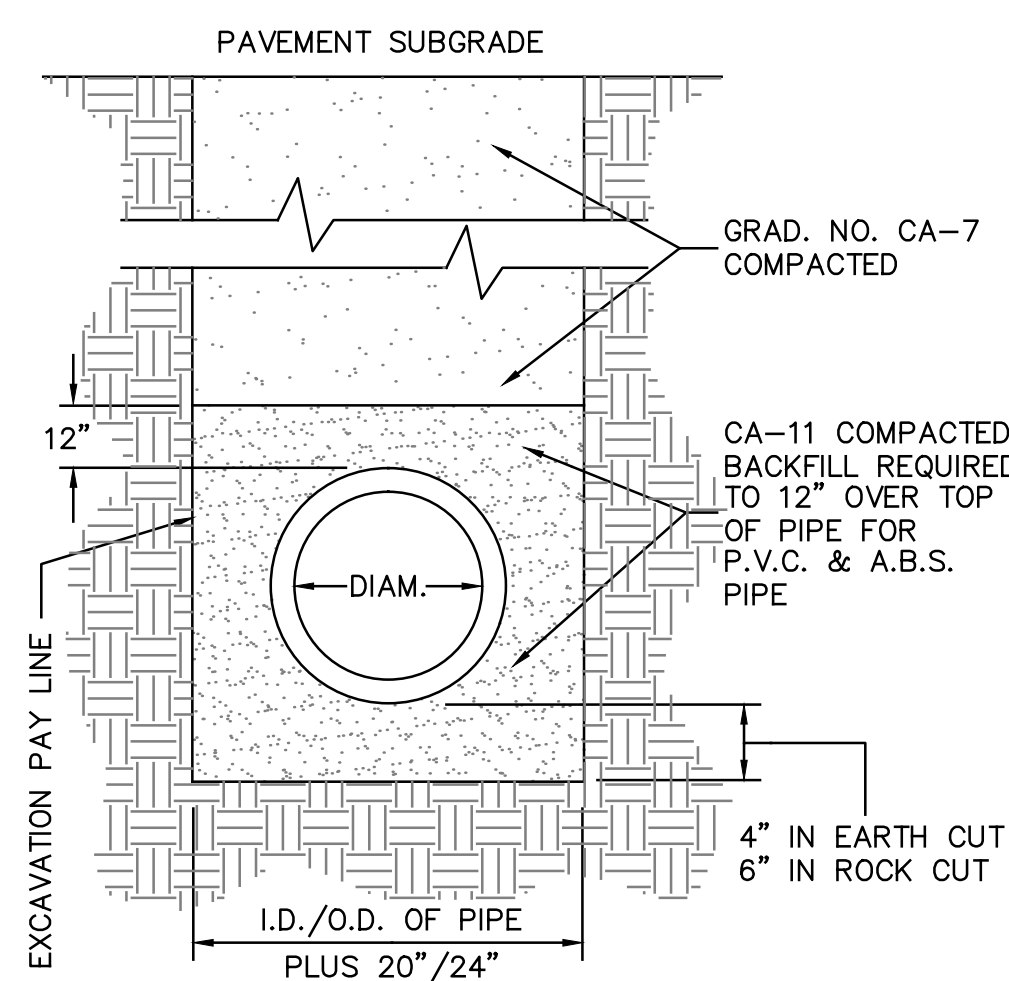
WATERMAIN BELOW SEWER LINE WITH 18" MINIMUM SEPARATION



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



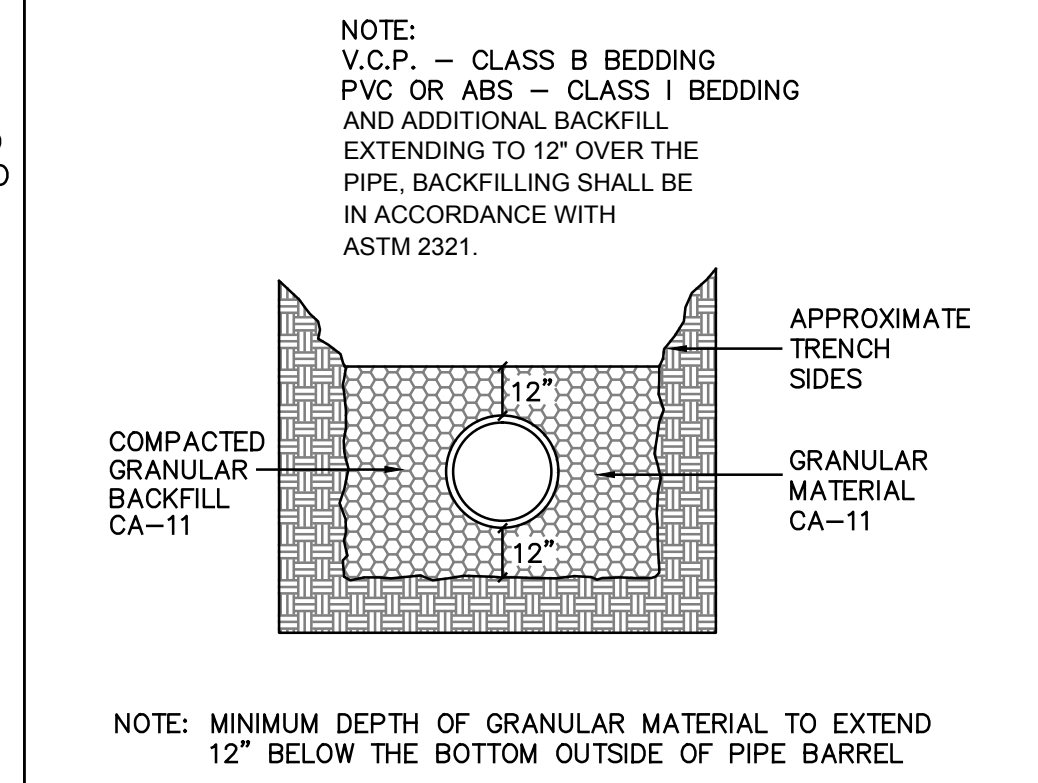
TYPICAL TRENCH SECTION IN GRASS AREAS



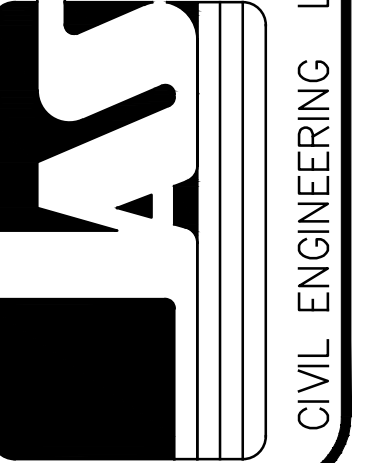
TYPICAL TRENCH SECTION IN PAVED AREAS

PIPE (FOUNDATION) BEDDING

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



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

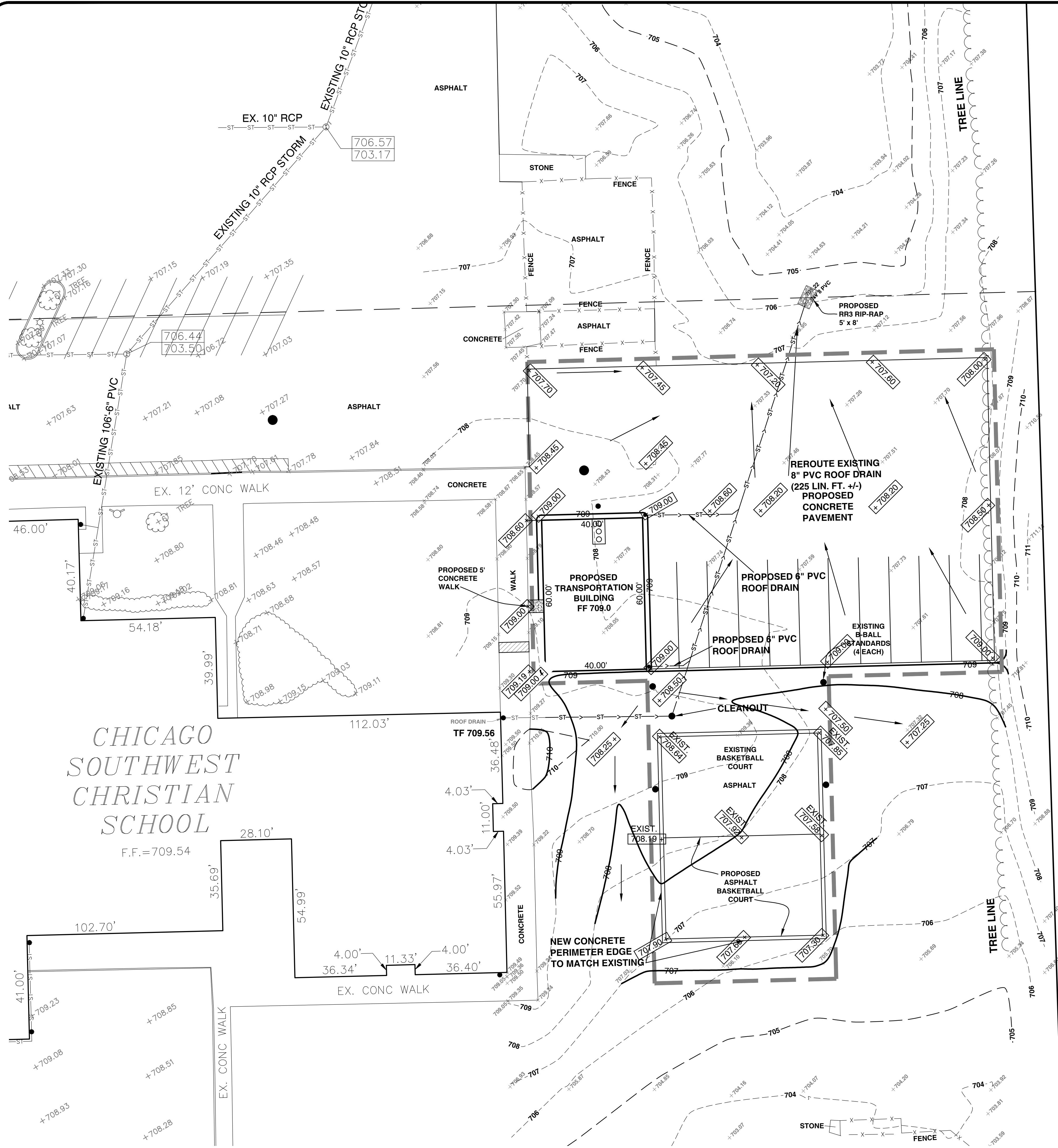


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CHICAGO SOUTHWEST CHRISTIAN SCHOOL
TINLEY PARK, IL
CONSTRUCTION DETAILS

Date: 11-06-17
Scale: AS SHOWN
Disk No: 06-080-214
Drawn: JAR
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Sheet:
10 OF 10
Project No.:
06-080

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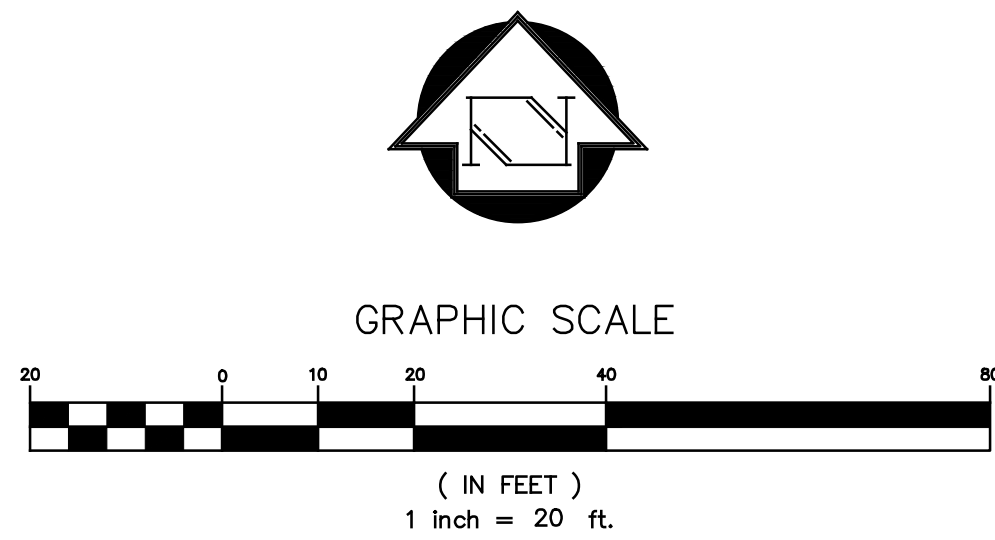
LEGEND

- PROPOSED SCREEN FENCE
- PROPOSED WORK LIMIT AREA
- VOLUME CONTROL AREA

NOTE:

- TOTAL CONTIGUOUS OWNERSHIP AREA = 0.890 ACRES
- TOTAL PROJECT AREA = 0.890 ACRES
- IMPERVIOUS AREA (RESTRICTED) = 0.675 ACRES
- PERVIOUS AREA (RESTRICTED) = 0.143 ACRES
- IMPERVIOUS AREA (UNRESTRICTED) = 0.008 ACRES
- PERVIOUS AREA (UNRESTRICTED) = 0.064 ACRES

TOTAL AREA = 0.890 ACRES



CHICAGO SOUTHWEST CHRISTIAN SCHOOL
TINLEY PARK, IL
SITE DRAINAGE EXHIBIT

Date: 11-06-17
Scale: 1" = 20'
Disk No.: 06-080-214
Drawn: JAR
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Sheet:
10.1 of 10
Project No.:
06-080

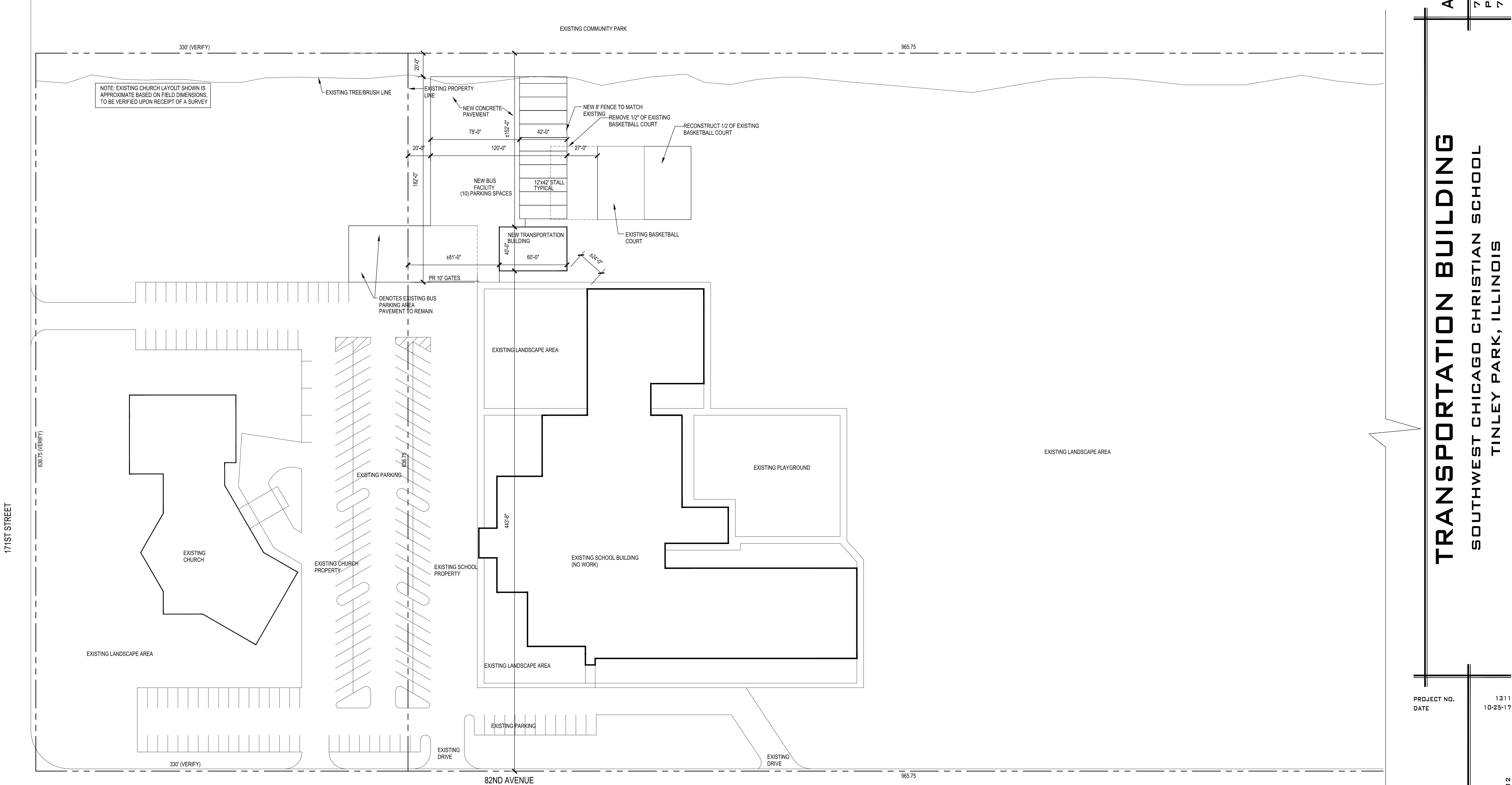
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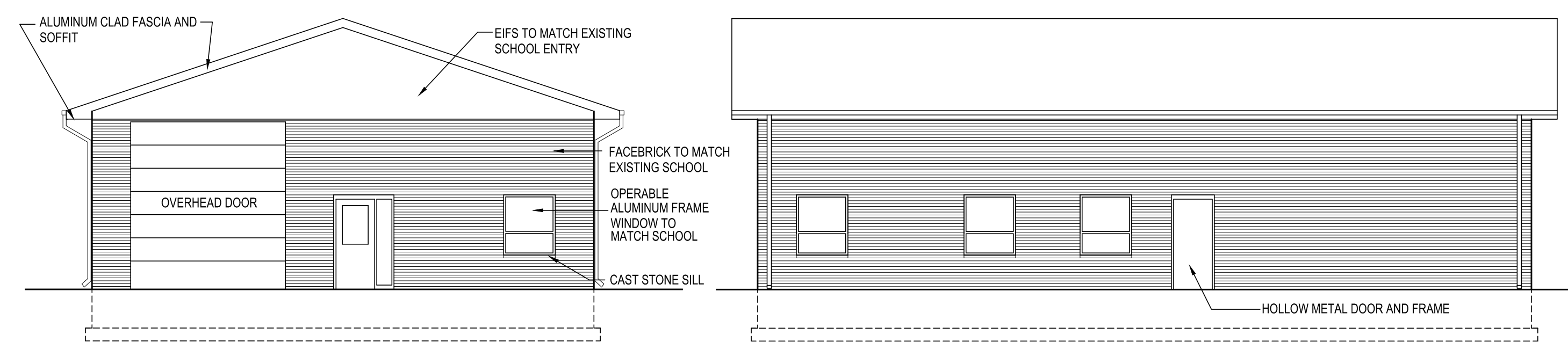
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PHONE: 1-708-720-1000
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e-mail: jasc@jasceng.com
http://www.jasceng.com
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(184-001172)

ZONING DATA:

ZONE:	R3	
SITE AREA:	614,941 SF (14.12 ACRES)	
BUILDING AREA:	55,199 SF (EXISTING) 2,400 SF (PROPOSED TRANSPORTATION BUILDING) 57,599 SF (TOTAL)	
FAR:	0.4	0.09
LOT COVERAGE:	35%	9.4%
BUILDING HEIGHT:	35'	17'-5"
PERCENTAGE GREEN SPACE:	-	77%
SETBACKS:		
F	25'	44'-8"
S	8'	61'
R	30'	152'

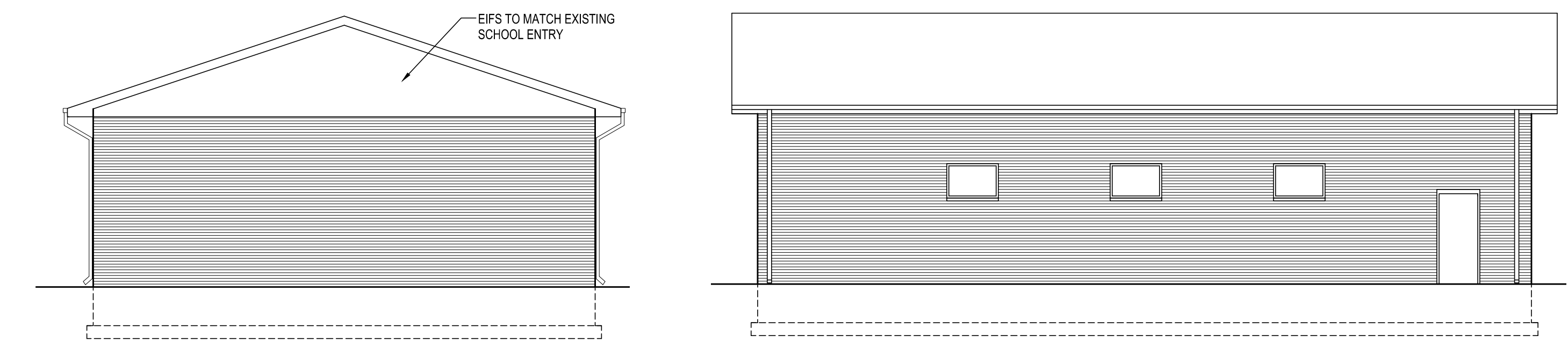


2 EXTERIOR ELEVATIONS 1/8" = 1'-0"



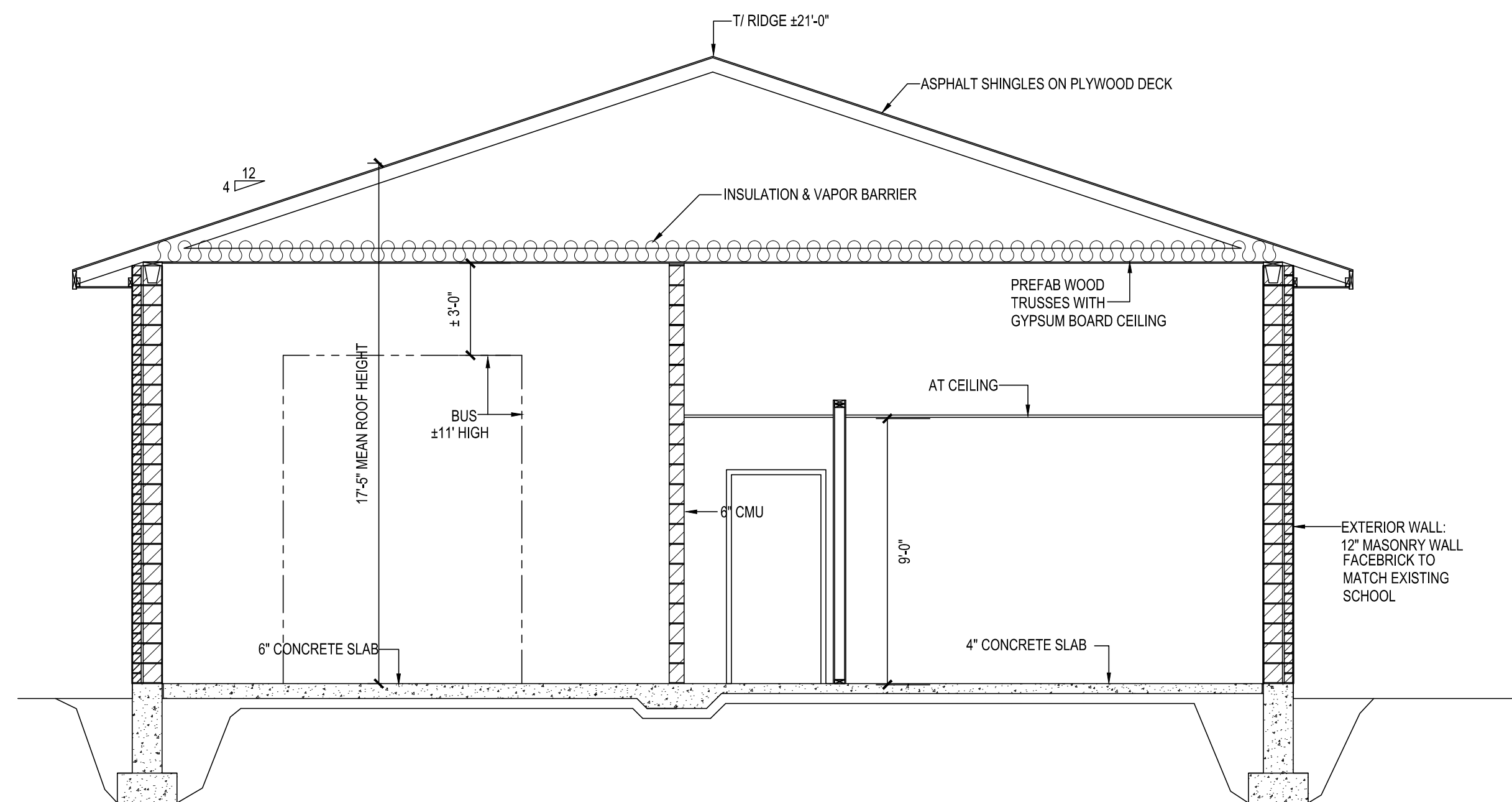
NORTH

WEST

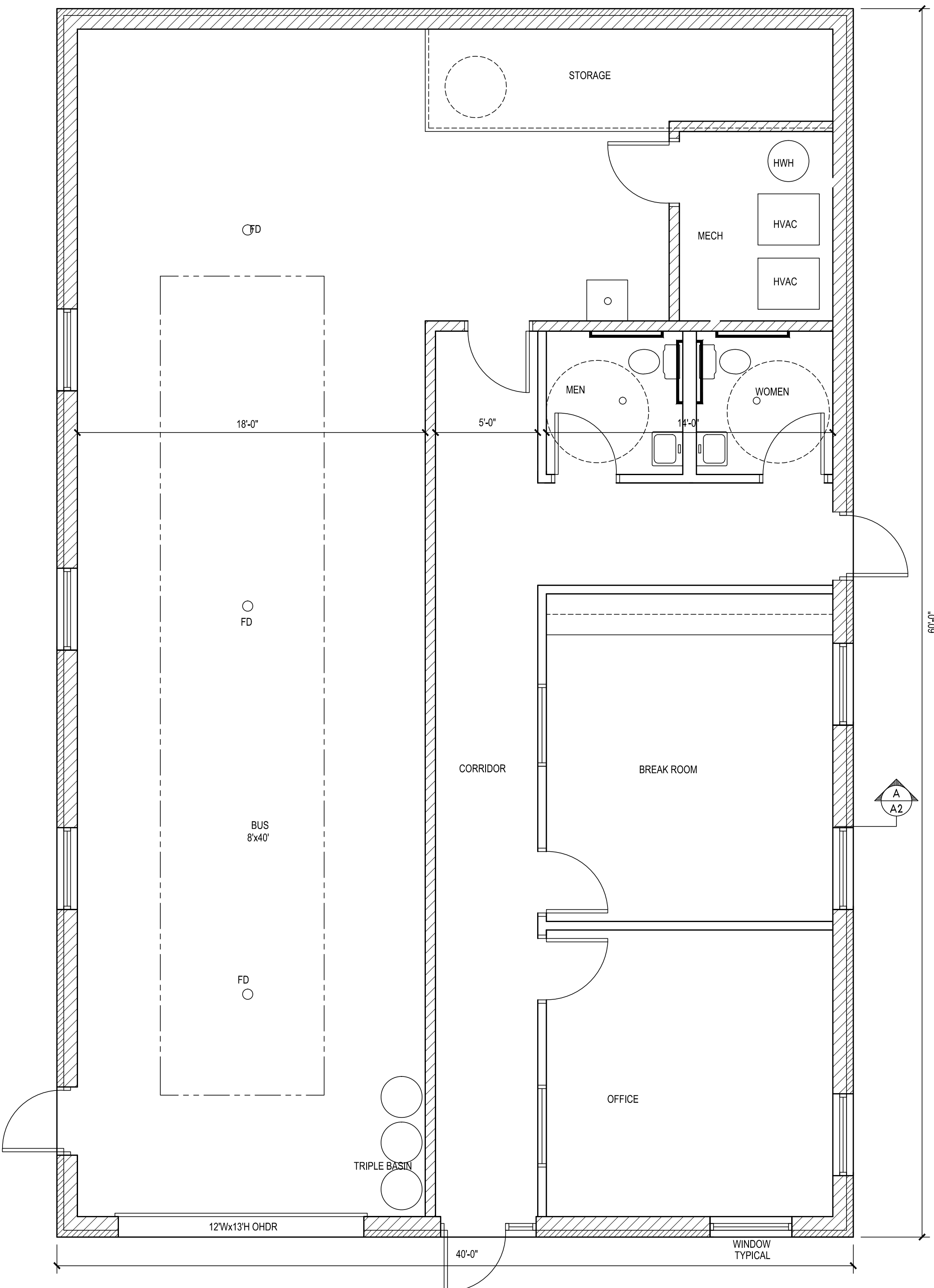


SOUTH

EAST



A BUILDING SECTION 1/4" = 1'-0"



1 FLOOR PLAN 1/8" = 1'-0" 2,400 SF



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708 743-8537

TRANSPORTATION BUILDING
SOUTHWEST CHICAGO CHRISTIAN SCHOOL
TINLEY PARK, ILLINOIS

PROJECT NO. 1311
DATE 10-25-17

A2

2 OF 2

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(708) 743-8537

February 14, 2018

Paula J. Wallrich, AICP
Interim Community Development Director
Village of Tinley Park
16250 S Oak Park Ave.
Tinley Park, IL 60477

RE: Staff Review : Southwest Chicago Christian School
Transportation Building
17171 84th Ave, Tinley Park, IL

Dear Ms. Wallrich,

Below is our response to the staff review letter dated January 5, 2018. We have included the Village comment within the letter with our response **bold**. If you have any questions please feel free to contact us.

Planning:

1. A variance application is required for the size and height of the accessory structure. Section III.I.2. of the Zoning Ordinance states “all accessory structures in the R-1 through R-5 Zoning Districts, inclusive, shall conform to the following” and then lists a maximum floor area of 720 square feet and a maximum height of eighteen feet (18’) to the peak of the structure. The proposed accessory structure exceeds these limitations. Also note that a variance will be required if the proposed accessory structure is to be served by water, sanitary sewer, or natural gas.

We were previously advised by the Village that a variance would not be required as this is not a residential structure. Based on the interpretation in your staff review letter we have included a variance application as part of this submittal.
2. Staff encourages improvements to the architectural interest of the building. The south side does not have any windows. The west-facing façade lacks architectural interest and will be highly visible from the adjacent church, school, and parking lot. The building must be architecturally compatible with the existing buildings on the site.

This is an accessory structure and it is intended not to draw attention to itself. The design of the garage includes elements of the existing school

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design including matching facebrick, similar material and finish of windows, and matching EIFS gable roof element. Considering the use of the building and the desire to not make it a focal point on the site we feel we have designed a building that will complement the existing school building. The south side does not have windows as the interior of this part of the building will be used for storage and repair equipment work space. We have revised the landscape plan to include plantings along the west elevation. To add a gable or other architectural element to this façade we feel would draw too much attention to it.

3. Please clarify where HVAC and other utilities used for the proposed building will be located. All units must be screened from view.

Please refer to the floor plan on Sheet A2 where the HVAC equipment is noted as internal to the building. We do not expect to have any HVAC equipment on the roof.

4. Will there be any exterior trash enclosures? Please clarify how trash from the proposed accessory structure will be handled.

The existing trash area will be relocated as part of this project. The drawings have been revised to show this.

5. Please provide a color Site Plan.

A color site plan is included as part of this submittal.

6. Please provide color Building Elevations.

A color building elevations are included as part of this submittal.

7. Please provide a Material Board.

A material board is included as part of this submittal.

Landscaping:

1. Section 158.09 of the Municipal Code requires any special use proposed in R1-R4 districts to be separated from any residential lot by a Class C bufferyard. A Class C bufferyard has been shown on the north side, but has not been shown on the east or south sides. The following is suggested for the south and east bufferyards:

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- South – due to the large stand of existing vegetation on the south property line, and the distance from the special use to the south property line (~900'), these buffer plantings could be scaled back without visually detracting from the campus. It is recommended that only the canopy tree plantings be installed. This is reflected in the table below.
- East – the landscape plan recommends “remove tree/brush line as necessary to accommodate parking area.” To ensure some buffer exists, it is recommended that only the canopy tree plantings be installed. This is reflected in the table below.

The landscape design has been revised to show the canopy trees on the south. The feasibility of adding trees to the east may need to be verified at the time of construction. The School is not opposed to adding trees, but does not want to commit to cutting down existing trees in order to plant new trees. We would propose coordinating the final planting with the Village once we see what is left and the condition of the existing landscape screen after parking lot installation.

2. Section 158.20.1(b) of the Municipal Code requires all parking to be screened from the view of adjacent properties and streets by plantings, berming or low fence/wall. This has not been shown on the landscape plan. If bufferyard plantings are installed as recommended above, this requirement could potentially be avoided given the existing character of the campus.

The School is not opposed to adding landscaping as part of this project, however 1 and ½ of the parking islands noted to be improved are on the Church property not the School. The School can approach the Church to see if they desire this improvement or would allow it, however the outcome of that is unknown. From a functional standpoint not having a curb on these islands does allow for more flexibility with bus maneuvering. We would propose adding some planting equal to the amount that would go in the suggested islands along the 82th Ave parkway instead.

3. Section 158.20.1(i) of the Municipal Code requires at least 15% of the parking lot shall be covered by landscaping. This has not been shown on the landscape plan. Given the use (bus parking), requiring islands to achieve this 15% could potentially be avoided.

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We would agree this is not desirable; this is a bus parking area not a typical parking lot open to the public.

4. Section 158.14.10 of the Municipal Code requires a 10' wide landscape area to front 70% of the side of all buildings which front dedicated streets (in this case, the north building elevation). This has not been shown on the landscape plan. Given that this façade has a vehicular service door, a pedestrian doorway, and this façade is significantly setback from 171st Street (~500'), requiring these plantings could potentially be avoided.

The landscape plan has been revised to show some low planting along the west elevation of the building. We feel this will help integrate the building into the campus and help to address the concerns raised by Planning regarding the architectural interest of this elevation.

5. Please review the landscape requirements within the following tables on the next page. Deficiencies must be addressed in a revised Landscape Plan. Please note the following abbreviations: CT = Canopy Tree, US = Understory Tree, SH = Shrub, T = Tree.

Please refer to the responses for 1-4 above.

Engineering:

1. The storm water management requirements for this parcel are not clear. The drainage exhibit indicates the contiguous ownership acreage is far less than what is assumed. This will drive the applicability of the MWRD WMO. Please coordinate with the MWRD regarding the storm water management requirements for this site and provide the required modifications or obtain a permit determination letter and provide to us for our files.

The Civil Engineering drawings have been revised. We do not plan to begin the MWRD permit process until the zoning process has proceeded a little further.

2. If ownership with the land to the North is not contiguous, please provide easement or agreement showing that construction/storm water discharge on/into the adjacent parcel is allowed.

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This drainage pattern is an existing condition, but we are pursuing a formal easement from the Church.

3. An MWRD permit will be required for the sanitary connection.

Noted.

4. Please provide additional details on the sanitary sewer connection point including all inverts and method of connection for the existing pipes into the new manhole.

The drawings have been revised/ updated to contain this information.

5. Please clarify the water main service material.

Type K copper, the drawings have been revised to note this.

6. Is the concrete cross section for the parking lot pavement adequate?

This detail has been revised.

7. The Illinois Department of Public Health is requiring that domestic and fire services be split inside the building. A fire service is considered a stagnant water line and violates the Illinois plumbing Code. Please clarify that the water service connection for this building shall be from existing potable water connection in the school.

The water service to the new building will be off of a potable supply. The new building will not have a fire sprinkler system.

8. Engineering plan notes will be reviewed in the building department permit set of plans.

Noted.

9. Signed and sealed plans, permit applications and supporting documentation, etc. will need to be supplied during the building permit process.

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Noted.

Fire Department:

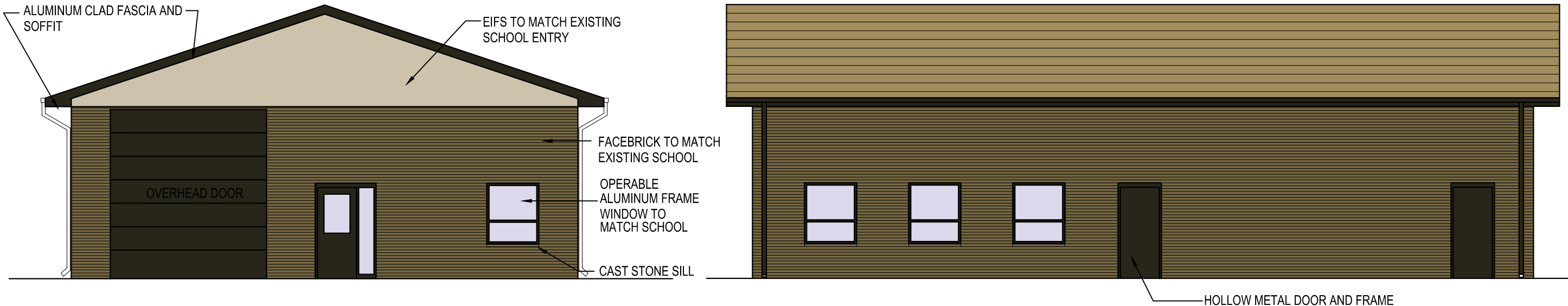
1-7. Noted, no comment.

8. Occupancy Classification: In order to determine and provide detailed comments, Fire Prevention required more information regarding repairs to be conducted, storage of flammable combustible liquids, and the use of air compressors.

The building is intended to be used for minor repairs and preventive maintenance. The storage of flammable combustible liquids will be in small amounts and contained within proper cabinets. An air compressor is expected to be provided for use in filling tires and powering pneumatic tools. Major repairs are not performed at this facility.

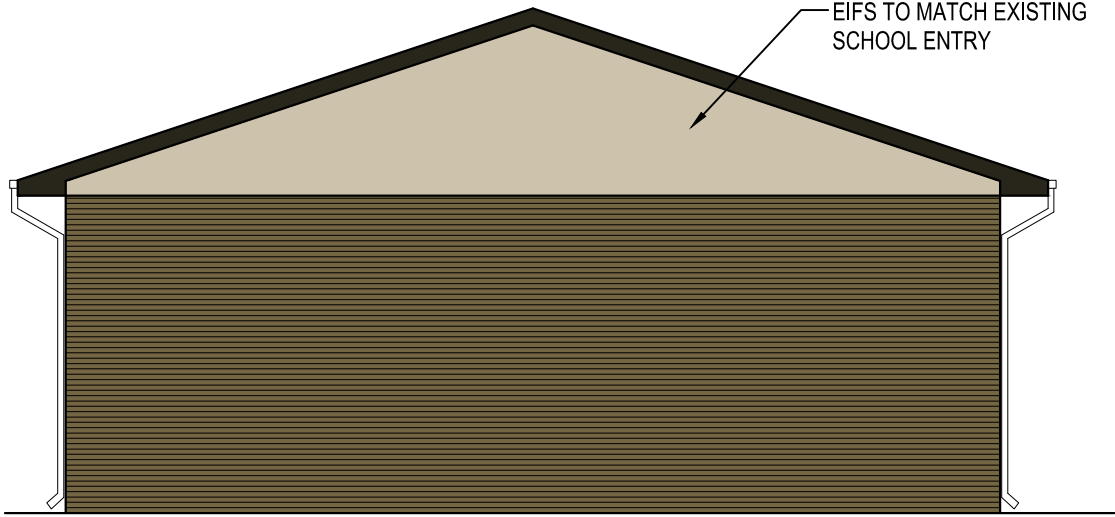
Respectfully,

Rich De Boer, A.I.A. LEED AP
President

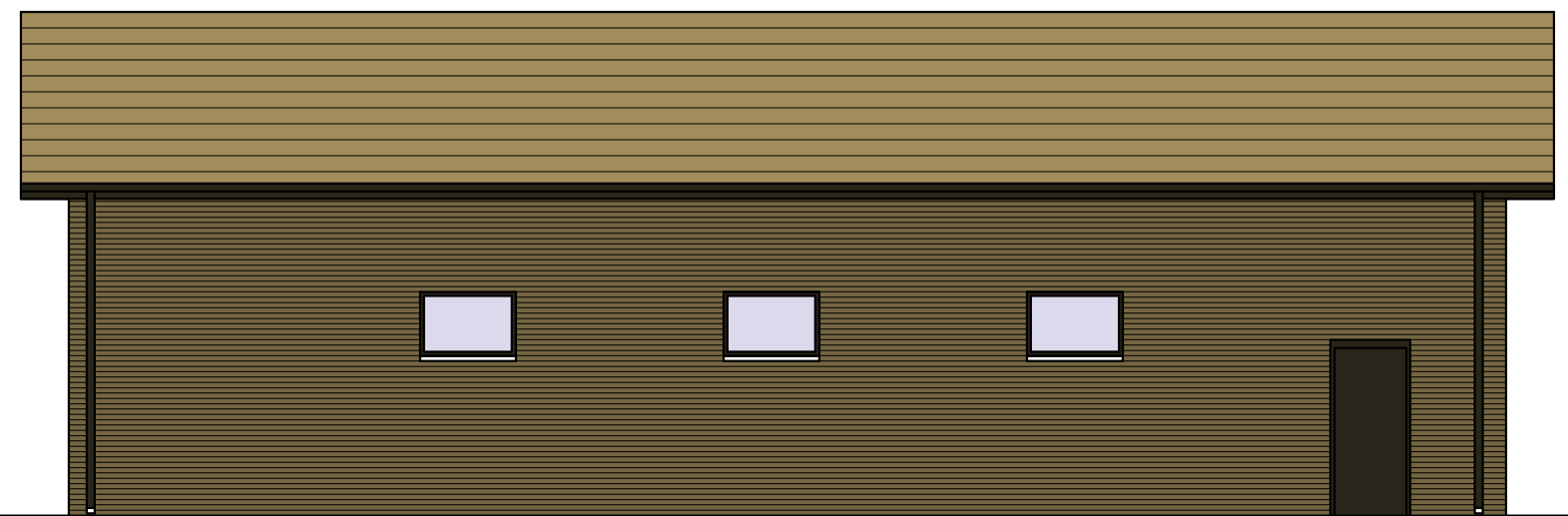


NORTH

WEST



SOUTH



EAST

2 EXTERIOR ELEVATIONS 1/8" = 1'-0"

TRANSPORTATION BUILDING
SOUTHWEST CHICAGO CHRISTIAN SCHOOL
TINLEY PARK, ILLINOIS

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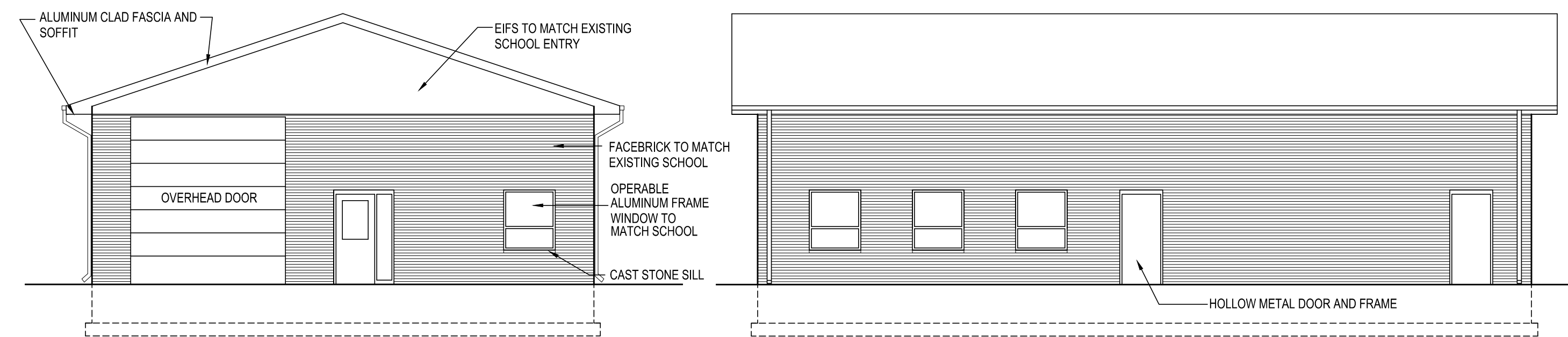
PROJECT NO. 1311
DATE 10-25-17
2-14-18

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3 OF 3

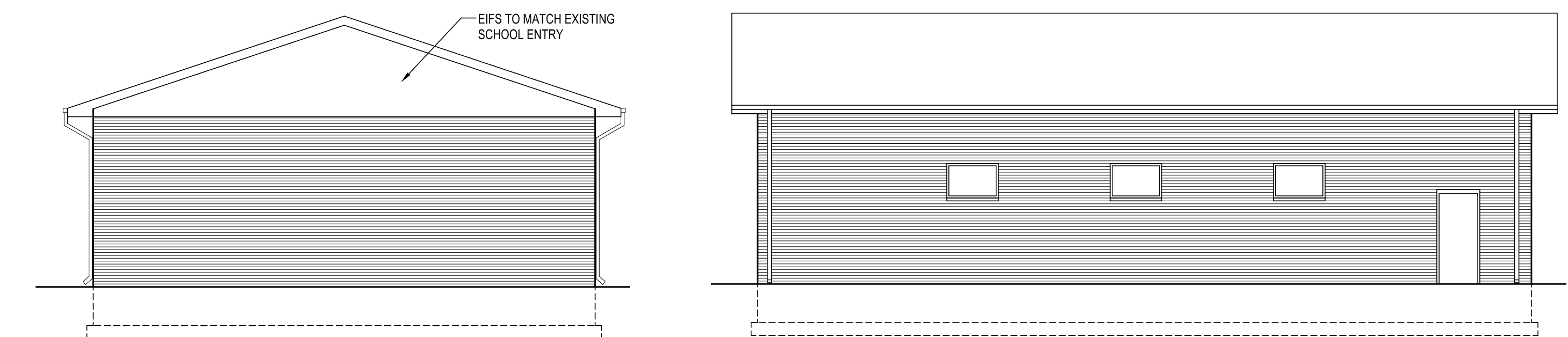
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2 EXTERIOR ELEVATIONS 1/8"=1'-0"



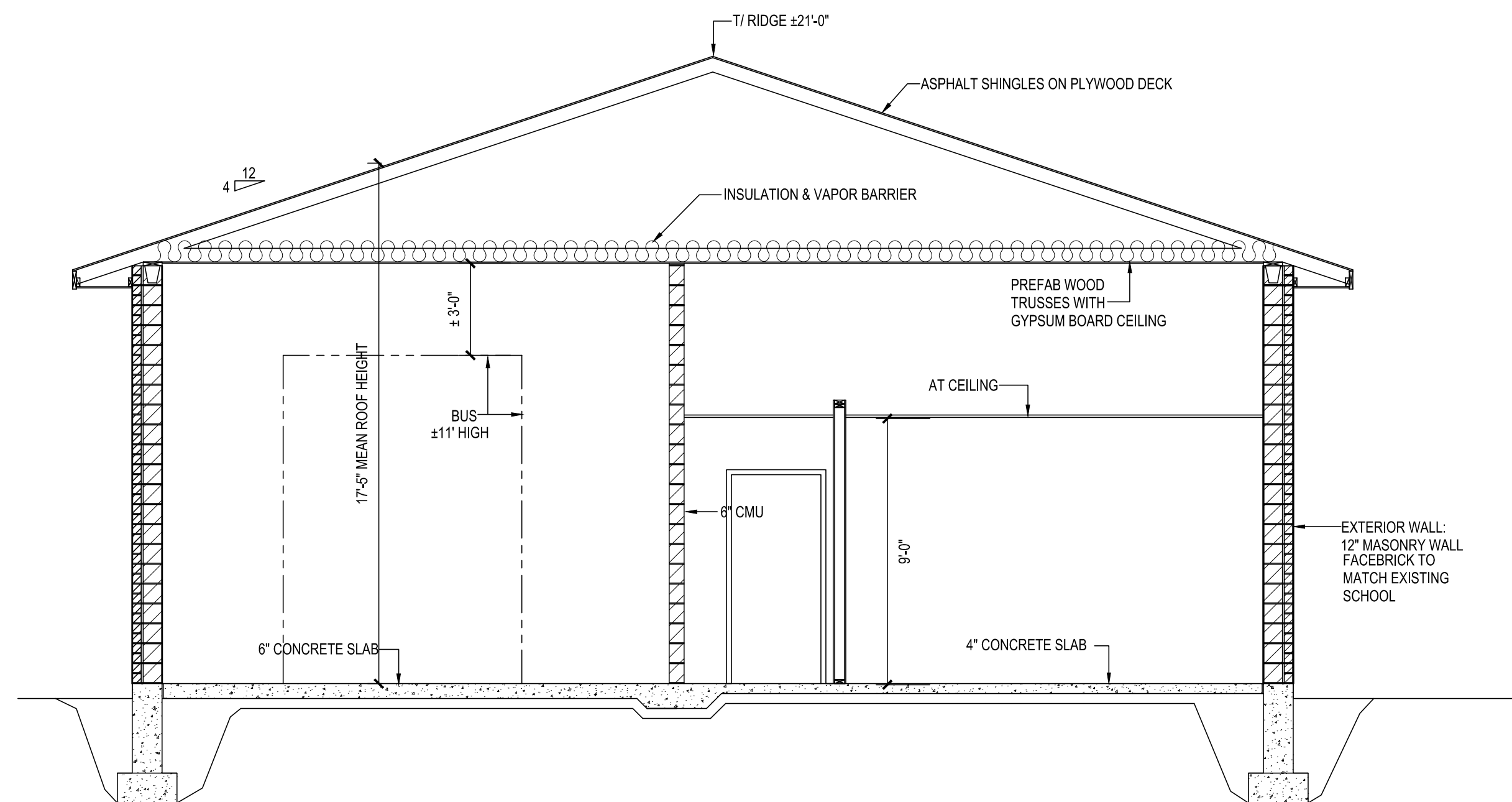
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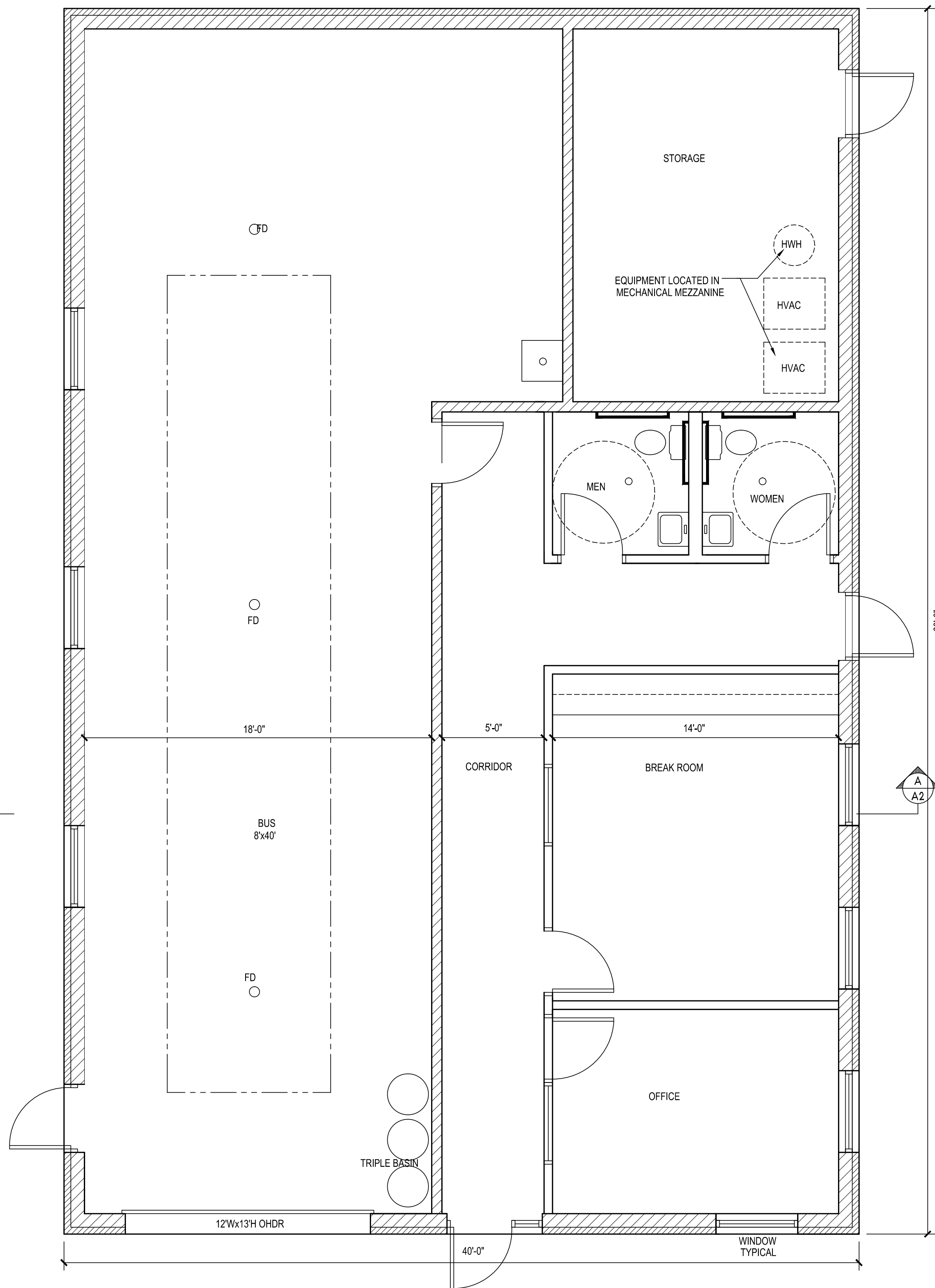


SOUTH

EAST



A BUILDING SECTION 1/4"=1'-0"



1 FLOOR PLAN 1/8"=1'-0" 2,400 SF



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TRANSPORTATION BUILDING
SOUTHWEST CHICAGO CHRISTIAN SCHOOL
TINLEY PARK, ILLINOIS

PROJECT NO. 1311
DATE 10-25-17
2-14-18

A2

2 OF 3

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VILLAGE OF TINLEY PARK

APPLICATION FOR SITE PLAN APPROVAL

PROJECT NAME: _____ **LOCATION:** _____

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: _____
Company: _____
Mailing Address: _____
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:

PROPERTY INFORMATION

Property Address: _____
PIN(s): _____
Existing Land Use: _____
Zoning District: _____
Lot Dimensions: _____
Property Owner(s): _____
Mailing Address: _____

APPLICATION INFORMATION

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

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

☐ No ☐ Yes: _____

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

Signature of Applicant

Date

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL CONTACT INFORMATION

PROJECT NAME: _____

LOCATION: _____

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

CURRENT PROPERTY OWNER OF RECORD

Name: _____
Company: _____
Address: _____
Phone: [REDACTED]
Fax: [REDACTED]
Email: [REDACTED]

PROJECT ARCHITECT

Name: _____
Company: _____
Address: _____
Phone: [REDACTED]
Fax: _____
Email: [REDACTED]

PROJECT ENGINEER

Name: _____
Company: _____
Address: _____
Phone: [REDACTED]
Fax: [REDACTED]
Email: [REDACTED]

PROJECT LANDSCAPE ARCHITECT

Name: _____
Company: _____
Address: _____
Phone: [REDACTED]
Fax: _____
Email: [REDACTED]

ATTORNEY

Name: _____
Company: _____
Address: _____
Phone: [REDACTED]
Fax: _____
Email: [REDACTED]

END USER

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

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL RESPONSIBLE PARTIES

PROJECT NAME: _____

LOCATION: _____

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

GENERAL BILLING

Name: _____
Company: _____
Address: _____
Phone: [REDACTED] _____
Fax: [REDACTED] _____
Email: [REDACTED] _____

RESPONSIBLE FOR PLAN REVIEW FEES

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

RESPONSIBLE FOR BUILDING PERMIT FEES

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

RESPONSIBLE FOR ATTORNEY FEES

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

RESPONSIBLE FOR ENGINEERING/ CONSTRUCTION OVERSIGHT FEES

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

RESPONSIBLE FOR LANDSCAPE REVIEW FEES

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

VILLAGE OF TINLEY PARK

APPLICATION FOR SITE PLAN APPROVAL

PROJECT NAME: _____ **LOCATION:** _____

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: _____
Company: _____
Mailing Address: _____
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:

PROPERTY INFORMATION

Property Address: _____
PIN(s): _____
Existing Land Use: _____
Zoning District: _____
Lot Dimensions: _____
Property Owner(s): _____
Mailing Address: _____

APPLICATION INFORMATION

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

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

☐ No ☐ Yes: _____

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

Signature of Applicant

Date

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL CONTACT INFORMATION

PROJECT NAME: _____

LOCATION: _____

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

CURRENT PROPERTY OWNER OF RECORD

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

PROJECT ARCHITECT

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

PROJECT ENGINEER

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

PROJECT LANDSCAPE ARCHITECT

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

ATTORNEY

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

END USER

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

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL RESPONSIBLE PARTIES

PROJECT NAME: _____

LOCATION: _____

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

GENERAL BILLING

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

RESPONSIBLE FOR PLAN REVIEW FEES

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

RESPONSIBLE FOR BUILDING PERMIT FEES

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

RESPONSIBLE FOR ATTORNEY FEES

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

RESPONSIBLE FOR ENGINEERING/ CONSTRUCTION OVERSIGHT FEES

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

RESPONSIBLE FOR LANDSCAPE REVIEW FEES

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

**VILLAGE OF TINLEY PARK
SPECIAL USE PERMIT APPLICATION**

The undersigned hereby Petitions the Tinley Park Long Range Plan Commission and/or the Village Board to consider a Zoning Map Amendment and/or Special Use Permit as follows:

A. Petitioner Information:

Name: _____
Mailing Address: _____
City, State, Zip: _____
Phone Numbers: _____ (Day) Fax Number: _____
_____ (Evening)
_____ (Cell)
Email Address _____

The nature of Petitioner's interest in the property and/or relationship to the owner
(Applications submitted on behalf of the owner of record must be accompanied by a signed letter of authorization):

B. Property Information:

The identity of every owner and beneficiary of any land trust must be disclosed.

Property Owner(s): _____
Mailing Address: _____
City, State, Zip: _____

Property Address: _____
Permanent Index No. (PINs) _____
Existing land use: _____
Lot dimensions and area: _____

C. Petition Information:

Present Zoning District : _____
Requested Zoning District: _____

Is a Special Use Permit being requested (including Planned Developments):

Yes _____ No _____

If yes, identify the proposed use: _____

Will any variances be required from the terms of the Zoning Ordinance?

Yes _____ No _____

If yes, please explain (note that Variation application will be required to be submitted):

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

Signature of Applicant

Date

FINDINGS OF FACT
SPECIAL USE PERMIT – (Including Planned Developments)
PURSUANT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE

Section X.J. of the Village of Tinley Park Zoning Ordinance requires that no Special Use be recommended by the Plan Commission unless the Commission finds that all of the following statements, A-G listed below, are true and supported by facts. Petitioners must respond to and confirm each and every one of the following findings by providing the facts supporting such findings. The statements made on this sheet will be made part of the official public record and will be discussed in detail during the Plan Commission meetings and will be provided to any interested party requesting a copy.

Please provide factual evidence that the proposed Special Use meets the statements below and use as much space as needed to provide evidence.

- A. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.**

- B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.**

- C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

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

- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.

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

GENERAL NOTES

1. The Village of Tinley Park (Telephone 1-708-444-5500), Robinson Engineering, Ltd. (Telephone 1-708-331-6700), MWRD Field Office Phone Number (Telephone 1-708-588-4055), and Joseph A. Schudt & Associates (Telephone 1-708-720-1000) must be notified 2 working days prior to commencement of work.
2. Elevation is U.S.G.S. Datum. (NAVD 88)
3. All floor drains shall discharge to the sanitary sewer.
4. All downspouts and footing drains shall discharge to the storm sewer.
5. All sanitary sewer construction requires stone bedding 1/4 inch to 1 inch in size, with a minimum thickness equal to 1/4 the outside diameter of the sewer pipe, but not less than 4 inches, nor greater than eight inches. Bedding material shall be CA-11 and shall be extended at least 12 inches above top of pipe when using PVC pipe.
6. "Band Seal" or similar flexible-type couplings shall be used for the connection of sewer pipe of dissimilar materials.
7. When connecting to an existing sewer main by means other than an existing wye, tee, or an existing manhole, one of the following methods shall be used:
a. Circular saw-cut of sewer main by proper tools ("Sewer Tap" machine or similar) and proper installation of hub-wye saddle or hub-tee saddle.
b. Remove an entire section of pipe (breaking only the top of the bell) and replace with a wye or tee branch section.
c. With pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fitting, using "Band-Seal" or similar couplings to hold it firmly in place.
8. Wherever a sewer crosses under a watermain, the minimum vertical distance from the top of the sewer to the watermain shall be 18 inches. Furthermore, a minimum horizontal distance of 10 feet between storm and/or sanitary and watermains shall be maintained unless: the sewer is laid in a separate trench, keeping a minimum 18 inch vertical separation; or the sewer is laid in the same trench with the watermain located at the opposite side on a bench of undisturbed earth, keeping a minimum 18 inch vertical separation. If either the vertical or horizontal distances described above cannot be maintained, or the sewer crosses above the watermain, then, for a distance of 10 feet on either side of the watermain, the sewer pipe shall be PVC pressure pipe material or the watermain shall be constructed in a watertight casing.
9. Contractor shall bend watermain pipe uniformly under sewers without using fittings providing that joint deflection does not exceed 5 degrees per joint for pipe under 12 inches in size and 3 degrees per joint for pipe 14 inches and over in size. All crossing (including services) shall have a minimum of 18 inches of clearance and should extend 10 feet each side of the center of the crossing.
10. All sanitary manholes shall have a minimum inside diameter of 48 inches. Manhole steps shall be 16" min. wide plastic w/continuous 1/2 steel reinforcement, M.A. Industries or equal.
11. All sanitary sewer, storm sewer, and water system construction shall conform to the "Standard Specifications for Water and Sewer Main Construction in Illinois", current Edition.
12. All paving and related improvements shall be constructed in accordance with the Illinois Department of Transportation, "Standard Specifications for Road and Bridge Construction in Illinois", current Edition.
13. All trenches caused by the construction of sewers, watermains, water service pipes, and in excavation around catch basins, manholes, inlets, and other appurtenances which occur within the limits of, or within 2 feet of existing or proposed pavements, sidewalks, and curb and gutters shall be backfilled with trench backfill. Trench backfill shall be CA-5 material to subgrade and shall be mechanically compacted in 12" lifts.
14. 12", 10" & 8" diameter sanitary sewer pipe and fittings shall be PVC pipe, SDR 26 (ASTM D-3034) with flexible elastomeric (O-ring) gaskets (ASTM D-3212), unless otherwise noted. Where sanitary service crosses below watermain with less than 18 inches of separation, or where indicated elsewhere on plans, sanitary sewer pipe shall be PVC watermain quality pipe (ASTM D-2241) with gasket joints (ASTM D-2672 or ASTM D-3199). Sanitary sewers shall be air tested, mandril tested, and televised. Sanitary sewer manholes shall be provided with internal chimney seals (Cretex or equal). All Sanitary Manholes shall be provided with mac wrap at barrel section joints. Sanitary sewer manholes shall be air tested in accordance with ASTM C-1244-93, Standard Test Method for Concrete Sewer Manholes by Negative Air Pressure (Vacuum) Test.
15. Watermain shall be ductile iron, Class 52 (AWWA C-151) with cement lining (AWWA C-104) and hydrocarbon resistant gaskets (AWWA C-110) with brass wedges for electrical continuity. Ductile iron watermain shall be provided with polyethylene encasement (AWWA C-105). All watermain fittings, valves, and hydrants shall have stainless steel bolts and shall be secured using Meg-A-Lug restrained joints. Thrust blocking shall also be provided, with precast blocking permitted. Watermain shall be pressure tested at 150psi for two hours with zero pressure loss. A disinfection test shall be completed using an initial chlorine concentration of 50 mg/l and a minimum residual concentration of 25 mg/l after 24 hours. All work shall comply with Village of Tinley Park standards.
16. Watermains and lot services shall be a minimum of 5.0 feet below finished ground surface.
17. a. All storm sewer must be reinforced concrete pipe in paved areas.
b. All reinforced concrete pipe shall be ASTM C76 CL IV.
c. Sump pump discharge piping shall be PVC Schedule 40.
d. All flexible storm sewer pipe must be televised for final inspection.
18. Where storm sewers cross over the tops of watermains and are designated as "LHP" type, they shall be reinforced concrete low head pressure pipe (ASTM C-361-76). Alternately, proper watermain protection per note (8.) shall be provided.
19. All bends in the watermain of 10 degrees or greater shall be installed with restrained joints (Meg-A-Lug or equal). Restrained joints (Meg-A-Lug or equal) shall be used within three pipe lengths of a fitting. No thrust blocking is allowed.
20. All time and inverts of existing sanitary and storm sewer shall be field verified prior to the start of construction, and any discrepancies between the plan and existing elevations shall be reported to the Engineer immediately.
21. All coordinates refer to back of curb, centerline of manhole, pipe, or structure, or as shown.
22. All curb radii refer to back of curb. Lane dimensions refer to face of curb or edge of pavement.
23. The Contractor shall subscribe to all governing regulations and shall obtain all necessary public agency permits.
24. Field check all dimensions, coordinates, and elevations before proceeding with new work. Notify the Engineer of any discrepancies immediately.
25. The Contractor shall provide for the safe and orderly passage of traffic and pedestrians where his operations abut public thoroughfares and adjacent property.
26. Construction access points to the site shall be protected in such a way as to prevent tracking of mud or soil onto public thoroughfares. At the end of each day, the Contractor shall clean up all mud or soil which has been tracked onto public streets or as required by the Village of Tinley Park.
27. Street paving and curbs to remain shall be protected from damage and, if damaged, shall be replaced promptly to meet Village of Tinley Park Standard Specifications in materials and workmanship.
28. Prior to new work, the Contractor shall verify the location and elevation of existing utility lines and structures to be connected to proposed work. Discrepancies shall be reported to the Engineer immediately.
29. All sediment will be prevented from entering any existing storm drainage systems by the use of hay bales, interceptor dikes or other approved functional methods. The Contractor shall be responsible for removing sediment resulting from this project from storm sewers and drainage structures.
30. All utility connections to existing lines shall be constructed in accordance with the regulations of the utility owner and to the satisfaction of the utility owner.
31. All work shall be in accordance with the specifications for the Village of Tinley Park.
32. New watermain valves, including pressure tap valves, adjacent to an existing watermain, and existing watermain valves shall only be operated by the Village of Tinley Park, Department of Public Works personnel with a 48-hour notice (Monday-Friday).
33. Any existing utility structures requiring adjustment are to be adjusted (up to 8" total adjustment allowed with a maximum of 2 rubber adjusting rings) or reconstructed by the contractor to the utility owner's satisfaction. Adjustments or reconstructions not called for on the plans shall be considered incidental to the contract. A total of no more than 8 and no less than 4 inches of adjusting rings shall be provided at all utility structures. Adjusting rings shall be set in a bed of preformed non-hardening mastic (RUB-R-NEK or approved equal).
34. All connections to existing manholes shall be made by coring the existing manhole using a diamond or carbide tip cutter and installing a press seal PSX or CORE-A-SEAL tool in the cored opening.
35. All storm sewer flared end sections for pipes greater than 12 inch diameter shall be provided with grates per I.D.O.T. standards.
36. Reproducible "Record" drawings shall be provided by the contractor to the Village of Tinley Park and Owner following completion of improvements.
37. Structure lids shall be stamped "Village of Tinley Park" and "SANITARY", "STORM", or "WATER" for appropriate utilities.
38. Sanitary and Water stubs shall be marked with 4"x 4" wood posts.
39. One lane in each direction shall be open to traffic at all times except between the hours of 9 A.M. to 3 P.M. During this period all work must be performed in accordance with standards 701201, 701206, and 701401.
40. Traffic control standards which shall be included for use during construction are: 702001, 701201, 701206, 701301, 701401, 701501, 701606, and 701701.

CHICAGO
SOUTHWEST
CHRISTIAN
SCHOOL

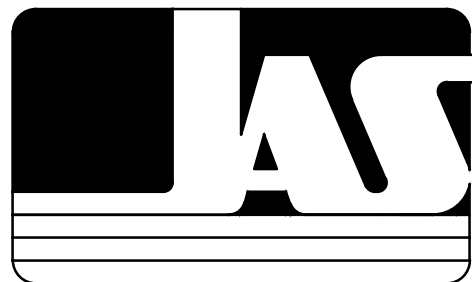
84th AVENUE & 171st STREET
TINLEY PARK, IL 60477

PARKING LOT ADDITION

Client
ARCHITECTUUR, LTD
7837 W. OAK RIDGE DRIVE
PALOS PARK, IL 60464
ATTN: RICH DeBOER
PHONE: 708.743.8537

DUTY TO INDEMNIFY

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



Joseph A. Schudt & Associates
9455 ENTERPRISE DRIVE MOKENA, IL 60448
PHONE: 1-708-720-1000 FAX: 1-708-720-1065

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-001172

PREPARED AT OR UNDER THE DIRECTION OF:

ILLINOIS PROFESSIONAL ENGINEER NO. 062-043406
CONTACT JULIE AT 811 OR 800-892-0123
WITH THE FOLLOWING INFORMATION
COUNTY-NAME COOK
CITY / TOWNSHIP ORLAND
SEC & 1/4 SEC No. W 1/2 SE 1/4 26-36-12
Know what's below. 48 HOURS (2 working days) BEFORE YOU DIG
Call before you dig.

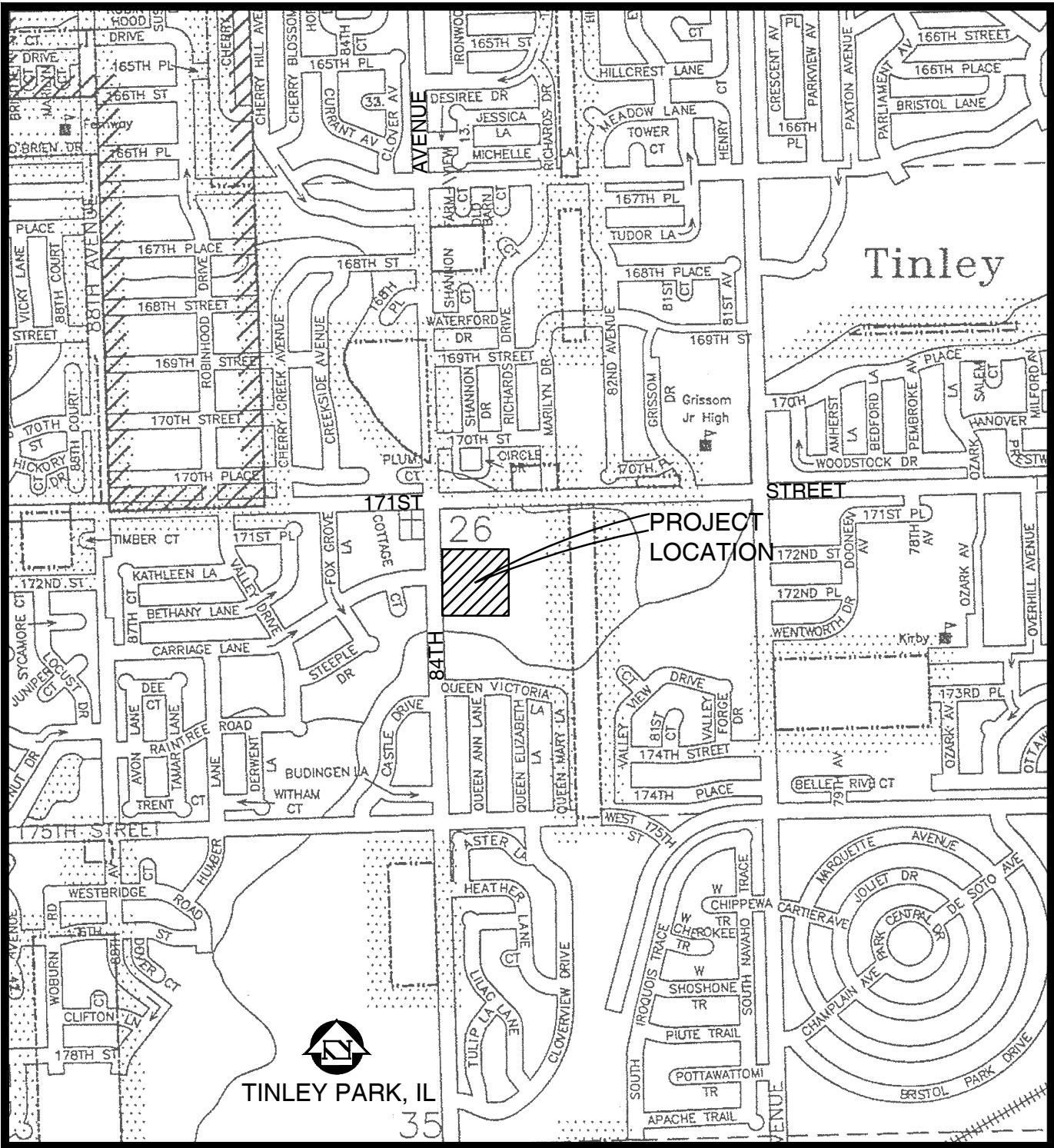
SIGNED: 11/6/17
LIC. EXP: 11-30-19

LEGEND	
	SANTARY SEWER MANHOLE
	EXISTING COMBINED SANITARY/STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	EXISTING SANITARY LINE
	PROPOSED SANITARY LINE
	EXISTING VALVE
	PROPOSED VALVE
	PROPOSED VALVE IN VAULT
	EXISTING REDUCER
	PROPOSED REDUCER
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING HYDRANT
	PROPOSED HYDRANT
	EXISTING INLET
	EXISTING CATCH BASIN
	EXISTING MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED CURB INLET
	PROPOSED STORM MANHOLE
	PROPOSED CIRCULAR INLET
	PROPOSED STORM LINE
	EXISTING STORM LINE

	POWER POLE
	TRANSFORMER
	EXISTING LIGHT
	PROPOSED LIGHT
	TRAFFIC SIGNAL
	HAND HOLE
	ILLINOIS BELL TELEPHONE (IBT)
	GAS VALVE
	EXISTING TELEPHONE CABLE
	EXISTING ELECTRIC CABLE
	EXISTING GAS LINE
	EXISTING CABLE T.V.
	PROPOSED CONTOUR LINE
	EXISTING CONTOUR LINE
	PROPOSED STONE TERRACE
	PROPOSED CURB LINE
	EXISTING CURB LINE
	EXISTING CURB TO BE REMOVED
	PROPOSED HUNG CURB
	EXISTING ELECTRIC MANHOLE
	SIGN
	FENCE LINE

INDEX

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



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

VICINITY MAP

(NOT TO SCALE)

INDICATES SITE LOCATION

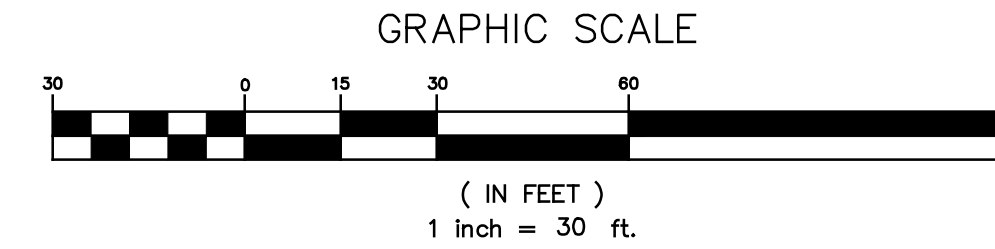
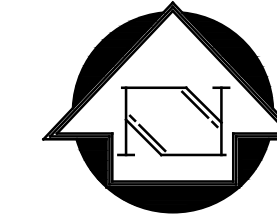
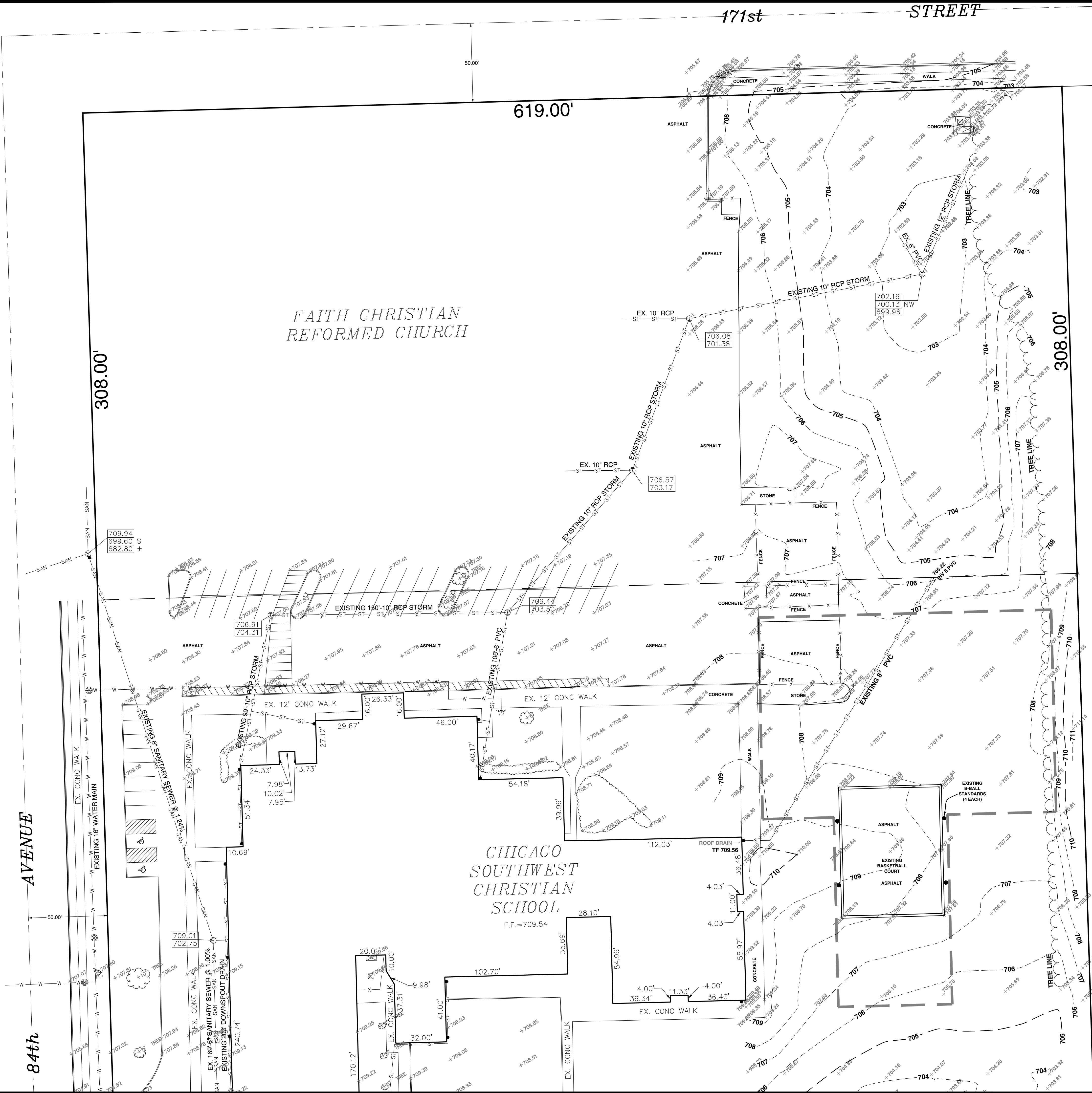
BENCHMARK:

Arrow on 6th hyd N. of & 175th St
on E side 84th Ave
ELEVATION = 706.40

Brass Plug @ PI of 171st Street and
84th Ave
ELEVATION = 707.96

No.	Date	By	Description
REVISIONS			
Date:	11-06-17	Drawn:	JAR
Design:	DWO	Approved:	DWO
SHEET 1 OF 10			Project No. 06-080

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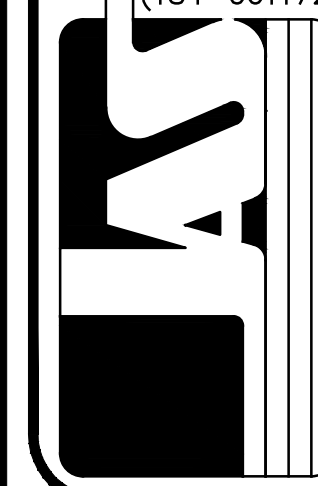
LEGEND

PROPOSED WORK LIMIT AREA - - - - -

CHICAGO SOUTHWEST CHRISTIAN SCHOOL
TINLEY PARK, IL
SITE EXISTING TOPOGRAPHY

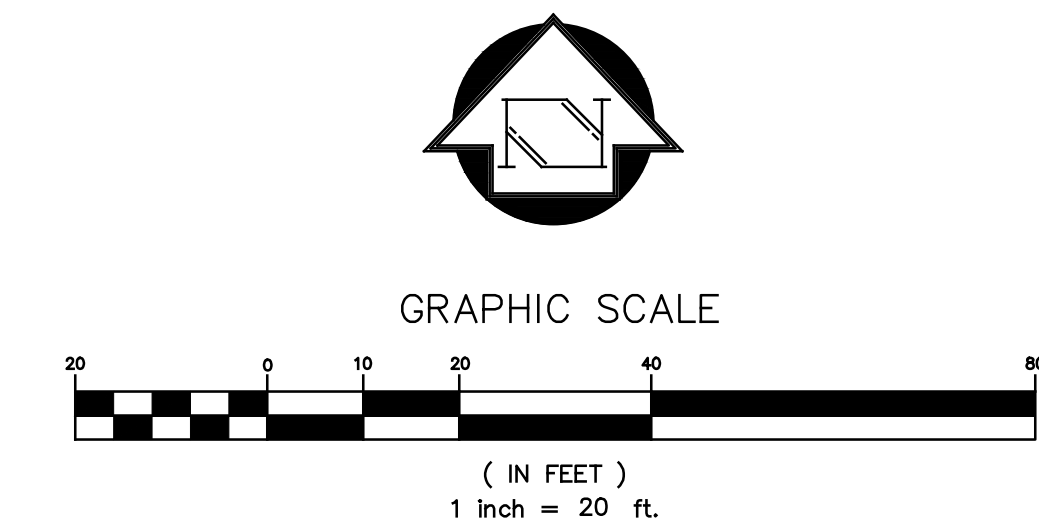
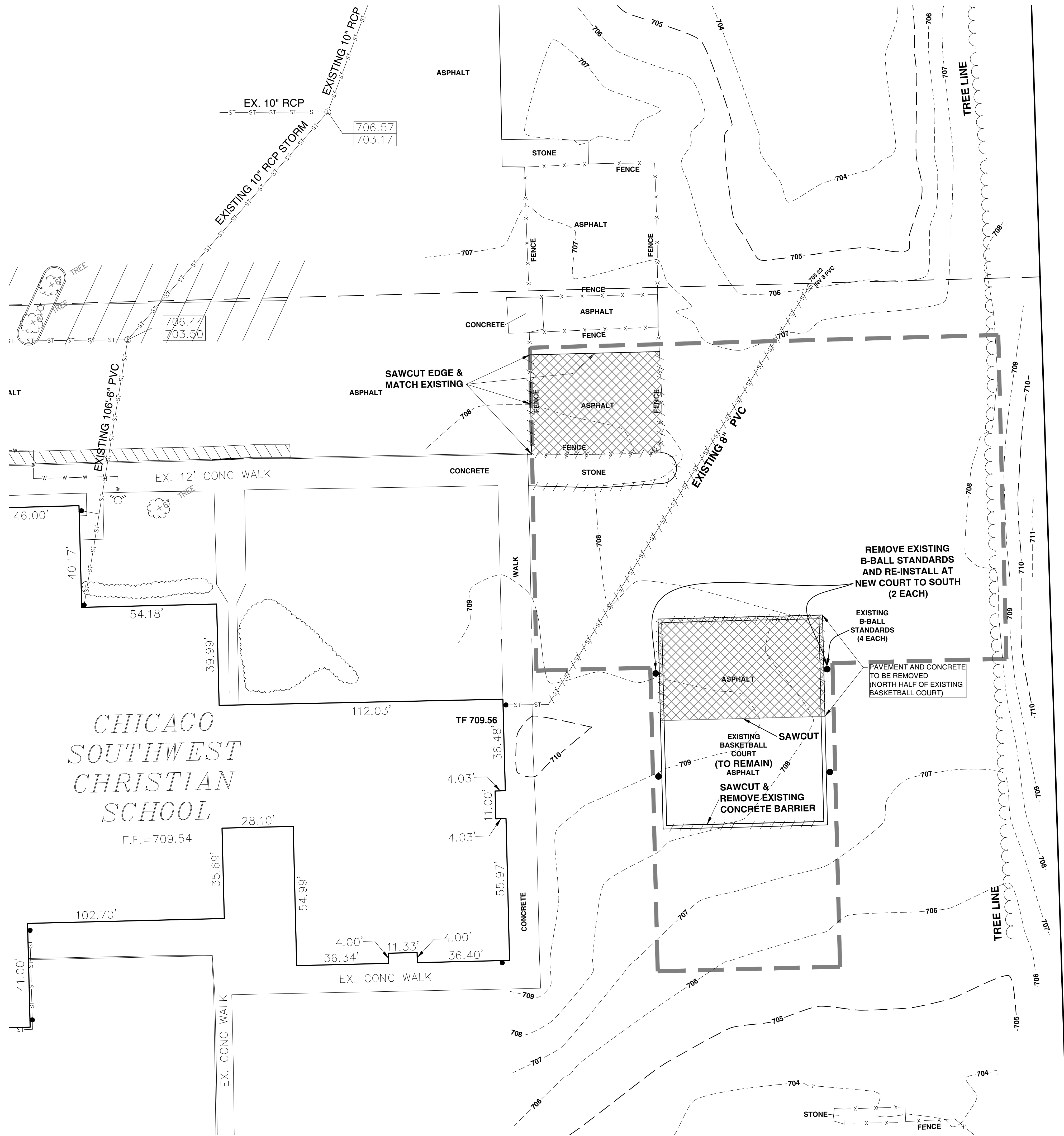
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Checked: DWO
Sheet:
2 of 10
Project No.:
06-080

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(184-001172)
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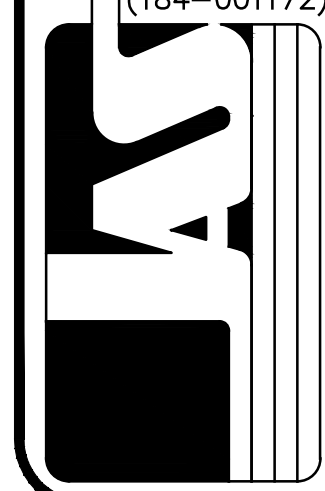


LEGEND	
PROPOSED WORK LIMIT AREA	
EXISTING FENCE & UTILITIES TO BE REMOVED	
EXISTING ASPHALT PAVEMENT TO BE REMOVED	

CHICAGO SOUTHWEST CHRISTIAN SCHOOL
TINLEY PARK, IL
SITE DEMOLITION PLAN

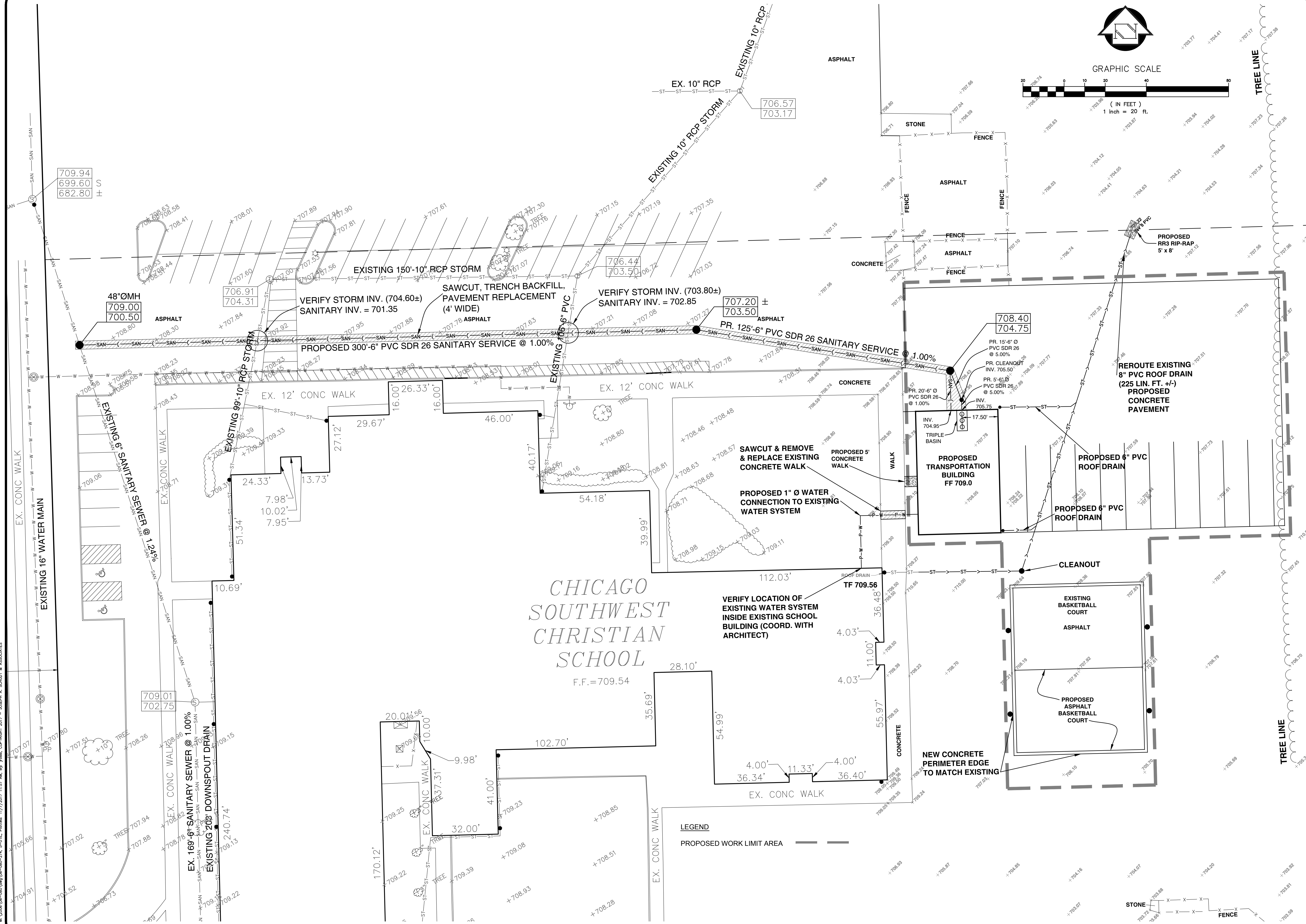
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Sheet:
3 OF 10
Project No.:
06-080

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FAX: 1-708-720-1065
e-mail: jasc@jaseng.com
http://www.jaseng.com
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES
(184-001172)

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CHICAGO SOUTHWEST CHRISTIAN SCHOOL

TINLEY PARK, IL

SITE UTILITY PLAN

REVISIONS:

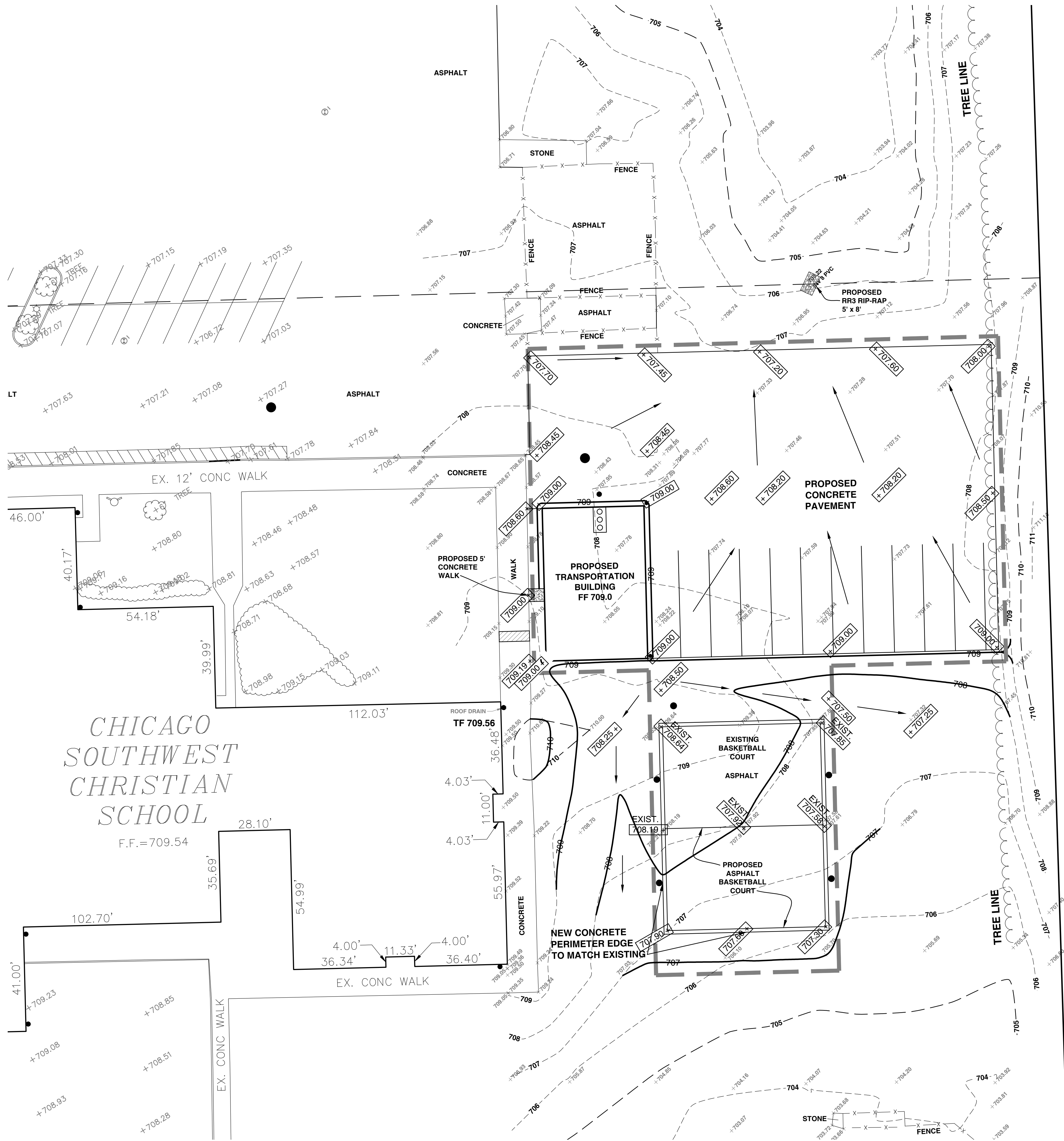
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JOSEPH A. SCHUDT & ASSOCIATES

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Checked: DWO
Sheet:

5 of 10
Project No.:
06-080

Joseph A. Schudt & Associates
9455 ENTERPRISE DRIVE
MOKENA, IL 60448
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FAX: 1-708-720-1065
http://www.jaseng.com
e-mail: jas@jaseng.com
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES
(184-001172)

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LEGEND

PROPOSED WORK LIMIT AREA

CHICAGO SOUTHWEST CHRISTIAN SCHOOL

TINLEY PARK, IL

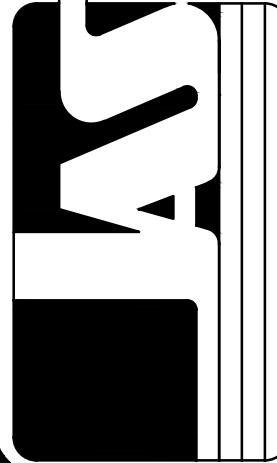
SITE GRADING PLAN

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Checked: DWO
Sheet:

6 OF 10
Project No.:
06-080

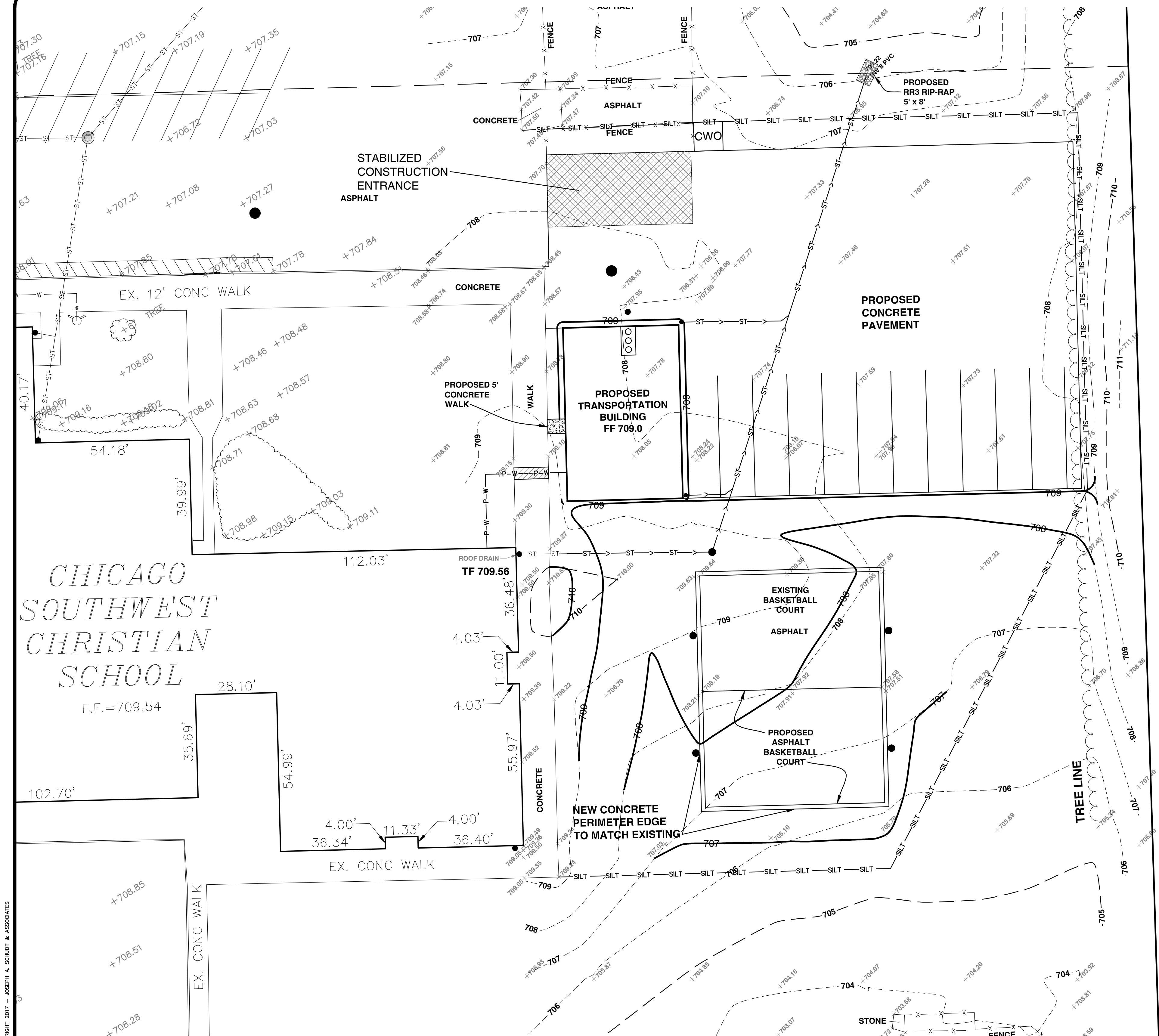
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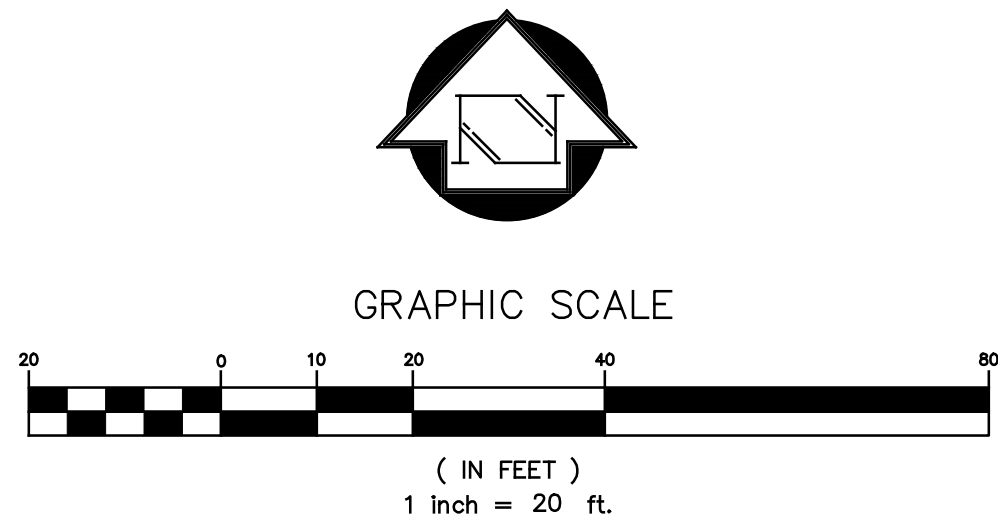


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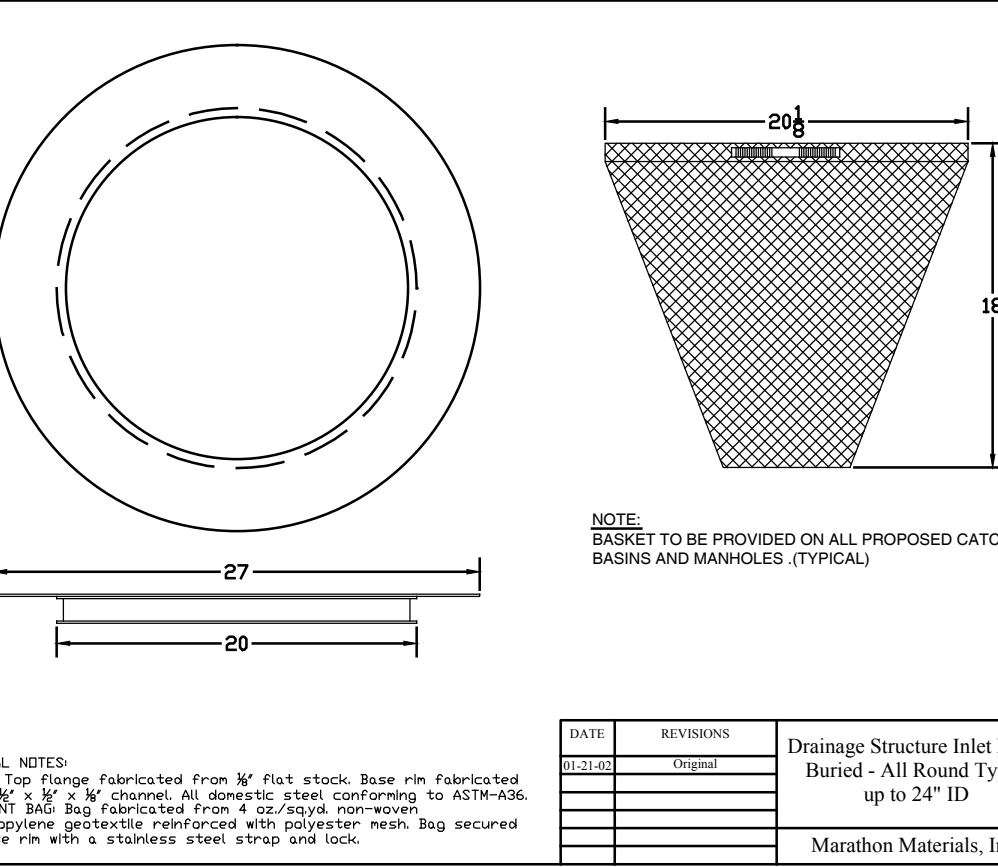
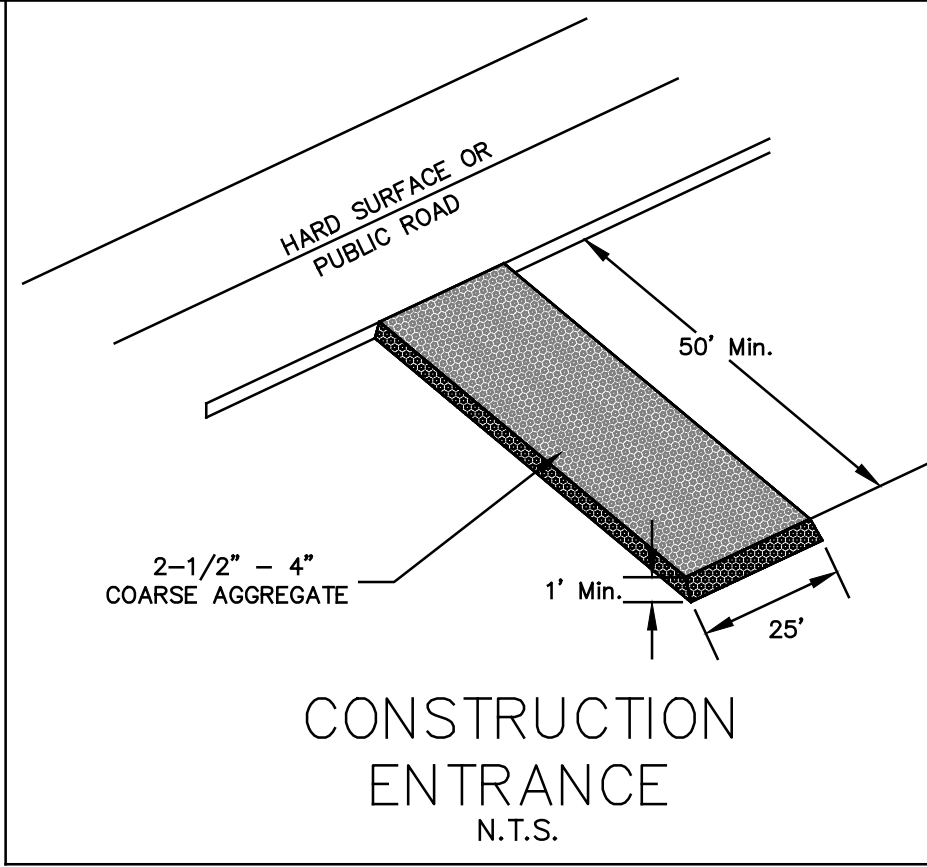
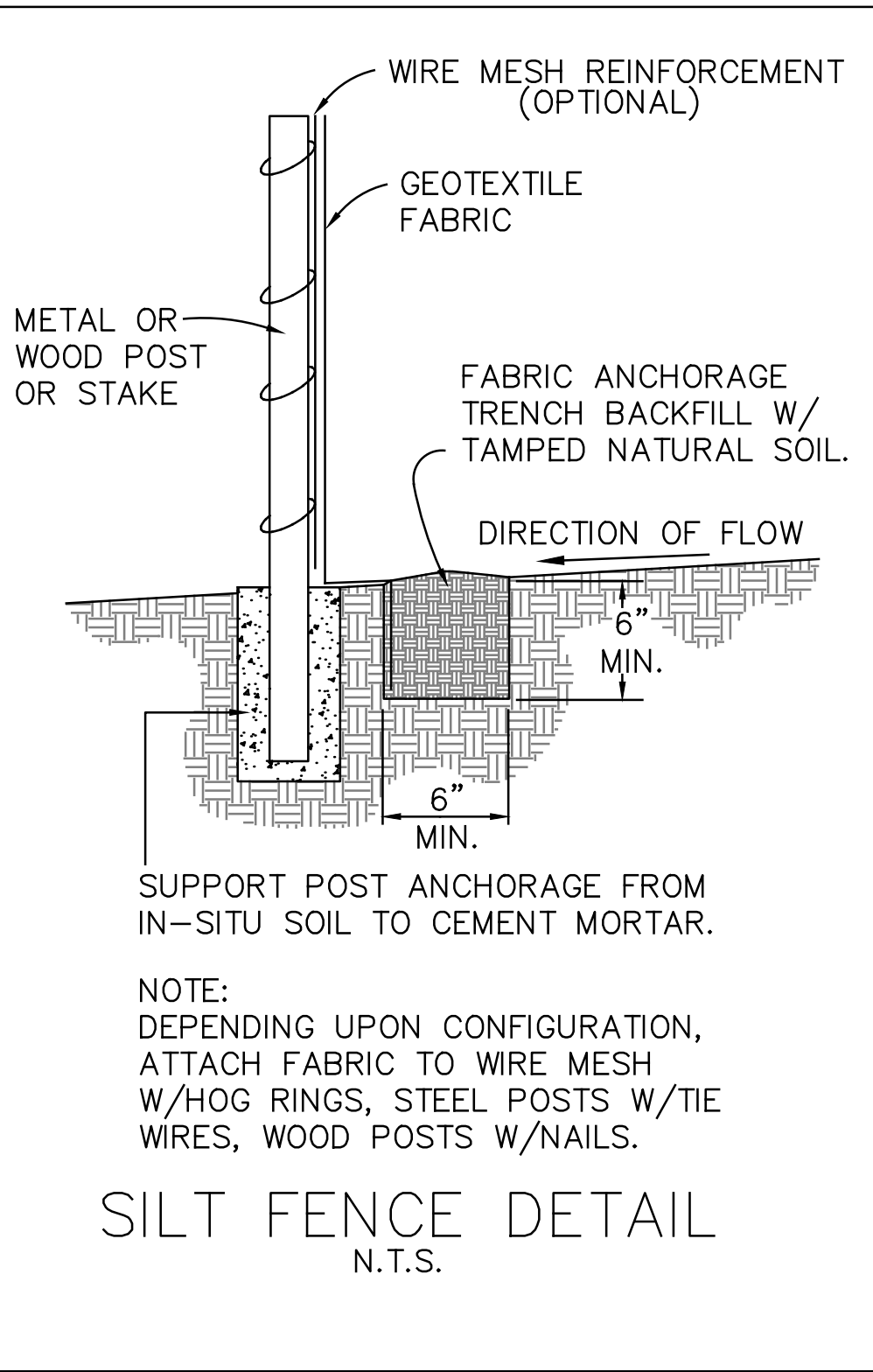
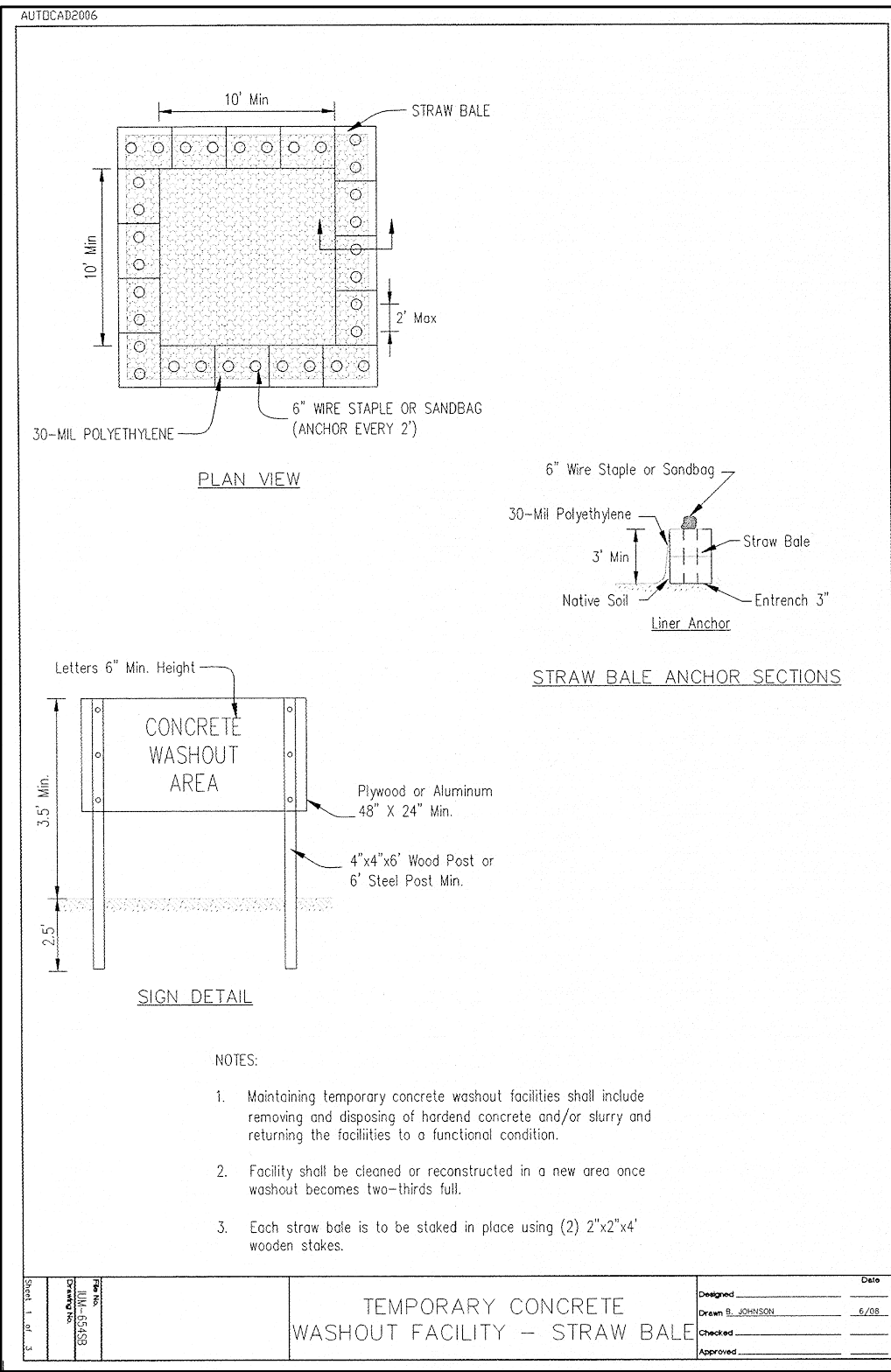
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LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES



- NOTE:**
- STABILIZED CONSTRUCTION ENTRANCE
 - DRAINAGE STRUCTURE INLET FILTER
 - SILT FENCE LOCATION
 - CONCRETE WASHOUT



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



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CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

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CHICAGO SOUTHWEST CHRISTIAN SCHOOL
TINLEY PARK, IL
SITE EROSION CONTROL PLAN

Date: 11-06-17
Scale: 1" = 20'
Disk No: 06-080-214
Drawn: JAR
Checked: DWO
Sheet:
8 OF 10
Project No.:
06-080

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GENERAL CONDITIONS

- Village of Tinley Park - Public Works (Telephone 708-444-5500), M.W.R.D. Sewer Permit Office (Telephone 708-588-4055), Robinson Engineering, Ltd. (Telephone 708-331-6700), and Joseph A. Schudt & Associates (Telephone 708-720-1000) must be notified (2) working days prior to commencement of work.
- The Standard Specifications, construction plans and subsequent details are all to be considered as part of the contract. Incidental items or accessories necessary to complete this work may not be specifically noted but are to be considered a part of the contract.
- Prior to commencement of construction, the contractor shall verify all dimensions and conditions at the job site. In addition, the contractor must verify the Engineer line and grade stakes. If there are any discrepancies from what is shown on the construction plans, he must immediately report same to the Engineer before doing any work, otherwise the contractor assumes full responsibility. In the event of disagreement between the construction plans, standard specifications and/or special details, the contractor shall secure written instructions from the Engineer prior to proceeding with any part of the work affected by omissions or discrepancies. Failing to secure such instructions, the contractor will be considered to have proceeded at his own risk and expense. In the event of any doubt or question rising with respect to the true meaning of the construction plans or specifications, the decision of the Engineer shall be final and conclusive.
- All work performed under this contract shall be guaranteed by the contractor and his surety for a period of 12 months from the date of final acceptance of the work by the Municipality against all defects in materials and workmanship of whatever nature.
- Before acceptance by the Owner and final payment, all work shall be inspected and approved by the Owner or his representative. Final payment will be made after all of the contractor's work has been approved and accepted.
- Upon award of the contract and when required by the Municipality, the contractor shall furnish a labor, material and performance bond per Municipality requirements guaranteeing completion of the work. The underwriter shall be acceptable to the Municipality. Maintenance Bond after construction may also be required.
- Easements for the existing utilities, both public and private, and utilities within public rights-of-way are shown on the plans according to available record. The contractor shall be responsible for determining the exact location in the field of these utility lines and their protection from damage due to construction operations. If existing utility lines of any nature are encountered which conflict in location with new construction, the contractor shall notify the Engineer so that the conflict may be resolved.
- Removed pavement, sidewalk, curb and gutter, etc. shall be disposed of at off-site locations provided by the contractor at his own expense.
- The contractor shall be responsible for the installation and maintenance of adequate signs, traffic control devices, and warning devices to inform and protect the public during all phases of construction. One lane in each direction shall be open to traffic at all times except between the hours of 9 A.M. to 3 P.M. During this period all work must be performed in accordance with standards 701201, 701206, and 701401.
- Barricades and warning signs shall be provided in accordance with article 107.14 of the Standard Specifications. Adequate lighting shall be maintained from dusk to dawn at all locations where construction operations warrant or as designated by the Engineer. Traffic control standards which shall be included for use during construction are: 702001, 701201, 701206, 701301, 701401, 701501, 701606, and 701701. Stop signs must be installed as soon as access is available.
- Commonwealth Edison (Com-Ed), A.T.&T. Telephone, and Ni-Cor Gas have underground and/or overhead service facilities in the vicinity of the proposed work, the contractor shall be responsible for having the utility companies locate their facilities in the field prior to construction and shall also be responsible for the maintenance and preservation of these facilities. The contractor shall call J.U.L.I.E. at "811" or (800) 892-0123 for utility locations.
- Whenever the performance of work is indicated on the plans, and no item is included in the contract for payment, the work shall be considered incidental to the contract, and no additional compensation will be allowed.
- All existing traffic signs, street signs, etc., which interfere with construction operations and not noted for removal or disposal shall be removed and reset by the contractor at locations as designated by the Engineer. This shall be considered incidental to the contract and no additional compensation shall be allowed. Damage to these items shall be repaired by the contractor at his own expense. All signs not required to be reset shall be delivered to the Municipality or County as appropriate.
- All permanent type pavements or permanent improvements which abut the proposed improvement must be removed, shall be saw-cut prior to removal. All items so removed shall be replaced with similar construction materials to their original condition or better. Payment for sawing shall be included in the cost for removal of each item and replacement will be paid under the respective items in the contract, unless otherwise indicated.
- Where overhanging branches interfere with operations of construction, said branches shall be trimmed and sealed in accordance with section 645.09 of the Standard Specifications, and the cost of same shall be incidental to the contract. If trees or shrubs must be removed, they will be paid for in accordance with the specifications.
- The contractor shall submit in writing a "Schedule of Operations" showing approximate dates for commencing and completing various phases of construction under this contract. The schedule shall have the approval of the Engineer and the date for starting shall be mutually agreed upon between the contractor and the Engineer.
- Special attention is drawn to the fact that article 105.06 of the Standard Specifications require the contractor to have a competent superintendent on the project site at all times irrespective of the amount of work sublet. The superintendent shall be capable of reading and understanding the plans and specifications, shall have full authority to execute orders to expedite the project, and shall be responsible for scheduling and have control of all work as the agent of the general contractor. Failure to comply with the provision will result in a suspension of work as provided in Article 108.07.

- Water Valve boxes and Buffalo boxes that are uncovered during construction shall be adjusted to grade prior to restoring the pavement, sidewalk or parkway. The cost of same shall be considered as incidental to the contract.
- It shall be the responsibility of the contractor to remove from the site any and all materials and debris which result from his construction operation at no additional expense to the Owner.
- The Municipality and/or the Governing Agency shall be notified 48 hours prior to the start of any construction.

EARTHWORK

- Work under this section shall include but not be limited to the following:
 - Clearing and removing from the site, all undesirable trees and other vegetative growth within the construction area. Tree removal shall be kept to a minimum.
 - Stripping of topsoil from all excavation, pavement and structural clay fill areas.
 - Stockpiling of topsoil at locations as directed by the Owner or Engineer. Topsoil stockpiled for future use shall be relatively free from large roots, sticks, weeds, brush, stones larger than one (1) inch diameter or other litter and waste products including other extraneous materials not conducive to plant growth. Topsoil shall be stockpiled in sequence to eliminate any rehandling or double movements by the contractor.
 - Clay cut and Clay fill with compaction within roadway and all other structural fill areas.
 - Clay Cut and Excavation of all lakes and waterways per plan including all treatments.
 - Placement and compaction of clay to standards as required on the construction plans to the design subgrade elevations. The contractor will note that the elevations shown on the construction plans are finished grade elevations and that pavement thickness must be subtracted to determine subgrade elevations. The contractor may obtain required clay fill from on-site excavation and on-site borrow excavation as directed by the Engineer, or Owner.
 - Backfilling and compaction behind new curbs and gutters.
 - Movement and compaction of soil material from the construction of underground utilities.
 - Topsoil Placement to design finished grade elevations (6" minimum or as otherwise noted).
 - If required, removal from site of all excess earth material including excess utility trench spoil after final grading.
 - The quantities given in the Engineer's Bid Proposal for earthwork is intended as a guide for the contractor in determining the scope of the completed project. It is the contractor's responsibility to determine all material quantities and appraise himself of all site conditions. The contract price submitted by the contractor shall be considered as lump sum for the complete project. No claims for extra work will be recognized unless ordered in writing by the Engineer, and/or Owner.
 - Proposed pavement areas and when applicable, building pads, driveways and sidewalks shall be excavated or filled to plus or minus 0.1 foot of design subgrade elevations by the contractor.
 - The subgrade shall be free of unsuitable material and shall be compacted to a minimum of ninety-five (95) percent of modified proctor density. Testing for compaction shall be the responsibility of the contractor.
 - Upon completion of the surface improvements, the excavator shall respread a 6" layer of topsoil on all disturbed parkway, berm, and detention pond areas.
 - During construction operations, the contractor shall insure positive site drainage at the conclusion of each day. Site drainage may be achieved by ditching, pumping or any other method acceptable to the Engineer. The contractor's failure to provide the above will preclude any possible added compensation requested due to delays or unsuitable materials created as a result thereof.
 - Whenever, during construction operations, any loose material is deposited in the flow line of gutters, drainage structures, ditches, etc., such that the natural flow line of water is obstructed, this loose material shall be removed at the close of each working day. At the conclusion of construction operations, all drainage structures and flow lines shall be free from dirt and debris. This work shall be considered incidental to the contract.
 - All disturbed areas within the right-of-way, parkways and detention areas shall be seeded with I.D.O.T. CL 1 mixture in accordance with the "Standard Specifications" unless otherwise noted on landscape plans and protected with Excelsior Erosion Blanket or equal.
 - Soil erosion control specifications shall be considered as part of this section.
 - All earthwork and utility spoils to be hauled offsite shall be tested by the contractor for disposal requirements.
- Work under this section shall include trenching, installation of pipe, castings, structures, backfilling of trenches and compaction.
 - All manholes and valve vaults shall be equipped with steps. Manholes will contain plastic coated steps per Precast Concrete Manhole Detail at 16 inch centers.
 - All sewer and water main trenches beneath proposed or existing utilities, proposed or existing pavement, driveways, sidewalks and for a distance of two feet on either side of same, and/or wherever else shown on the construction plan shall be backfilled with course aggregate backfill (CA-6) and thoroughly compacted in accordance with the State Specifications.

UNDERGROUND

- All structure sections, adjusting rings and frames shall be securely sealed to each other or to the cone section or top barrel section of the manhole using resilient, flexible, non-hardening, preformed, bituminous mastic (RAM-NEK, or Approved Equal). This mastic shall be applied in such a manner that no surface water or ground water inflow can enter the manhole through gaps between barrel sections or cone sections and adjusting rings. (ASTM C-478 STRUCTURES)
- The underground contractor shall stock pile all utility spoil in an area designated by the Engineer or Owner. This work shall be considered incidental to the contract. If authorized to do so, the underground contractor shall level out and disburse all utility spoil or remove it from the site. If no Earthwork Contract is awarded for this project, the underground contractor shall be responsible for removal of all excess Utility Spoil from the site. This work shall be considered incidental to the contract.
- The construction will be observed by the Owners Engineer. All work shall conform to the requirements of the Municipality as well as the Standard Specifications.
- The contractor shall provide the Engineer and the Municipality, and/ or the Governing Agency, with prints and/or legible Mylar Record Drawings of all field tiles, cleanouts, wyves, service stubs, B-Boxes, and underdrains as required.
- Separation between water mains and sewers must be maintained in accordance with Section 41-2.01B, C, & D of the "Standard Specifications". For storm sewer pipes that cross water mains, the storm sewer must be constructed of low head pressure pipe meeting ASTM C-443. The flexible "O" ring utilized in the type of joint must be properly seated to insure water-tightness.
- Watermain and fittings shall be ductile iron pipe, Class 52 (AWWA C-151) with interior cement mortar lining and outside seal coating (AWWA C-104). The ductile iron pipe, fittings, and appurtenances shall be encased in polywrap according to AWWA C-105. Joints shall be push on type, Clow Company "Super Bell-Tite" or approved equal. Minimum cover from finished grade to top of watermain shall be 5 feet.
- Valves shall be Mueller, Clow, or approved equal, mechanical joint, resilient wedge seat, cast iron, bronze mounted, o-ring seal, bronze non-rising stem, gate valve. All valves shall be rated for 300 PSI test pressure and 150 PSI working pressure.
- All watermains shall be bedded with compacted, granular CA-11 materials, minimum thickness equal to 1/4 the outside diameter of the pipe, but not less than 6".
- All bends in the watermain of 10 degrees or greater shall be installed with Megalug Mechanical Joint Restraint and thrust blocking.
- Valve boxes shall be good quality cast iron and made in sections, diameter as specified on the plans, with appropriate lids (see construction standards sheet). Lids shall be imprinted "Water".
- Valve basins shall be of precast concrete per ASTM C-478 with bituminous mastic joints, 48 inch inside diameter with Type 1 frame and closed lid marked "Water" and "Village of Tinley Park".
- All watermains shall be subjected to a pressure test upon completion and prior to acceptance. Installation of watermains shall conform to AWWA Section C-600-77. Hydrostatic pressure test and leakage test shall be based on the Municipality's requirements. The procedure for watermain disinfection shall conform to AWWA Section C-651-86.
- All system valves shall be opened fully once the water mains have been tested completely. This system will be checked by the Municipality's Fire Department for adequate fire flows as soon as possible after the water mains are completed.
- All hydrants shall be of the compression or gate type, as manufactured by East Jordan Iron Works, 5BR-250.
- All floor drains shall be connected to the sanitary sewer and all downspouts and footing drains shall discharge into storm sewer or onto the ground.
- Curb inlets are to be EJIW 7010 Type M-3 HD, or as indicated on the plans.
- Rigid Sanitary Sewers and Storm Sewers shall be installed on Class B bedding, 1/4" to 1" in size, with a minimum thickness equal to that identified on the appropriate sewer section indicated on the detail sheet. Blocking of any kind for grade is not permitted. Bedding material shall conform to the requirements of ASTM C-33 for soundness and CA-11 for gradation. Cost for bedding shall be merged with unit price bid for the sewer.
- Where flexible pipe is used, the pipe shall be installed on Class I Bedding and additional backfill extending to 12" over the pipe. Backfilling shall be in accordance with ASTM 2321. A deflection test shall be required by using a Rigid Ball or Mandrel as required in accordance with ASTM D-3034. A 95% Mandrel is required and will not be used prior to 45 days after backfilling.
- 'Band-Seal' or similar flexible type couplings shall be used when connecting sewer pipes of dissimilar materials. When connecting to an existing sanitary sewer by means other than an existing wye or manhole, contractor shall use a 'sewer-tap' and hub-wye or hub-tee saddle.
- All Sewer Main connections to an existing sanitary sewer main shall be with a manhole.
- Sanitary sewers shall be PVC SDR 26 (ASTM 3034) with rubber gasketed joints (ASTM D-3212), unless noted otherwise, and shall be installed according to the requirements of Uni-B-79. Only Class I bedding material shall be allowed according to the requirements of ASTM D-2321. Where sanitary service crosses below watermain with less than 18 inches of separation, or where indicated elsewhere on plans, sanitary sewer pipe shall be PVC watermain quality pipe (ASTM D-2241) with gasket joints (ASTM D-2672 or ASTM D-3139). Connection to the existing sanitary manhole shall be completed by removing a portion of the existing main and connecting the manhole utilizing PVC SDR 26 pipe and a mission coupling. A "doghouse-style" manhole is not allowed. The manhole shall be provided with flexible manhole sleeves for the PVC pipe connection. Sanitary sewers, where indicated as ductile iron, shall be AWWA C151, Class 52 with cement lining (AWWA C104) and rubber push on joints (AWWA C110).
- All sanitary sewer manholes shall have eccentric cones; cone openings shall be centered over the outlet pipe. All precast structures to be as per ASTM C-478.
- Sanitary sewer manholes shall be 4'-0" diameter precast structures. Manholes shall also include the appropriate frame and sealed lids.

PAVING, CURB & WALKS

- Work under this section shall include final subgrade shaping and preparation, forming, placement of roadway base course materials and subsequent binder and/or surface courses, finishing and curing of concrete, final clean-up and all related work.
- The proposed pavement shall consist of the subgrade course (as specified) base course, Bituminous Concrete Binder course, and Bituminous Concrete Surface course, Class 1, or the thickness and materials as specified on the construction plans. Prime coat material shall be bituminous M.C. - 30. Unless shown as a bid item, prime coat shall be considered as incidental to the cost of the contract. All pavement shall be constructed in accordance with the I.D.O.T. "Standard Specifications for Road and Bridge Construction", current edition.
- Sidewalks and curb shall be of the type as detailed in the construction plans shall consist of Portland Cement Concrete with air entrainment of not less than five percent (5%) or more than eight percent (8%). Concrete shall be a minimum six (6) bag mix and shall develop a minimum of 3,500 PSI compressive strength at fourteen (14) days. All concrete shall be broom finished.
- Curing and protection shall be in accordance with article 606 of the "Standard Specifications", current edition.
- All damaged areas in the binder, base or curb shall be repaired to the satisfaction of the Engineer and Municipality prior to laying the surface course. The paving contractor shall provide whatever equipment and manpower necessary including the use of power brooms if required by the Engineer to prepare the pavement for application of the surface course. Equipment and manpower for cleaning shall be considered as incidental to the cost of the contract. Prime coat for the binder course shall also be considered as incidental to the cost of the contract and shall be applied to the binder at a rate of 0.05 gallons per square yard.
- 3/4" thick Premolded Fibre Expansion Joints with 3/4" x 13" plain round, steel dowel bars shall be installed at fifty (50) foot intervals and at all P.C.'S, P.T.'S, and curb returns. Alternated ends of the dowel bars shall be greased and fitted with metal expansion tubes. Contraction joints shall be provided at twenty-five (25) foot intervals in the curb. The cost of these joints shall be considered as incidental to the cost of the contract. Expansion joints shall be placed near all curb inlets.
- Backfilling of curbs or pavement shall be the responsibility of the earthwork contractor.
- Curbs shall be depressed at locations where public walks/pedestrian paths intersect curb line at street intersections and other locations as directed, in accordance with Americans with Disabilities Act (ADA) requirements.
- Membrane Curing Compound, Type I, II, or III, in conformance with section 1022 of the Standard Specifications shall be applied to exposed concrete surfaces, cost of which shall be incidental to the cost of the contract.
- It shall be the responsibility of the contractor to remove from the site any and all materials and debris which result from his construction operations at no additional expense to the Owner.
- The paving contractor shall be responsible for providing all coring, testing, and pavement evaluation as required by the Municipality for acceptance at his own expense. The contractor shall include this as a separate bid item or else it will be assumed that this cost has been figured into the unit prices for the paving items. All testing results shall be made available to the Municipality for review.
- Concrete sidewalks shall have three - 1/4 inch diameter, 10 foot long reinforcing rods centered over all utility crossings. Expansion joints shall be provided in the concrete sidewalks at 50 foot intervals.

SEDIMENTATION & EROSION CONTROL

- All storm water runoff is to be directed to catch basins with proper sumps. Drainage Structure Inlet Filter Devices shall be placed in the catch basins, inlets, or manholes, so as to filter and contain any and all soil and debris.
- When storm water is to be routed through existing or proposed detention basins, they are to be constructed immediately upon commencement of the project. Basins will be properly over excavated so as to provide sufficient volume for debris and settlement. If the drainage is in an existing basin, the upstream project will be properly protected so as to prevent siltation of the downstream basin.
- All catch basins, sumps and/or retention basins are to be cleaned at the end of the project prior to final acceptance. Cleaning may also be required during the course of the construction of the project if it is determined that the silt and debris traps are not properly functioning and their performance is impaired.
- Unless soil erosion control items are specifically referred to as bid items (such as topsoil respread, seeding, etc.), they are to be considered as incidental to the cost of the contract.
- Soil erosion control measures in accordance with the "Procedures and Standards for Urban Soil Erosion and Sedimentation Control in Illinois", current edition, shall be followed at the discretion of the Municipality.
- Any soil erosion control measures in addition to those outlined in these plans and which are deemed necessary by the Engineer, shall be implemented immediately by the contractor.
- Seeding shall conform to section 250 of the "Standard Specifications".

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

- Scope**
The work consists of installing measures or performing work to control erosion and minimize the production of sediment and other pollutants to water and air from construction activities.
- Material**
All material furnished shall meet the requirements of the material specifications listed in this specification.
- Erosion and sediment control measures and works**
The measures and works shall include, but are not limited to, the following:
Staging of earthwork activities--The excavation and moving of soil materials shall be scheduled to minimize the size of areas disturbed and unprotected from erosion for the shortest reasonable time. **Seeding**--Seeding to protect disturbed areas shall occur as soon as reasonably possible following completion of that earthwork activity.
Mulching--Mulching to provide temporary protection of the soil surface from erosion.
Diversions--Diversions to divert water from work areas and to collect water from work areas for treatment and safe disposition. They are temporary and shall be removed and the area restored to its near original condition when the diversions are no longer required or when permanent measures are installed.
Stream crossings--Culverts or bridges where equipment must cross streams. They are temporary and shall be removed and the area restored to its near original condition when the crossings are no longer required or when permanent measures are installed.
Sediment basins--Sediment basins collect, settle, and eliminate sediment from eroding areas from impacting properties and streams below the construction site(s). These basins are temporary and shall be removed and the area restored to its original condition when they are no longer required or when permanent measures are installed.
Sediment filters--Straw bale filters or geotextile sediment fences trap sediment from areas of limited runoff. Sediment filters shall be properly anchored to prevent erosion under or around them. These filters are temporary and shall be removed and the area restored to its original condition when they are no longer required or when permanent measures are installed.
Waterways--Waterways for the safe disposal of runoff from fields, diversions, and other structures or measures. These works are temporary and shall be removed and the area restored to its original condition when they are no longer required or when permanent measures are installed.
Other--Additional protection measures as specified in section 8 of this specification or required by Federal, State, or local government.
- Chemical pollution**
The contractor shall provide watertight tanks or barrels or construct a sump sealed with plastic sheets to dispose of chemical pollutants, such as drained lubricating or transmission fluids, grease, soaps, concrete mixer washwater, or asphalt, produced as a by-product of the construction activities. At the completion of the construction work, sumps shall be removed and the area restored to its original condition as specified in section 8 of this specification. Sump removal shall be conducted without causing pollution. Sanitary facilities, such as chemical toilets, or septic tanks shall not be located next to live streams, wells, or springs. They shall be located at a distance sufficient to prevent contamination of any water source. At the completion of construction activities, facilities shall be disposed of without causing pollution as specified in this specification.
- Air pollution**
The burning of brush or slash and the disposal of other materials shall adhere to state and local regulations. Fire prevention measures shall be taken to prevent the start or spreading of wildfires that may result from project activities. Firebreaks or guards shall be constructed and maintained at locations shown on the drawings. All public access or haul roads used by the contractor during construction of the project shall be sprinkled or otherwise treated to fully suppress dust. All dust control methods shall ensure safe construction operations at all times. If chemical dust suppressants are applied, the material shall be a commercially available product specifically designed for dust suppression and the application shall follow manufacturer's requirements and recommendations. A copy of the product data sheet and manufacturer's recommended application procedures shall be provided to the engineer 5 working days before the first application.
- Maintenance, removal, and restoration**
All pollution control measures and temporary works shall be adequately maintained in a functional condition for the duration of the construction period. All temporary measures shall be removed and the site restored to near original condition.
- Standards and Specifications**
Standards and specifications for Soil Erosion and Sediment Control and other Pollution Controls shall be in accordance with the Illinois Urban Manual Standards as indicated below.

Illinois Urban Manual

Construction Specification Name

Code

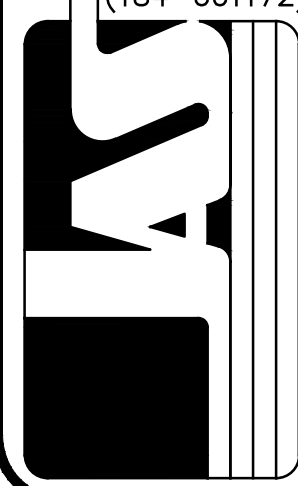
Clearing	1
Clearing and Grubbing	2
Contractor Quality Control	94
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Excavation	21
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Illinois Urban Manual Practice Standard

Code

Date

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



(184-001172)

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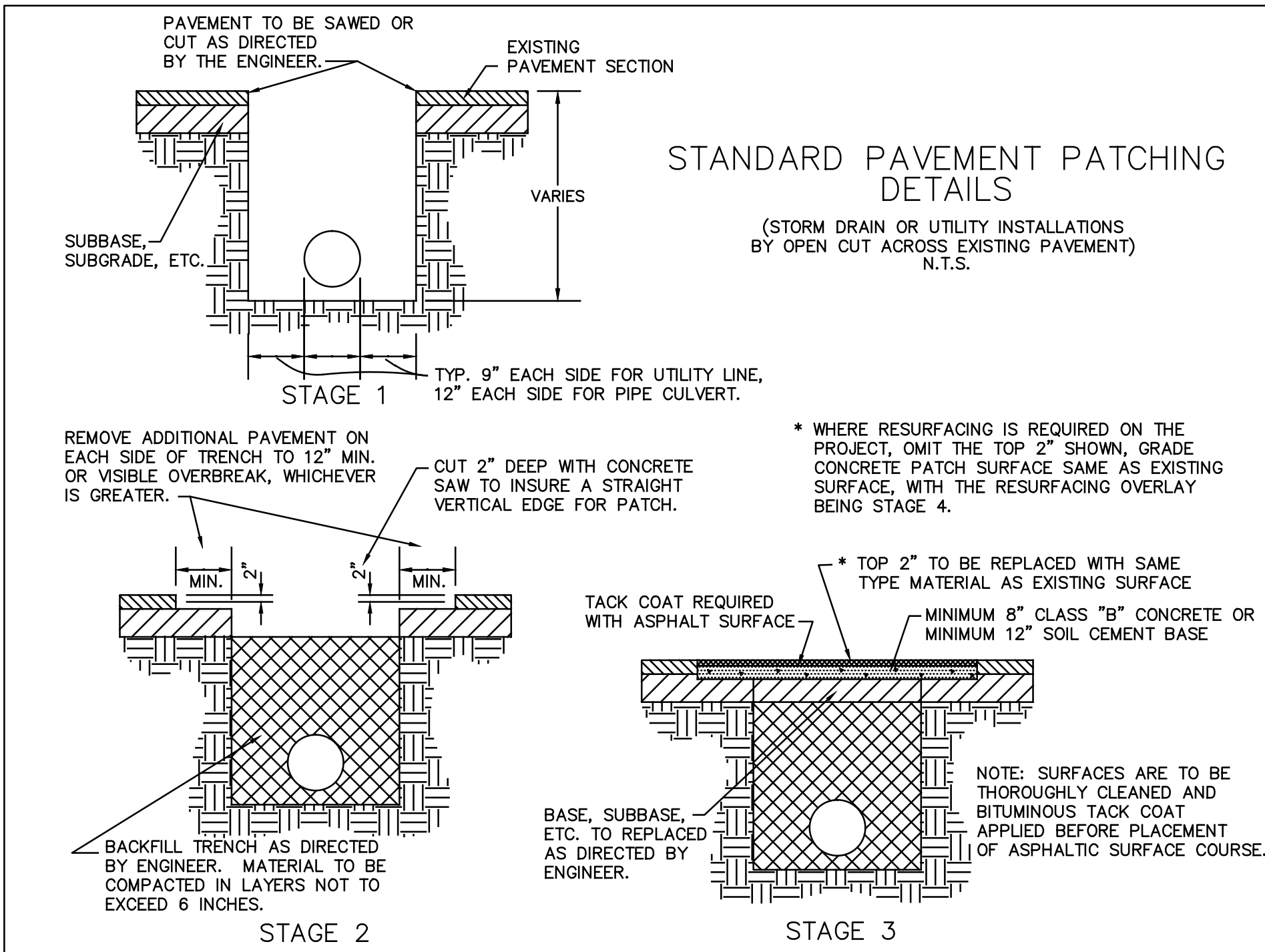
CHICAGO SOUTHWEST CHRISTIAN SCHOOL
TINLEY PARK, IL
CONSTRUCTION SPECIFICATIONS

Date:11-06-17
Scale:N/A
Disk No.:06-080-214
Drawn: JAR
Checked: DWO
Sheet:
9 OF 10
Project No.:
06-080

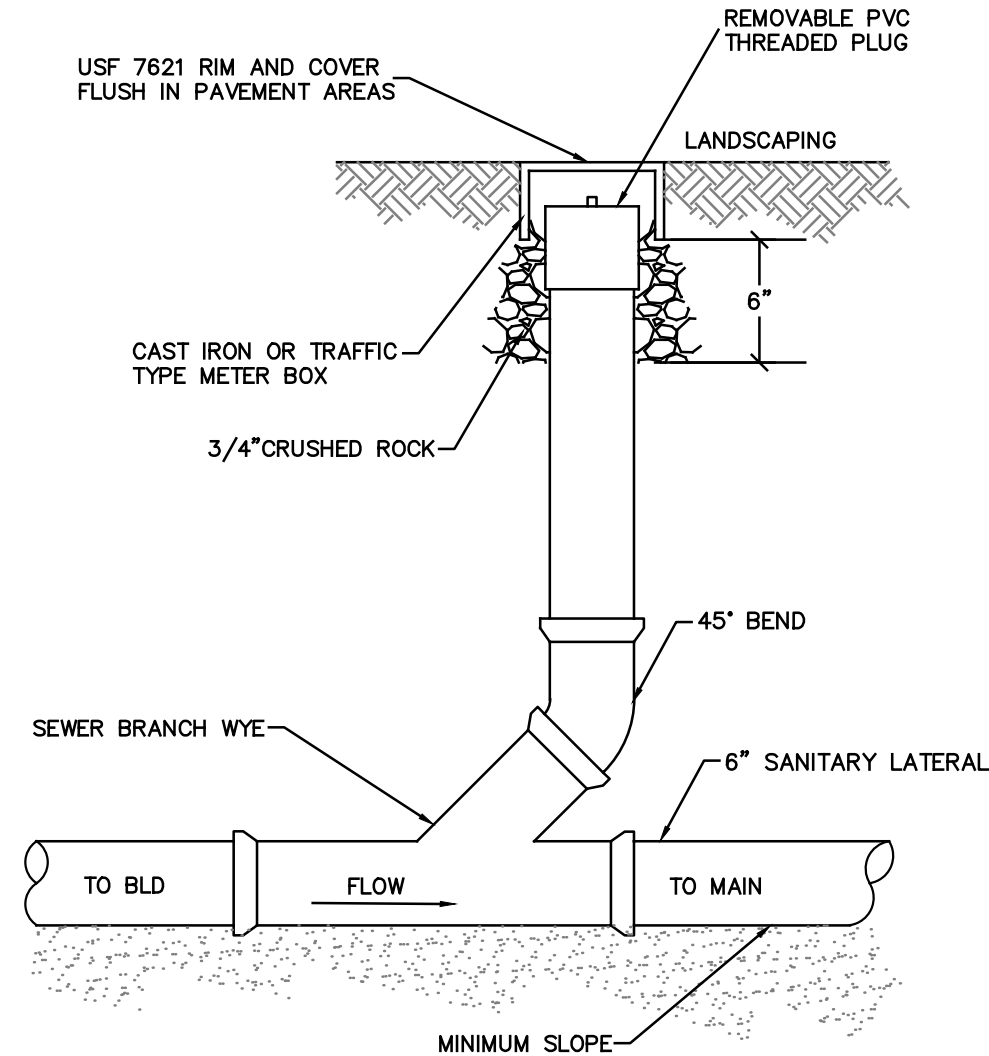
Joseph A. Schudt & Associates
9455 ENTERPRISE DRIVE
MOKENA, IL 60448
PHONE: 1-708-720-1000
FAX: 1-708-720-1065
e-mail: jas@jaseng.com
http://www.jaseng.com

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

11/6/2017 2:40 PM, By: jason, Copyright 2017 - Joseph A. Schudt & Associates



TYPICAL CLEANOUT DETAIL



STYLE B M.H. COVER

1-1/2" (38.1mm) LETTERS (RECESSED FLUSH)
22 3/4"
"SANITARY", "WATER", OR "STORM", AS APPROPRIATE
SOLID INDENTED
APPROX. WEIGHT 150 LBS.

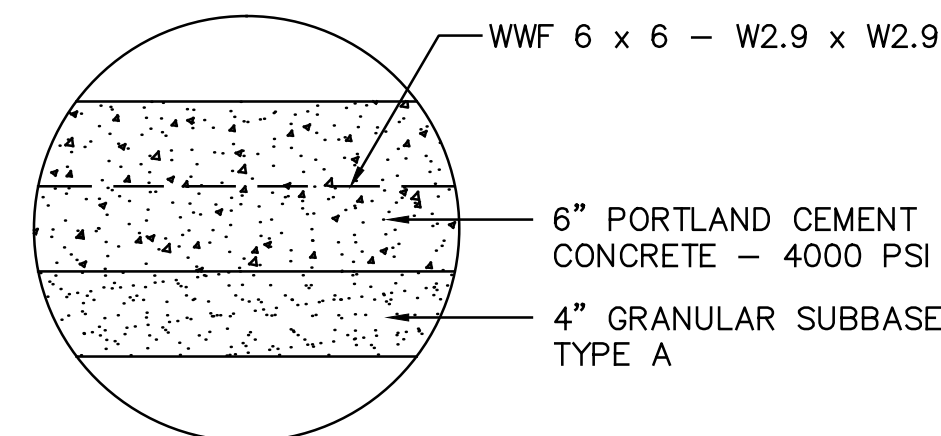
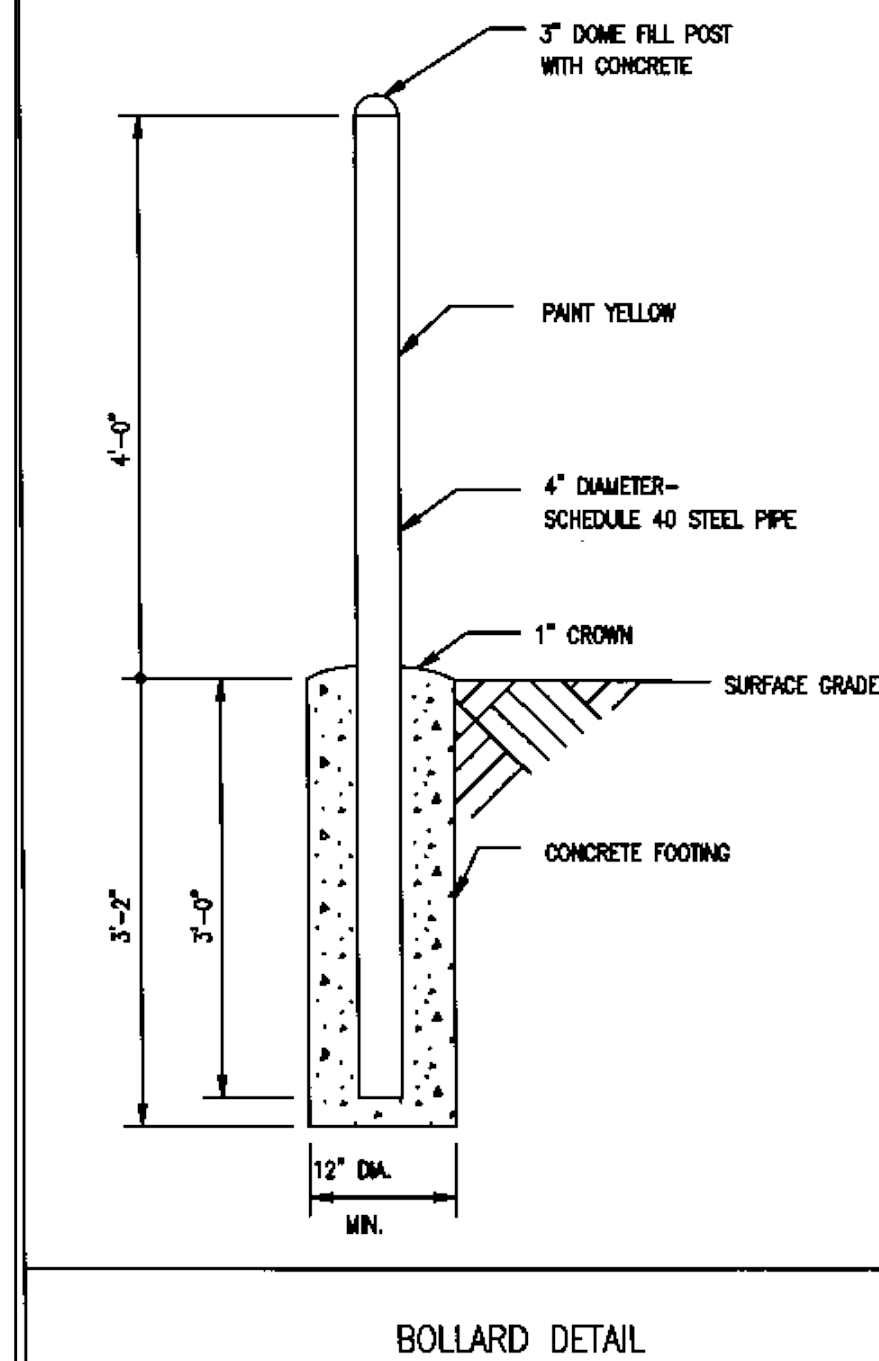
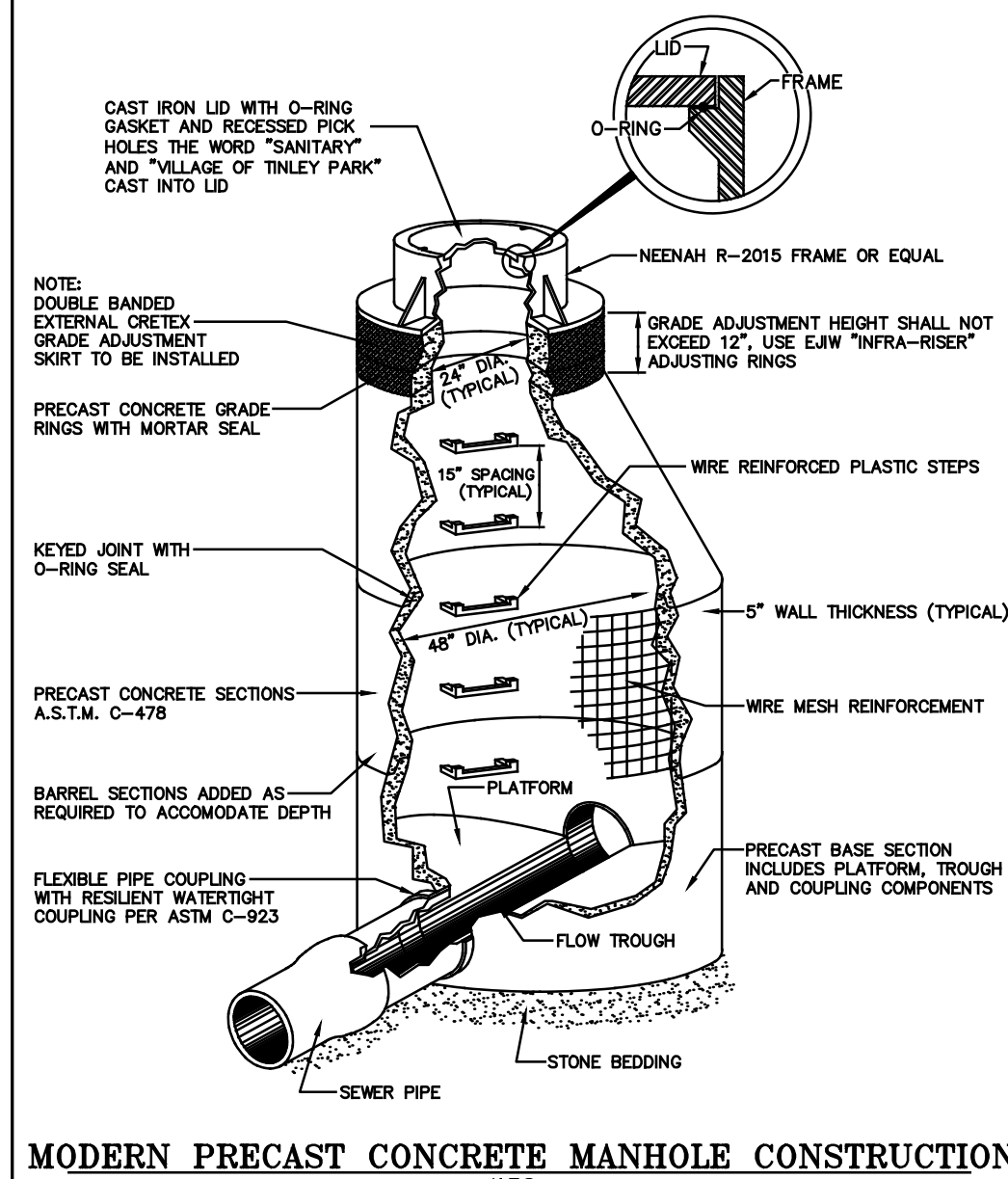
STYLE C M.H. COVER

22 3/4"
GRATED
APPROX. WEIGHT 110 LBS.

TYPE B M.H. FRAME

1 1/2"
23" DIA.
21" DIA.
1 3/4"
24" DIA.
36" DIA.
APPROX. WEIGHT 390 LBS.

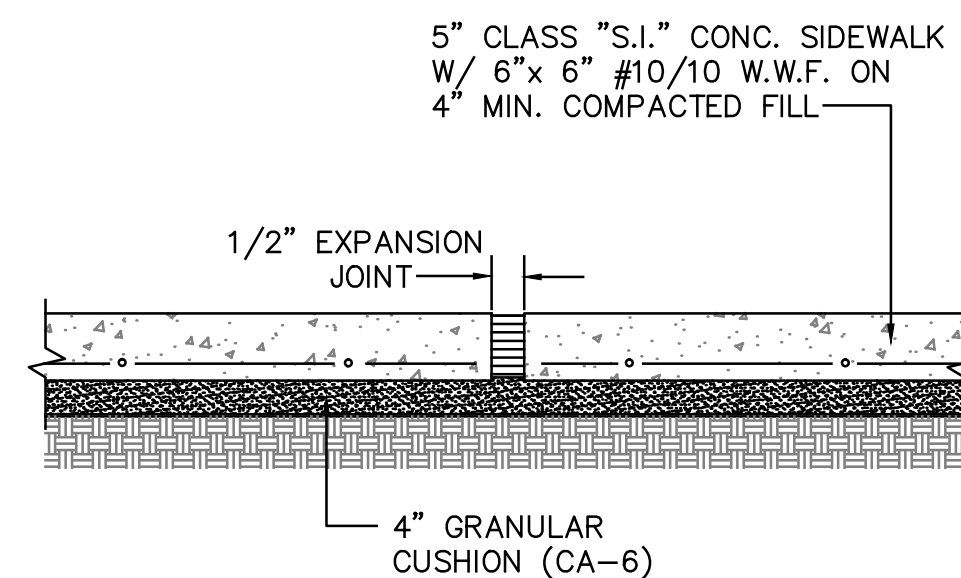
NOTES:
SANITARY MANHOLE FRAMES & COVERS SHALL BE TO THE TINLEY PARK STANDARD NEENAH R-1712 WITH SELF SEALING LIDS. "SANITARY" SHALL BE STAMPED ON LIDS. WITH CONCEALED PICK HOLES. VALVE & VAULT FRAMES & COVERS SHALL BE TO THE TINLEY PARK STANDARD NEENAH R-1712 "WATER" SHALL BE STAMPED ON LIDS. STORM MANHOLE FRAMES & COVERS SHALL BE TO THE TINLEY PARK STANDARD NEENAH R-1712 WITH SELF SEALING LIDS. "STORM" SHALL BE STAMPED ON LIDS.
"VILLAGE OF TINLEY PARK" SHALL BE ALSO STAMPED ON ALL LIDS IN ADDITION TO "SANITARY SEWER", "WATER" OR "STORM".
PLASTIC STEPS SHALL BE REQUIRED IN ALL MANHOLES & VALVE & VAULTS IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS".
CURB INLET FRAMES SHALL BE STANDARD NEENAH R-3038A OR APPROVED EQUAL.



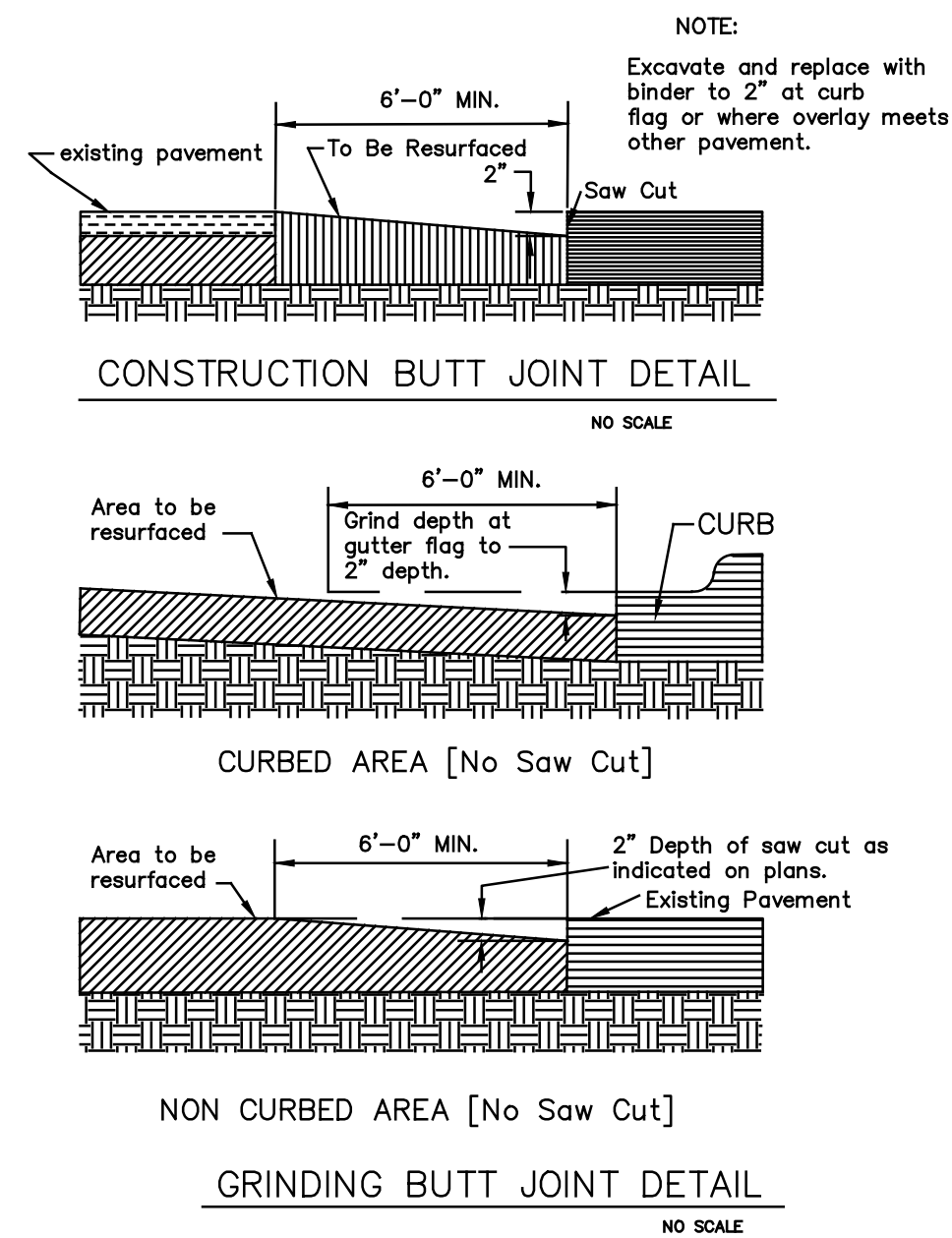
TYPICAL CONCRETE PAVEMENT DETAIL

N.T.S.

SIDEWALK DETAIL

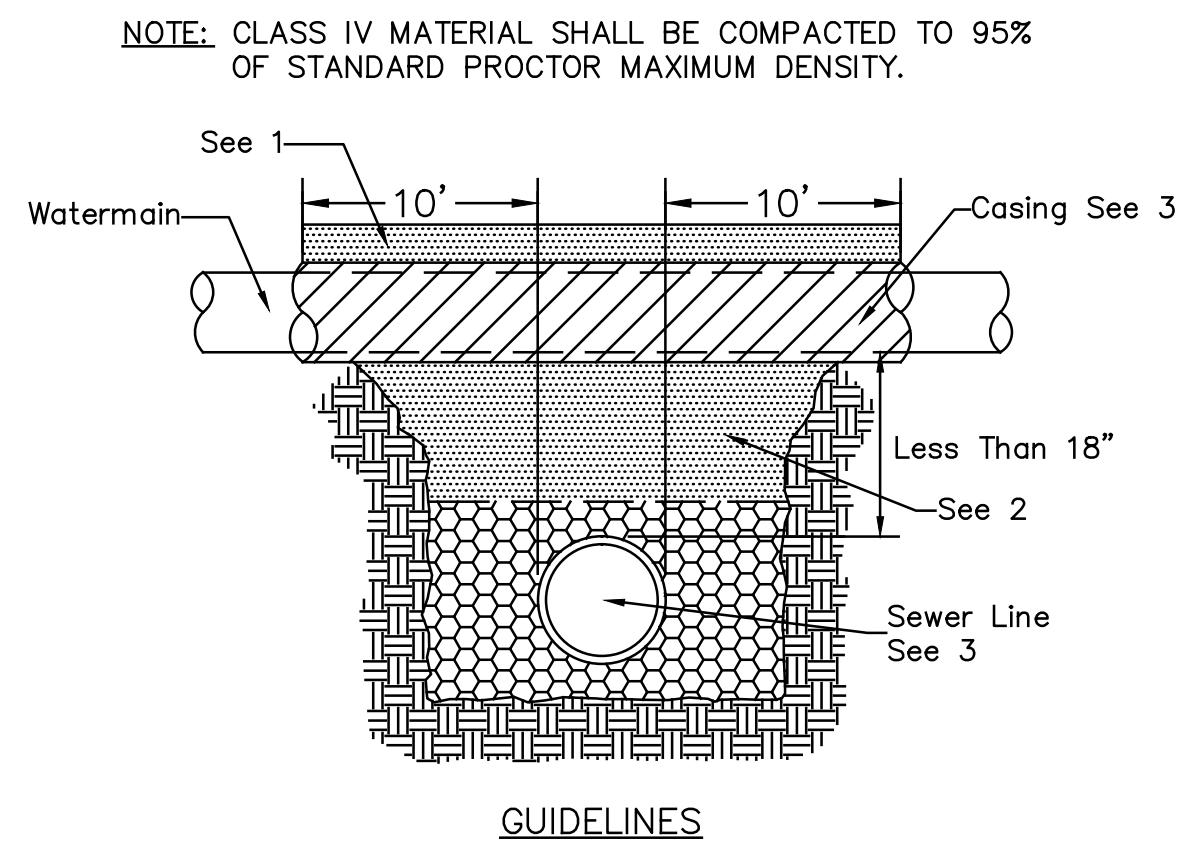


NOTE:
Place 3-#5 reinforcing bars 8 ft. long at all trench crossings. A bar shall be placed at center of walk and 1 ft. on either side.



WATERMAIN PROTECTION CASE I

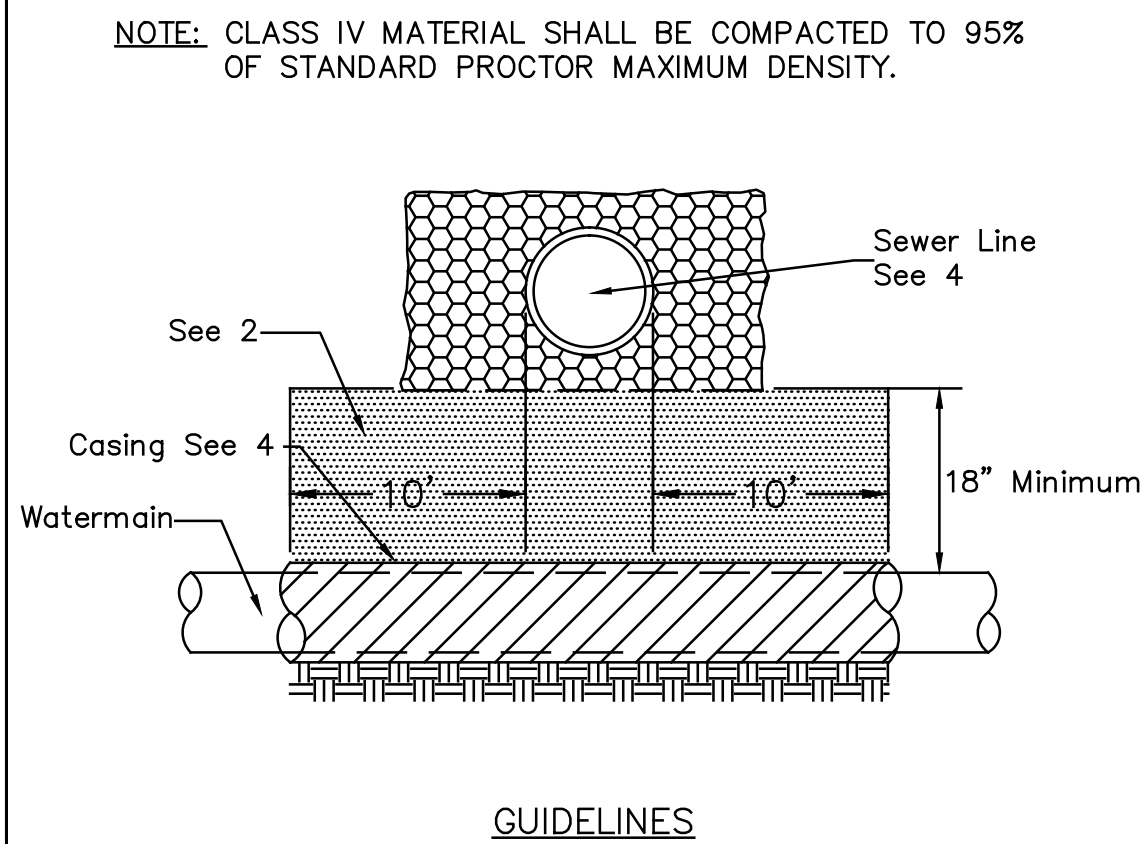
WATERMAIN ABOVE SEWER LINE WITH LESS THAN 18" SEPARATION



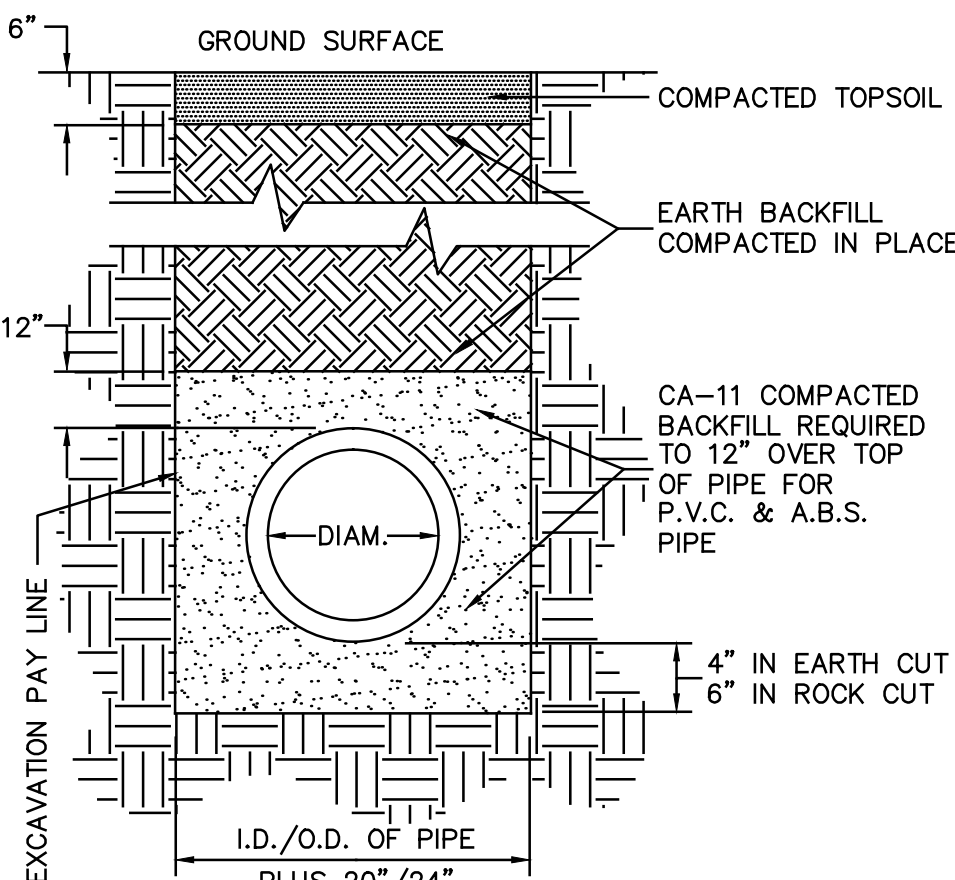
- Omit select granular cradle and granular backfill to one (1) foot over the top of pipe and use select excavated material (Class IV) and compact for ten feet on each side of sewer line.
- If select granular backfill exists, remove within width of sewer line trench and replace with select excavated material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

WATERMAIN PROTECTION CASE II

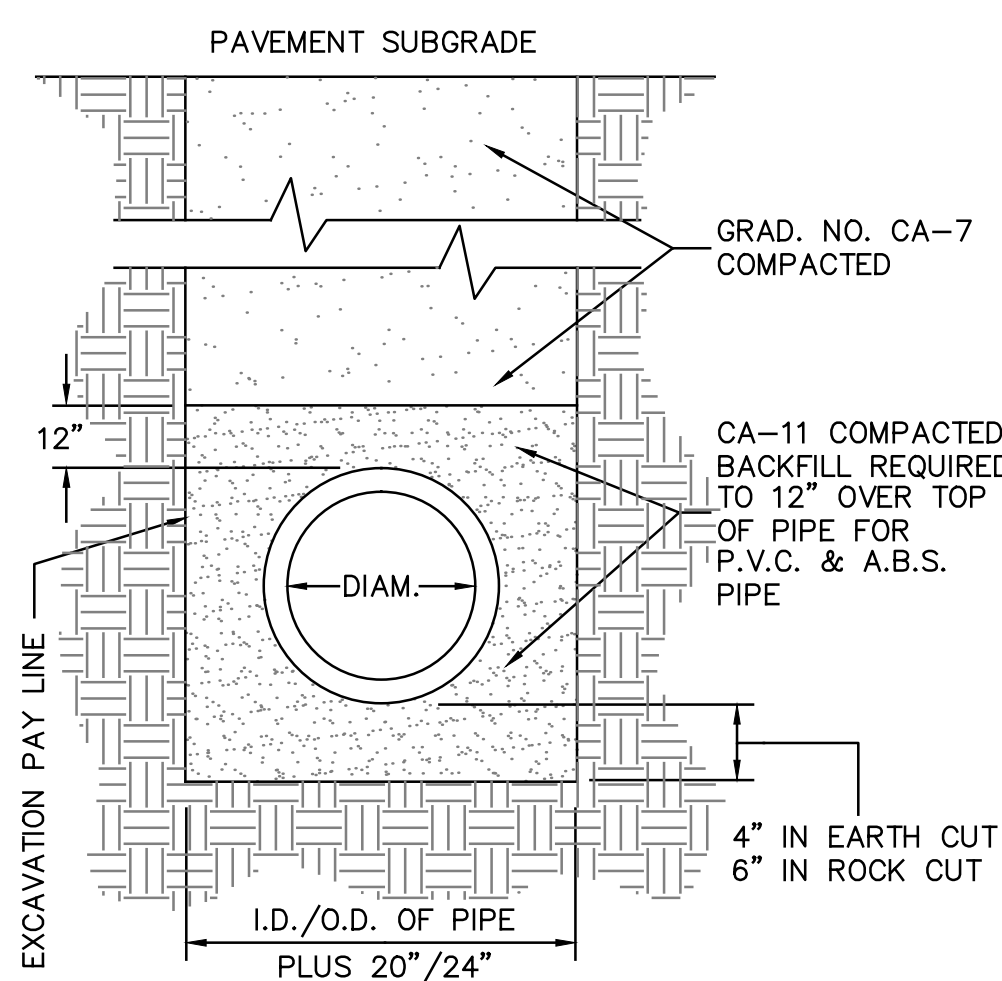
WATERMAIN BELOW SEWER LINE WITH 18" MINIMUM SEPARATION



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



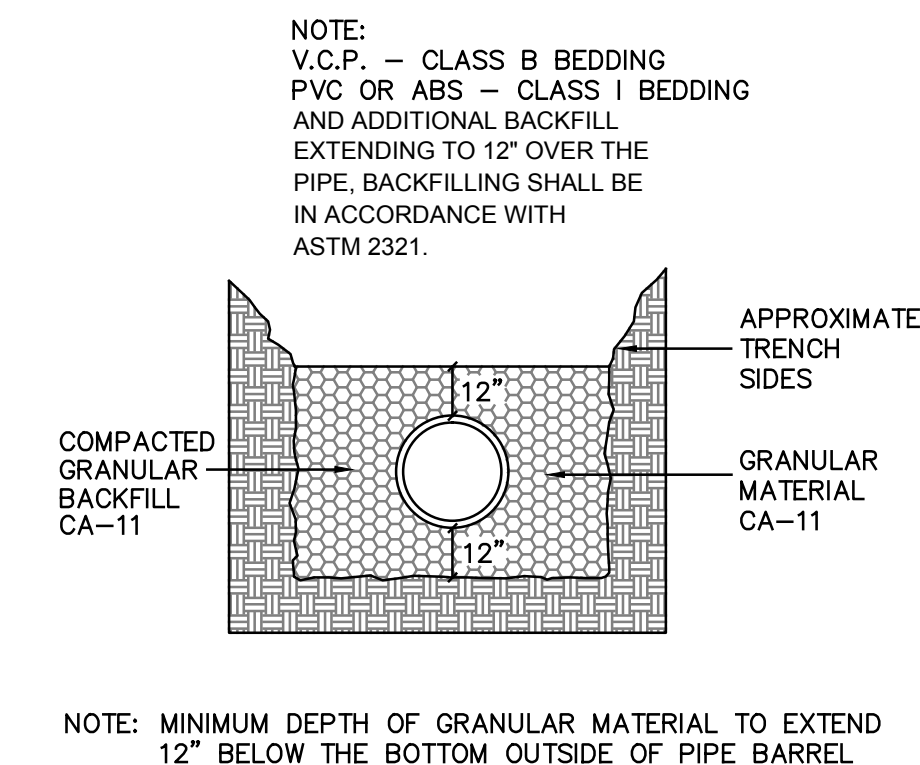
TYPICAL TRENCH SECTION IN GRASS AREAS



TYPICAL TRENCH SECTION IN PAVED AREAS

PIPE (FOUNDATION) BEDDING

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



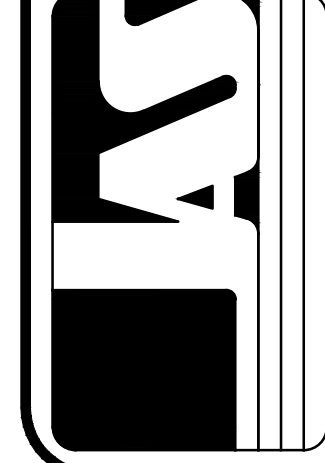
CHICAGO SOUTHWEST CHRISTIAN SCHOOL

TINLEY PARK, IL

CONSTRUCTION DETAILS

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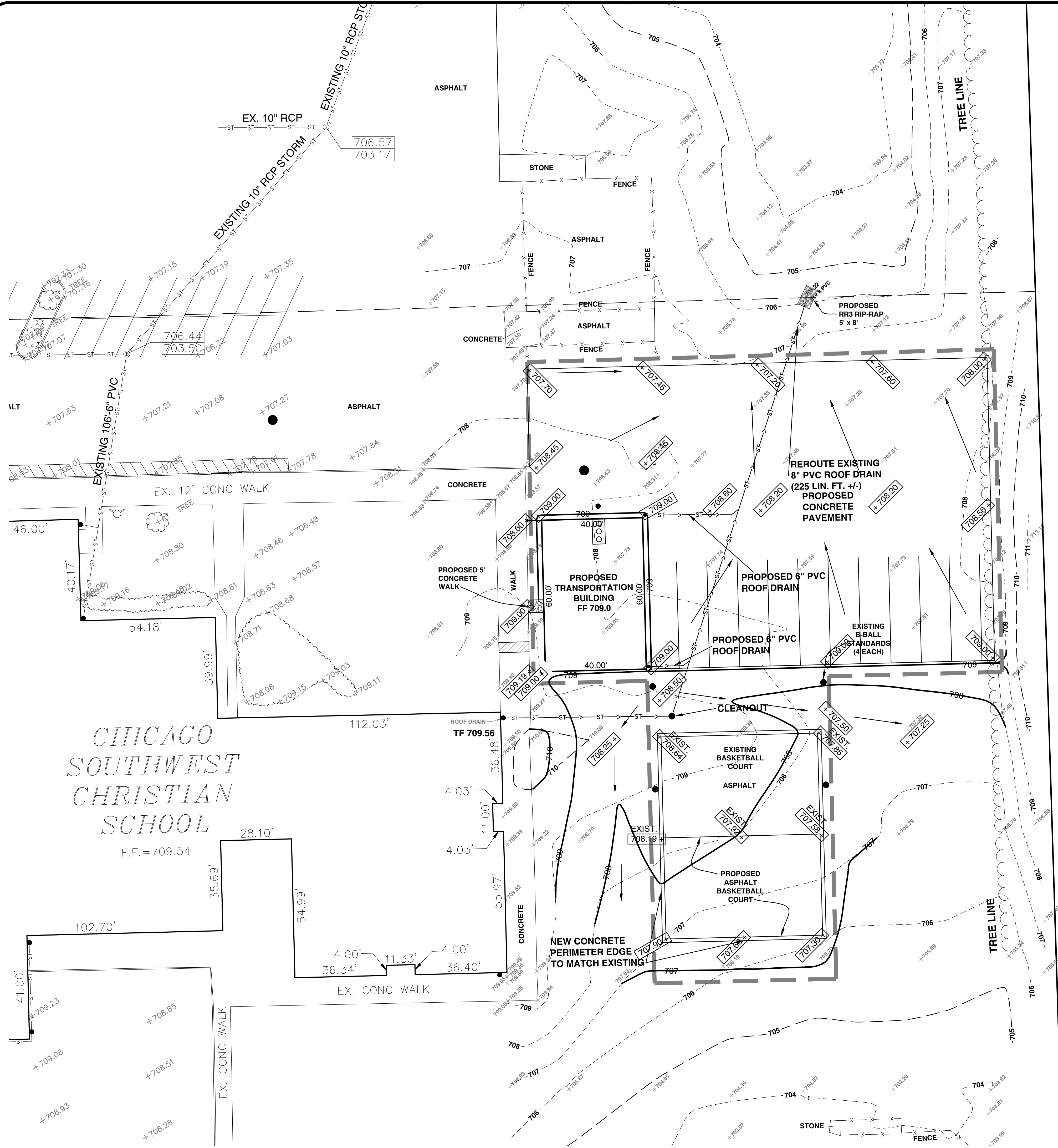
Joseph A. Schudt & Associates
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MOKENA, IL 60448
PHONE: 1-708-720-1000
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CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

Date: 11-06-17
Scale: AS SHOWN
Disk No: 06-080-214
Drawn: JAR
Checked: DWO
Sheet:
10 OF 10
Project No.:
06-080

M:\2008\08-080\080-080-214_10-1-RAIN EXHIBIT.dwg, Plotted: 11/6/2017 2:40 PM, By: jared, COPYRIGHT 2017 - JOSEPH A. SCHUDT & ASSOCIATES



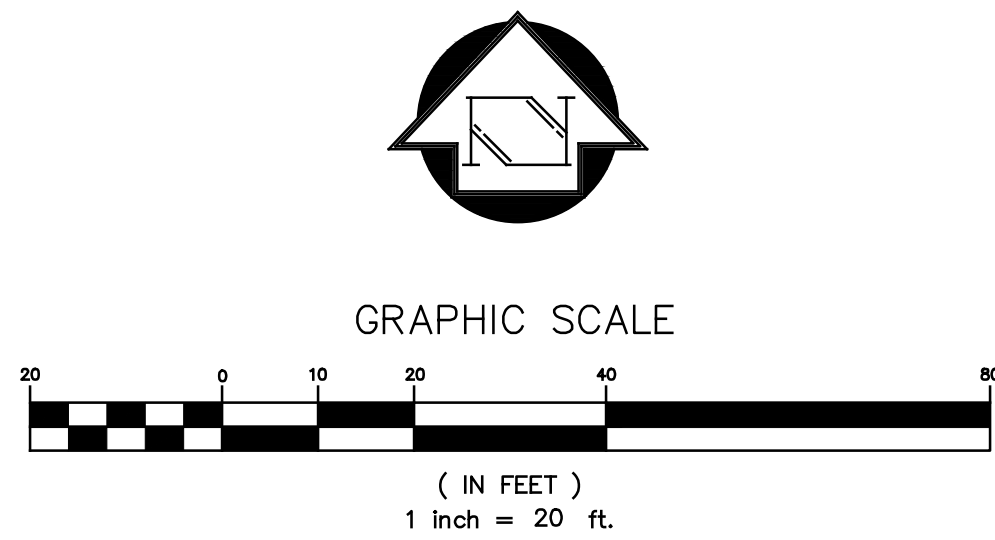
LEGEND

- PROPOSED SCREEN FENCE
- PROPOSED WORK LIMIT AREA
- VOLUME CONTROL AREA

NOTE:

- TOTAL CONTIGUOUS OWNERSHIP AREA = 0.890 ACRES
- TOTAL PROJECT AREA = 0.890 ACRES
- IMPERVIOUS AREA (RESTRICTED) = 0.675 ACRES
- PERVIOUS AREA (RESTRICTED) = 0.143 ACRES
- IMPERVIOUS AREA (UNRESTRICTED) = 0.008 ACRES
- PERVIOUS AREA (UNRESTRICTED) = 0.064 ACRES

TOTAL AREA = 0.890 ACRES

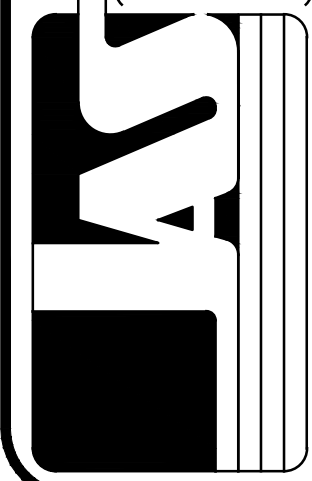


CHICAGO SOUTHWEST CHRISTIAN SCHOOL
TINLEY PARK, IL
SITE DRAINAGE EXHIBIT

Date: 11-06-17
Scale: 1" = 20'
Disk No.: 06-080-214
Drawn: JAR
Checked: DWO
Sheet:
10.1 of 10
Project No.:
06-080

REVISIONS:

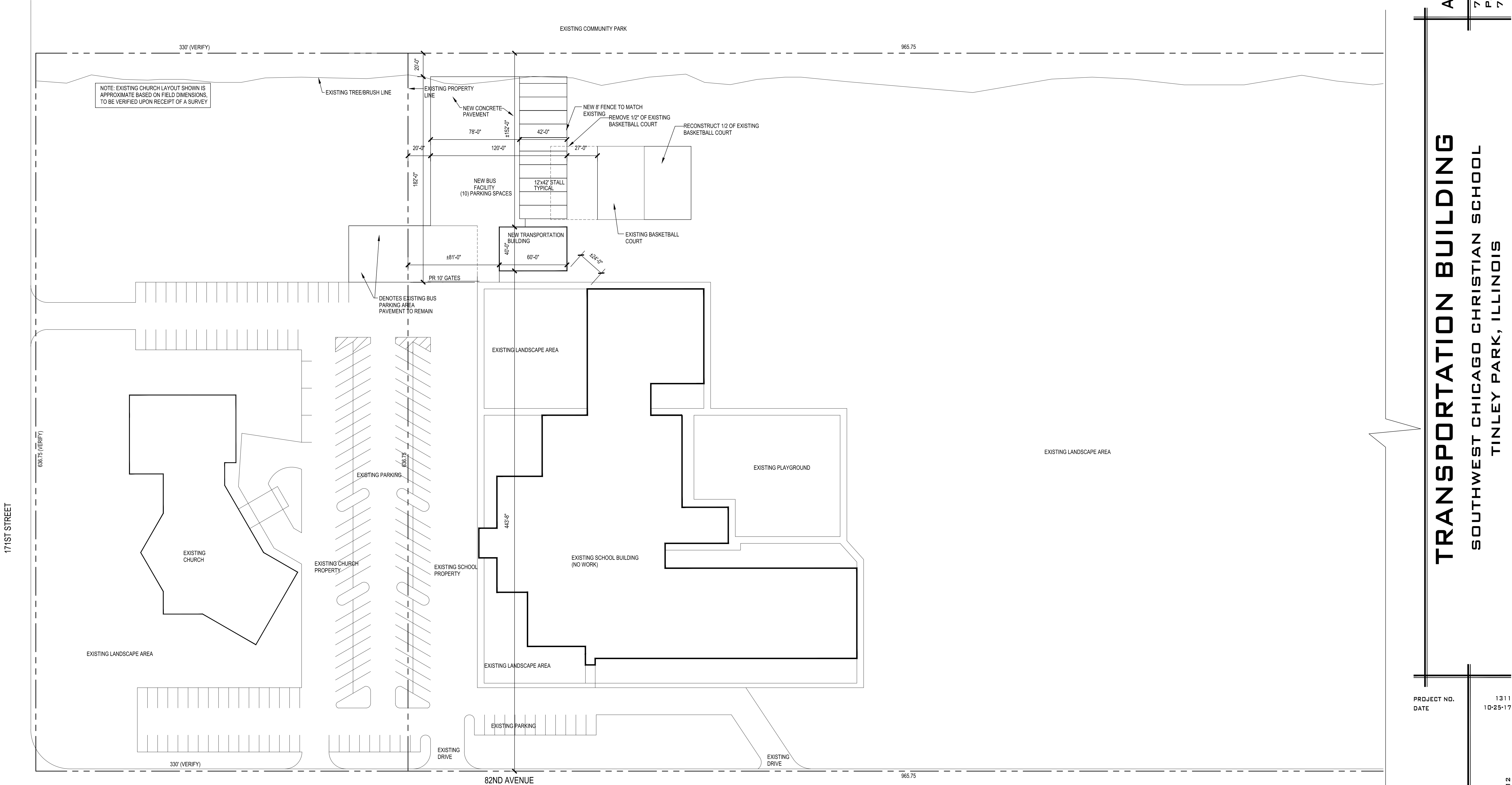
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http://www.jasceng.com
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES
(184-001172)

ZONING DATA:

ZONE:	R3		
SITE AREA:	614,941 SF (14.12 ACRES)		
BUILDING AREA:	55,199 SF (EXISTING) 2,400 SF (PROPOSED TRANSPORTATION BUILDING) 57,599 SF (TOTAL)		
	REQUIRED	ACTUAL	
FAR:	0.4	0.09	
LOT COVERAGE:	35%	9.4%	
BUILDING HEIGHT:	35'	17'-5"	
PERCENTAGE GREEN SPACE:	-	77%	
SETBACKS:			
F	25'	443'-8"	
S	8'	61'	
R	30'	152'	



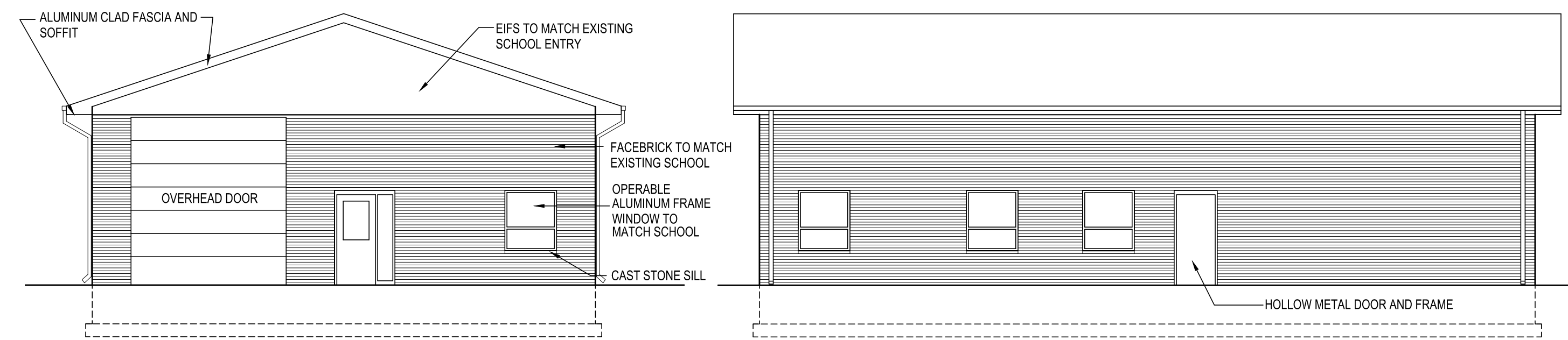
ARCHITECTUUR, LTD
7837 W OAK RIDGE DRIVE
PALOS PARK, IL 60464
708 743-8537

TRANSPORTATION BUILDING
SOUTHWEST CHICAGO CHRISTIAN SCHOOL
TINLEY PARK, ILLINOIS

PROJECT NO. 1311
DATE 10-25-17

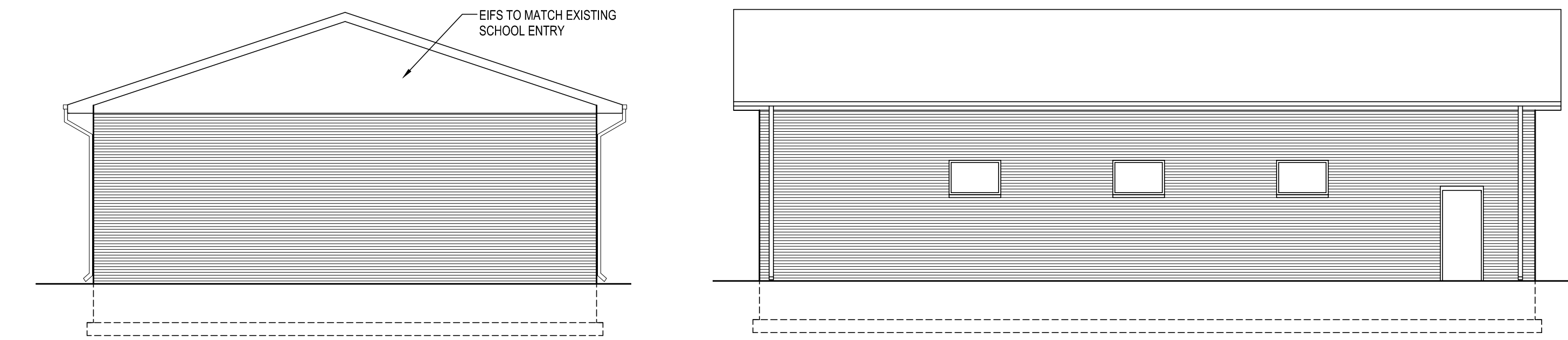


2 EXTERIOR ELEVATIONS 1/8" = 1'-0"



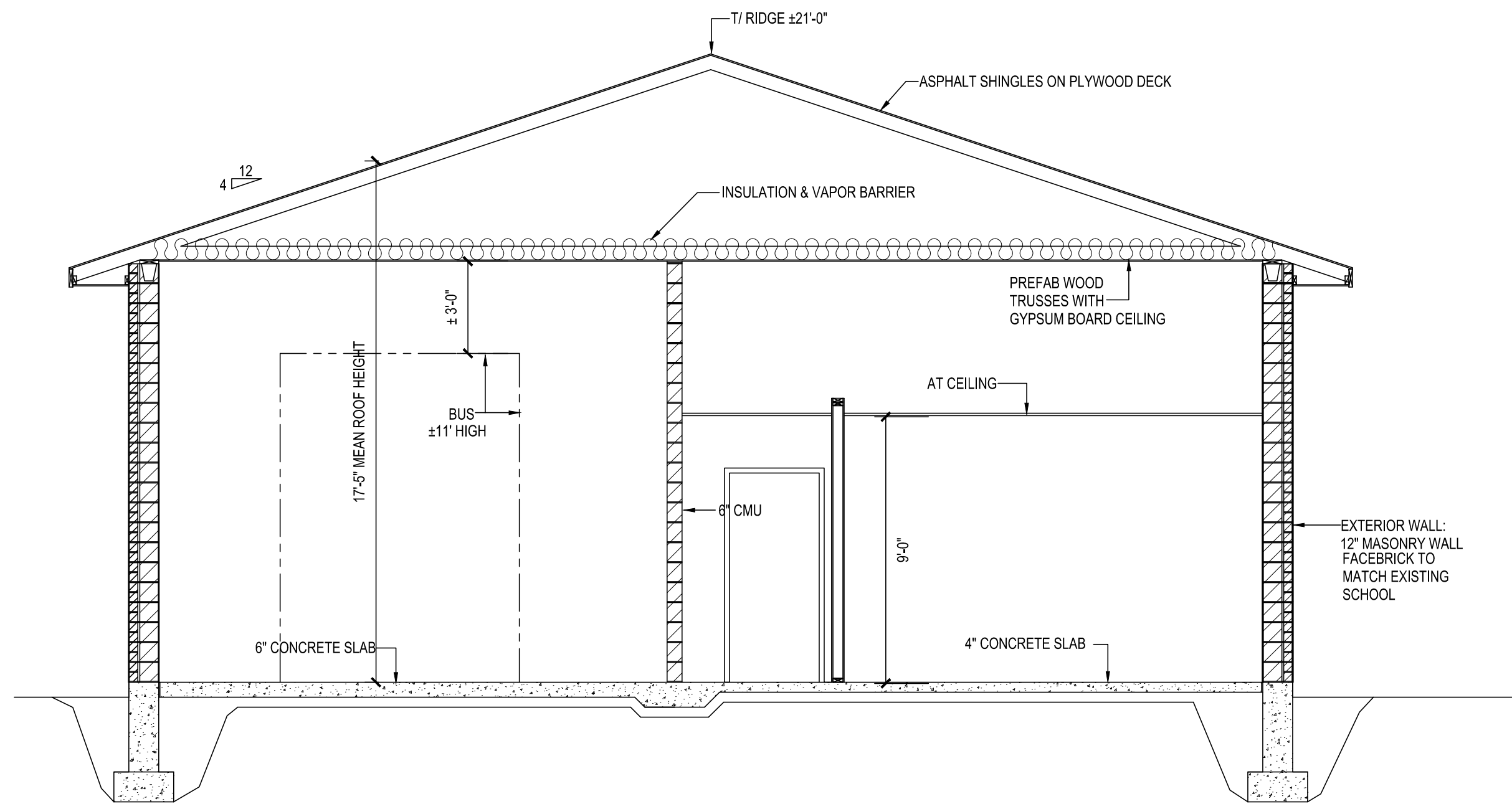
NORTH

WEST

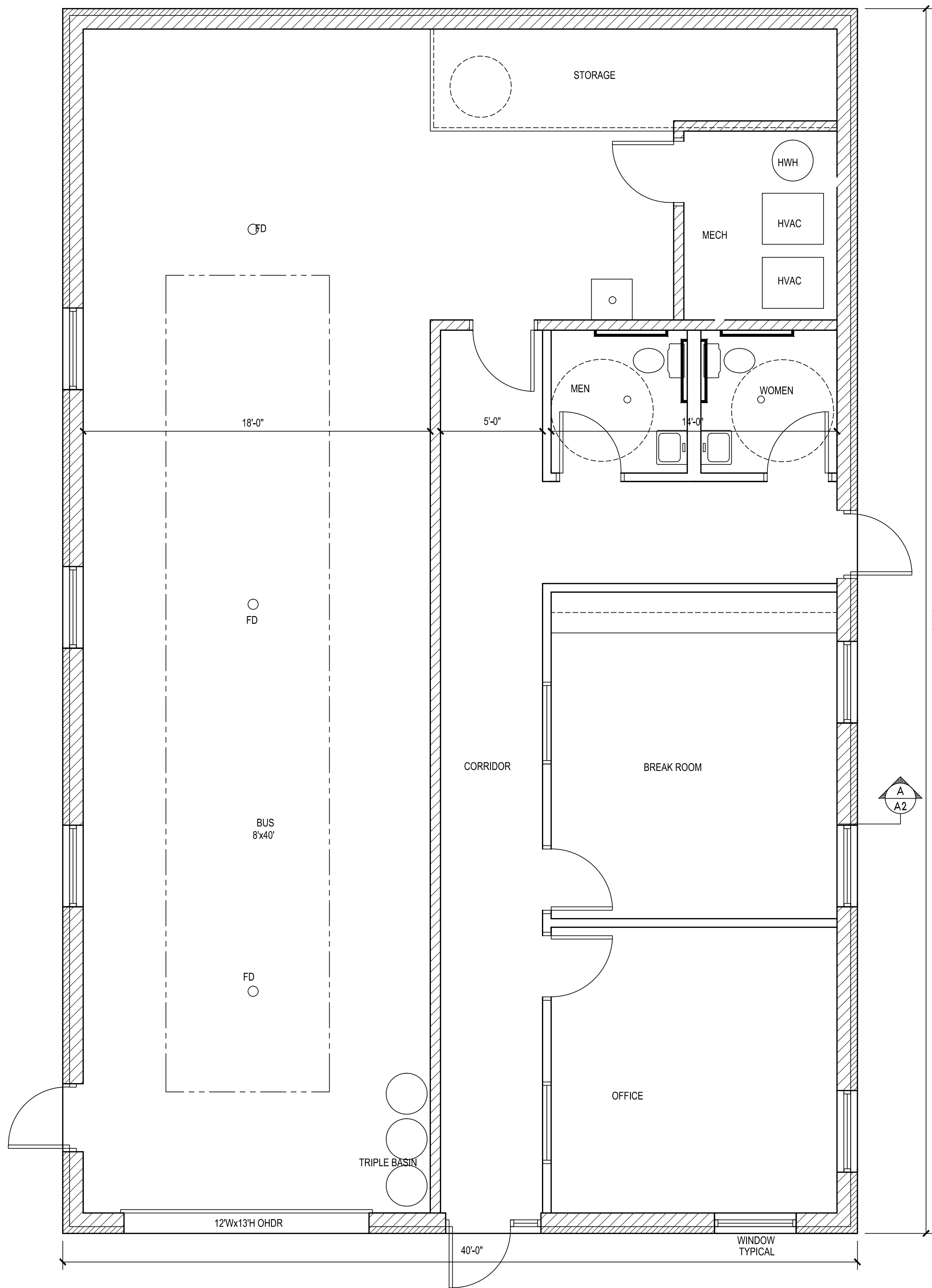


SOUTH

EAST



A BUILDING SECTION 1/4" = 1'-0"



1 FLOOR PLAN 1/8" = 1'-0" 2,400 SF



TRANSPORTATION BUILDING
SOUTHWEST CHICAGO CHRISTIAN SCHOOL
TINLEY PARK, ILLINOIS

ARCHITECTUUR, LTD
7837 W OAK RIDGE DRIVE
PALOS PARK, IL 60464
708 743-8537

PROJECT NO. 1311
DATE 10-25-17

A2

2 OF 2

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Plant Schedule			
Scientific Name	Common Name	Quantity	Size
Canopy Trees			
Acer rubrum 'Frank Jr.' PP16769	'Redpointe' Maple	5	2.5" cal.
Gymnocladus dioica	Kentucky Coffeetree	3	2.5" cal.
Evergreen Trees			
Picea pungens 'Glauca'	Blue Colorado Spruce	3	6" B+B
Deciduous Shrubs			
Myrica pensylvanica	Northern Bayberry	5	24" / 5 gal.
Syringa pubescens subsp. patula 'Miss Kim'	'Miss Kim' Lilac	7	24" / 5 gal.
Viburnum dentatum 'Christom'	'Blue Muffin' Viburnum	18	24" / 5 gal.

EVERGREEN TREE

NEW 2-PLY 1/2" REINFORCED RUBBER HOSE 1/4" CABLES CLAMP 4 1/2" TENSILEBOLTS TO MAINTAIN WIRE TIGHTNESS

2-1/2" STEEL AIRCRAFT CABLE

KEEP MULCH AWAY FROM TRUNK

4" OF SHREDDED HARDWOOD MULCH

FORM MULCH SAUCER AROUND PLANTING

3-1/2" TIMES BALL HEIGHT

45% OR LESS

30" STEEL SCREW EARTH ANCHORS

INTEGRATED BURLAP NEED NOT BE REMOVED. ALTHOUGH TRUNKS OF TREES SHALL BE TRUNKED OR TREE SHALL BE SECURED NEAR BY TRUNKS TO PREVENT THE TREE FROM STANDING INTO ROOTBALL.

PREPARED BACKFILL PEAT OR CO-POST

INTEGRATED BURLAP NEED NOT BE REMOVED. THE BURLAP SHALL BE REMOVED WHEN ROOTBALL IS REMOVED OR ROLLED DOWN AROUND THE ROOTBALL.

4" OF SHREDDED HARDWOOD MULCH

FINISHED GRADE

EXISTING SUBGRADE

PREPARED BACKFILL PEAT OR CO-POST

SHRUBS

NOTE: STAKING OF DECIDUOUS TREES NOT REQUIRED. ALTHOUGH TRUNKS OF TREES SHALL BE TRUNKED OR TREE SHALL BE SECURED NEAR BY TRUNKS TO PREVENT THE TREE FROM STANDING INTO ROOTBALL.

INTEGRATED BURLAP NEED NOT BE REMOVED. ALTHOUGH TRUNKS OF TREES SHALL BE TRUNKED OR TREE SHALL BE SECURED NEAR BY TRUNKS TO PREVENT THE TREE FROM STANDING INTO ROOTBALL.

PREPARED BACKFILL PEAT OR CO-POST

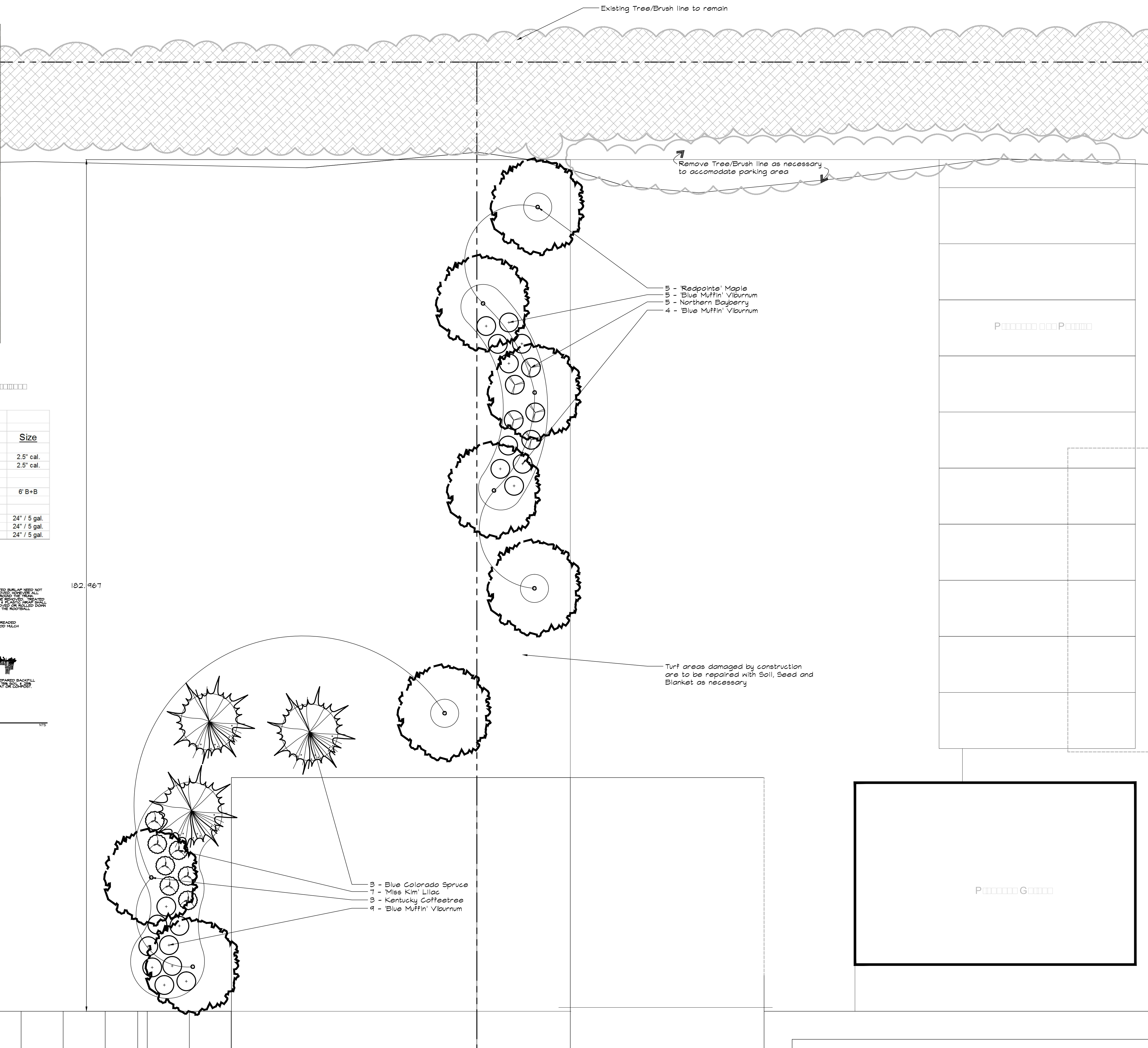
4" OF SHREDDED HARDWOOD MULCH

FORM MULCH SAUCER AROUND PLANTING PIT

3-1/2" TIMES BALL HEIGHT

45% OR LESS

DECIDUOUS / ORNAMENTAL TREE



Transportation Facility Landscape Plan

Project #: 17.1118.FV-sb

Copy To: Date:

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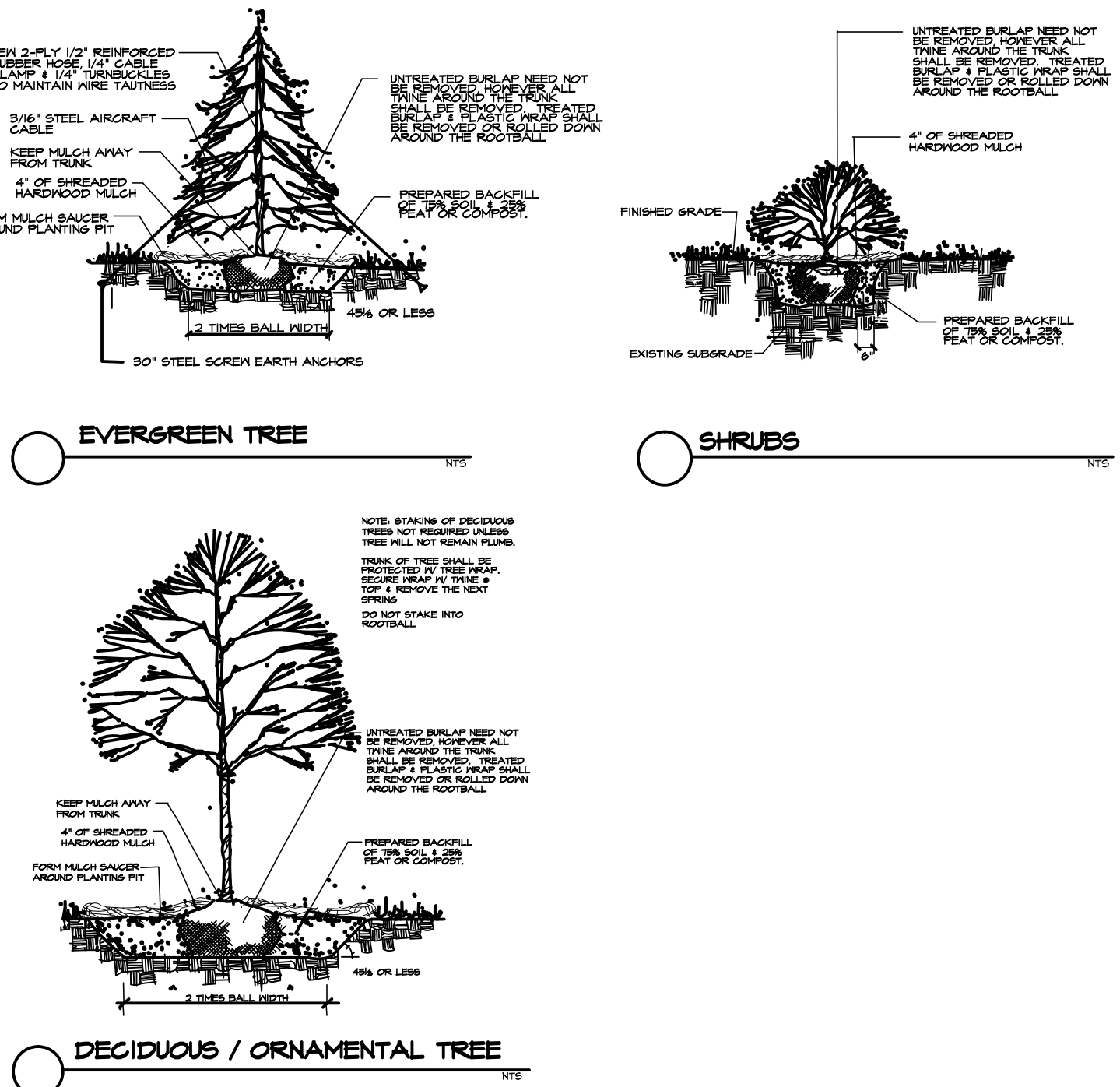
Site Location



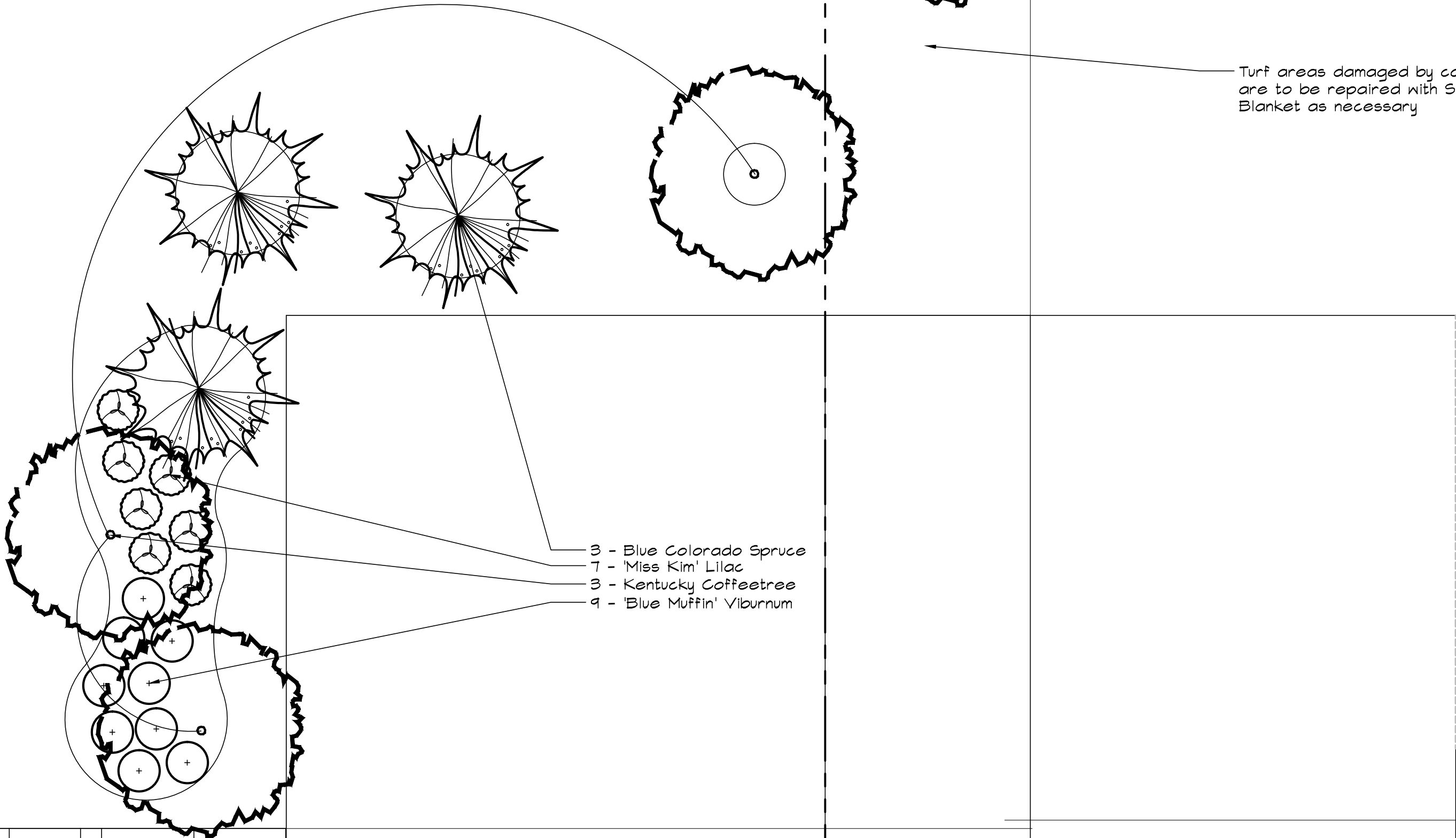
171st Street
127th Street
Project Area

Plant Schedule			
Scientific Name	Common Name	Quantity	Size
Canopy Trees			
Acer rubrum 'Frank Jr.' PP16769	'Redpointe' Maple	5	2.5" cal.
Gymnocladus dioica	Kentucky Coffeetree	3	2.5" cal.
Evergreen Trees			
Picea pungens 'Glauca'	Blue Colorado Spruce	3	6" B+B
Deciduous Shrubs			
Myrica pensylvanica	Northern Bayberry	5	24" / 5 gal.
Syringa pubescens subsp. patula 'Miss Kim'	'Miss Kim' Lilac	7	24" / 5 gal.
Viburnum dentatum 'Christom'	'Blue Muffin' Viburnum	18	24" / 5 gal.

Planting Details



122.967



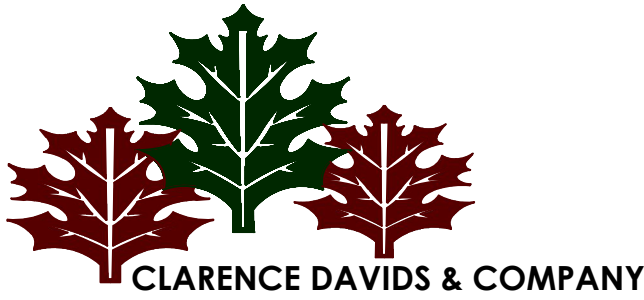
Existing Tree/Brush line to remain

Remove Tree/Brush line as necessary to accomodate parking area

5 - 'Redpointe' Maple
5 - 'Blue Muffin' Viburnum
5 - Northern Bayberry
4 - 'Blue Muffin' Viburnum

Turf areas damaged by construction are to be repaired with Soil, Seed and Blanket as necessary

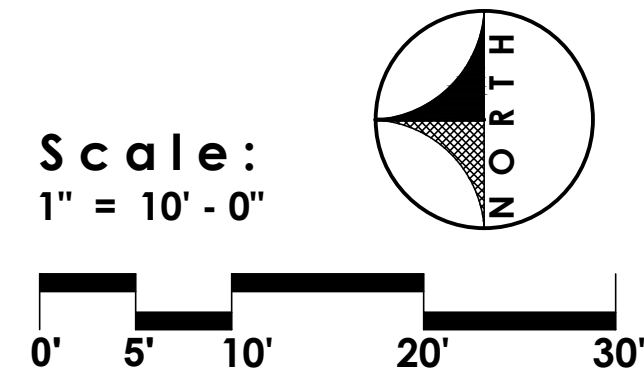
3 - Blue Colorado Spruce
7 - 'Miss Kim' Lilac
3 - Kentucky Coffeetree
9 - 'Blue Muffin' Viburnum



23900 W. 127th Street - Plainfield, IL 60585
(815) 439 - 1177 office (815) 439 - 2291 fax
clarencedavids.com

Southwest Chicago
Christian School
Tinley Park, IL

Transportation
Facility
Landscape Plan



Date: 3/28/2017

Drawn By: sb

Account Rep: bd

Sheet #: 1 of 1

Project #: 17.1118.FV-sb

Revisions by: sb Date: 11/1/17

Copy To: Date:

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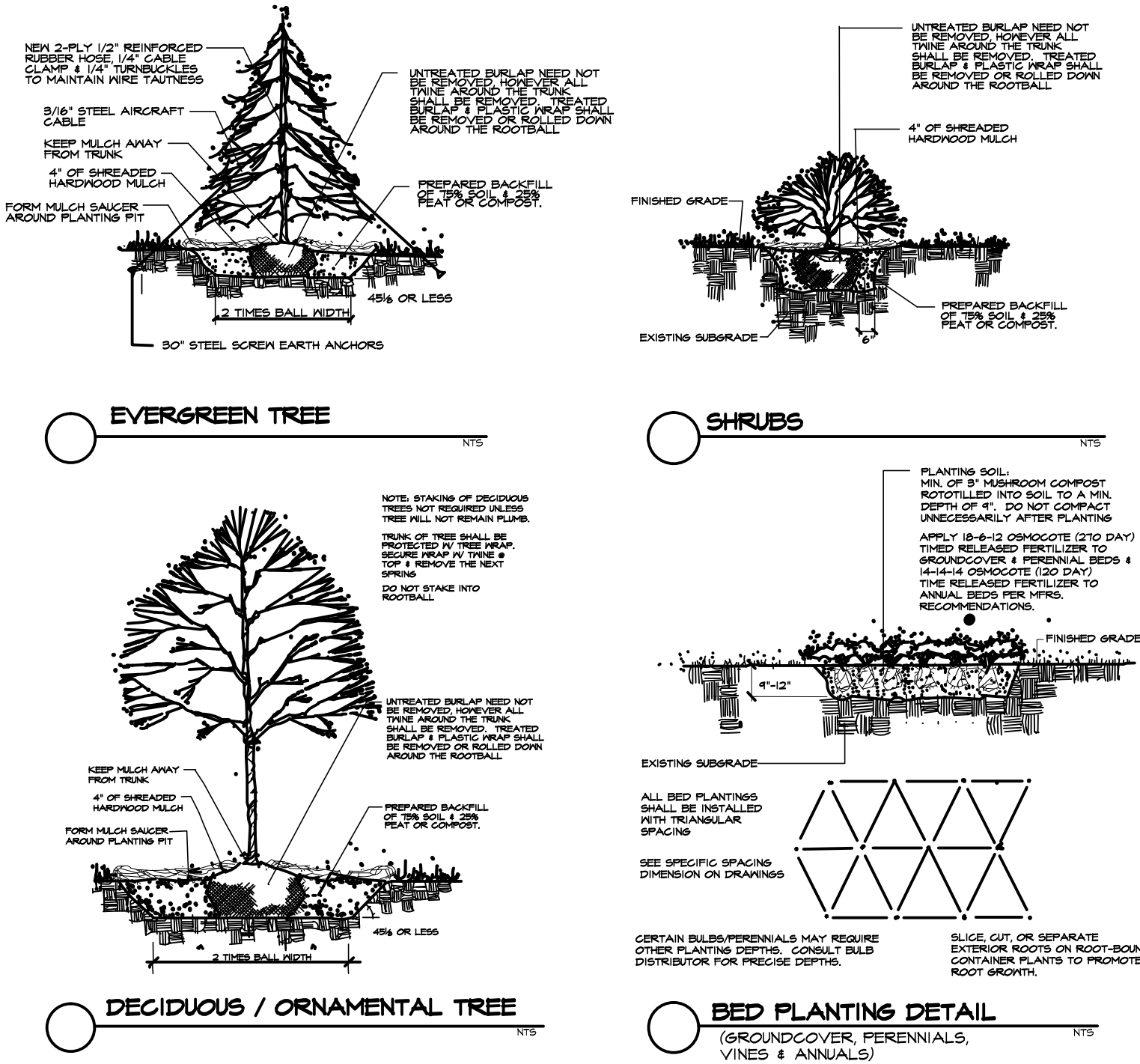
Site Location



Plant Schedule

Scientific Name	Common Name	Quantity	Size
Canopy Trees			
Acer nrbum 'Frank Jr.' PP16769	'Redpointe' Maple	5	2.5" cal.
Gymnocladus dioicus	Kentucky Coffeetree	1	2.5" cal.
Platanus acerifolia 'Morton Circle'	'Exclamation' London Planetree	2	2.5" cal.
Quercus bicolor	Swamp White Oak	5	2.5" cal.
Tilia americana 'Redmond'	'Redmond' Linden	3	2.5" cal.
Ornamental Trees			
Amelanchier x grandiflora 'Autumn Brilliance'	Apple Serviceberry	1	8' cl. B+B
Syringa reticulata	Japanese Tree Lilac	5	8' cl. B+B
Deciduous Shrubs			
Hydrangea paniculata 'Limelight'	'Limelight' Hydrangea	7	24" / 5 gal.
Juniperus x pfitzeriana 'Kallay's Compact'	'Kallay's Compact' Juniper	3	24" / 5 gal.
Myrica pensylvanica	Northern Bayberry	5	24" / 5 gal.
Rosa x 'NOA-350092'	'Flower Carpet Pink Supreme' Rose	9	3 gal.
Taxus x media 'Tauntoni'	'Tauntun' Yew	5	24" / B+B
Viburnum dentatum 'Christom'	'Blue Muffin' Viburnum	24	24" / 5 gal.
Perennials and Grasses			
Allium 'Summer Beauty'	Allium 'Summer Beauty'	9	1 gal.
Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	9	1 gal.
Hemerocallis 'Happy Returns'	'Happy Returns' Daylily	6	1 gal.
Nepeta x faassenii 'Walker's Low'	Catmint	23	1 gal.

Planting Details

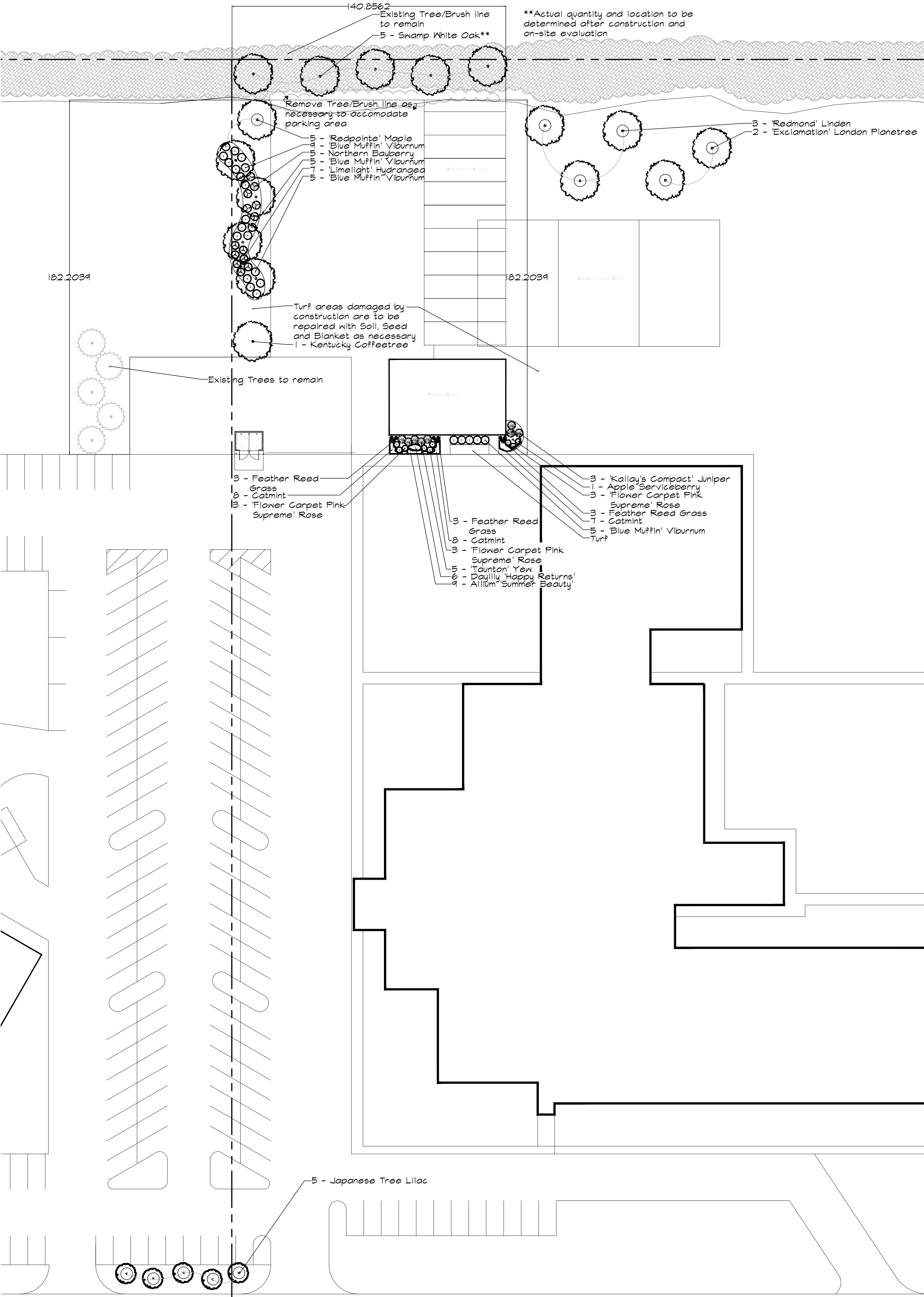


Buffer Yard Requirements							
Bufferyard Location	Required width	Proposed Width	Length	Required Plantings	Proposed Plantings	Deficit	Comment
North	20'	20'	193'	8 CT 3 US 31 SH	11 CT 3 US 31 SH	0 CT 0 US 0 SH	6 New Trees Provided. Plus 5 ex. Evergreen Trees
South	25'	Not Shown	193'	8 CT 3 US 31 SH	5 CT 3 US 31 SH	5 CT 0 US 31 SH	US located in parkway along 82nd Ave.
East	25'	Not Shown	141'	5 CT 2 US 20 SH	5 CT 2 US 20 SH	0 CT 0 US 20 SH	Actual quantity and location of CT to be determined after construction and on-site evaluation. US located in parkway along 82nd Ave.
West	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Interior Lot Landscaping Requirements				
Location	Requirement	Proposed	Deficit	Comment
Foundation	Landscape coverage along 70% of building foundation that faces public right-of-way; 10' wide landscape area	90%	0%	None
Interior	N/A	N/A	N/A	N/A

Parkway Standards					
Location	Requirement	Required Trees	Proposed Trees	Deficit	Comments
North Parkway	N/A	N/A	N/A	N/A	N/A

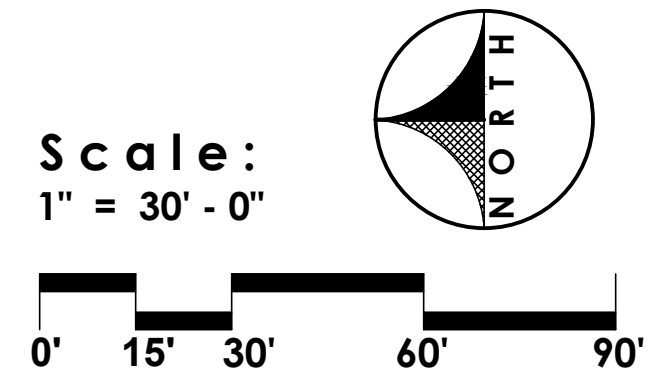
Parking Lot Landscaping Standards				
Location	Requirement	Provided	Deficit	Comments
Parking Lot	15% of parking area to be landscaped	0 Square Feet	2,890 Square Feet	None
Parking Lot	Screening	Partial on north face of parking lot when factoring in bufferyard plantings.	0	Plantings are located in existing parkway along 82nd Ave.
Parking Lot Islands	N/A	N/A	N/A	N/A



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Southwest Chicago
Christian School
Tinley Park, IL

Transportation
Facility
Landscape Plan



Date: 3/28/2017

Drawn By: sb

Account Rep: bd

Sheet #: 1 of 1

Project #: 17.1118.FV-sb

Revisions by:	Date:
sb	11/1/17
sb	2/20/18

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Jacob C. Vandenberg

Village Clerk
Kristin A. Thirion

Village Trustees
Brian H. Younker
Michael J. Pannitto
Cynthia A. Berg
William P. Brady
Michael W. Glotz
Michael J. Mangin

Village Hall
16250 S. Oak Park Ave.
Tinley Park, IL 60477

Administration
(708) 444-5000
Fax: (708) 444-5099

Community Development
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Fax: (708) 444-5199

Public Works
(708) 444-5500

Police Department
7850 W. 183rd St.
Tinley Park, IL 60477
(708) 444-5300
Non-Emergency
Fax: (708) 444-5399

**John T. Dunn
Public Safety Building**
17355 S. 68th Court
Tinley Park, IL 60477

Fire Department
(708) 444-5200
Non-Emergency
Fax: (708) 444-5299

EMA
(708) 444-5600
Fax: (708) 444-5699

Senior Community Center
(708) 444-5150



January 5, 2018

Henry Doorn
Southwest Chicago Christian School
12001 S. Oak Park Avenue
Palos Heights, IL 60463
hdoorn@swchristian.org

via email

**RE: Staff Review: Southwest Chicago Christian School
Transportation Building
17171 84th Avenue, Tinley Park, IL**

Mr. Doorn:

This letter represents the Village's staff preliminary review of the above referenced project, which includes a request for Site Plan Approval and a Special Use Permit for a 2,400 square foot accessory structure and adjacent bus parking lot. The proposed structure includes a service bay for school bus repair, an office, break room, restrooms, mechanical room, and storage room. A list of the submitted plans that were reviewed is included for reference as the last page of this letter.

The staff review process involves a full site plan review by all appropriate Village departments so that the Petitioner may better understand the various Village codes as they relate to the proposed use. Note: The plans are subject to Building Permit Review following Plan Commission review and approval; other various Staff comments may arise during Building Permit Review.

Please see the following pages for Staff Review Comments, information about the next steps, and the tentative schedule for meetings and approvals.

PLANNING

The Community Development Department reviewed the plans and offers the following comments:

1. A variance application is required for the size and height of the accessory structure. Section III.I.2. of the Zoning Ordinance states “all accessory structures in the R-1 through R-5 Zoning Districts, inclusive, shall conform to the following” and then lists a maximum floor area of 720 square feet and a maximum height of eighteen feet (18') to the peak of the structure. The proposed accessory structure exceeds these limitations. Also note that a variance will be required if the proposed accessory structure is to be served by water, sanitary sewer, or natural gas.
2. Staff encourages improvements to the architectural interest of the building. The south side does not have any windows. The west-facing façade lacks architectural interest and will be highly visible from the adjacent church, school, and parking lot. The building must be architecturally compatible with the existing buildings on the site.
3. Please clarify where HVAC and other utilities used for the proposed building will be located. All units must be screened from view.
4. Will there be any exterior trash enclosures? Please clarify how trash from the proposed accessory structure will be handled.
5. Please provide a color Site Plan.
6. Please provide color Building Elevations.
7. Please provide a Material Board.

BUILDING

The Building Department reviewed the plans and has no comments.

LANDSCAPING

The Village Landscape Architect reviewed the plans and offers the following comments:

1. Section 158.09 of the Municipal Code requires any special use proposed in R1-R4 districts to be separated from any residential lot by a Class C bufferyard. A Class C bufferyard has been shown on the north side, but has not been shown on the east or south sides. The following is suggested for the south and east bufferyards:
 - South – due to the large stand of existing vegetation on the south property line, and the distance from the special use to the south property line (~900'), these buffer plantings could be scaled back without visually detracting from the campus. It is recommended that only the canopy tree plantings be installed. This is reflected in the table below.
 - East – the landscape plan recommends “remove tree/brush line as necessary to accommodate parking area.” To ensure some buffer exists, it is recommended that only the canopy tree plantings be installed. This is reflected in the table below.

See Image A below for suggestion on how to compensate for not requiring these bufferyard plantings at 100%.
2. Section 158.20.1(b) of the Municipal Code requires all parking to be screened from the view of adjacent

properties and streets by plantings, berming or low fence/wall. This has not been shown on the landscape plan. If bufferyard plantings are installed as recommended above, this requirement could potentially be avoided given the existing character of the campus. See Image A below for suggestion on how to compensate for not requiring these plantings.

3. Section 158.20.1(i) of the Municipal Code requires at least 15% of the parking lot shall be covered by landscaping. This has not been shown on the landscape plan. Given the use (bus parking), requiring islands to achieve this 15% could potentially be avoided. See Image A below for suggestion on how to compensate for not requiring these plantings.
4. Section 158.14.10 of the Municipal Code requires a 10' wide landscape area to front 70% of the side of all buildings which front dedicated streets (in this case, the north building elevation). This has not been shown on the landscape plan. Given that this façade has a vehicular service door, a pedestrian doorway, and this façade is significantly setback from 171st Street (~500'), requiring these plantings could potentially be avoided. See Image A below for suggestion on how to compensate for not requiring these plantings.



Image A: To compensate for not abiding completely with the required plantings in items 1, 2, 3 and 4 above, the following is suggested:

- Convert 2 striped end islands in green highlighted area above into curbed islands with lawn and 1 canopy tree each.

5. Please review the landscape requirements within the following tables on the next page. Deficiencies must be addressed in a revised Landscape Plan. Please note the following abbreviations: CT = Canopy Tree, US = Understory Tree, SH = Shrub, T = Tree.

(see tables on the next pages)

BUFFERYARD REQUIREMENTS							
Bufferyard Location	Required Width	Proposed Width	Length	Required Plantings	Proposed Plantings	Deficit	Comments
North	20'	20'	193'	8 CT 3 US 31 SH	8 CT 3 US 30 SH	0 CT 0 US -1 SH	None
South	25'	Not shown	193'	8 CT 3 US 31 SH	0 CT 0 US 0 SH	-8 CT -3 US -31 SH	Recommends only 8 CT be planted per note 1 above. Also see Image A above.
East	25'	Not shown	141'	5 CT 2 US 20 SH	0 CT 0 US 0 SH	-5 CT -2 US -20 SH	Recommends only 5 CT be planted per note 1 above. Also see Image A above.
West	n/a	n/a	n/a	n/a	n/a	n/a	n/a

INTERIOR LOT LANDSCAPING REQUIREMENTS				
Location	Requirement	Proposed	Deficit	Comments
Foundation	Landscape coverage along 70% of building foundation that faces public right-of-way; 10' wide landscaped area	0%	100%	See Image A above for alternative method to compensate for this deficit.
Interior	n/a	n/a	n/a	n/a

PARKWAY STANDARDS					
Location	Requirement	Required Trees	Proposed Trees	Deficit	Comments
North Parkway	n/a	n/a	n/a	n/a	None

PARKING LOT LANDSCAPING STANDARDS				
Location	Requirement	Provided	Deficit	Comments
Parking Lot	15% of parking lot area to be landscaped	0 square feet	2,890 square feet	See Image A above for alternative method to compensate for this deficit.
Parking Lot	Screening	Partial on north face of parking lot when factoring in bufferyard plantings.	None on east or south faces of parking lot.	See Image A above for alternative method to compensate for this deficit.
Parking Lot Islands	1 tree per 200 square feet	n/a	n/a	None

ENGINEERING & PUBLIC WORKS DEPARTMENT

The Village Engineer and the Public Works Department reviewed the plans and offers the following comments:

1. The storm water management requirements for this parcel are not clear. The drainage exhibit indicates the contiguous ownership acreage is far less than what is assumed. This will drive the applicability of the MWRD WMO. Please coordinate with the MWRD regarding the storm water management requirements for this site and provide the required modifications or obtain a permit determination letter and provide to us for our files.
2. If ownership with the land to the North is not contiguous, please provide easement or agreement showing that construction/storm water discharge on/into the adjacent parcel is allowed.
3. An MWRD permit will be required for the sanitary connection.
4. Please provide additional details on the sanitary sewer connection point including all inverts and method of connection for the existing pipes into the new manhole.
5. Please clarify the water main service material.
6. Is the concrete cross section for the parking lot pavement adequate?
7. The Illinois Department of Public Health is requiring that domestic and fire services be split inside the building. A fire service is considered a stagnant water line and violates the Illinois plumbing Code. Please clarify that the water service connection for this building shall be from existing potable water connection in the school.
8. Engineering plan notes will be reviewed in the building department permit set of plans.
9. Signed and sealed plans, permit applications and supporting documentation, etc. will need to be supplied during the building permit process.

POLICE DEPARTMENT

The Police Department reviewed the plans and has no comments.

FIRE DEPARTMENT

The Fire Department reviewed the plans and offers the following comments:

1. The scope of this review is considered a site plan review only (building access, fire hydrant/water supply distribution) for a 2,400 square foot building on an existing elementary school site.
2. The following comments are based on the following adopted codes and amendments.
 - 2012 International Building Code
 - 2012 International Fire Code
 - 2010 National Fire Alarm Code
 - 2013 NFPA 13 - Installation of Sprinkler Systems
 - 2003 NFPA 101 - Life Safety Code.
 - 2016 Village of Tinley Park Amended Codes
3. Building Access: The building as proposed is accessible on all sides for fire department personnel.
4. Fire Hydrant Access: There is a hydrant within 175 feet of the proposed building and 2 hydrants within 600 feet. Hydrant access is considered acceptable.
5. Water Supply: Per Appendix B of the 2012 International Fire Code, for an ICC Type IV building construction, requires a minimum 1,500 gpm for 2-hour duration. Based on water supply in the area, this requirement is considered satisfied.
6. Fire Protection/Detection: Since the proposed building is less than 3,000 square feet and an ICC Type IV construction (masonry walls, combustible roof framing) fire sprinklers are not required. An approved fire alarm monitored by the Village of Tinley Park is required.
7. Building Construction: Fire Prevention recommends that building construction be an ICC Type II or III classification.
8. Occupancy Classification: In order to determine and provide detailed comments, Fire Prevention required more information regarding repairs to be conducted, storage of flammable combustible liquids, and the use of air compressors.

NEXT STEPS & TENTATIVE SCHEDULE

We encourage you to contact and/or meet with the Village's various departments to review their individual recommendations and requirements and a list of the departmental points of contact has been attached. Please note that all future plan submittals should be coordinated through me for distribution and review.

To proceed to the Plan Commission stage, a written reply in the form of a Response Letter must be sent to my attention addressing all of the comments within this Staff Review Letter. The Response Letter must be accompanied by revised plans in the following formats:

- Five (5) 11"x17" printed sets
- Three (3) 24"x36" scalable printed sets
- A digital copy (PDF) via USB, email (10MB limit), or web upload (*please email me to request an upload link*)

The revised plans and the Response Letter must be received by **12:00pm on Wednesday, January 17, 2018** in order to meet the timeline below. Note that the Village can adjust the schedule as a result of any changes or issues that may arise during this review process.

February 1, 2018	Plan Commission Meeting #1 (Introduction to Project)
February 15, 2018	Plan Commission Meeting #2 (Vote on Site Plan Approval/Recommendation for Special Use Permit and Variances)
March 6, 2018	Village Board Meeting #1 (First Reading/Introduction to Project)
March 20, 2018	Village Board Meeting #2 (Vote on Approving Special Use Permit and Variances)

We will not formally schedule a meeting with the Plan Commission until we receive your Response Letter and a revised submittal that addresses the Staff Review Comments. When a first meeting of the Plan Commission is scheduled, please be prepared to make a brief presentation to the Commission. Staff will prepare a report about the proposed project which is provided to the Commissioners and to the public via the Village website. A copy of the link to the meeting packet will be provided to all Petitioners on the meeting agenda.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Stephanie Malmborg, AICP
Planner I
smalmborg@tinleypark.org
(708) 444-5161

Attachment

cc: Paula Wallrich, Interim Community Development Director

CONTACTS

Village of Tinley Park Public Works Department

16250 S. Oak Park Avenue
Tinley Park, IL 60477

Kevin Workowski
Director of Public Works
Phone: 708-444-5500
Email: kworkowski@tinleypark.org

Village of Tinley Park Fire Prevention

17355 S. 68th Court
Tinley Park, IL 60477

Dan Riordan
Senior Fire Inspector
Phone: 708-444-5200
Email: driordan@tinleypark.org

Village of Tinley Park Building Department

16250 S. Oak Park Avenue
Tinley Park, IL 60477
Phone: 708-444-5100

Engineering Consultant: Robinson Engineering

10045 W. Lincoln Highway
Frankfort, IL 60423

Jennifer Prinz
Village Engineer
Phone: 815-806-0300
Email: jprinz@reltd.com

Landscape Architecture Consultant: Farnsworth

Jeff Martin
Village Landscape Architect
Phone: 773-405-8827
Email: jmartin@f-w.com

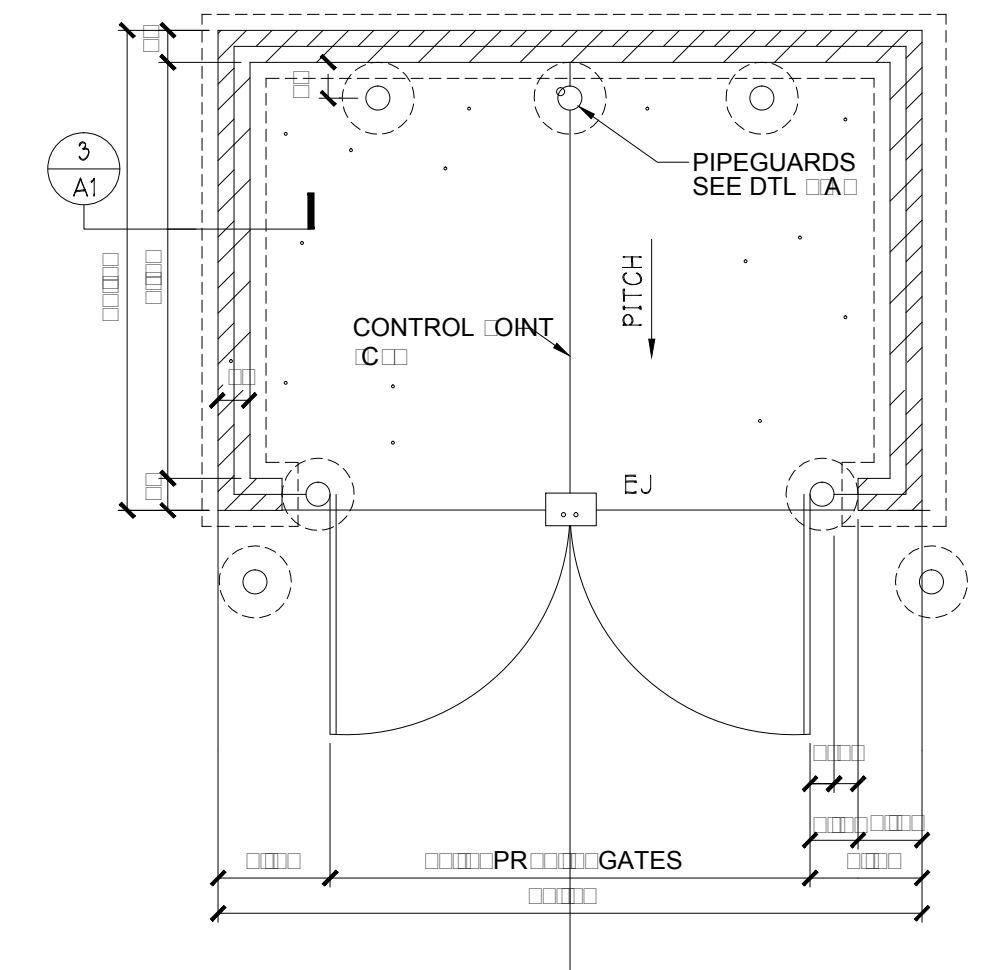
LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
06-080 1 of 10	Parking Lot Addition Revisions	JAS	11/06/2017
06-080 2 of 10	Site Existing Topography	JAS	11/06/2017
06-080 3 of 10	Site Demolition Plan	JAS	11/06/2017
06-080 4 of 10	Site Geometric Plan	JAS	11/06/2017
06-080 5 of 10	Site Utility Plan	JAS	11/06/2017
06-080 6 of 10	Site Grading Plan	JAS	11/06/2017
06-080 7 of 10	Storm Water Pollution Prevention Plan	JAS	11/06/2017
06-080 8 of 10	Site Erosion Control Plan	JAS	11/06/2017
06-080 9 of 10	Construction Specifications	JAS	11/06/2017
06-080 10 of 10	Construction Details	JAS	11/06/2017
06-080 10.1 of 10	Site Drainage Exhibit	JAS	11/06/2017
06-080 10.2 of 10	M.W.R.D. General Notes	JAS	11/06/2017
A-1	Site Plan	Arc LTD	10/25/2017
A-2	Building Section	Arc LTD	10/25/2017
	Landscape Plan	CD & Co	11/01/2017

JAS – Joseph A. Schudt & Associates
 Arc LTD – Architecture, LTD
 CD & Co - Clarence Davids & Co

ZONE:	R3
SITE AREA:	614,941 SF (14.12 ACRES)
BUILDING AREA:	55,199 SF (EXISTING)
	2,400 SF (PROPOSED TRANSPORTATION BUILDING)
	<u>57,599 SF (TOTAL)</u>

	REQUIRED	ACTUAL
FAR:	0.4	0.09
LOT COVERAGE:	35%	9.4%
BUILDING HEIGHT:	35'	17'-5"
PERCENTAGE GREEN SPACE:	-	77%
SETBACKS:		
F	25'	443'-8"
S	8'	81'
R	30'	152'



ELEVATIONS

Diagram showing the elevations of the gate structure. The drawing includes a central gate panel with a diagonal cross-hatch pattern, flanked by vertical concrete pillars. A gate latch is indicated at the bottom center. Labels include "PRECAST CONC. CAP" pointing to the top of the pillars and "GATE LATCH" pointing to the latch mechanism. A vertical line on the left is labeled "MA".

2"X6" VERT. STAINED CEDAR ON STL ANGLE —
FRAME (PAINTED) W/DIAGONAL ADJUSTABLE
TIE RODS ON PIVOT HINGE ON 6"Ø CONCRETE
FILLED PIPE (IN 18"ØX3'-8" DP. CONC. FOUND.)
PROVIDE GATE LATCH W/RECEIVER IN
PAVEMENT IN CLOSED & OPEN POSITION



1/2" = 1'-0"

A 1

OF 2

1311
D-25-17
2-14-18

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ARCHITECTUUR, LTD

7837 W OAK RIDGE DR
PALOS PARK, IL 60464
708 743-8537

TRANSPORTATION BUILDING

**SOUTHWEST CHICAGO CHRISTIAN SCHOOL
TINLEY PARK, ILLINOIS**

VILLAGE OF TINLEY PARK

VARIANCE REQUEST INSTRUCTIONS AND PROCEDURES

The following information is being provided in order to assist applicants with the process of requesting a Variation from the terms of the Village's Zoning Ordinance. This information is a summary of the application submittal requirements, and may be modified based upon the particular nature of the requested Variation.

Please note that the Village's Ordinances are available for purchase, and can also be found on the Village's website: www.tinleypark.org.

A Variation from the terms of the Zoning Ordinance which requires considerations by the Village's Zoning Board of Appeals at a Public Hearing is subject to the following procedures and requirements. Attendance at the Public Hearing is required by the owner or the owner's representative to provide an explanation of the requested Variation, as well as to provide testimony and sufficient evidence to support the request, and to answer questions from the Board members or any interested party.

Depending upon meeting schedules, legal notification requirements and the type of Variation being requested, this process generally takes between 30 to 60 days from the date of submission of a complete application package.

1. The Applicant meets with the Village Planner or Zoning Administrator to discuss the proposal as it relates to the applicable Zoning Ordinance requirements.
2. The Applicant submits the following:
 - A. The completed application form (attached).
 - B. The completed Findings of Fact sheet (attached).
 - C. A Plat of Survey of the subject property showing:
 1. All existing improvements, with dimensions and setbacks noted;
 2. All proposed conditions highlighted, with dimensions and proposed setbacks noted; and
 3. A complete legal description of subject property.
 - D. Evidence of the Applicant's ownership of or interest in the subject property such as a copy of the current property tax bill, or a copy of the title commitment or title policy.
 - E. Written disclosure of all land trust beneficiaries, if applicable.
 - F. Written authorization from the property owner for any other party to act as applicant or agent, if applicable.
 - G. Filing fee of: \$150 for residentially zoned properties; \$200 for non-residentially zoned properties.
 - H. Any additional information to be presented in consideration of the requested Variation (i.e. a narrative letter outlining the project, a petition signed by neighbors in support of the proposal, or other support documentation).

Please note that a Variation application will not be processed until all of the above items have been submitted.

3. If necessary, Staff will perform a Staff Review of the proposal, including distribution to and review by various Village Departments. Also if necessary, Staff may first refer the proposal to the Long Range Plan Commission.
4. Planning Department Staff will determine the next available Public Hearing date before the Zoning Board of Appeals. The Public Hearing will be set for a date not more than 90 days after the filing of a completed application. The Zoning Board of Appeals meets on the second and fourth Thursdays of the month, except holidays, at 7:30 p.m. in the Kallsen Center of Village Hall (enter on the north side of the building), 16250 South Oak Park Avenue, Tinley Park, IL 60477

VILLAGE OF TINLEY PARK
VARIANCE REQUEST INSTRUCTIONS AND PROCEDURES (Continued)

5. Planning Department Staff will also prepare and file required Public Hearing notices including a legal notification to appear in a newspaper of local circulation no less than 15 days but no more than 30 days prior to the Public Hearing, as well as mail notification to property owners within 250 feet of the subject property. This informs neighboring property owners of the date, time and place of the Public Hearing, so that they may be allowed an opportunity to ask any questions or voice any concerns they may have.
6. Planning Department Staff will prepare a report to be distributed to the Zoning Board of Appeals members prior to the Public Hearing date.
7. The Zoning Board of Appeals holds a Public Hearing on the predetermined date. **Applicant or Agent attendance is required at the Public Hearing.** The Applicant presents all testimony and evidence regarding the Variance request. Any interested parties in the audience are also invited to comment or ask questions.
8. Upon hearing all relevant testimony, the Zoning Board of Appeals votes on the request. Depending upon the nature of the requested Variation, the Zoning Board may be making the final determination on the request, or may be making a recommendation to the Village Board. The Zoning Board of Appeals also reserves the right to continue the Public Hearing to a future meeting date in order to obtain more information or further deliberate the merits of the requested Variation.
9. If required, the Village Board receives the report and recommendation of the Zoning Board of Appeals. The Village Board will consider the requested Variation at a First Reading of the Ordinance authorizing a Variation. The Village Board meets on the first, third and fourth Tuesdays of the month, except holidays at 8:00 p.m. in the Council Chambers of the Village Hall, 16250 South Oak Park Avenue, Tinley Park. **Applicant attendance is required at the First Reading, in the event there are any questions of the Board members.** The Village Board may approve, deny, continue or remand the Variation back to the Zoning Board of Appeals for additional testimony or consideration.
10. At the next regularly scheduled Village Board meeting, the Village Board presents a Second Reading of the Ordinance, taking its official voting action to approve or deny the requested Variation. Applicant attendance is not required at this meeting. If approved, the Variation becomes effective when the ordinance is signed and published.
11. After the Ordinance is effective and all fees are paid, the Applicant may apply for a Building Permit. Questions concerning the permitting process may be directed to the Building Department at 708-444-5100.

The above information is intended as an outline of the approval process
And is neither mutually exclusive nor inclusive.
A more detailed account of the process and application requirements may be found in the
Village's Zoning and Subdivision Ordinances.
Questions may be directed to the Planning Department
Village Hall, 16250 South Oak Park Avenue, Tinley Park, Illinois
708-444-5100

VILLAGE OF TINLEY PARK
APPLICATION FOR ZONING ORDINANCE VARIANCE

The undersigned hereby Petitions the Village of Tinley Park Zoning Board of Appeals and/or Plan Commission to consider a Variation from the terms of the Zoning Ordinance as follows:

PETITIONER INFORMATION

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Day Phone: [REDACTED] _____ Evening Phone: _____

Cell Phone: [REDACTED] _____ Fax Number: [REDACTED] _____

Email Address: [REDACTED] _____

Nature of Petitioner's Interest in the property and/or relationship to the owner:
(Applications received on behalf of the owner of record must be accompanied by a signed letter of authorization).

PROPERTY INFORMATION

Street Address: _____

Owners: _____

SPECIFIC TYPE OF VARIANCE REQUESTED (See Examples Below):

Examples of Specific Type of Variance Requested:

This refers to the exact number of feet, the exact dimensions of a structure, exact height/type of fence.
For example:

“A 15 foot Variance to the Front Yard Setback on the East side of the property to allow for a 6-foot tall cedar fence on this corner lot.”

“A 180 square foot variance to the 720 square foot maximum allowable size of an accessory structure to allow for a 30 foot or 900 square foot garage on this residential property.”

“A 10 foot variance to the 10 foot maximum allowable height for a sign to allow for a 20 foot high monument sign on this commercial property.

REASON THAT THE VARIANCE IS NEEDED: (See Examples below)

[illegible]

Examples of Reasons that the Variance is needed:

“We would like to extend our fence 15 feet toward the street from the front corner of the house so that we can enclose a pool, swing set, shed, landscaping, trees, side entrance, etc., and provide a safe area for our children to play”

“We would like to build an oversized garage on our property so that we may store our antique vehicle, snow mobiles, riding lawn mower, etc., inside, as well as our two other cars, which are currently parked in the driveway”

The Petitioner certifies that all of the above statements and other information submitted as part of this Application and Findings of Fact are true and correct to the best of his or her knowledge:

Signature: _____ Date: _____

Printed Name: _____

OFFICE USE ONLY:

Current Zoning on Property _____ Present Use _____

Notes

[illegible]

FINDINGS OF FACT

ADDITIONAL INFORMATION TO BE PRESENTED TO SUPPORT A VARIATION REQUEST FROM THE TERMS OF THE VILLAGE OF TINLEY PARK ZONING ORDINANCE

Section X.G.1 of the Village of Tinley Park Zoning Ordinance requires that the Zoning Board of Appeals determine compliance with the following standards and criteria. In order for a variance to be approved, the Petitioner must respond to all the following questions with facts and information to support the requested Variation:

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

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

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

FINDINGS OF FACT (CONTINUED)

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

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

- F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located: (Example: fencing will not obstruct view of automobile traffic).

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

FINDINGS OF FACT (Continued)

H. Describe how the requested Variance **will not**:

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

2. Substantially increase the congestion of the public streets.

3. Increase the danger of fire.

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

5. Endanger the public safety.

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



Interoffice Memo

Date: March 9, 2018

To: David Niemeyer, Village Manager

From: Paula J. Wallrich, AICP

Subject: Lenny' Food N Fuel

BACKGROUND: Mr. Leonard McEnery , Lenny's Food N Fuel Harlem Avenue, LLC, has petitioned the Village of Tinley Park to annex his 4.87 acre parcel located at 19420 S. Harlem Avenue. The property currently operates as a motor fueling facility for autos and trucks, a convenience store with drive-up food service window (Dunkin Donuts and Beggars Pizza), a carwash, and outdoor dispensing /filling of propane tanks. Mr. McEnery wishes to expand his business in a similar fashion to his other facilities (Gas N Wash at 8810 W. 191st) which includes the sale of packaged liquor and video gaming. As an unincorporated parcel in Will County, Mr. McEnery's parcel cannot not sell packaged liquor or obtain a video gaming license.

The fueling center and convenience store were constructed in the County in 2015; the car wash was constructed in 2017. Currently both facilities are connected to Frankfort water and sewer.





DISCUSSION: A draft copy of the annexation agreement is attached for the Village Board's review. Highlights of the agreement include:

1. As required by Village policy the parcel will be annexed as R-1 (Village's most restrictive zoning district) and then rezoned to B-3 with Special Uses to allow for the continuance of existing uses. The Plan Commission will review the rezoning request and make a recommendation to the Village Board.
2. All buildings will be brought into compliance with Village Building, Health, Safety and Fire Codes within 6 months of execution of the Annexation Agreement with the exception of the following:
 - a. Convenience store sprinkler system must be installed within 1 year of execution of the Annexation Agreement.
 - b. Car wash sprinkler system must be installed within 5 years of execution of the Annexation Agreement.
 - c. Fire alarm system must be activated and landscaping brought into compliance with approved Landscape Plan within 3 months of execution of the Annexation Agreement.

3. Owner has agreed to install “no idling of trucks” signs along the west access drive.
4. Current hours of operation will be allowed to continue (6:00 am to 10:00 pm for the carwash, 4:00 am to 10:00 pm for the drive-up food service window and 24 hours per day for the motor fueling facility and convenience store.)
5. All existing signs will be allowed to remain and per Village code, upon annexation those signs in non-conformance with Village code become legal non-conforming signs.
6. Upon the execution of the Annexation Agreement the Village will adopt an ordinance creating a new liquor license that allows for the sale of packaged liquor for off premise consumption and video gaming. Hours will be regulated in the license.
7. The subject parcel will be required to connect to Tinley Park water within 1 year of execution of the annexation agreement.
8. Term of the agreement is 20 years (maximum allowed).
9. Petitioner will pay the following fees/recaptures:

Fee/Recapture	Calculation	Amount	Timing of payment
Cash in lieu of for water main extension along Harlem frontage	12” water main , 333’ frontage x \$336.50/foot	\$112,054.50	Upon execution of annexation agreement
Administrative Fee	Sub Regulations-Section XIII	\$250	
Construction Observation Fee	Sub Regulations Section XIII	\$1,0000	
Water Connection Fee	\$150/inch	TBD	Upon connection of Village water or within 1 year of execution of the annexation agreement- whichever is earliest.
Water Construction Fee	Subdivision Regulation	\$1,200	
Water System Connection Fee	Subdivision Regulation	\$200	
Storm Sewer	Subdivision Regulation	\$50	
Recapture of 194 th water main	468 feet of frontage x \$164.25 per foot	\$76,869.00	

PROJECTED REVENUE: The Petitioner has estimated the Village will receive approximately \$408,000 annually from sales, video gaming and property taxes, and licensing fees.

SCHEDULE: Upon the recommendation of the Village Board and the Committee of the Whole meeting on March 13, 2018, Staff will proceed with finalizing the Annexation Agreement. Zoning review at the Plan Commission is tentatively scheduled for a workshop on March 15, 2018 and a public hearing on April 5, 2018. The Village Board will then consider the Plan Commission recommendation, the Annexation Ordinance and the Annexation Agreement for a first reading on April 17, 2018. A Public Hearing for the annexation will be held on May 1, 2018 where all annexation and rezoning issues will be eligible for adoption.



PLAN COMMISSION STAFF REPORT

March 15, 2018

Applicant

Mr. Leonard McEnery ,
Lenny's Food N Fuel
Harlem Avenue, LLC

Property Location

19420 Harlem Avenue

PIN

19-09-12-202-014-0000 &
19-09-12-202-016-0000

Zoning

R-1 upon annexation

Approvals Sought

Rezoning
Special Use Permit

Comprehensive Plan

Commercial

Project Planner

Paula J. Wallrich, AICP
Director of Community
Development

Lenny's Food N Fuel - Rezoning, Approvals Required

19420 Harlem Avenue



EXECUTIVE SUMMARY

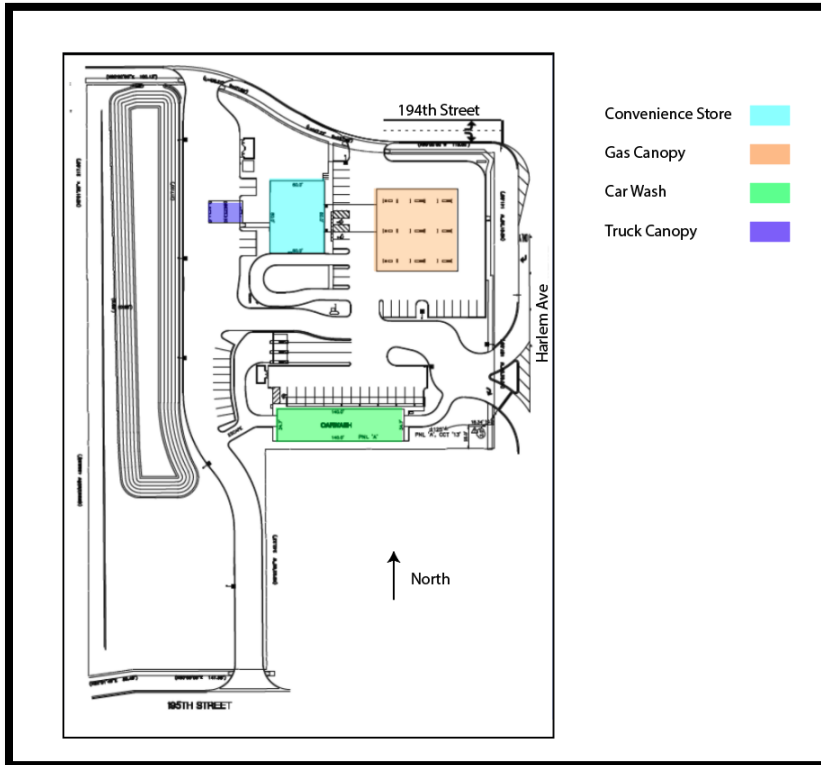
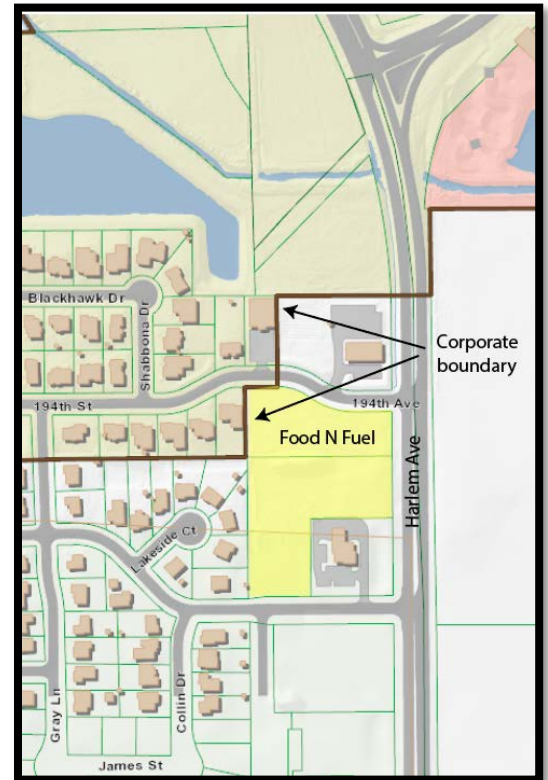
Mr. Leonard McEnery, Lenny's Food N Fuel Harlem Avenue, LLC, has petitioned the Village of Tinley Park to annex his 4.87 acre parcel located at 19420 S. Harlem Avenue. The property currently operates as a motor fueling facility for autos and trucks, a convenience store with drive-up food service window (Dunkin Donuts and Beggars Pizza), a carwash, and outdoor dispensing/filling of propane tanks. Mr. McEnery wishes to expand his business in a similar fashion to his other facilities (Gas N Wash at 8810 W. 191st) which includes the sale of packaged liquor and video gaming.

The Village Board will be considering Mr. McEnery's Annexation Petition in April that will allow for the continuation of all existing uses and proposed uses. The Agreement will also include zoning the property to B-3 with Special Uses for the Automobile Service Station and Automobile Car Wash.

EXISTING SITE & HISTORY

The subject property is located just south of the Village's corporate boundaries on Harlem Avenue. The parcel is 4.87 acres and includes two (2) structures (C-store and Car Wash) and two (2) canopies (car gas dispensing and truck gas dispensing). The C-store was constructed in 2015 and the car wash was completed in 2017. The property was constructed under Will County jurisdiction and receives water and sanitary service from Frankfort.

The Petitioner has requested annexation so that he can expand his business similarly to his other facility on 191st Street; this includes the sale of packaged liquors and video gaming. The Committee of the Whole will be reviewing the terms of the Annexation Agreement at their March 13, 2018 meeting. Attached are copies of the Agreement and the memorandum which explains the terms of the Agreement.



ZONING & NEARBY LAND USES

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

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

Unlike new construction the subject parcel is fully developed. Since there are no improvements proposed or building permit required, a Site Plan review is not required. The landscape and signage plans were approved as part of the Will County entitlement process. Staff conducted a sign inventory as part of the documentation of existing conditions and this will be included as part of the annexation agreement. Even though some of the signs are non-conforming with our current code, they will be considered legal non-conforming as part of the annexation process per Section IX.N.1. Non-Conforming Signs, *"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."*

In addition, staff inspected the premises for compliance with Village Code and any deficiencies will be remedied as part of the Annexation Agreement. This includes a landscape audit which noted a few deficiencies.

STANDARDS FOR REZONING APPROVAL

While there are no specific standards listed in the Zoning Ordinance for Map Amendments (rezoning), Staff recommends the Commission consider the following in their deliberation of the zoning request.

1. Existing uses of property within the general area of the property in question;



Land Use	B3	B5
Service station	S	P
Car wash- stand alone		P
Carwash attached	S	
Food store	P	
Drive -in	P	
Restaurant w/drive in	P	
Pkg liquor	P	
Auto repair		P (no body repair)
On-site repairs		p
Body shop		S
Light equip sales/rental		P
Veh sales/rental		P
P= Permitted Use S= Special Use		

2. The zoning classification of property within the general area of the property in question;
3. The suitability of the property in question to the uses permitted under the existing zoning classification;
4. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification; and
5. The change in zoning is in conformance with the comprehensive plan of the Village and its official map.

SPECIAL USE

The Service Station and the Car Wash require a Special Use Permit as part of the B-3 zoning designation. Both are existing uses. The Service Station is a 24 hour operation; the Car Wash is open from 6:00 a.m. to 10:00 p.m. As part of the Annexation Agreement the Petitioner has agreed to post and enforce “no idling of trucks” along the access way at the west side of the property.

STANDARDS FOR A SPECIAL USE

The Plan Commission is also encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff will provide draft Findings in the Staff Report for the Public Hearing.

X.J.5. Standards: No Special Use shall be recommended by the Plan Commission unless said Commission shall find:

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

It is also important to recognize that a Special Use Permit does not run with the land and instead the Special Use Permit is tied to the Applicant. This is different from a process such as a variance, since a variance will forever apply to the property to which it is granted. Staff encourages the Plan Commission to refer to Section X.J.6. to examine the conditions where a Special Use Permit will expire.

LIST OF REVIEWED PLANS LENNY'S Food & Fuel

[illegible]

ARSA – Alan R. Schneider Architecture

M GIN – M Gingerich Gereaux

UPLAND – Upland Design Ltd

**VILLAGE OF TINLEY PARK
SPECIAL USE PERMIT APPLICATION**

The undersigned hereby Petitions the Tinley Park Long Range Plan Commission and/or the Village Board to consider a Zoning Map Amendment and/or Special Use Permit as follows:

A. Petitioner Information:

Name: _____
Mailing Address: _____
City, State, Zip: _____
Phone Numbers: _____ (Day) Fax Number: _____
_____ (Evening)
_____ (Cell)
Email Address _____

The nature of Petitioner's interest in the property and/or relationship to the owner
(Applications submitted on behalf of the owner of record must be accompanied by a signed letter of authorization):

B. Property Information:

The identity of every owner and beneficiary of any land trust must be disclosed.

Property Owner(s): _____
Mailing Address: _____
City, State, Zip: _____

Property Address: _____
Permanent Index No. (PINs) _____
Existing land use: _____
Lot dimensions and area: _____

C. Petition Information:

Present Zoning District : _____
Requested Zoning District: _____

Is a Special Use Permit being requested (including Planned Developments):

Yes _____ No _____

If yes, identify the proposed use: _____

Will any variances be required from the terms of the Zoning Ordinance?

Yes _____ No _____

If yes, please explain (note that Variation application will be required to be submitted):

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

Signature of Applicant

Date

VILLAGE OF TINLEY PARK SPECIAL USE PERMIT APPLICATION

APPLICATION REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package:

1. The application form, completed and signed by the property owner(s) of record or their authorized agent. Written authorization from the property owner(s) of record is required in order for an authorized agent to act on behalf of the owner(s).
2. Evidence of the applicant's ownership of or interest in the subject property, with a copy of the title commitment or title policy. Note that ownership includes disclosure of all beneficiaries of a land trust, if applicable.
3. The \$400 application fee, payable to the Village of Tinley Park.
4. A written project narrative describing the general nature and outlining specific aspects of the proposal.
5. A Plat of Survey of the subject property, including the legal description of the subject property. This survey must have been prepared by a registered Illinois Land Surveyor, and include all existing structures and improvements on the subject property.
6. Plans and any other information deemed necessary to support the application.

An application will not be accepted or processed until all of the items above have been submitted.

Questions regarding this process or application requirements may be directed
to the Planning Department at 708-444-5100.

FINDINGS OF FACT
SPECIAL USE PERMIT – (Including Planned Developments)
PURSUANT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE

Section X.J. of the Village of Tinley Park Zoning Ordinance requires that no Special Use be recommended by the Plan Commission unless the Commission finds that all of the following statements, A-G listed below, are true and supported by facts. Petitioners must respond to and confirm each and every one of the following findings by providing the facts supporting such findings. The statements made on this sheet will be made part of the official public record and will be discussed in detail during the Plan Commission meetings and will be provided to any interested party requesting a copy.

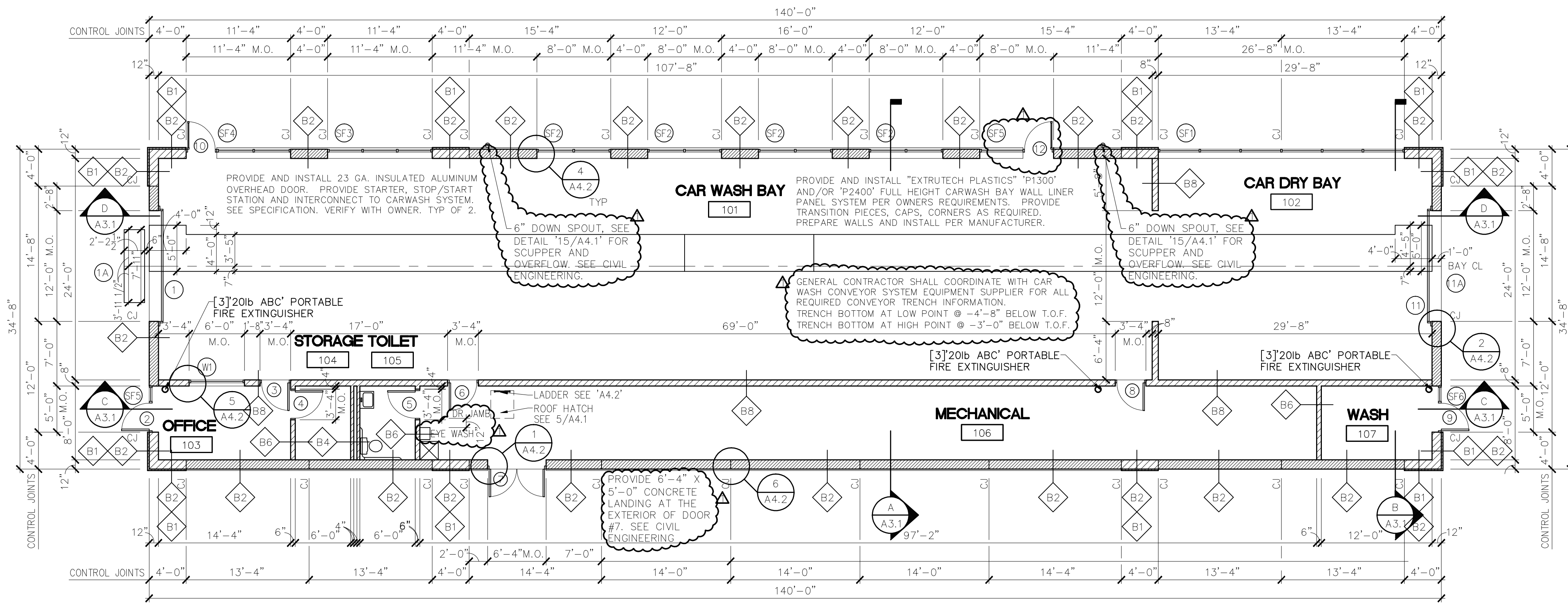
Please provide factual evidence that the proposed Special Use meets the statements below and use as much space as needed to provide evidence.

- A. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.**
- B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.**
- C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**
- D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.**
- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.

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

NOTE: GENERAL CONTRACTOR AND FIRE PROTECTION CONTRACTOR SHALL PROVIDE A MINIMUM OF 3A-40BC PORTABLE FIRE EXTINGUISHERS INSTALLED PER NFPA 10, PROPERLY TAGGED AND MOUNTED AND LOCATED PER LOCAL FIRE OFFICIALS REQUIREMENTS.



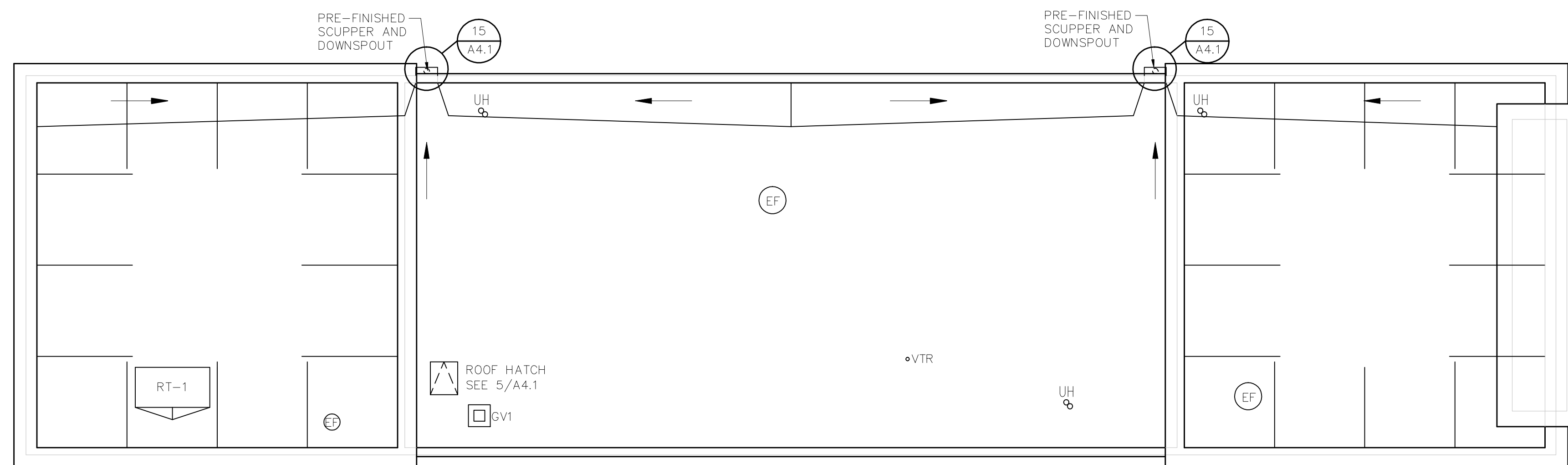
FLOOR PLAN

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



NOTE: PROVIDE COMMERCIALY SEALED BOTTLED WATER SYSTEM FOR EMPLOYEES AT "OFFICE" 103. SYSTEM SHALL COMPLY WITH ANSI 117.1-2003.

NOTE: PROVIDE TACTILE "EXIT" SIGN AT INTERIOR SIDE OF EXIT DOORS. SIGNS SHALL BE MOUNTED 9" TO CENTERLINE FROM OPEN SIDE OF DOOR AND 60" TO CENTERLINE FROM FINISHED FLOOR.



ROOF PLAN

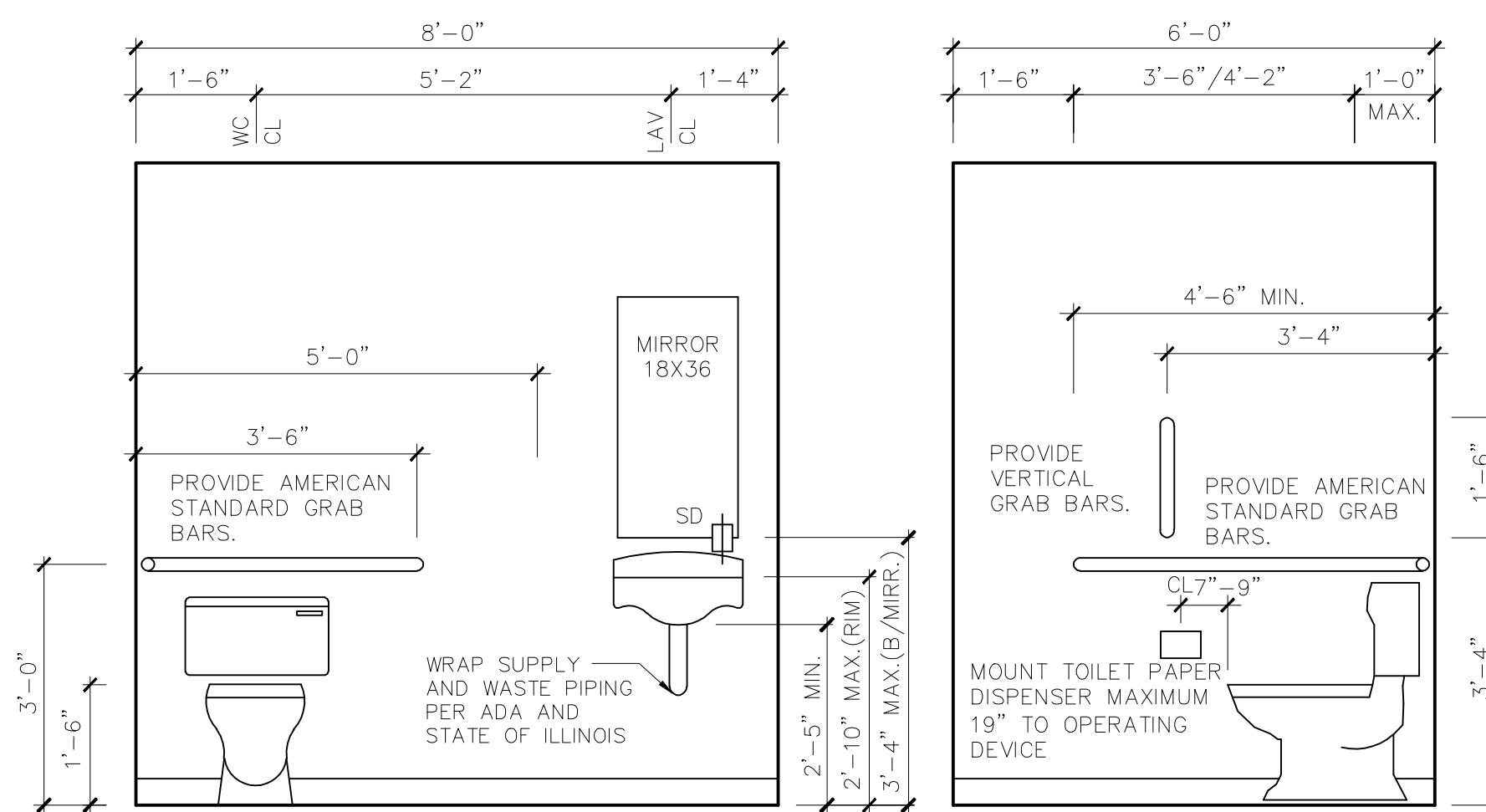
SCALE: 1/8" = 1'-0"



DOORS + FRAMES											
OPENINGS				DOORS				DETAILS			
REF #	LOCATION	FROM	TO	WIDTH	HEIGHT	DOOR CONST	FINISH	FRAME CONST	JAMB DTL	HEAD DTL	HDWR SET
1	101 EXT	12-0	10-0	12-0	10-0	AL/POLY	MC	2/A4.2	14/A4.2	—	SEE STRUCT.
1A	101 EXT	12-0	10-0	12-0	10-0	RAPID ROLL EQUIPMENT DOORS BY CARWASH EQUIPMENT SUPPLIER					
2	103 EXT	3-0	7-0	3-0	7-0	AL	GL	AL	4/A4.2	13/A4.2	K1
3	101 103	3-0	7-0	3-0	7-0	EPI	—	EPI	1/A4.2 SM	1/A4.2 SM	A
4	103 104	3-0	7-0	3-0	7-0	HM	P	HM	1/A4.2	1/A4.2 SM	C
5	106 105	3-0	7-0	3-0	7-0	HM	P	HM	1/A4.2	1/A4.2 SM	D
6	101 106	3-0	7-0	3-0	7-0	EPI	—	EPI	1/A4.2 SM	1/A4.2 SM	A
7	106 EXT	PR3-0	7-0	3-0	7-0	HM	P	HM	1/A4.2	1/A4.2 SM	H
8	101 106	3-0	7-0	3-0	7-0	EPI	—	EPI	1/A4.2 SM	1/A4.2 SM	A
9	107 EXT	3-0	7-0	3-0	7-0	AL	GL	AL	4/A4.2	13/A4.2	K1
10	101 EXT	3-0	7-0	3-0	7-0	AL	GL	AL	4/A4.2	13/A4.2	K1
11	102 EXT	12-0	10-0	12-0	10-0	AL/POLY	MC	2/A4.2	14/A4.2	—	SEE STRUCT.
11A	102 EXT	12-0	10-0	12-0	10-0	RAPID ROLL EQUIPMENT DOORS BY CARWASH EQUIPMENT SUPPLIER					
12	101 EXT	3-0	7-0	3-0	7-0	AL	GL	AL	4/A4.2	13/A4.2	K1

NOTE: GENERAL CONTRACTOR SHALL COORDINATE WITH SUB CONTRACTOR AND PROVIDER THAT ALL DOOR HARDWARE CAN BE OPERATED BY A SINGLE HAND WITH OUT MEANS OF TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST. SEE SPECS FOR HARDWARE TYPE.

ROOM FINISH SCHEDULE											
NO.	ROOM	FLOOR		BASE	WALLS				CLNG	HT	REMARKS
		MATERIAL	FINISH		NORTH	EAST	SOUTH	WEST			
101	CAR WASH BAY	CONC.	SEALED	—	MAS/PVC	SF/MAS/PVC	MAS/PVC	MAS/PVC	STRUCT.	±14'-0"	
102	CAR DRY BAY	CONC.	SEALED	—	MAS/PVC	SF/MAS/PVC	MAS/PVC	MAS/PVC	STRUCT.	±14'-0"	
103	OFFICE	CONC.	TILE	TILE	MAS/P	SF/MAS/P	SF/MAS/P	SF/MAS/P	ACT	10'-0"	
104	STORAGE	CONC.	TILE	TILE	MAS/P	MAS/P	MAS/P	MAS/P	ACT	8'-0"	
105	TOILET	CONC.	TILE	TILE	MAS/P	MAS/P	MAS/P	MAS/P	ACT	8'-0"	
106	MECHANICAL	CONC.	SEALED	—	MAS/P	MAS/P	MAS/P	MAS/P	STRUCT.	±13'-4"	
107	WASH	CONC.	TILE	TILE	SF/MAS/P	MAS/P	MAS/P	MAS/P	STRUCT.	±13'-4"	



TYP. HANDICAPPED TOILET ROOM ELEVATIONS (104/105)

SCALE: 1/2" = 1'-0"

(PER ANSI A117.1)

PROVIDE AND INSTALL IDENTIFICATION SIGNAGE FOR TOILET ROOMS TO MEET 'ADA' AND 'STATE OF ILLINOIS ACCESSIBILITY' REQUIREMENTS. MOUNT SIGNAGE AT LATCH SIDE OF TOILET ROOM DOORS AT 60" ABOVE FINISHED FLOOR TO CENTER OF SIGNAGE.

MATERIAL LEGEND

Rp		EPDM MEMBRANE [OMIT AT SIMILAR] 4 1/2" RIGID POLYISOCYANURATE INSUL INSULATION R = 27 [4 1/2"] SYSTEM U = .037 PROVIDE TAPER W/ POSITIVE SLOPE TO DRAIN 8" HOLLOWCORE (VERIFY CAMBER)
C		5" REINFORCED CONCRETE SLAB (1) LAYER OF 6 X 6 W2.9 X W2.9 REINFORCING 6 MIL VAPOR BARRIER 6" (STONE CA-6) 95% COMPACTED FILL
Fb		5" REINFORCED CONCRETE SLAB (1) LAYER OF 6 X 6 W2.9 X W2.9 REINFORCING 6 MIL VAPOR BARRIER 6" (STONE CA-6) 95% COMPACTED FILL
B1		STONE PER OWNER 12" CONCRETE BLOCK LADDER HORIZONTAL REINFORCING @ 16" O.C. SEE STRUCTURAL FOR REINFORCING INSULATE ALL OPEN CORES PROVIDE AND INSTALL CONTINUOUS FLASHING WITH DRIP EDGE AND EDGE DAMS AND WEEPS AS REQUIRED.
B2		4"x16"x12" THRU WALL MASONRY UNIT LADDER HORIZONTAL REINFORCING @ 16" O.C. SEE STRUCTURAL FOR REINFORCING INSULATE ALL OPEN CORES
B3		4"x16"x8" THRU WALL MASONRY UNIT LADDER HORIZONTAL REINFORCING @ 16" O.C. SEE STRUCTURAL FOR REINFORCING
B12		12" CONCRETE BLOCK LADDER HORIZONTAL REINFORCING @ 16" O.C. SEE STRUCTURAL FOR REINFORCING INSULATE ALL OPEN CORES BELOW PRECAST
B8		8" CONCRETE BLOCK LADDER HORIZONTAL REINFORCING @ 16" O.C. SEE STRUCTURAL FOR REINFORCING
B6		6" CONCRETE BLOCK LADDER HORIZONTAL REINFORCING @ 16" O.C. SEE STRUCTURAL FOR REINFORCING
B4		4" CONCRETE BLOCK LADDER HORIZONTAL REINFORCING @ 16" O.C. SEE STRUCTURAL FOR REINFORCING

ABBREVIATIONS

ACT	2x4 FISSURED ACOUST TILE	MAS	MASONRY
AL	ALUMINUM	MTL	METAL
B/DECK	BOTTOM OF DECK	OHD	OPEN HUB DRAIN
C	CONCRETE (CONC)	P	PAINT-2 COATS SEMI GLOSS
C.B.	CONCRETE BLOCK	PC	PRECAST
CJ	CONTROL JOINT	PVC	POLYVINYL CHLORIDE
CMU	CONCRETE MASONRY UNIT	PF	PREFINISHED
EL.	ELEVATION	S	SEALED
EP	EPOXY	SF	STOREFRONT
FD	FLOOR DRAIN	STL	STEEL
GL	GLASS	T/OWBJ	TOP OF BAR JOIST
GB	GYPSON BOARD	VB	VAPOR BARRIER
GBX	FIRE RESIST. GYPSON BOARD		
H	HARDENER		
HM	HOLLOW METAL		
HP	HIGH POINT		
INSUL	INSULATION		

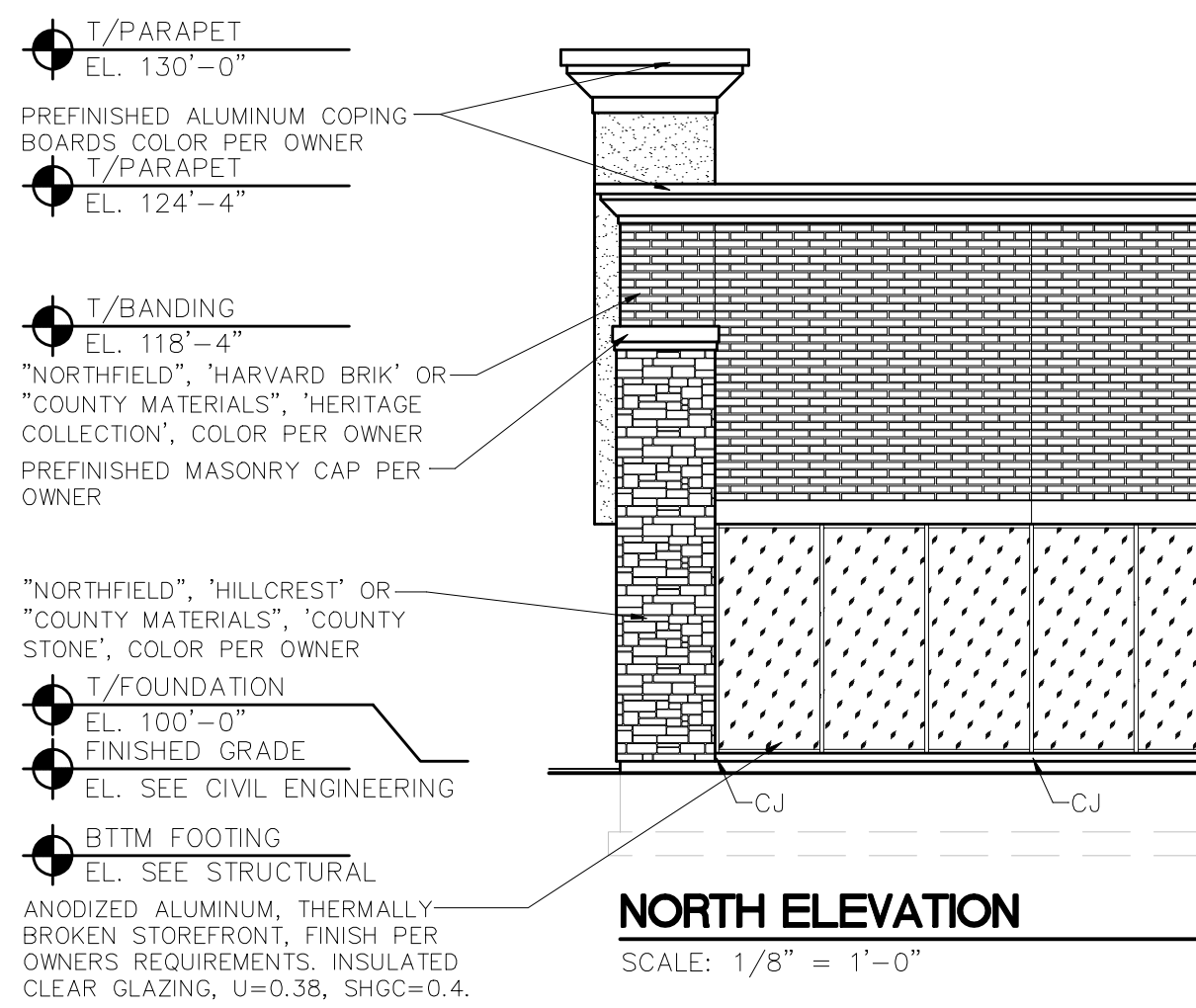
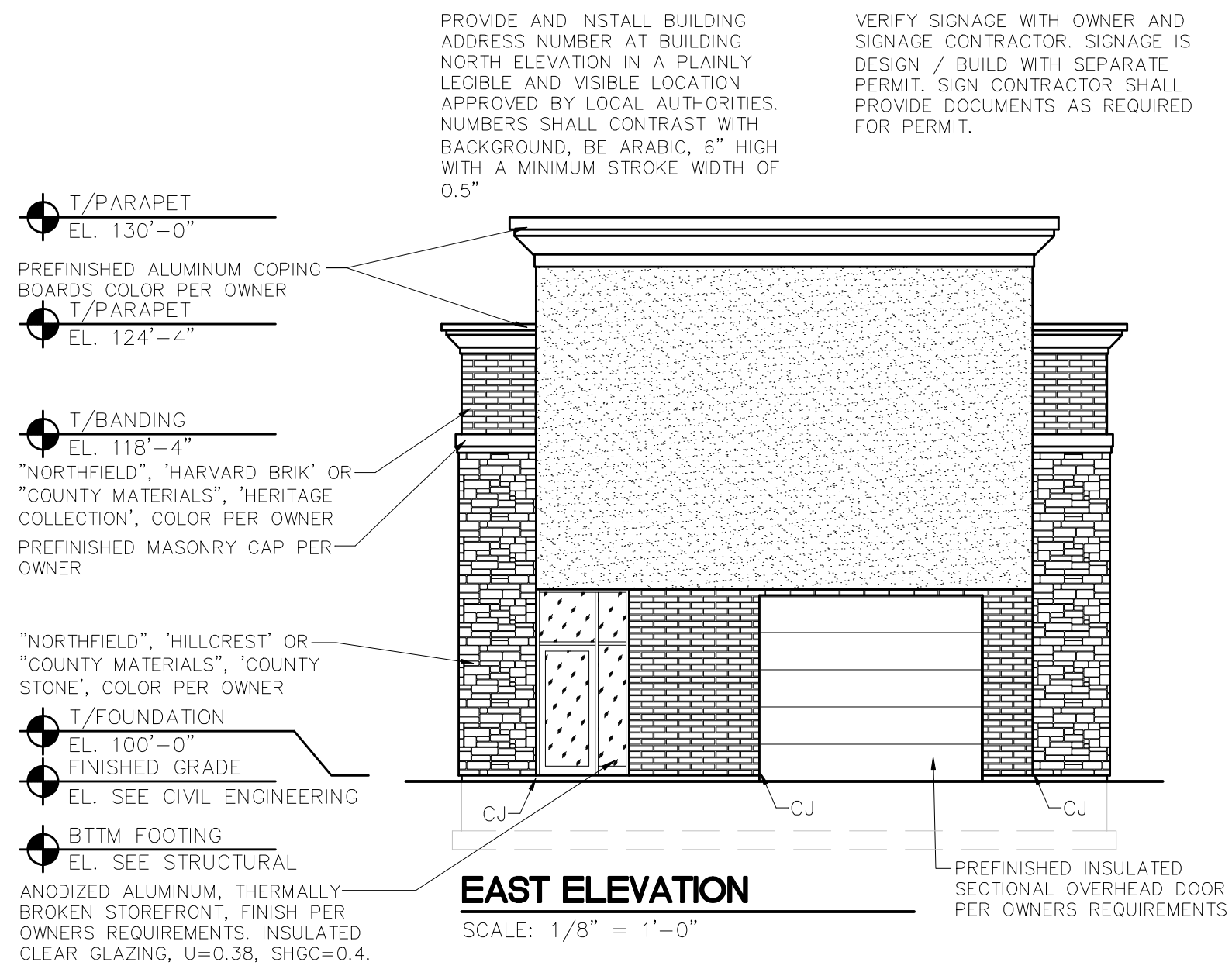
CURBS/BASES	
T	TILE BASE
*	VERIFY
VWO	VERIFY W/OWNER
VWM	VERIFY W/MANUFACTURER

ISSUED FOR CONSTRUCTION:
ISSUED FOR BID:
ISSUED FOR PERMIT RESPONSE: **A**
ISSUED FOR PERMIT:

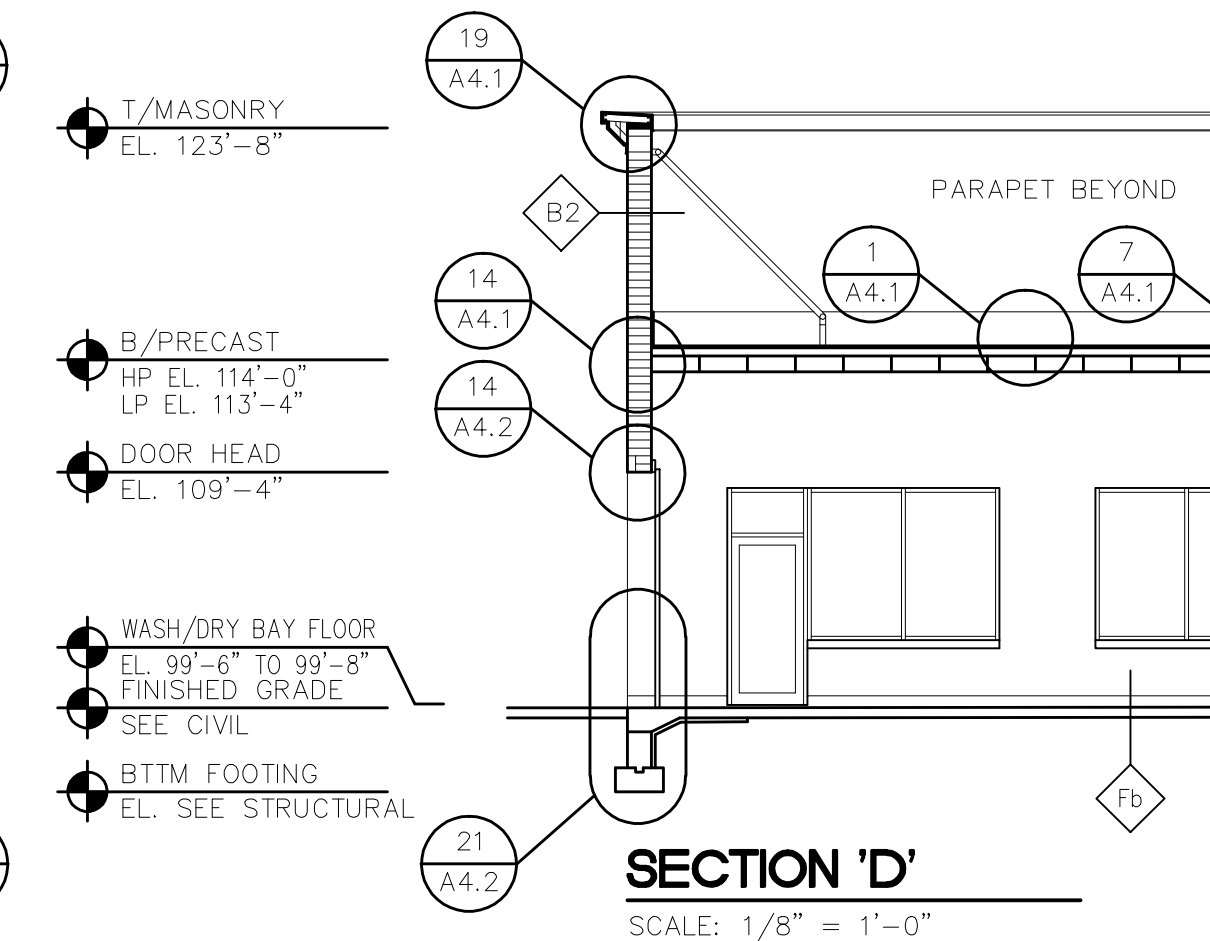
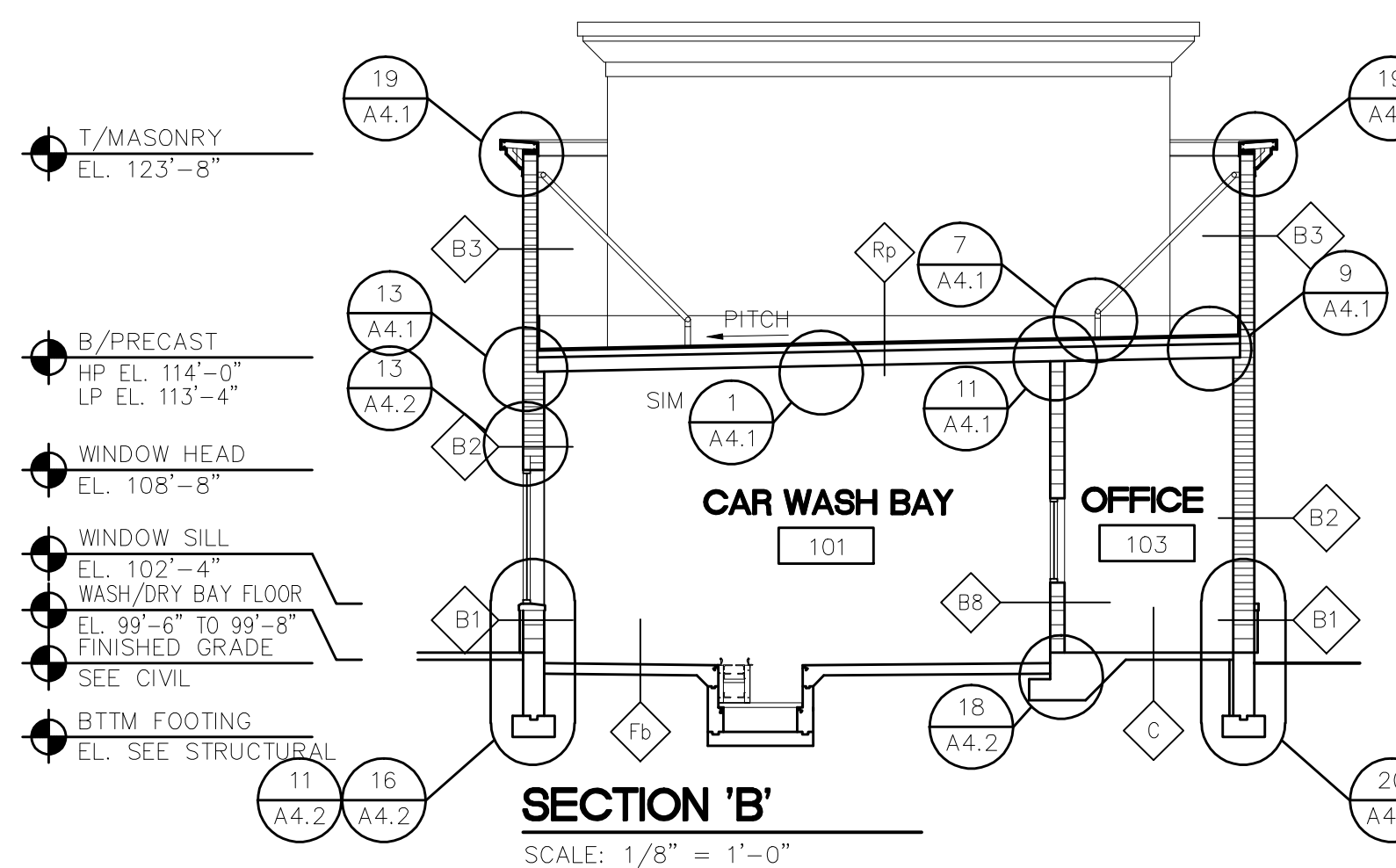
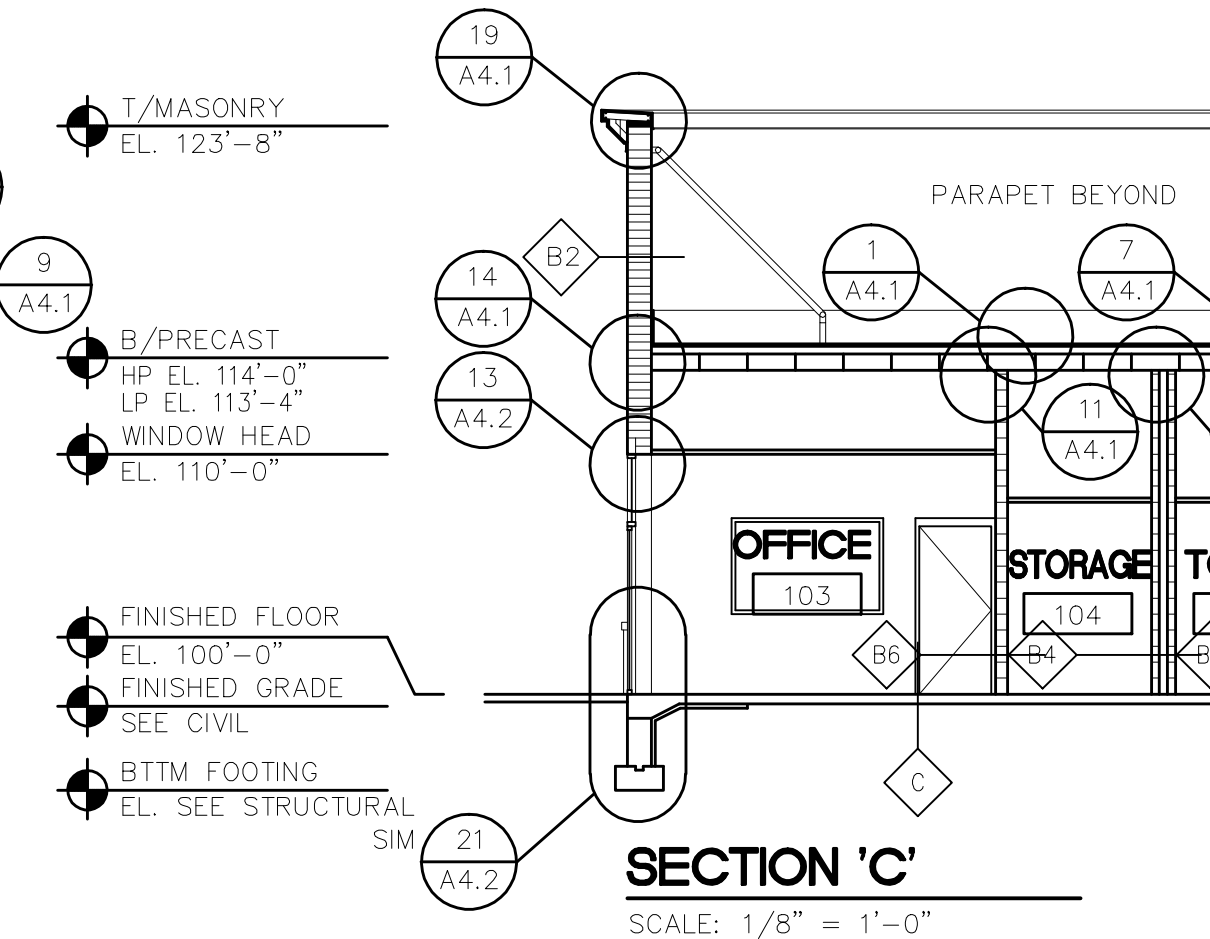
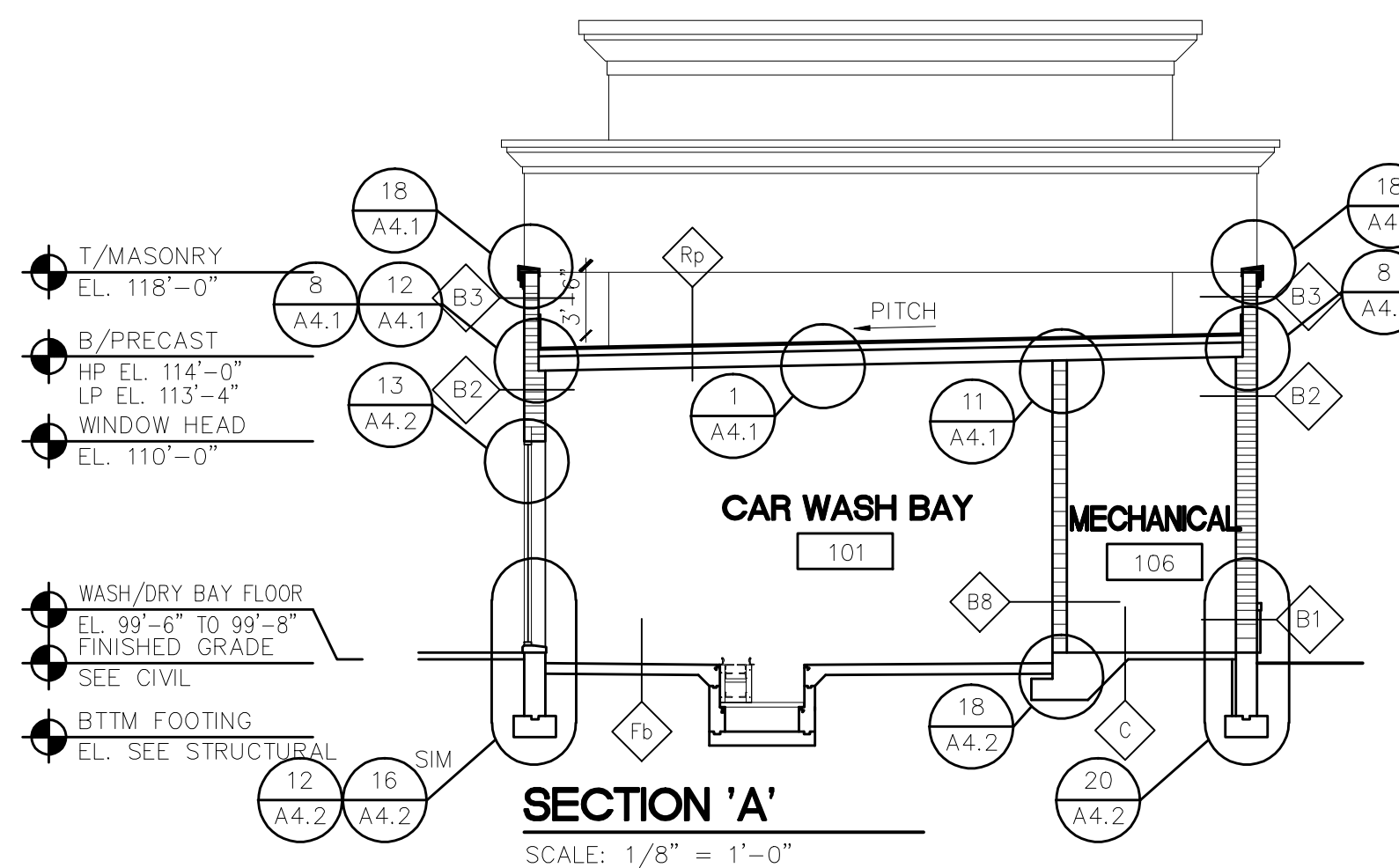
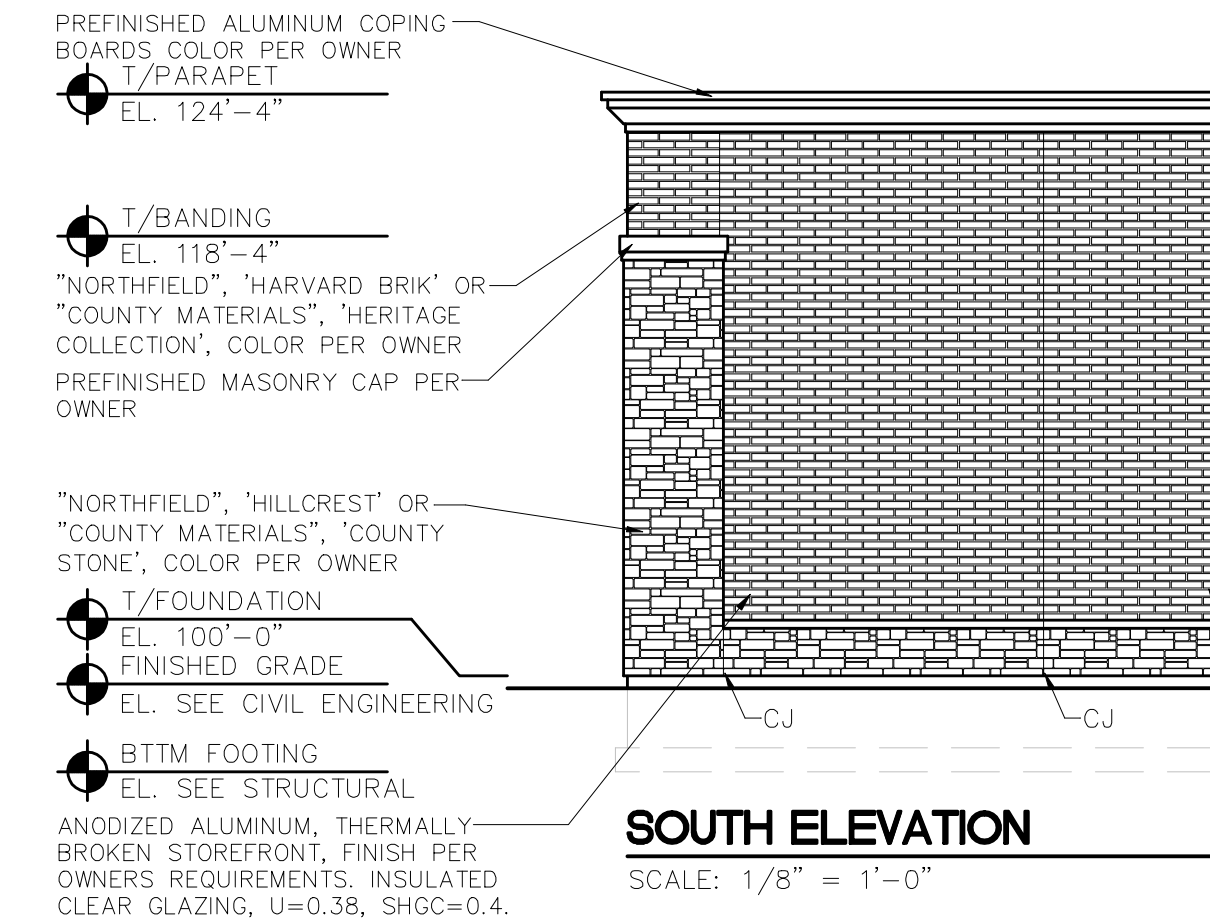
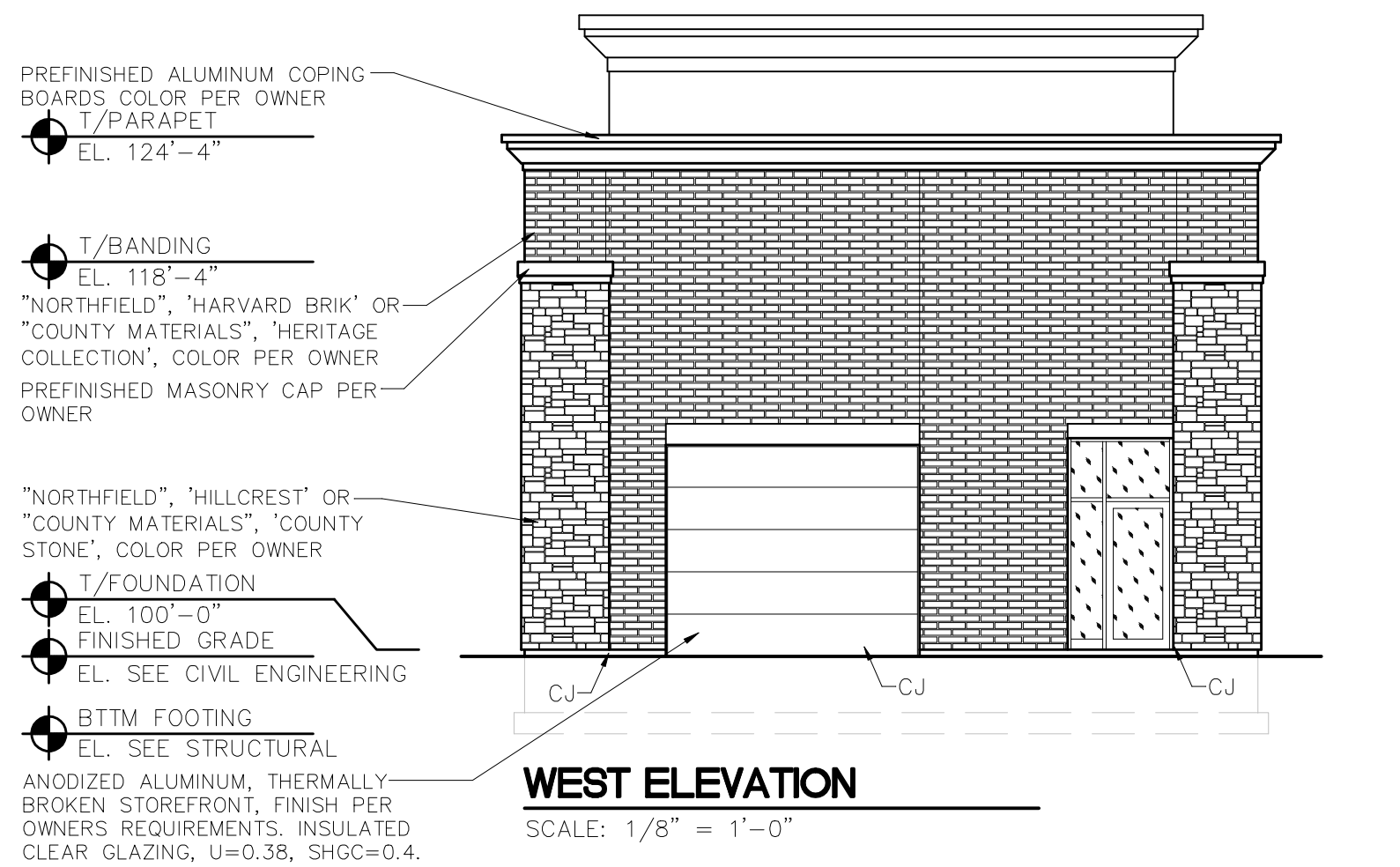
JOB# 17C1
NEW GAS AND WASH CARWASH BUILDING
FOOD AND FUEL
19420 HARLEM AVENUE
FRANKFORD, ILLINOIS 60423

A2.1

arsa associates
ALAN R. SCHNEIDER ARCHITECTS P.C.
1411 WEST PETERSON AVENUE, SUITE 203
PARK RIDGE, ILLINOIS 60068
TEL: 847-698-4438 FAX: 847-698-9889
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PROVIDE TEMPERED GLAZING AT ALL STOREFRONT DOORS AND SIDELIGHTS AND AT ALL GLAZING UNITS IN EXCESS OF NINE (9) SQUARE FEET, GLAZING WITH BOTTOM EDGE LESS THAN EIGHTEEN INCHES (18") ABOVE FINISHED FLOOR, GLAZING WITH TOP EDGE GREATER THAN 36" ABOVE FINISHED FLOOR AND GLAZING WITHIN 36" OF WALKING SURFACES.



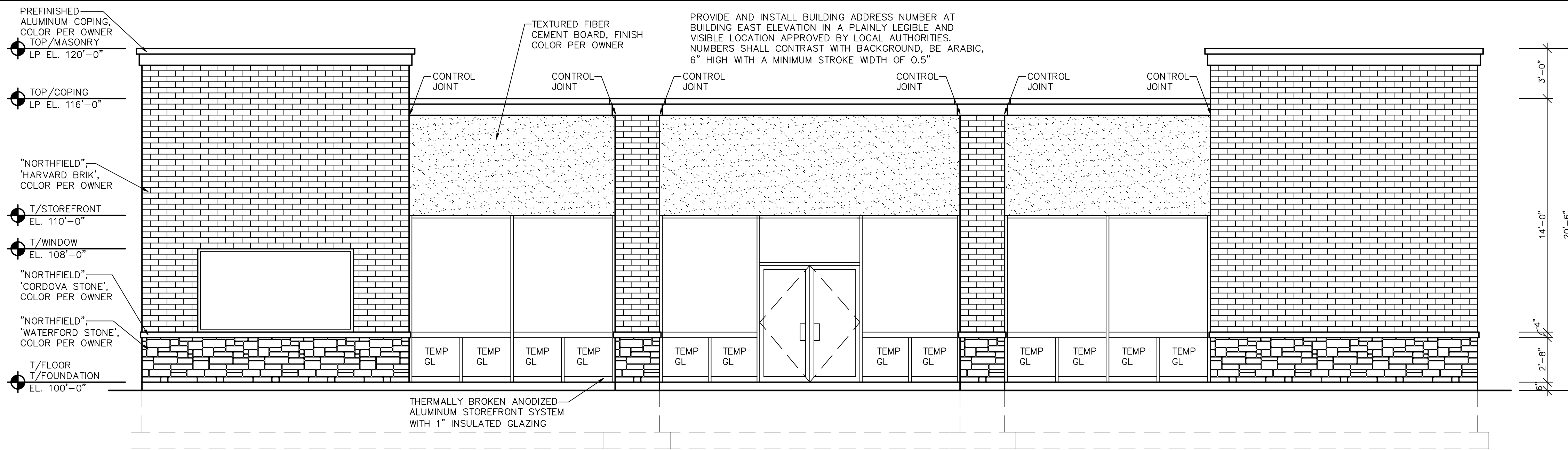
PROVIDE AND INSTALL "EXTRUTECH PLASTICS" "P1300" AND/OR "P2400" FULL HEIGHT CARWASH BAY WALL LINER PANEL SYSTEM PER OWNERS REQUIREMENTS. PROVIDE TRANSITION PIECES, CAPS, CORNERS AS REQUIRED. PREPARE WALLS AND INSTALL PER MANUFACTURER.

ISSUED FOR CONSTRUCTION: 04-20-2017
 ISSUED FOR BID: 05-26-2017
 ISSUED FOR PERMIT RESPONSE: 04-20-2017
 ISSUED FOR PERMIT: 04-20-2017

JOB# 17C1
 NEW GAS AND WASH CARWASH BUILDING
 FOOD AND FUEL
 19420 HARLEM AVENUE
 FRANKFORT, ILLINOIS 60423

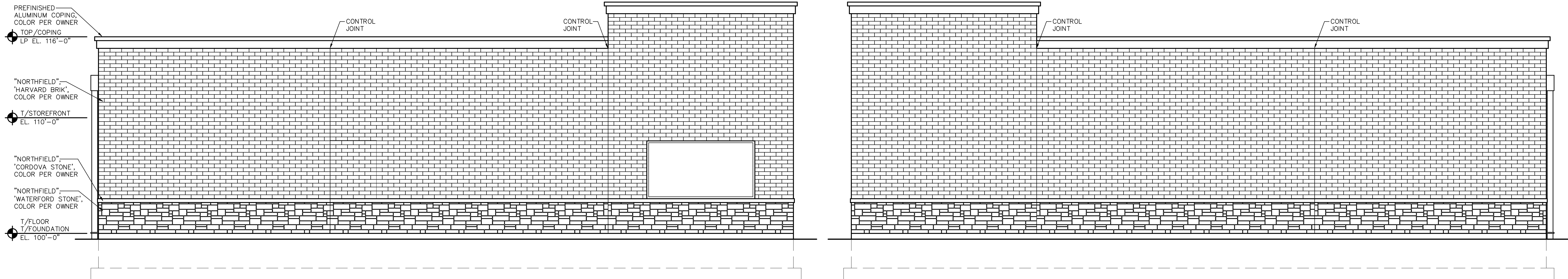
A3.1

arsa associates
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 PARK RIDGE, ILLINOIS 60068
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EAST ELEVATION

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

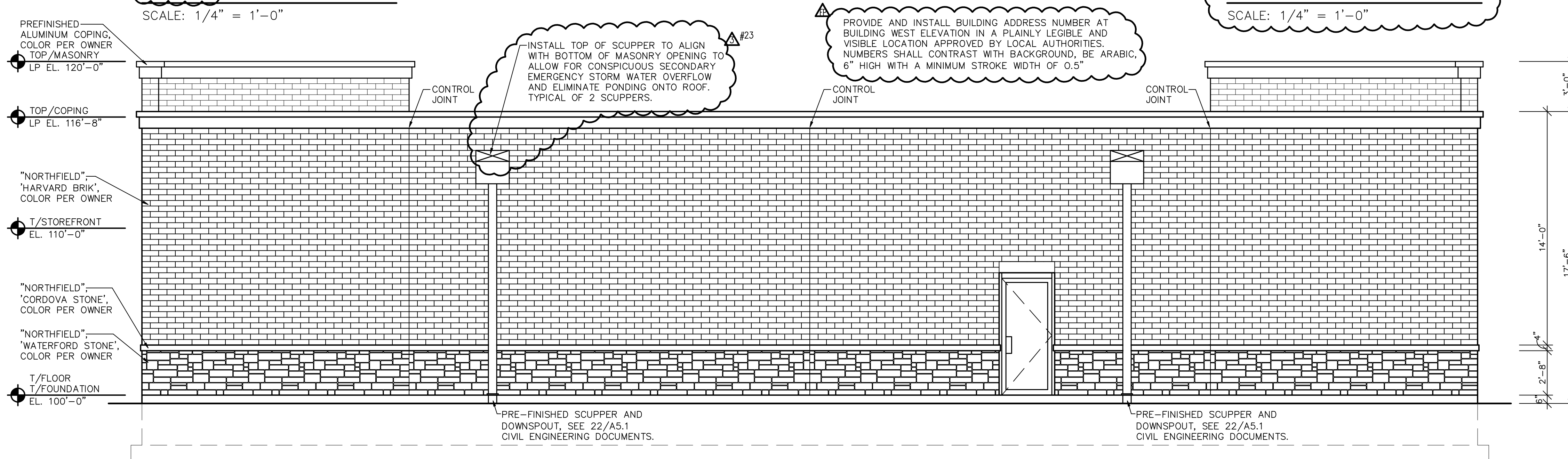


SOUTH ELEVATION

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

NORTH ELEVATION

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



WEST ELEVATION

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

ISSUED FOR CONSTRUCTION:	01-12-2015
ISSUED FOR FIRE RESPONSE:	11-06-2014
ISSUED FOR BID:	01-23-2015
ISSUED FOR PERMIT RESPONSE:	01-20-2015
ISSUED FOR PERMIT RESPONSE:	12-16-2014
ISSUED FOR PERMIT:	11-06-2014

JOB# 12H5
NEW RETAIL BUILDING
FRANKFORT SQUARE GAS STATION
SOUTH HARLEM AVENUE
WILL COUNTY, ILLINOIS 60423

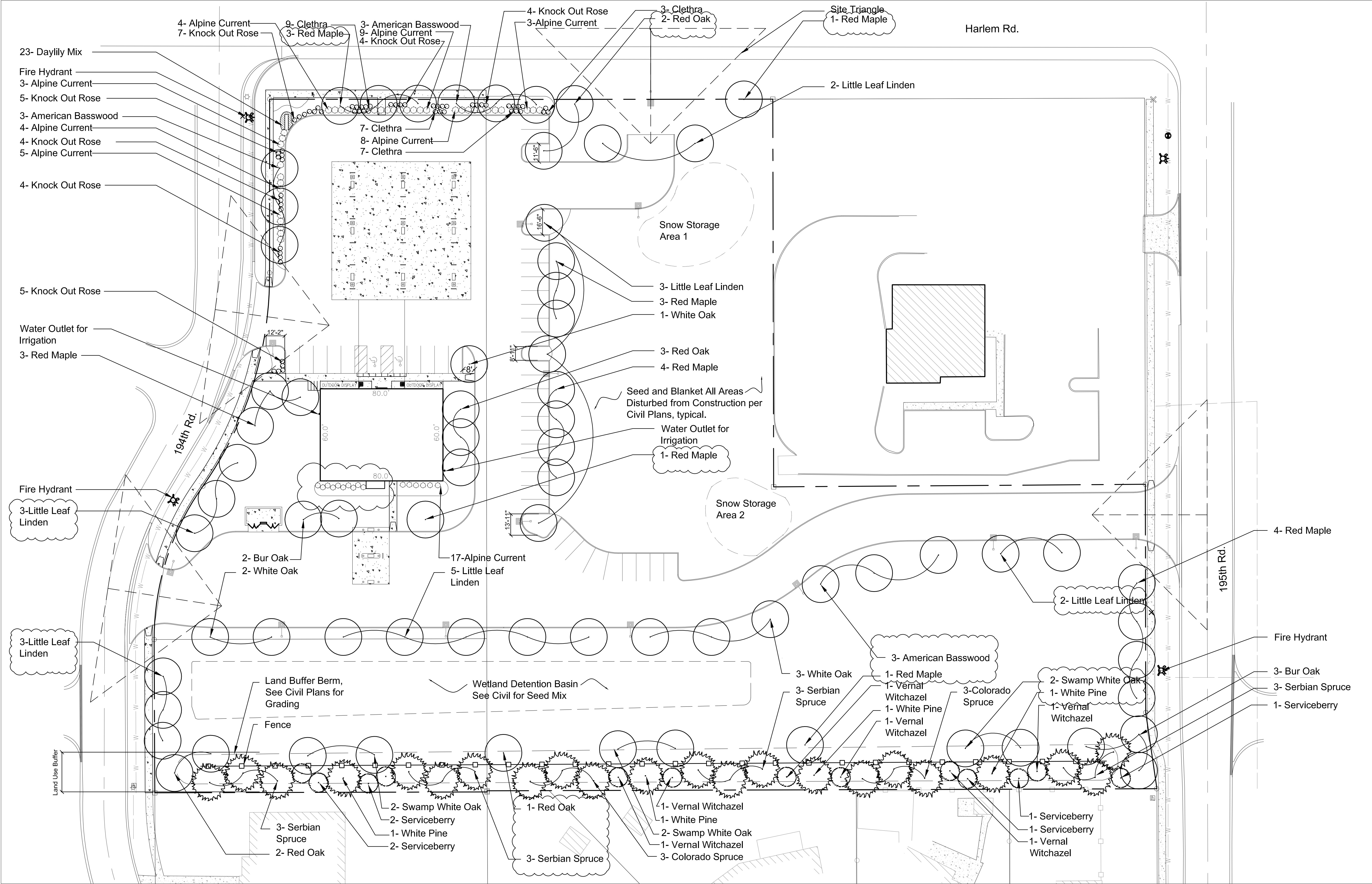
A3.1

arsa associates

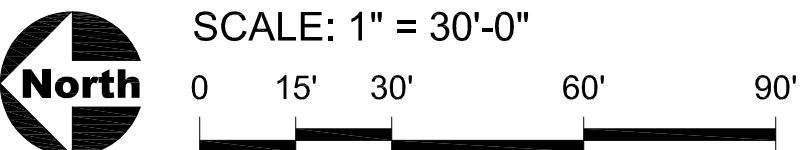
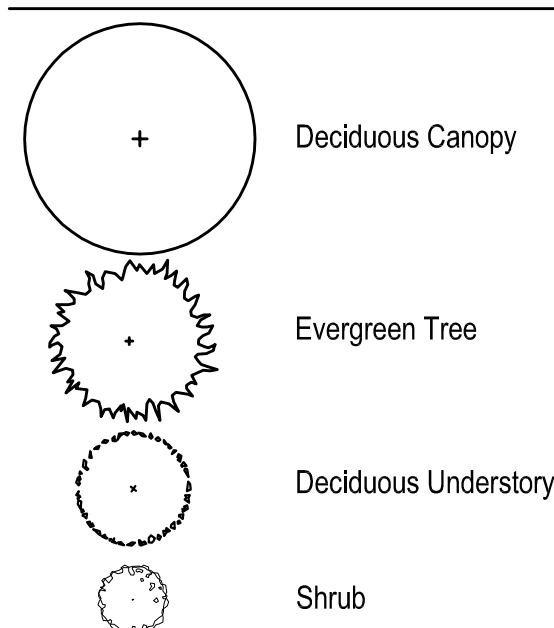
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PARK RIDGE, ILLINOIS 60068

TEL: 847-698-4438 FAX: 847-698-9889

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LANDSCAPE LEGEND



PROJECT
Food N Fuel
194th & Harlem
Frankfort Township Will County, IL

PROJECT TEAM

uplandDesign Ltd
Park Planning and Landscape Architecture
24042 Lockport St, Plainfield, Illinois 60544
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M. Gingerich, Gereaux & Associates
25620 S. Gougar Rd.
Manhattan, Illinois 60442
Phone: 815.478.9680

SHEET TITLE
Landscape Plan

SHEET NUMBER
L1.0

DRAW / REVISION

MK/LD	Issue for Permit	4DEC2014
MK/LD	Permit Revisions	22DEC2014
MK/LD	Permit Revisions	9JAN2015
MK/LD	Permit Revisions	28JAN2015
MK/LD	Permit Revisions	26MAR2015

MK/LD Construction Substitutions 16JUL2015
MK/LD Construction AS-Built 3SEP2015
Project Number: 422 © Copyright 2014 Upland Design Ltd.
Z:\422-GasNSave PLOT-UPLAND 2014

GENERAL NOTES: LANDSCAPE

- Notes indicated on grading plans shall pertain to landscape plans. Final grade of planting beds shall be as per grading plan.
- The landscape contractor shall be responsible for making themselves familiar with all underground utilities and structures.
- Plant material shall be supplied from nursery stock grown within 100 miles of project site, it shall be dug the planting season it is installed, and shall conform to the American Association of Nurseryman's standards.
- Do not willfully proceed with plantings as designed when it is obvious that obstructions and/or grade differences exist that may not have been known during the design process. Such conditions shall be immediately brought to the attention of the Owner's Representative.
- Plants shall be in healthy, vigorous condition, free of dead or broken branches, frost cracks, broken branches, or damage of any kind. Plants shall have a full, even, well developed branching and dense, fibrous, and vigorous root system.
- Plant locations shall be flagged in field with Owner's Rep. Final location of all plant material shall be subject to approval of the Owner's Representative prior to digging any holes. The landscape contractor is responsible for providing Owner's Representative with 48 hour minimum advance notice prior to planting.
- Plant material shall be size and type specified. Substitution of plant material shall be on a case by case basis and approved in writing. In no case shall plant material be smaller than indicated in the plans.
- Planting and seeding shall be under favorable weather conditions, and shall begin after April 1 and complete by June 15, or shall begin after Sept. 1 and complete by Dec. 1.
- Plants shall be watered on the day they are planted and maintained with watering until final acceptance of the project.
- Apply a pre-emergent as per manufacturer's specification prior to installing mulch. Beds and tree rings (6' diameter) shall have 3" of hardwood shredded mulch applied and a 4" deep spade edge at lawn. Trees that are not located in beds, shall have a tree ring. All weeds and their root system shall be removed prior to mulching. Mulch shall not touch bark of tree trunks.
- Landscape plant material shall be guaranteed for 12 months from final acceptance. Any plant 1/3 dead or more shall be replaced under the guarantee.
- Contractor to prepare landscape beds by roto-tilling 2" of Mushroom Compost into new beds.
- Shade trees shall have a clear trunk free of branching to a minimum height of 8'-0". Overall tree height shall be between 12'-14" and no more than 16' in height. Trees shall be balled and burlapped.
- Lawn Seeding shall be under favorable weather conditions, and shall follow dates in specification. Turf mixes shall be installed and lawn established at all disturbed areas.
- Contractor shall restore all areas disturbed as a result of construction.
- Trim tree branches to provide clear vision from a vertical height of at least 8 feet for any trees located in the vision clearance area.

LANDSCAPE Maintenance Plan:

The owners of the property and their agents shall be responsible for the installation and perservatoin of all landscaping as called out on these plans. Annual maintenance will include but not be limited to the following:

Lawn Care:

- Fertilize all areas called out for seed and blanket twice a year as appropriate based on soil tests. This shall be done between March 15-April 15 and again September 15-October 15.
- All areas shall be mowed on a regular basis. Grass shall be maintained at a 3" height and shall not exceed 4" .

Tree Care:

- Mulching shall be maintained to a depth of 3" and a width of 6' around tree base. New mulch shall be reapplied every two years minimum. Mulch shall be applied as detailed and not mounded around trunk.
- Pruning shall be done to remove dead wood and branches and to clear site lines for safety. Any trees within the vision clearance area shall be trimmed to leave a vertical clear height of 8' minimum.
- Avoid excess intrusion around plant rood zone. The dripline of tree shall remain clear of heavy objects and pavement where possible.
- When a tree is showing dieback of more than 30% of the crown. It shall be removed and replaced with same or county approved tree.

Shrub Care:

- Mulching shall be maintained to a depth of 3" and a width of 4' around shrub. New mulch shall be reapplied every two years minimum. Mulch shall be applied as detailed and not mounded around base of shrub.
- Pruning shall be done to remove dead wood and branches and to clear site lines for safety
- Avoid excess intrusion around plant rood zone.
- When a shrub is showing dieback of more than 30%. It shall be removed and replaced with similar or county approved shrub.

Watering:

Plants shall be watered until established with 1" a water per week during the growing season. Water outlets on building as shown on Sheet 1.0 shall be used for irrigation.

Pest Control:

Pre-emergent weed control for lawns and shrubs may be applied in the Spring. Chemical treatment for infestation and disease may be applied and shall be specific to the problem .

PLANT LIST

QTY	SIZE	BOTANICAL NAME	COMMON NAME	NOTES
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Deciduous Canopy Trees - Balled and Burlap

20	2.5" cal.	Acer rubrum	Red Maple	B&B
0	2.5" cal.	Celtis occidentalis	Hackberry	B&B
0	2.5" cal.	Platanus occidentalis	Sycamore	B&B
9	2.5" cal.	Tilia americana	American Basswood	B&B
18	2.5" cal.	Tilia cordata	Little Leaf Linden	B&B
6	2.5" cal.	Quercus bicolor	Swamp White Oak	B&B
6	2.5" cal.	Quercus alba	White Oak	B&B
5	2.5" cal.	Quercus macrocarpa	Bur Oak	B&B
0	2.5" cal.	Quercus robur	English Oak	B&B
8	2.5" cal.	Quercus rubra	Red Oak	B&B
72		Total		

Deciduous Understory Trees - Balled and Burlap

7	6' ht.	Amelanchier grandiflora 'Autumn Brilliance'	Serviceberry	B&B
6	5' ht	Hamamelis vernalis	Vernal Witchhazel	B&B
13		Total		

Evergreen Trees - Balled and Burlap

0	6' ht.	Abies concolor	Concolor Fir	B&B
6	6' ht.	Picea glauca	Colorado Spruce	B&B
12	6' ht.	Picea omorica	Serbian Spruce	B&B
4	6' ht.	Pinus strobus	Eastern White Pine	B&B
22		Total		

Shrubs - Balled and Burlap or Pot (minimum 5 gallon)

53	30" ht	Ribes alpinum 'Green Mound'	Alpine Current	Pot
26	30" ht	Clethra alnifolia	Summersweet	Pot
33	30" ht	Rosa 'Radtko'	Double Knock Out Red Rose	Pot
112		Total		

Perennial - Pot (minimum 1 gallon)

12	#1	Hemerocallis 'Going Bananas'	Going Bananas Daylily Mix	50% Mix
11	#1	Hemerocallis 'Summer Wine'	Summer Wine Daylily Mix	50% Mix
23		Total		

LANDSCAPE COUNTY REQUIREMENTS

155.12.30 General site Landscape			Proposed Qty	Proposed Qty	Proposed Qty
Location	Area	Requirement	Canopy Tree	Evergreen Trees	Shrubs
			0	0	17

Overall Developed land	4.87 Acres Total	15% of developed land: 1 tree & 4 shrubs/1000 sf= 32 trees and 128 shrubs	32 overall tree requirement is met with the trees from Road Frontage, Perimeter Vehicular Area and Land Use Buffer. 111 shrubs are met along at the Perimeter Parking lot and an additional 17 are provided along the building to meet the 128 shrub requirement		
	212,137.2 SF*				
	15%= 31,820 SF				

155.12.40 Road Frontage Landscape Area: 10' average, never less than 5'			Proposed Qty	Proposed Qty	Proposed Qty
Location	Lineal Feet	Requirement	Canopy Tree	Evergreen Trees	Shrubs
Along 194th and Harlem	994.3	1 tree per 40'	25	0	0

155.12.50 Perimeter Vehicular Use Area Landscaping			Proposed Qty	Proposed Qty	Proposed Qty
Location	Lineal Feet	Requirement	Shade Trees	Evergreen Trees	Shrubs
Along 194th, 195th and Harlem	340	10' wide, 30"shrubs hedge or dense planting screen	0	0	111

155.12.60 Interior Vehicular Use Area			Proposed Qty	Proposed Qty	Proposed Qty	Proposed Qty
Location	Square Feet	Requirement	Canopy Tree	Evergreen Trees	Shrubs	Parking Lot Island
6 Parking Islands, North South Drive and South East Parking Edge.	70657*7.5%=5299	1 tree per 150 sf, 7.5% landscape islands	35*	0	0	1314 sf

*To meet requirement trees are located within 6 islands as well as along drives and parking stalls.

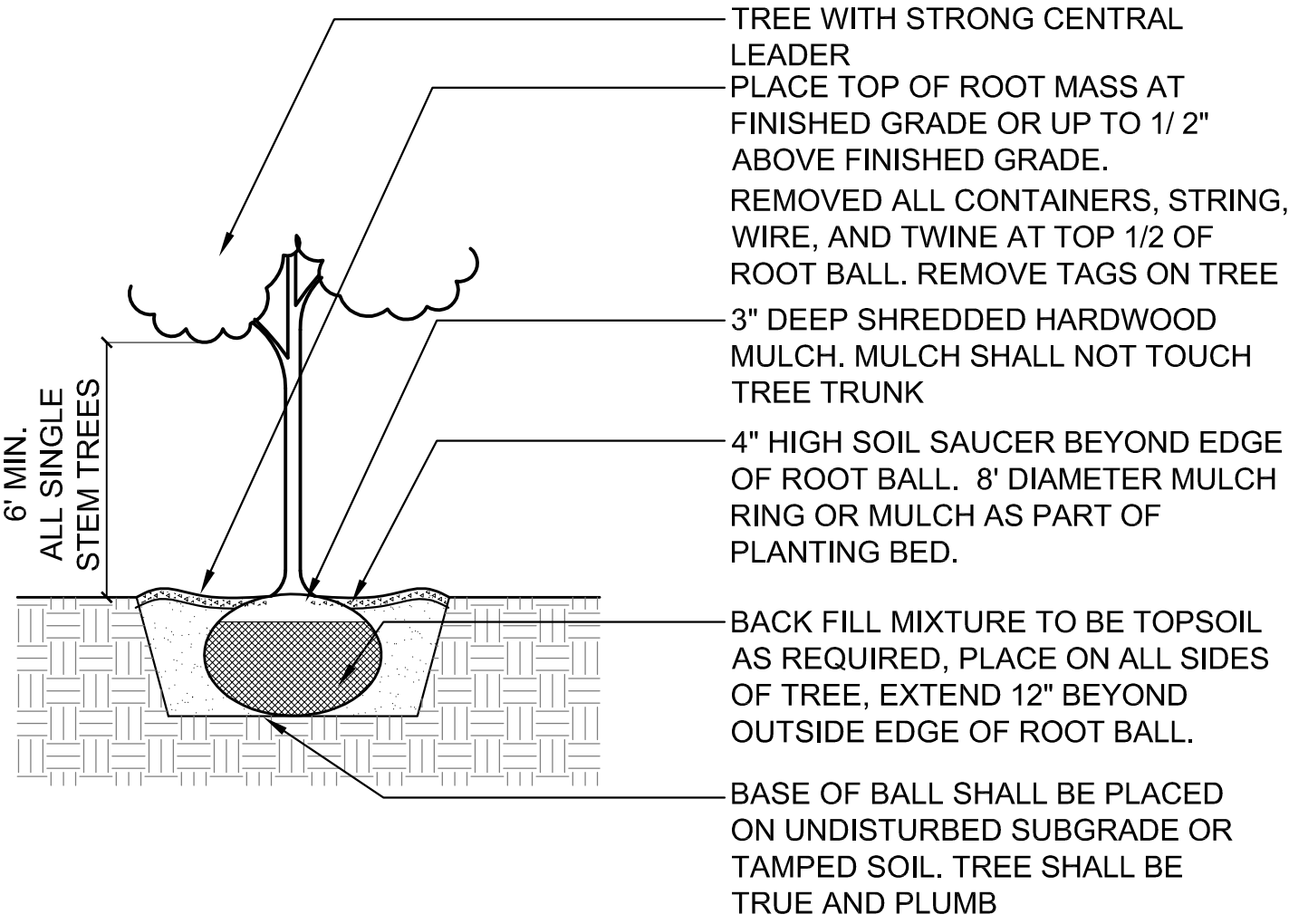
155.12.70Land Use Buffer			Proposed Qty	Proposed Qty	Proposed Qty	Proposed Qty
Location	Lineal Feet	Requirement	Canopy Tree	Understory Tree	Evergreen Trees	Shrubs
Along West side of Property	654	Berm with 1 tree (Shade or Understory) and 1 evergreen per 30'	9	15	22	0

155.12.80 Screening

Refuse Recycling Containers are screened with a masonry wall see Architectural plans.

TOTAL QUANTITIES

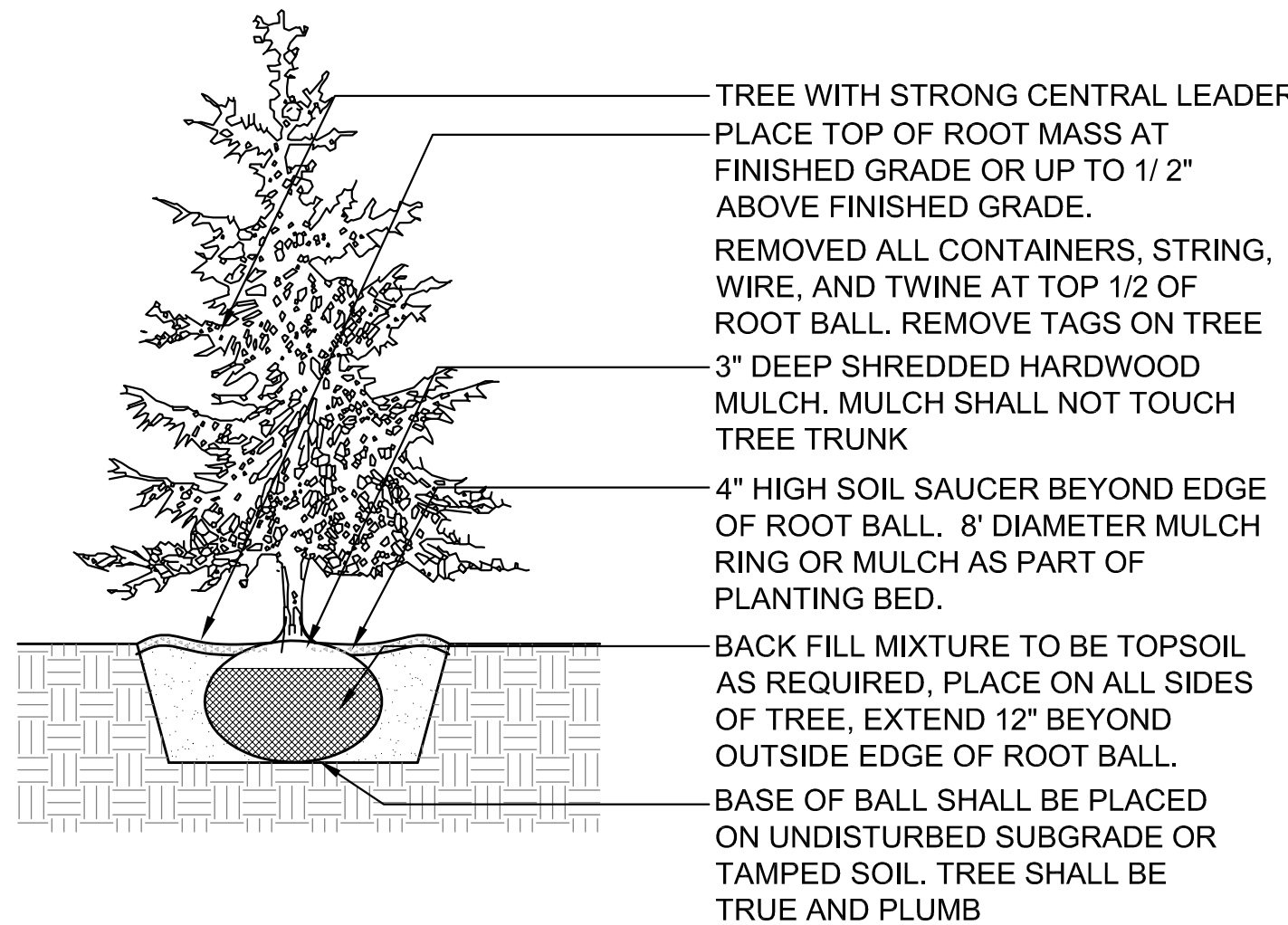
	Canopy Trees	Understory Trees	Evergreen Trees	Shrubs
Total Requirements	69	15	22	128
Total Proposed	69	15	22	128



Tree Installation

SCALE: N.T.S.

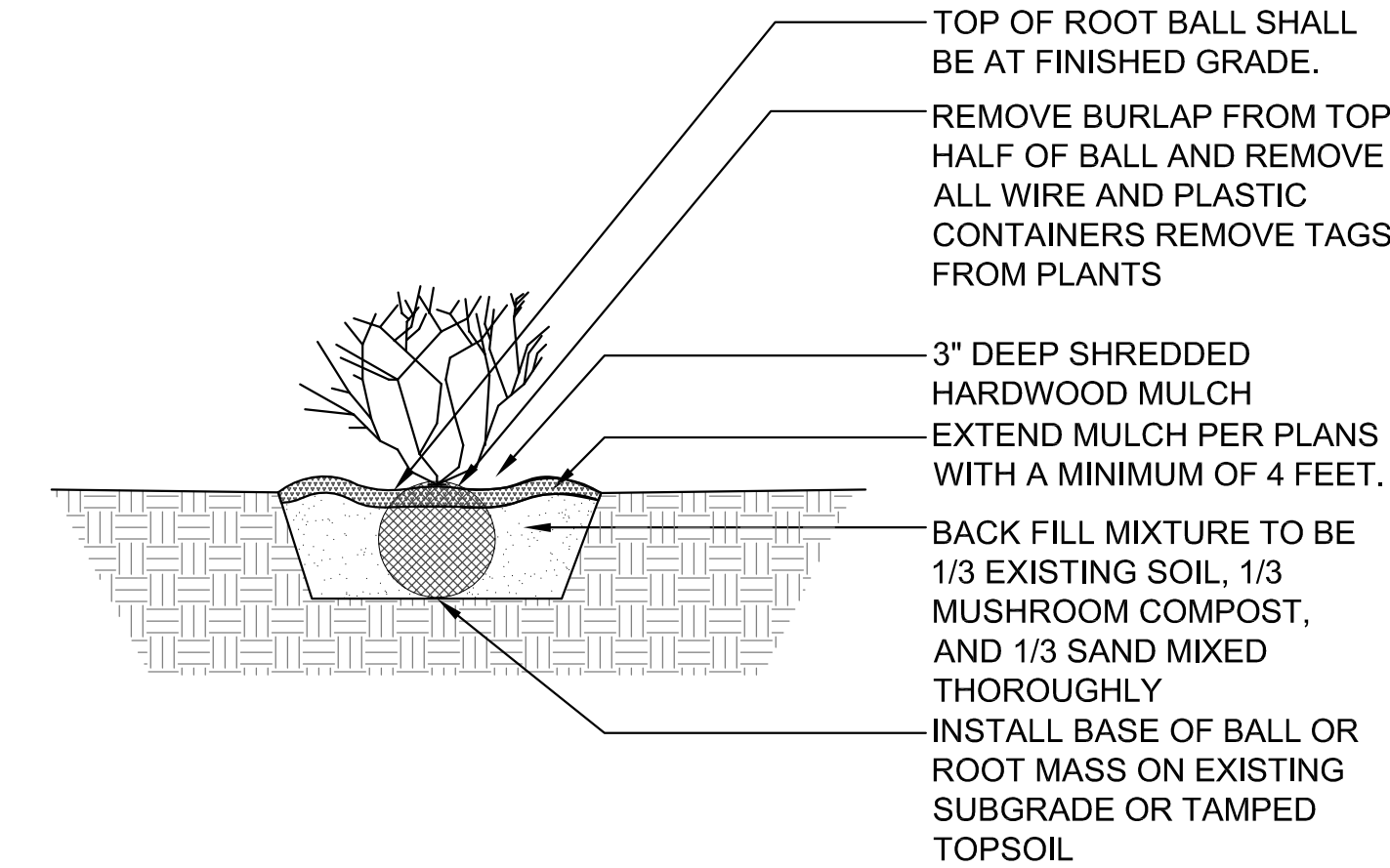
d-plant-tree_12



Evergreen Installation

SCALE: N.T.S.

d-plant-evergreen_12



Shrub Installation

SCALE: N.T.S.

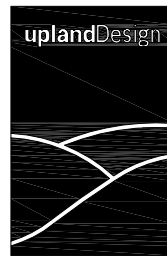
d-plant-shrub_12

PROJECT

Food N Fuel

194th & Harlem
Frankfort Township Will County, IL

PROJECT TEAM



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Landscape Notes & Details

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MK/LD Construction AS-Built 16JUL2015
Project Number: 422 © Copyright 2014 Upland Design Ltd.
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GENERAL SITE NOTES

NOTE: SITE PLAN DRAWING IS TO BE USED FOR GENERAL BUILDING CONFIGURATION ONLY. DO NOT USE THIS DRAWING FOR SITE WORK. REFER TO CIVIL ENGINEERING DRAWINGS FOR ALL SITE-RELATED CONSTRUCTION.

NOTE: SEE CIVIL ENGINEERING DOCUMENTS FOR ALL SITE DEVELOPMENT ISSUES INCLUDING BUT NOT LIMITED TO SITE UTILITIES, ROOF AND SITE DRAINAGE, DRIVEWAYS, PAVEMENT, SIDEWALKS, SITE LIGHTING, ETC..

NOTE: SEE CIVIL ENGINEERING DOCUMENTS FOR ALL SITE ACCESSIBILITY ISSUES INCLUDING BUT NOT LIMITED TO ADA COMPLIANT PARKING, RAMPS, WALKWAYS, SIGNAGE, COMPLETE ACCESSIBLE ROUTE, ETC..

NOTE: GENERAL CONTRACTOR SHALL BE IN FULL CHARGE OF THE CONSTRUCTION SITE. ALL CONSTRUCTION ACTIVITIES, MEANS AND METHODS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH ALL LOCAL OFFICIALS REQUIREMENTS. ALL CONSTRUCTION ACTIVITY SHALL MEET ALL LOCAL CODE REQUIREMENTS.

NOTE: GENERAL CONTRACTOR SHALL CONFORM WITH LOCAL CODE REQUIREMENTS FOR CONSTRUCTION HOURS, DEMOLITION, PARKING, LOADING, DELIVERS, SPOILS, MATERIAL STORAGE, EXCAVATION, ETC. AS REQUIRED.

NOTE: GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL FENCING AROUND SITE DURING CONSTRUCTION TO MEET LOCAL CODE REQUIREMENTS. PROVIDE LOCKABLE GATE AT TEMPORARY CONSTRUCTION ACCESS. PROVIDE "NO TRESPASSING" SIGNS AS REQUIRED.

NOTE: GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY TOILET DURING CONSTRUCTION AND MAINTAIN PER LOCAL CODE REQUIREMENTS.

NOTE: GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY MAILBOX WITH ADDRESS IDENTIFICATION DURING CONSTRUCTION AND MAINTAIN PER LOCAL CODE REQUIREMENTS.

NOTE: GENERAL CONTRACTOR SHALL COORDINATE WITH STATE OF ILLINOIS LICENSED SURVEYOR FOR SITE CONSTRUCTION STAKING AND "AS BUILT" FOUNDATION SURVEY WITH REQUIRED ZONING SETBACKS TO MEET ALL LOCAL CODE REQUIREMENTS.

NOTE: VERIFY WITH OWNER AND SIGNAGE CONTRACTOR, LOCATION OF POST SIGN. SIGNAGE IS DESIGN / BUILD WITH SEPARATE PERMIT. SIGN CONTRACTOR SHALL PROVIDE DOCUMENTS AS REQUIRED FOR PERMIT INCLUDING FOUNDATION.

NOTE: GENERAL CONTRACTOR SHALL COORDINATE WITH EXCAVATION, CONCRETE, ELECTRICAL AND PRE ENGINEERED, PRE MANUFACTURED SIGN SYSTEM SUPPLIER FOR COMPLETE INSTALLATION OF SIGN SYSTEMS. SEE CIVIL ENGINEERING DRAWINGS FOR ALL SITE DEVELOPMENT. SEE ELECTRICAL DRAWINGS. SEE SIGN SYSTEM PROVIDERS DOCUMENTS.

NOTE: GENERAL CONTRACTOR SHALL COORDINATE WITH CONCRETE AND MASONRY SUBCONTRACTORS FOR COMPLETE INSTALLATION OF SIGN BASE. SEE CIVIL ENGINEERING DRAWINGS FOR ALL SITE DEVELOPMENT. SEE DETAIL BELOW.

NOTE: GENERAL CONTRACTOR SHALL COORDINATE WITH LANDSCAPE SUBCONTRACTOR FOR COMPLETE INSTALLATION OF LANDSCAPING. SEE CIVIL ENGINEERING DRAWINGS FOR ALL SITE DEVELOPMENT.

ELECTRICAL SPECIFICATIONS

GENERAL

- THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO PROVIDE A COMPLETE INSTALLATION OF THE SYSTEMS INDICATED ON THE DRAWINGS AND IN THE SPECIFICATIONS.
- ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER AND COMPLY WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND ORDINANCES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANY. ALL EQUIPMENT SHALL BE U.L. (OR OTHER NATIONALLY RECOGNIZED TESTING COMPANY) LISTED.
- ALL DRAWINGS ARE DIAGRAMMATIC IN NATURE. CONTRACTOR SHALL INSTALL SYSTEMS TO MEET FIELD CONDITIONS. CONTRACTOR SHALL COORDINATE ALL WORK WITH RESPECTIVE TRADES, AND VERIFY LOCATIONS FROM THE ARCHITECTURAL DRAWINGS, SUPPLIER DRAWINGS, AND FIELD DIMENSIONS. CONTRACTOR SHALL VERIFY ALL ELECTRICAL REQUIREMENTS FOR EQUIPMENT PRIOR ROUGH-IN.
- CONDUIT
- ALL ELECTRICAL WORK SHALL BE INSTALLED IN A METAL CONDUIT SYSTEM, INCLUDING LOW VOLTAGE WIRING.
- SERVICE CONDUIT AND CONDUIT EXPOSED TO WEATHER SHALL BE RIGID GALVANIZED STEEL. UNDERGROUND FEEDER AND BRANCH CONDUITS SHALL BE RIGID GALVANIZED STEEL OR SCHEDULE 40 PVC AS PERMITTED BY CODE. ALL CONDUIT IN DRY LOCATIONS SHALL BE EMT. ALL CONDUIT IN WET AREAS SHALL BE RIGID GALVANIZED STEEL.
- MINIMUM SIZE CONDUIT ABOVE GRADE SHALL BE 1/2". MINIMUM SIZE CONDUIT BELOW GRADE SHALL BE 3/4".
- WIRE (120V AND ABOVE)
- ALL WIRE SHALL BE COPPER WITH 600V THWN INSULATION.
- MINIMUM SIZE SHALL BE #12. RUNS OVER 75' SHALL BE MINIMUM #10 UNLESS NOTED OTHERWISE.

BRANCH WIRING

- WIRING SHALL BE LIMITED TO ONE (1) MULTIWIRE BRANCH CIRCUIT PER CONDUIT, UNLESS DERATED PER NEC.
- CONDUITS AND BOXES SHALL BE CONCEALED.
- CONNECT EQUIPMENT AND DEVICES TO THE CIRCUITS AND SWITCH LEGS SHOWN.
- WHERE WIRE SIZES MUST BE INCREASED TO LIMIT VOLTAGE DROP, CONTRACTOR SHALL COORDINATE TERMINAL SIZES AT TERMINATIONS.

SIGN OUTLETS

- VERIFY CONNECTION REQUIREMENTS AND LOCATION WITH SIGN VENDOR AND OWNER.

PANELBOARDS

- ALL BUSSES SHALL BE COPPER.
- BRANCH BREAKERS SHALL BE PLUG-IN TYPE, OR BOLT-ON IF REQUIRED BY LOCAL CODES.
- PROVIDE NAMEPLATE FOR PANEL AND TYPED WRITTEN DIRECTORY FOR EACH PANELBOARD.
- PANELBOARDS SHALL BE MANUFACTURED BY CHICAGO SWITCHBOARD, CUTLER HAMMER, SIEMENS, SQUARE D OR EQUAL. LOAD CENTERS ARE NOT ACCEPTABLE.

GROUNDING

- GROUNDING SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL INSPECTION AUTHORITY, WITH CONDUIT AND CABLE CONNECTION TO BUILDING STEEL, METAL PIPING SYSTEMS AND GROUND ROD.

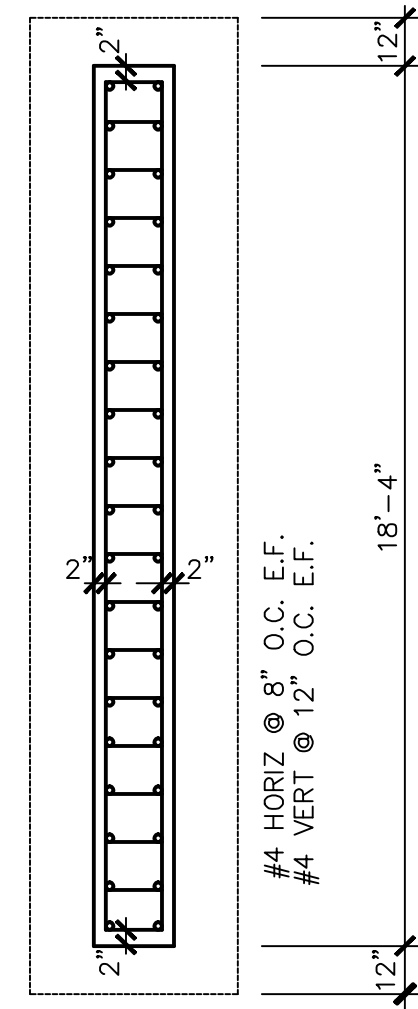
TESTS

- UPON COMPLETION OF WORK, TEST EACH SYSTEM TO BE FREE OF GROUNDS AND/OR FAULTS. TEST FOR PROPER OPERATION. IF ANY DEFECTS ARE FOUND, TAKE IMMEDIATE ACTION TO REMEDY.

GUARANTEE

- CONTRACTOR SHALL GUARANTEE ALL EQUIPMENT AND WIRING TO BE FREE FROM MECHANICAL AND ELECTRICAL DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE.

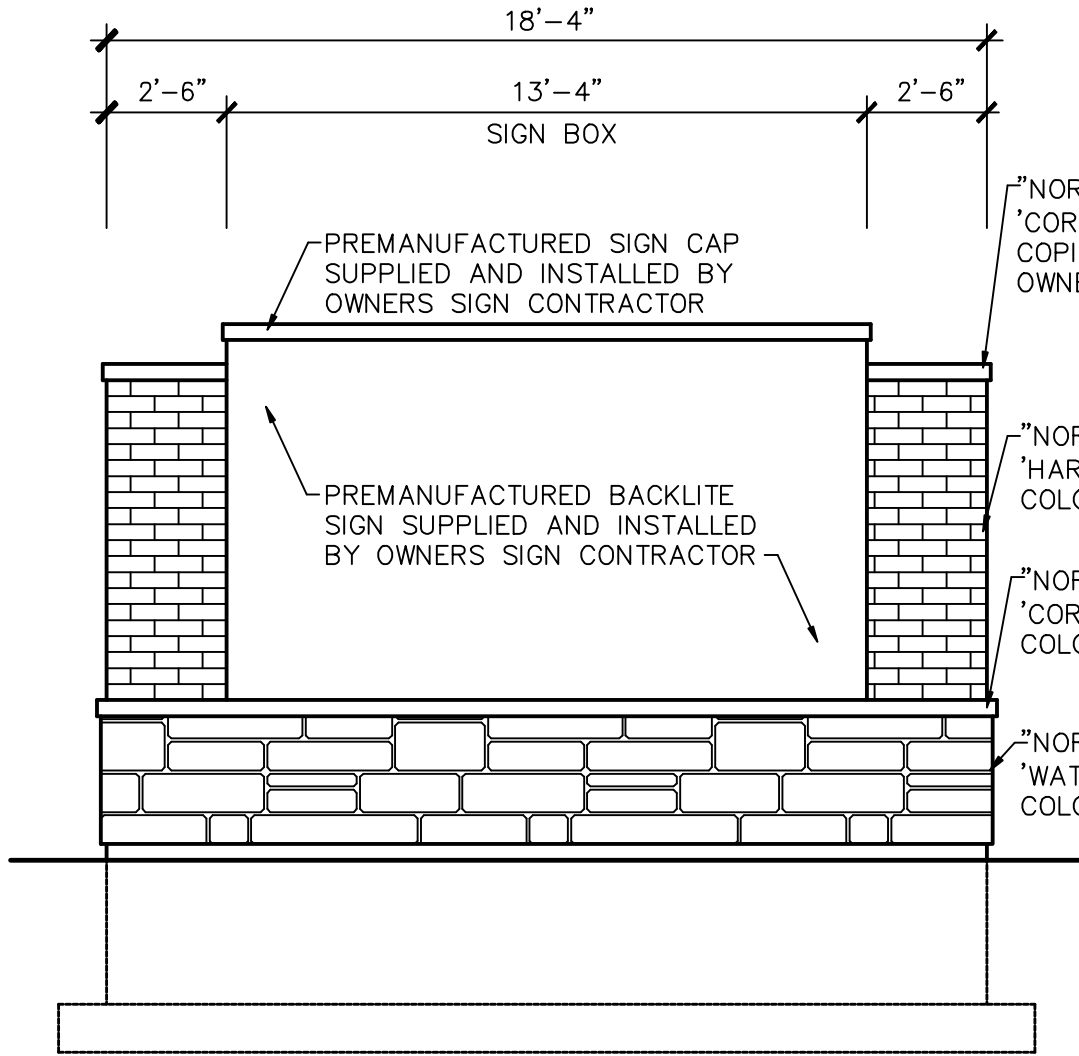
4'-4"
1'-4" 1'-8" 1'-4"



MONUMENT SIGN FOUNDATION PLAN

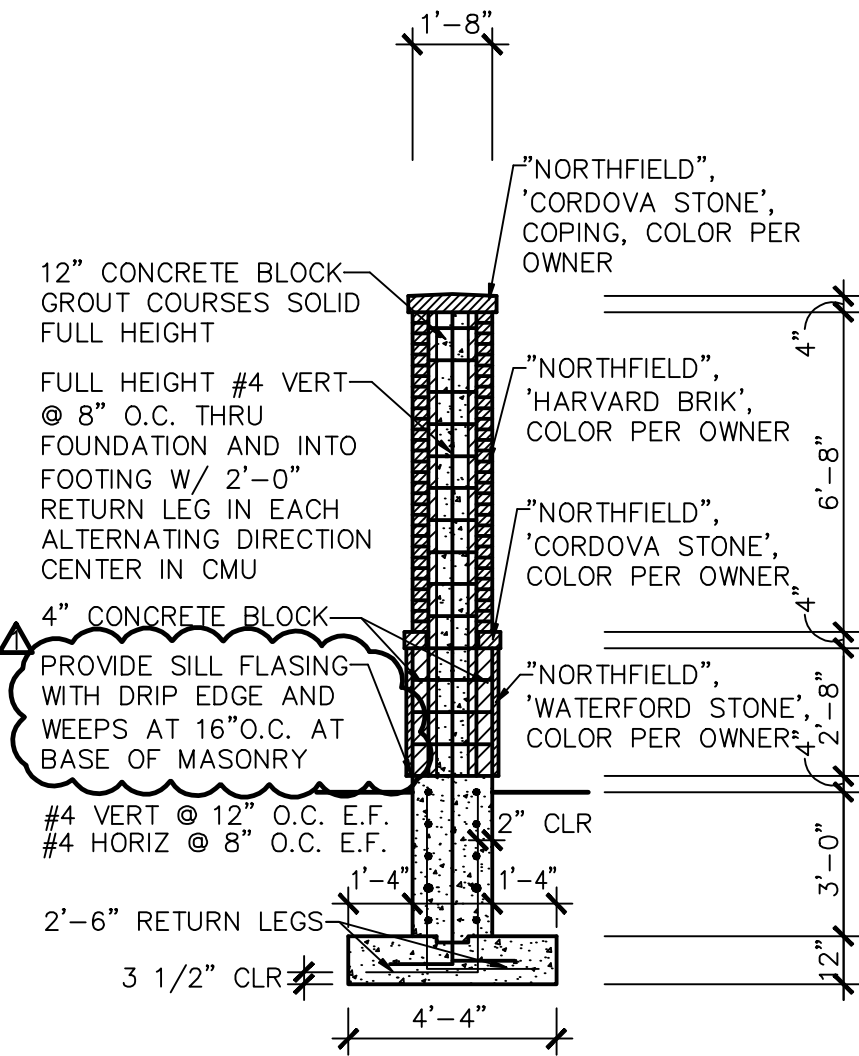
SCALE: 1/4" = 1'- 0"

SEE PREVIOUSLY PROVIDED GAS STATION RETAIL BUILDING CONSTRUCTION DOCUMENTS FOR ELECTRICAL INFORMATION. AS INDICATED, EXTEND UNDERGROUND, 20amp, 1 ph, POWER FROM ELECTRICAL PANEL 'L', CIRCUIT 'L30a' IN "ELECTRIC" '114'. INSTALLATION LOCATION, DEPTH, CONDUIT, GROUNDING, ETC. AS PER PREVIOUSLY PROVIDED SHEET 'E1', 'E2', 'E3', 'E4' AND 'E5'.



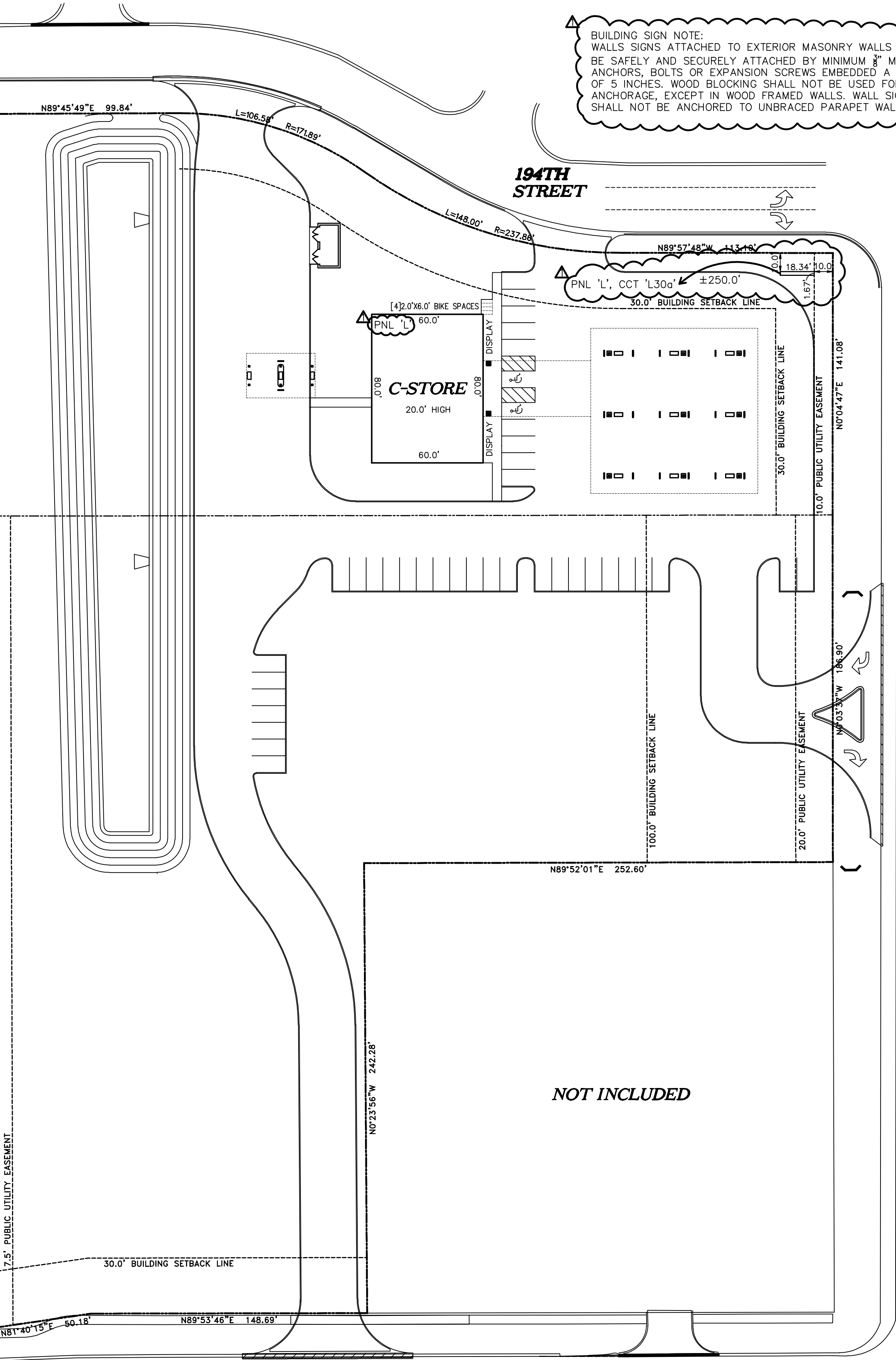
MONUMENT SIGN TYPICAL ELEVATION

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



MONUMENT SIGN SECTION

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



SITE PLAN

SCALE: 1" = 40'-0"

BUILDING CODE COMPLIANCE REVIEWER: THIS SITE PLAN DRAWING IS PROVIDED FOR GENERAL BUILDING CONFIGURATION ONLY. DO NOT USE THIS DRAWING FOR SITE WORK. REFER TO CIVIL ENGINEERING DRAWINGS FOR ALL SITE RELATED CONSTRUCTION ISSUES AND DETAILS.

APPLICABLE BUILDING CODES

BUILDING CODE: 2012 INTERNATIONAL BUILDING CODE
MECH CODE: 2012 INTERNATIONAL MECHANICAL CODE
PLUMBING CODE: CURRENT ILLINOIS PLUMBING CODE
ELECTRICAL CODE: 2011 NEC
FIRE CODE: 2012 INTERNATIONAL FIRE CODE
ENERGY CODE: 2012 INTERNATIONAL ENERGY CODE
ACCESSIBILITY CODE: 1997 ILLINOIS ACCESSIBILITY CODE
WILL COUNTY BUILDING CODE CHAPTER 150

STRUCTURAL TESTS AND SPECIAL INSPECTIONS

SPECIAL INSPECTIONS, STRUCTURAL TESTING AND OTHER MATERIAL EVALUATIONS SHALL BE IN ACCORDANCE WITH CHAPTER 17 OF THE 2012 EDITION OF THE INTERNATIONAL BUILDING CODE.

SPECIAL INSPECTIONS AND TESTING IS A QUALITY ASSURANCE PROGRAM INTENDED TO ENSURE WORK IS PERFORMED IN CONFORMANCE WITH THE DETAILS, NOTES AND STANDARDS CITED IN THE CONSTRUCTION DRAWINGS. THE OWNER IS TO ENGAGE AND CONTRACT WITH THE TESTING AGENCY FOR FIELD TESTING AND SPECIAL INSPECTIONS AS NOTED IN THIS SECTION. THE OWNER MAY DIRECT THE TESTING AGENCY TO PERFORM ADDITIONAL FIELD WORK, TESTING, INSPECTIONS AND OBSERVATIONS BEYOND THE MINIMUM TESTS AND INSPECTIONS NOTED IN THIS SECTION.

THE QUALIFICATIONS OF ALL PERSONNEL PERFORMING SPECIAL INSPECTION ACTIVITIES ARE SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL. THE CREDENTIALS OF ALL INSPECTORS AND TESTING TECHNICIANS SHALL BE PROVIDED IF REQUESTED BY THE BUILDING OFFICIAL.

THE PERSON ADMINISTERING THE SPECIAL INSPECTION PROGRAM IS TO BE A LICENSED AND REGISTERED ENGINEER [PROFESSIONAL OR STRUCTURAL] IN GOOD STANDING WITH THE STATE IN WHICH THE PROJECT IS LOCATED. THE PERSON ADMINISTERING THE PROGRAM IS TO BE EXPERIENCED AND POSSESS KNOWLEDGE OF THE DESIGN OF BUILDINGS OF THIS TYPE.

INDIVIDUALS PERFORMING SPECIFIC TESTS AND INSPECTIONS ARE TO BE QUALIFIED, TRAINED AND EXPERIENCED AT THE WORK THEY ARE PERFORMING. WHERE REQUIRED AND APPLICABLE, INDIVIDUALS ARE TO BE CERTIFIED BY THE APPROPRIATE REGULATORY BODY SUCH AS ACI, ASC, AWS, ETC.

SPECIAL INSPECTIONS OF SOILS TO CONFORM WITH SECTION 1704.7 OF THE BUILDING CODE. THE GEO-TECHNICAL REPORT IS TO BE USED AS A BASIS FOR COMPLIANCE.

SPECIAL INSPECTIONS OF CONCRETE CONSTRUCTION TO CONFORM WITH SECTION 1704.4 AND TABLE 1704.4 OF THE BUILDING CODE FOR MATERIALS AND COMPONENTS INDICATED ON THE CONSTRUCTION DRAWINGS. PLANTS SUPPLYING CONCRETE ARE TO COMPLY WITH ACI REQUIREMENTS AND BE SO CERTIFIED.

SPECIAL INSPECTIONS OF STEEL CONSTRUCTION TO COMPLY WITH SECTION 1704.3 AND TABLE 1704.3 OF THE BUILDING CODE FOR MATERIALS AND COMPONENTS INDICATED ON THE CONSTRUCTION DRAWINGS. THE STEEL FABRICATOR IS TO BE ALSO CERTIFIED. JOISTS TO BE DESIGNED AND MANUFACTURED PER SJI REQUIREMENTS AND BE SO CERTIFIED. METAL ROOF AND FLOOR DECKING TO MEET THE REQUIREMENTS OF SDI AND BE SO CERTIFIED.

REFER TO GENERAL CONCRETE, STEEL AND STRUCTURAL NOTES AND THE CONSTRUCTION DRAWINGS FOR ADDITIONAL STANDARDS AND DESIGN CRITERIA TO BE INCLUDED INTO THE WORK OF BUILDING COMPONENTS TO BE INSPECTED.

THE FOLLOWING SCHEDULE OF SPECIAL INSPECTIONS ARE TO BE PERFORMED AS A MINIMUM BY THE TESTING AGENCY: SOILS AND SUBGRADES FOR CONCRETE FOUNDATIONS CAST IN PLACE CONCRETE MASONRY

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING SPECIAL INSPECTIONS AND TESTS. THE CONTRACTOR SHALL NOTIFY THE SPECIAL INSPECTOR, AGENCY OR TESTING LAB AT LEAST 24 HOURS IN ADVANCE OF REQUIRED INSPECTION OR TEST. UNINSPECTED WORK RESULTING FROM LACK OF ADEQUATE NOTICE MAY BE REJECTED SOLELY ON THAT BASIS.

THE GENERAL CONTRACTOR SHALL PROVIDE INCIDENTAL LABOR AND FACILITIES TO PROVIDE ACCESS TO THE WORK TO BE INSPECTED OR TESTED TO OBTAIN AND HANDLE SAMPLES AT THE SITE OR AT THE SOURCE OF PRODUCTS TO BE TESTED. TO FACILITATE TESTS AND INSPECTIONS, STORAGE AND CURING OF TEST SAMPLES.

THE SPECIAL INSPECTION PROGRAM SHALL IN NO WAY RELIEVE THE GENERAL OR ANY SUB-CONTRACTOR FROM THEIR OBLIGATION TO PERFORM WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, FROM IMPLEMENTING AN EFFECTIVE QUALITY CONTROL PROGRAM OR COMPLYING WITH ALL SAFETY REGULATIONS [INCLUDING OSHA]. ALL WORK THAT IS SUBJECT TO SPECIAL INSPECTIONS SHALL FIRST BE REVIEWED BY THE CONTRACTOR'S QUALITY CONTROL PERSONNEL. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY.

THE TESTING AGENCY IS TO ISSUE REPORTS AT THE CONCLUSION OF EACH TEST OR INSPECTION. THE REPORTS ARE TO BE DISTRIBUTED TO THE OWNER AND GENERAL CONTRACTOR. SHOULD ANY REPORT CLAIM A DEFICIENCY, FAILURE OR OTHER NON-COMPLIANCE WITH THE CONSTRUCTION DRAWINGS THEN THE ARCHITECT IS TO BE NOTIFIED. AT THE CONCLUSION OF EACH PORTION OF THE SPECIAL INSPECTION, THE TESTING AGENCY IS TO ISSUE A FINAL REPORT INDICATING THAT THE WORK WAS COMPLETED IN GENERAL CONFORMANCE WITH THE CONSTRUCTION DRAWINGS, SHOP DRAWINGS, ERECTION DRAWINGS AND OTHER STANDARDS REQUIRED BY THE SPECIAL INSPECTIONS SECTION OF THE BUILDING CODE. THE ARCHITECT AND BUILDING OFFICIAL ARE TO BE COPIED ON ALL FINAL REPORTS.

ISSUED FOR CONSTRUCTION:
ISSUED FOR BID:
ISSUED FOR PLANNING RESPONSE:
ISSUED FOR PERMIT RESPONSE: 06-08-2015
ISSUED FOR PERMIT: 01-05-2015

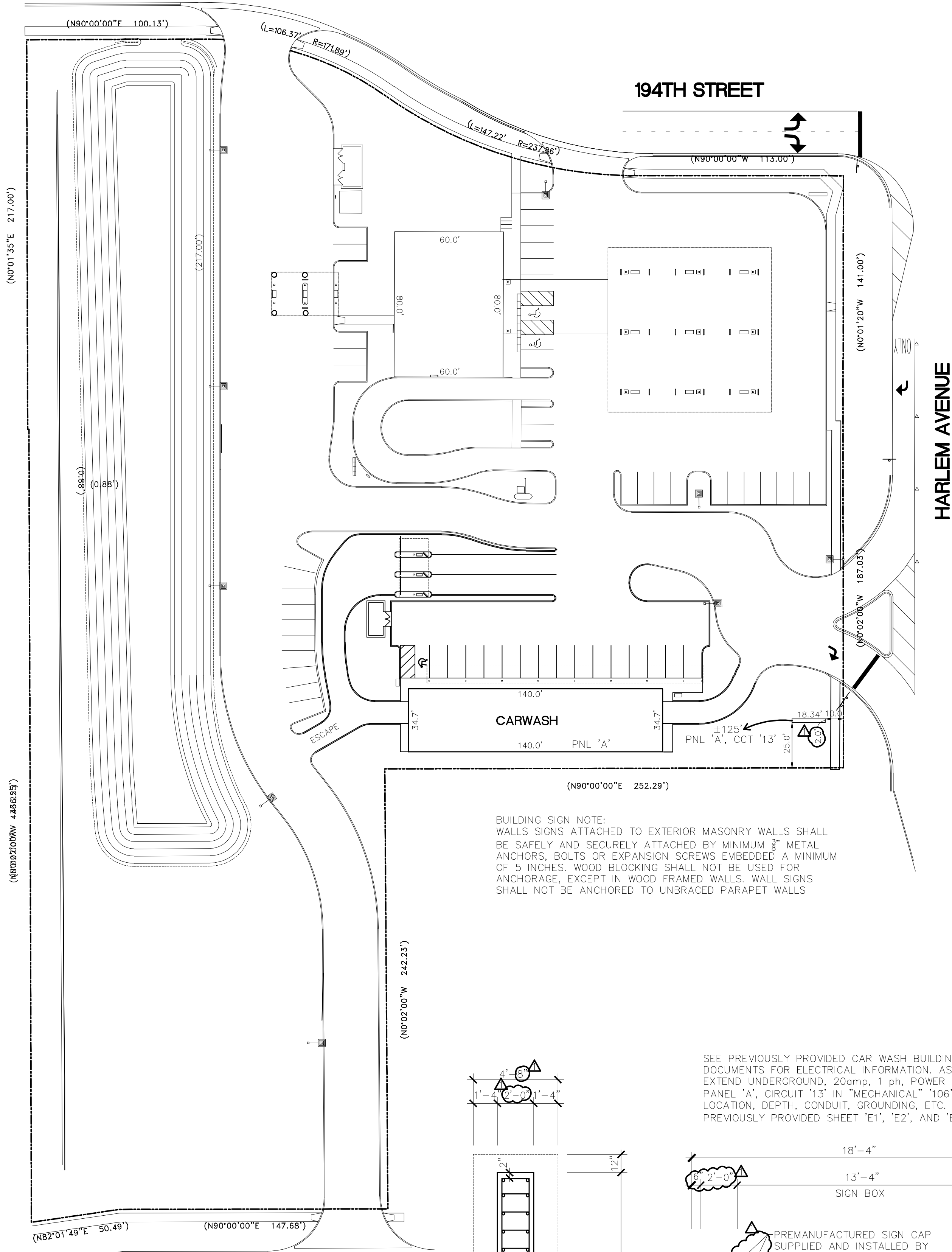
JOB# 12H5
NEW RETAIL BUILDING
BANKFORD SQUARE GAS STATION
SOUTH HARLEM AVENUE
WILL COUNTY, ILLINOIS 60423

SA11

arsa associates

ALAN R. SCHNEIDER ARCHITECTS P.C.
1411 WEST PETERSON AVENUE, SUITE 203
PARK RIDGE, ILLINOIS 60068
TEL: 847-698-4438 FAX: 847-698-9889

ALAN R. SCHNEIDER ARCHITECTS P.C. 2015



SITE PLAN
SCALE: 1" = 40'-0"

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DETAILS.

**MONUMENT SIGN
FOUNDATION PLAN**
SCALE: 1/4" = 1'- 0"

**MONUMENT SIGN
TYPICAL ELEVATION**
SCALE: 1/4" = 1'- 0"

GENERAL SITE NOTES

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PAVEMENT, SIDEWALKS, SITE LIGHTING, ETC..

NOTE:
SEE CIVIL ENGINEERING DOCUMENTS FOR ALL SITE
ACCESSIBILITY ISSUES INCLUDING BUT NOT LIMITED TO
ADA COMPLIANT PARKING, RAMPS, WALKWAYS,
SIGNAGE, COMPLETE ACCESSIBLE ROUTE, ETC..

NOTE:
GENERAL CONTRACTOR SHALL BE IN FULL CHARGE OF
THE CONSTRUCTION SITE. ALL CONSTRUCTION
ACTIVITIES, MEANS AND METHODS SHALL BE THE
RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL
CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE
WITH ALL LOCAL OFFICIALS REQUIREMENTS. ALL
CONSTRUCTION ACTIVITY SHALL MEET ALL LOCAL CODE
REQUIREMENTS.

NOTE:
GENERAL CONTRACTOR SHALL CONFORM WITH LOCAL
CODE REQUIREMENTS FOR CONSTRUCTION HOURS,
DEMOLITION, PARKING, LOADING, DELIVERS, SPOILS,
MATERIAL STORAGE, EXCAVATION, ETC. AS REQUIRED.

NOTE:
GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL
FENCING AROUND SITE DURING CONSTRUCTION TO
MEET LOCAL CODE REQUIREMENTS. PROVIDE LOCKABLE
GATE AT TEMPORARY CONSTRUCTION ACCESS.
PROVIDE "NO TRESPASSING" SIGNS AS REQUIRED.

NOTE:
GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY
TOILET DURING CONSTRUCTION AND MAINTAIN PER
LOCAL CODE REQUIREMENTS.

NOTE:
GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY
MAILBOX WITH ADDRESS IDENTIFICATION DURING
CONSTRUCTION AND MAINTAIN PER LOCAL CODE
REQUIREMENTS.

NOTE:
GENERAL CONTRACTOR SHALL COORDINATE WITH
STATE OF ILLINOIS LICENSED SURVEYOR FOR SITE
CONSTRUCTION STAKING AND "AS BUILT" FOUNDATION
SURVEY WITH REQUIRED ZONING SETBACKS TO MEET
ALL LOCAL CODE REQUIREMENTS.

NOTE:
VERIFY WITH OWNER AND SIGNAGE CONTRACTOR,
LOCATION OF POST SIGN. SIGNAGE IS DESIGN / BUILD
WITH SEPARATE PERMIT. SIGN CONTRACTOR SHALL
PROVIDE DOCUMENTS AS REQUIRED FOR PERMIT
INCLUDING FOUNDATION.

NOTE:
GENERAL CONTRACTOR SHALL COORDINATE WITH
EXCAVATION, CONCRETE, ELECTRICAL AND PRE
ENGINEERED, PRE MANUFACTURED SIGN SYSTEM
SUPPLIER FOR COMPLETE INSTALLATION OF SIGN
SYSTEMS. SEE CIVIL ENGINEERING DRAWINGS FOR ALL
SITE DEVELOPMENT. SEE ELECTRICAL DRAWINGS. SEE
SIGN SYSTEM PROVIDERS DOCUMENTS.

NOTE:
GENERAL CONTRACTOR SHALL COORDINATE WITH
CONCRETE AND MASONRY SUBCONTRACTORS FOR
COMPLETE INSTALLATION OF SIGN BASE. SEE CIVIL
ENGINEERING DRAWINGS FOR ALL SITE DEVELOPMENT.
SEE DETAIL BELOW.

NOTE:
GENERAL CONTRACTOR SHALL COORDINATE WITH
LANDSCAPE SUBCONTRACTOR FOR COMPLETE
INSTALLATION OF LANDSCAPING. SEE CIVIL
ENGINEERING DRAWINGS FOR ALL SITE DEVELOPMENT.

ELECTRICAL SPECIFICATIONS

GENERAL

1. THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO PROVIDE A COMPLETE INSTALLATION OF THE SYSTEMS INDICATED ON THE DRAWINGS AND IN THE SPECIFICATIONS.
2. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER AND COMPLY WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND ORDINANCES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANY. ALL EQUIPMENT SHALL BE U.L. (OR OTHER NATIONALLY RECOGNIZED TESTING COMPANY) LISTED.
3. ALL DRAWINGS ARE DIAGRAMMATIC IN NATURE. CONTRACTOR SHALL INSTALL SYSTEMS TO MEET FIELD CONDITIONS. CONTRACTOR SHALL COORDINATE ALL WORK WITH RESPECTIVE TRADES, AND VERIFY LOCATIONS FROM THE ARCHITECTURAL DRAWINGS, SUPPLIER DRAWINGS, AND FIELD DIMENSIONS.
4. CONTRACTOR SHALL VERIFY ALL ELECTRICAL REQUIREMENTS FOR EQUIPMENT PRIOR ROUGH-IN.

CONDUIT

1. ALL ELECTRICAL WORK SHALL BE INSTALLED IN A METAL CONDUIT SYSTEM, INCLUDING LOW VOLTAGE WIRING.
2. SERVICE CONDUIT AND CONDUIT EXPOSED TO WEATHER SHALL BE RIGID GALVANIZED STEEL. UNDERGROUND FEEDER AND BRANCH CONDUITS SHALL BE RIGID GALVANIZED STEEL OR SCHEDULE 40 PVC AS PERMITTED BY CODE. ALL CONDUIT IN DRY LOCATIONS SHALL BE EMT. ALL CONDUIT IN WET AREAS SHALL BE RIGID GALVANIZED STEEL.
3. MINIMUM SIZE CONDUIT ABOVE GRADE SHALL BE 1/2". MINIMUM SIZE CONDUIT BELOW GRADE SHALL BE 3/4".

WIRE (120V AND ABOVE)

1. ALL WIRE SHALL BE COPPER WITH 600V THWN INSULATION.
2. MINIMUM SIZE SHALL BE #12. RUNS OVER 75' SHALL BE MINIMUM #10 UNLESS NOTED OTHERWISE.

BRANCH WIRING

1. WIRING SHALL BE LIMITED TO ONE (1) MULTI-WIRE BRANCH CIRCUIT PER CONDUIT, UNLESS DERATED PER NEC.
2. CONDUITS AND BOXES SHALL BE CONCEALED.
3. CONNECT EQUIPMENT AND DEVICES TO THE CIRCUITS AND SWITCH LEGS SHOWN.
4. WHERE WIRE SIZES MUST BE INCREASED TO LIMIT VOLTAGE DROP, CONTRACTOR SHALL COORDINATE TERMINAL SIZES AT TERMINATIONS.

SIGN OUTLETS

1. VERIFY CONNECTION REQUIREMENTS AND LOCATION WITH SIGN VENDOR AND OWNER.

PANELBOARDS

1. ALL BUSES SHALL BE COPPER.
2. BRANCH BREAKERS SHALL BE PLUG-IN TYPE, OR BOLT-ON IF REQUIRED BY LOCAL CODES.
3. PROVIDE NAMEPLATE FOR PANEL AND TYPEWRITTEN DIRECTORY FOR EACH PANELBOARD.
4. PANELBOARDS SHALL BE MANUFACTURED BY CHICAGO SWITCHBOARD, CUTLER HAMMER, SIEMENS, SQUARE D OR EQUAL. LOAD CENTERS ARE NOT ACCEPTABLE.

GROUNDING

1. GROUNDING SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL INSPECTION AUTHORITY, WITH CONDUIT AND CABLE CONNECTION TO BUILDING STEEL, METAL PIPING SYSTEMS AND GROUND ROD.

TESTS

1. UPON COMPLETION OF WORK, TEST EACH SYSTEM TO BE FREE OF GROUNDS AND/OR FAULTS. TEST FOR PROPER OPERATION. IF ANY DEFECTS ARE FOUND, TAKE IMMEDIATE ACTION TO REMEDY.

GUARANTEE

1. CONTRACTOR SHALL GUARANTEE ALL EQUIPMENT AND WIRING TO BE FREE FROM MECHANICAL AND ELECTRICAL DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE.

APPLICABLE BUILDING CODES

BUILDING CODE: 2012 INTERNATIONAL BUILDING CODE
MECH CODE: 2012 INTERNATIONAL MECHANICAL CODE
PLUMBING CODE: CURRENT ILLINOIS PLUMBING CODE
ELECTRICAL CODE: 2011 NEC
FIRE CODE: 2012 INTERNATIONAL FIRE CODE
ENERGY CODE: 2012 INTERNATIONAL ENERGY CODE
ACCESSIBILITY CODE: 1997 ILLINOIS ACCESSIBILITY CODE
WILL COUNTY BUILDING CODE CHAPTER 150

STRUCTURAL TESTS AND SPECIAL INSPECTIONS

SPECIAL INSPECTIONS, STRUCTURAL TESTING AND OTHER MATERIAL EVALUATIONS SHALL BE IN ACCORDANCE WITH CHAPTER 17 OF THE 2012 EDITION OF THE INTERNATIONAL BUILDING CODE.

SPECIAL INSPECTIONS AND TESTING IS A QUALITY ASSURANCE PROGRAM INTENDED TO ENSURE WORK IS PERFORMED IN CONFORMANCE WITH THE DETAILS, NOTES AND STANDARDS CITED IN THE CONSTRUCTION DRAWINGS. THE OWNER IS TO ENGAGE AND CONTRACT WITH THE TESTING AGENCY FOR FIELD TESTING AND SPECIAL INSPECTIONS AS NOTED IN THIS SECTION. THE OWNER MAY DIRECT THE TESTING AGENCY TO PERFORM ADDITIONAL FIELD WORK, TESTING, INSPECTIONS AND OBSERVATIONS BEYOND THE MINIMUM TESTS AND INSPECTIONS NOTED IN THIS SECTION.

THE QUALIFICATIONS OF ALL PERSONNEL PERFORMING SPECIAL INSPECTION ACTIVITIES ARE SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL. THE CREDENTIALS OF ALL INSPECTORS AND TESTING TECHNICIANS SHALL BE PROVIDED IF REQUESTED BY THE BUILDING OFFICIAL.

THE PERSON ADMINISTERING THE SPECIAL INSPECTION PROGRAM IS TO BE A LICENSED AND REGISTERED ENGINEER [PROFESSIONAL OR STRUCTURAL] IN GOOD STANDING WITH THE STATE IN WHICH THE PROJECT IS LOCATED. THE PERSON ADMINISTERING THE PROGRAM IS TO BE EXPERIENCED AND POSSESS KNOWLEDGE OF THE DESIGN OF BUILDINGS OF THIS TYPE.

INDIVIDUALS PERFORMING SPECIFIC TESTS AND INSPECTIONS ARE TO BE QUALIFIED, TRAINED AND EXPERIENCED AT THE WORK THEY ARE PERFORMING. WHERE REQUIRED AND APPLICABLE, INDIVIDUALS ARE TO BE CERTIFIED BY THE APPROPRIATE REGULATORY BODY SUCH AS ACI, AISC, AWS, ETC.

SPECIAL INSPECTIONS OF SOILS TO CONFORM WITH SECTION 1704.7 OF THE BUILDING CODE. THE GEO-TECHNICAL REPORT IS TO BE USED AS A BASIS FOR COMPLIANCE.

SPECIAL INSPECTIONS OF CONCRETE CONSTRUCTION TO CONFORM WITH SECTION 1704.4 AND TABLE 1704.4 OF THE BUILDING CODE FOR MATERIALS AND COMPONENTS INDICATED ON THE CONSTRUCTION DRAWINGS. PLANTS SUPPLYING CONCRETE ARE TO COMPLY WITH ACI REQUIREMENTS AND BE SO CERTIFIED.

SPECIAL INSPECTIONS OF STEEL CONSTRUCTION TO COMPLY WITH SECTION 1704.3 AND TABLE 1704.3 OF THE BUILDING CODE FOR MATERIALS AND COMPONENTS INDICATED ON THE CONSTRUCTION DRAWINGS. THE STEEL FABRICATOR IS TO BE AISC CERTIFIED. JOISTS TO BE DESIGNED AND MANUFACTURED PER SJI REQUIREMENTS AND BE SO CERTIFIED. METAL ROOF AND FLOOR DECKING TO MEET THE REQUIREMENTS OF SDI AND BE SO CERTIFIED.

REFER TO GENERAL CONCRETE, STEEL AND STRUCTURAL NOTES AND THE CONSTRUCTION DRAWINGS FOR ADDITIONAL STANDARDS AND DESIGN CRITERIA TO BE INCLUDED INTO THE WORK OF BUILDING COMPONENTS TO BE INSPECTED.

THE FOLLOWING SCHEDULE OF SPECIAL INSPECTIONS ARE TO BE PERFORMED AS A MINIMUM BY THE TESTING AGENCY:
SOILS AND SUBGRADES FOR CONCRETE FOUNDATIONS
CAST IN PLACE CONCRETE
MASONRY

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING SPECIAL INSPECTIONS AND TESTS. THE CONTRACTOR SHALL NOTIFY THE SPECIAL INSPECTOR, AGENCY OR TESTING LAB AT LEAST 24 HOURS IN ADVANCE OF REQUIRED INSPECTION OR TEST. UNINSPECTED WORK RESULTING FROM LACK OF ADEQUATE NOTICE MAY BE REJECTED SOLELY ON THAT BASIS.

THE GENERAL CONTRACTOR SHALL PROVIDE INCIDENTAL LABOR AND FACILITIES TO PROVIDE ACCESS TO THE WORK TO BE INSPECTED OR TESTED TO OBTAIN AND HANDLE SAMPLES AT THE SITE OR AT THE SOURCE OF PRODUCTS TO BE TESTED. TO FACILITATE TESTS AND INSPECTIONS, STORAGE AND CURING OF TEST SAMPLES.

THE SPECIAL INSPECTION PROGRAM SHALL IN NO WAY RELIEVE THE GENERAL OR ANY SUB-CONTRACTOR FROM THEIR OBLIGATION TO PERFORM WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, FROM IMPLEMENTING AN EFFECTIVE QUALITY CONTROL PROGRAM OR COMPLYING WITH ALL SAFETY REGULATIONS [INCLUDING OSHA]. ALL WORK THAT IS SUBJECT TO SPECIAL INSPECTIONS SHALL FIRST BE REVIEWED BY THE CONTRACTOR'S QUALITY CONTROL PERSONNEL. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION SITE SAFETY.

THE TESTING AGENCY IS TO ISSUE REPORTS AT THE CONCLUSION OF EACH TEST OR INSPECTION. THE REPORTS ARE TO BE DISTRIBUTED TO THE OWNER AND GENERAL CONTRACTOR. SHOULD ANY REPORT CLAIM A DEFICIENCY, FAILURE OR OTHER NON-COMPLIANCE WITH THE CONSTRUCTION DRAWINGS THEN THE ARCHITECT IS TO BE NOTIFIED. AT THE CONCLUSION OF EACH PORTION OF THE SPECIAL INSPECTION, THE TESTING AGENCY IS TO ISSUE A FINAL REPORT INDICATING THAT THE WORK WAS COMPLETED IN GENERAL CONFORMANCE WITH THE CONSTRUCTION DRAWINGS, SHOP DRAWINGS, ERECTION DRAWINGS AND OTHER STANDARDS REQUIRED BY THE SPECIAL INSPECTIONS SECTION OF THE BUILDING CODE. THE ARCHITECT AND BUILDING OFFICIAL ARE TO BE COPIED ON ALL FINAL REPORTS.

ISSUED FOR CONSTRUCTION: Δ 10-31-2017

ISSUED FOR PERMIT RESPONSE:
ISSUED FOR PERMIT: 09-20-2017

JOB# 17C1
NEW MONUMENT SIGN
GAS AND WASH CARWASH BUILDING
19420 HARLEM AVENUE
FRANKFORD, ILLINOIS 60423

SA11

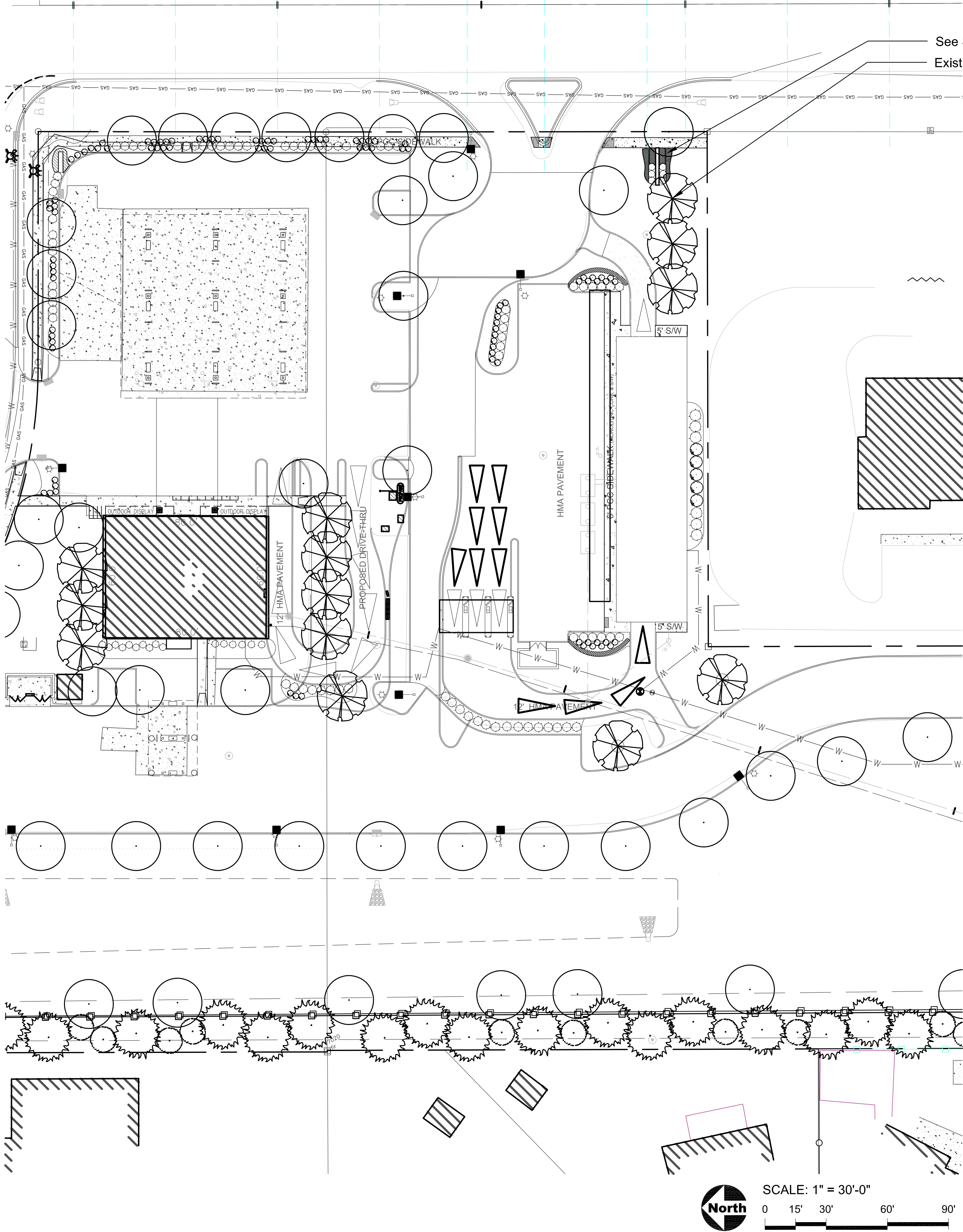
arsa associates
ALAN R. SCHNEIDER ARCHITECTS P.C.
1411 WEST PETERSON AVENUE, SUITE 203
PARK RIDGE, ILLINOIS 60068
TEL: 847-698-4438 FAX: 847-698-9889
© ALAN R. SCHNEIDER ARCHITECTS P.C. 2017



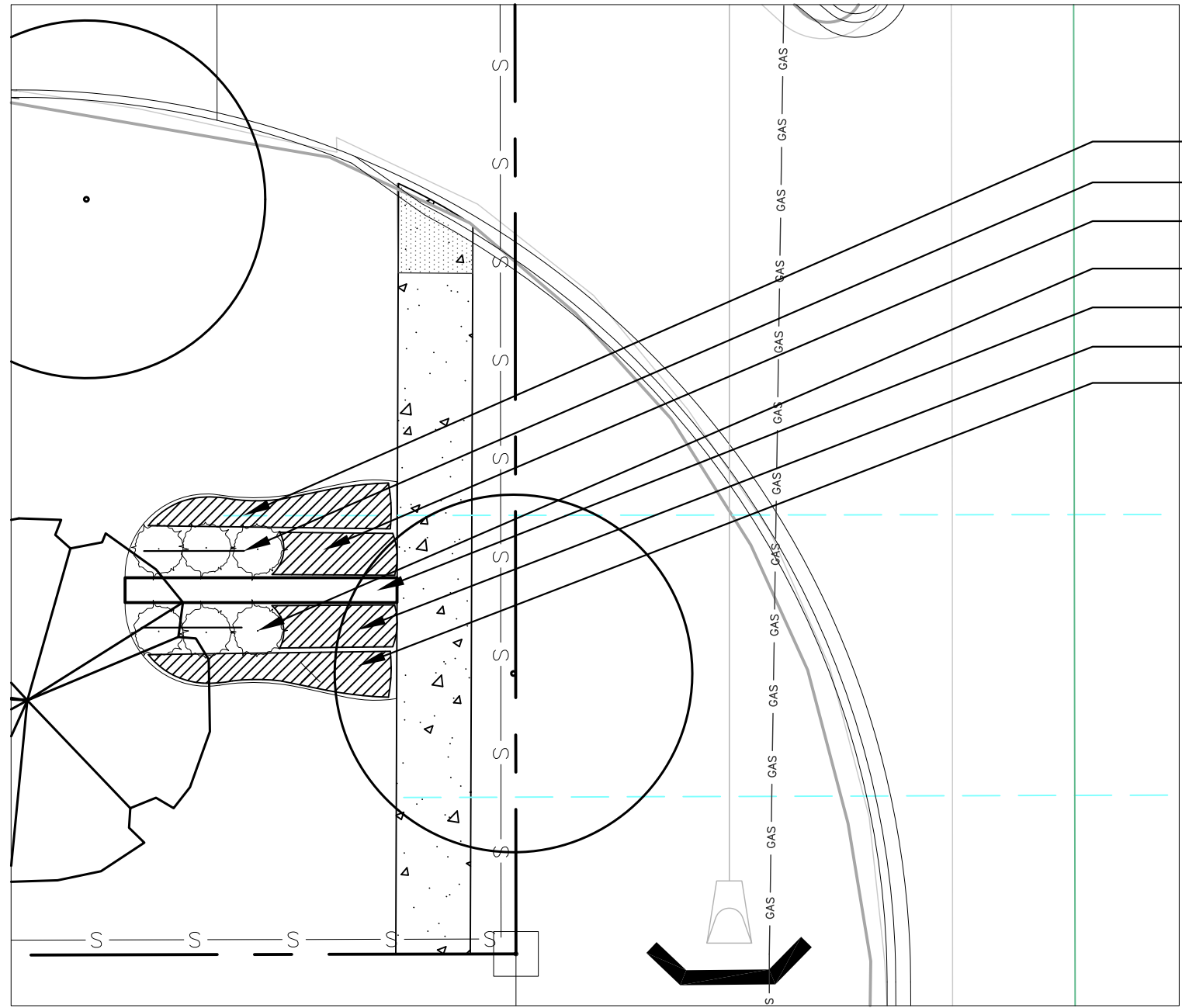
I HAVE PREPARED OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS. I STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATIONS, THEY ARE IN COMPLIANCE WITH THE LOCAL ORDINANCES OF WILL COUNTY, ILLINOIS, ENVIRONMENTAL BARRIERS ACT, THE STATE OF ILLINOIS ACCESSIBILITY CODE, AND ANSI A117.1-1986.

Alan R. Schneider
ALAN R. SCHNEIDER, ILLINOIS REG. # 7829
(LICENSE EXPIRES 11-30-2018)
PROFESSIONAL DESIGN LICENSE # 184-002957 (1-007829)

MONUMENT SIGN SECTION
SCALE: 1/4" = 1'- 0"



See Sign Enlargement
Existing Landscaping



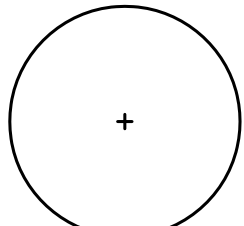
- 15 - Summer Wine Daylily
- 3 - Green Mountain Boxwood
- 9 - Prairie Dropseed
- 3 - Green Mountain Boxwood
- Proposed Sign
- 9 - Walker's Low' Catmint
- 15 - Going Bananas Daylily



SCALE: 1" = 10'-0"



LANDSCAPE LEGEND



Deciduous Canopy



Evergreen Tree



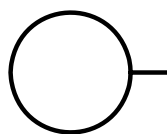
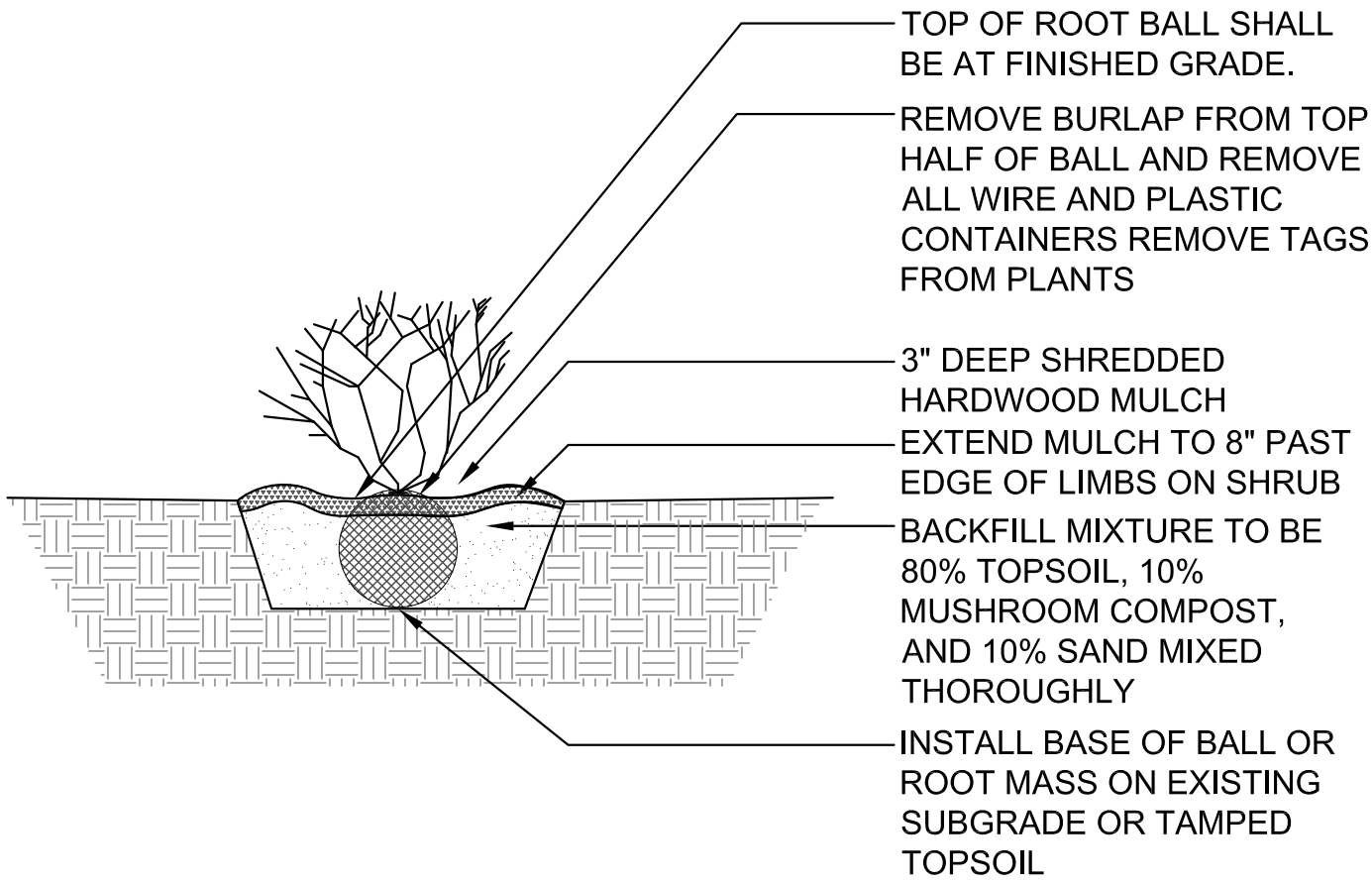
Deciduous Understory



Shrub

PLANT LIST

QTY	SIZE	BOTANICAL NAME	COMMON NAME
Shrubs - Balled and Burlap or Pot (minimum 5 gallon)			
6	24" Ht. x 24" Spr.	Buxus "Green Mountain"	Green Mountain Boxwood
6	Total		
Perennials and Grasses - Pot (minimum 1 gallon)			
15	#1	Hemerocallis 'Going Bananas'	Going Bananas Daylily
15	#1	Hemerocallis 'Summer Wine'	Summer Wine Daylily
9	#1	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint
9	#1	Sporobolus heterolepis	Prairie Dropseed
48	Total		



Shrub Installation

SCALE: N.T.S.

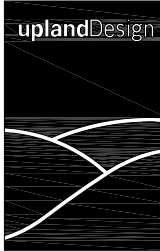
d-plant-shrub_12

PROJECT

Food N Fuel

194th & Harlem
Frankfort Township Will County, IL

PROJECT TEAM



uplandDesign Ltd

Park Planning and Landscape Architecture
24042 Lockport St, Plainfield, Illinois 60544
815-254-0091 www.uplanddesign.com

M. Gingerich, Gereaux & Associates
25620 S. Gougar Rd.
Manhattan, Illinois 60442
Phone: 815.478.9680

SHEET TITLE

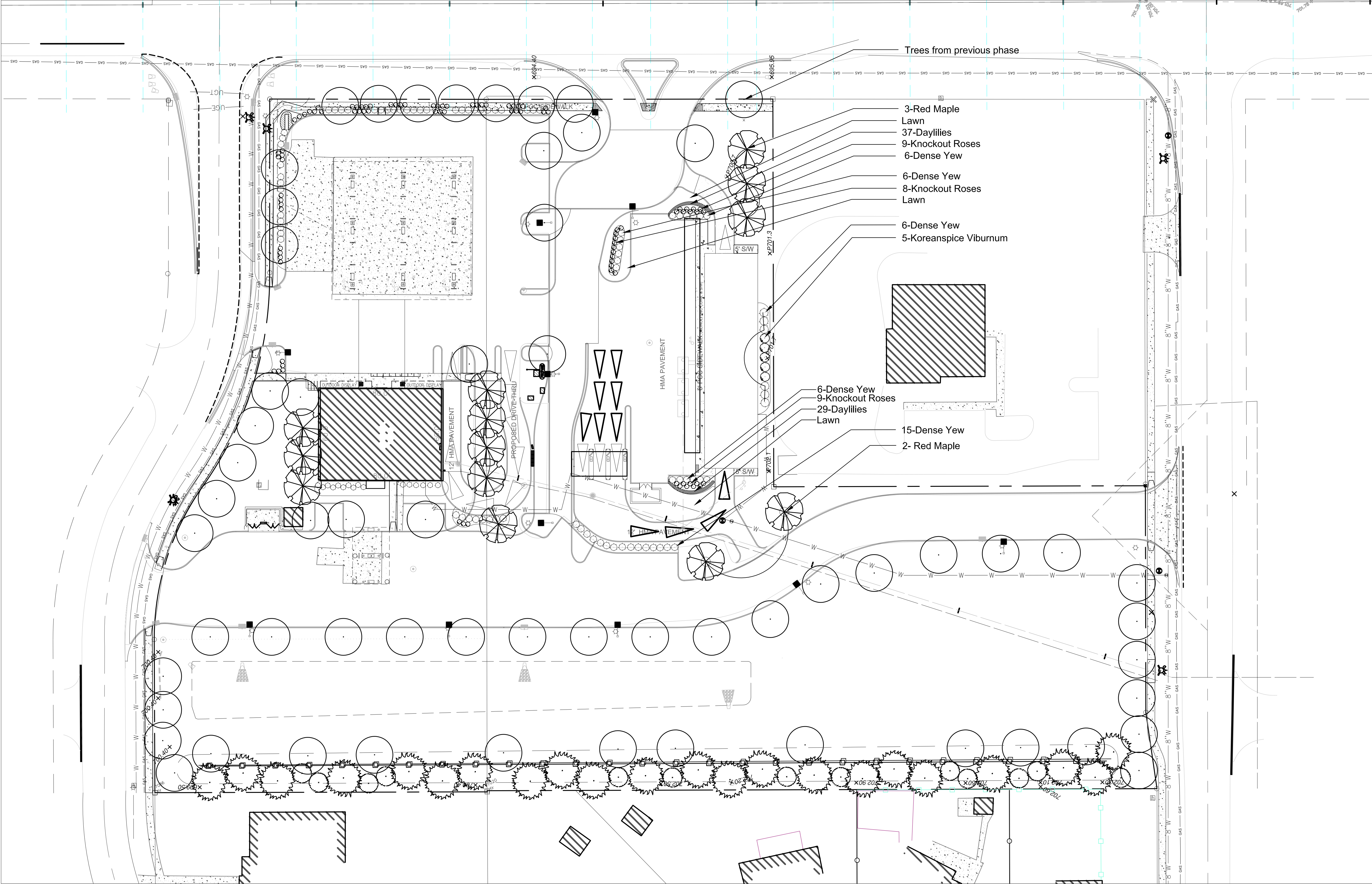
Car Wash Sign Landscape Plan

SHEET NUMBER

L1.0

DRAW / REVISION

MK/LD	Revision	10APRIL2017
MK/LD	Permit Review	20APRIL2017
MK/LD	Permit Review	10MAY2017
MK/LD	Permit Review	30MAY2017
MK/LD	Revision	6OCT2017



LANDSCAPE LEGEND

- Deciduous Canopy
- Evergreen Tree
- Deciduous Understory
- Shrub

Trees from previous phase

3-Red Maple
Lawn
37-Daylilies
9-Knockout Roses
6-Dense Yew

6-Dense Yew
8-Knockout Roses
Lawn

6-Dense Yew
5-Koreanspice Viburnum

6-Dense Yew
9-Knockout Roses
29-Daylilies
Lawn

15-Dense Yew
2- Red Maple



SCALE: 1" = 30'-0"

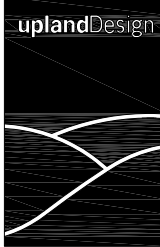
0 15' 30' 60' 90'

PROJECT

Food N Fuel

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SHEET TITLE

Car Wash Landscape Plan

SHEET NUMBER

L1.0

DRAW / REVISION

MK/LD	Revision	10APRIL2017
MK/LD	Permit Review	20APRIL2017
MK/LD	Permit Review	10MAY2017
MK/LD	Permit Review	30MAY2017

FOOD N FUEL - 194th ST & HARLEM AVE - CAR WASH

SITE IMPROVEMENT PLANS

FRANKFORT TOWNSHIP, WILL COUNTY, ILLINOIS

GENERAL NOTES

THE FOLLOWING STANDARD SPECIFICATIONS AND NOTES AND THE NOTES, DRAWINGS, AND DETAILS FOUND THROUGHOUT THESE PLAN SHEETS (FINAL PLANS AND SPECIFICATIONS) ARE MEANT TO ASSIST IN THE CONSTRUCTION OF VARIOUS IMPROVEMENTS. THESE FINAL PLANS AND SPECIFICATIONS ARE NOT MEANT TO DEFINE A CONTRACTUAL RELATIONSHIP BETWEEN THE OWNER, M. GINGERICH, GEREUX AND ASSOCIATES (MG2A), OR A CONTRACTOR. THE RELATIONSHIP BETWEEN THE OWNER AND MG2A IS TYPICALLY DERIVED IN A PROFESSIONAL SERVICES AGREEMENT. MG2A HAS NO CONTRACTUAL RELATIONSHIP WITH THE CONTRACTOR(S). MG2A RECOMMENDS THE OWNER AND ANY CONTRACTOR(S) USING THESE FINAL PLANS AND SPECIFICATIONS ENTER IN TO AN AGREEMENT TO CLEARLY DEFINE THE OWNER'S AND CONTRACTOR'S EXPECTATIONS REGARDING THE OWNERS RESPONSIBILITIES, THE CONTRACTORS RESPONSIBILITIES AND SCOPE OF WORK, PERFORMANCE SCHEDULE, COMPENSATION, AND OTHER GENERAL TERMS AND CONDITIONS.

STANDARD SPECIFICATIONS

1. THE ENGINEER IS M. GINGERICH, GEREUX AND ASSOCIATES, 25620 SOUTH GOUGAR ROAD, MANHATTAN, ILLINOIS 60442.
2. THE OWNER IS LENNY'S FOOD N FUEL LLC, 8200 185th ST. - UNIT K, TINLEY PARK, IL 60487
3. THE CONTRACTOR(S) ARE ALL THOSE UTILIZING THESE PLANS IN ANY WAY TO CONSTRUCT THE IMPROVEMENTS SHOWN.

STANDARD SPECIFICATIONS

CONSTRUCTION SHALL BE PERFORMED ACCORDING TO THE FOLLOWING COMMONLY REFERENCED STANDARD SPECIFICATIONS. IN CASE OF ANY CONFLICT BETWEEN THESE STANDARD SPECIFICATIONS AND THE NOTES, DRAWINGS, AND DETAILS FOUND THROUGHOUT THESE PLAN SHEETS SHALL TAKE PRECEDENTS.

1. ALL APPLICABLE ROAD IMPROVEMENTS, DRAINAGE FEATURES, LANDSCAPING, RESTORATION, WORK ZONE TRAFFIC CONTROL AND OTHER CONSTRUCTION ACTIVITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION", CURRENT EDITION AND APPLICABLE STANDARDS, (*IDOT SPECIFICATIONS*)
2. ALL APPLICABLE SOIL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE "ILLINOIS URBAN MANUAL", CURRENT EDITION.
3. WATER MAIN, SANITARY SEWERS AND STORM SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS," BY ILLINOIS SOCIETY OF PROFESSIONAL ENGINEERS, CURRENT EDITION, (*ISPE SPECIFICATIONS*)

GENERAL NOTES

1. MG2A HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTORS SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED FOR THE CONTRACTOR TO PERFORM HIS WORK.
2. CONTRACTOR(S) SHALL COMPLY WITH ALL LOCAL AND STATE SAFETY LAWS, REGULATIONS AND ORDINANCES, AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS AND WITH ALL PROVISIONS AND REGULATIONS OF THE OSHA STANDARDS. EACH CONTRACTOR IS RESPONSIBLE FOR PROVIDING A SAFE WORKING PLACE FOR HIS EMPLOYEES. CONTRACTOR(S) ARE RESPONSIBLE FOR THE SUPERVISION, DIRECTION AND CONDUCT OF THEIR EMPLOYEES, AGENTS, MATERIAL SUPPLIERS AND VENDORS.
3. TRAFFIC CONTROL SHALL BE USED WHEN APPROPRIATE AND SHALL BE IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARDS. SUCH TRAFFIC CONTROL SHALL BE CONSIDERED INCIDENTAL TO THE WORK UNLESS OTHERWISE SPECIFIED IN AN AGREEMENT BETWEEN THE OWNER AND CONTRACTOR.
4. THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS PRESENTED ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF MG2A, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF MG2A.
5. ANY CONTRACTOR(S) USING THESE DRAWINGS SHALL OBTAIN AND THEREAFTER KEEP IN FORCE THROUGH THE DURATION OF THAT USE CUSTOMARY AND APPROPRIATE INSURANCE COVERAGE, WHICH SHALL INCLUDE WORKERS COMPENSATION AND EMPLOYERS LIABILITY, COMMERCIAL GENERAL LIABILITY, COMMERCIAL AUTOMOBILE LIABILITY, AND UMBRELLA LIABILITY. CERTIFICATE(S) OF INSURANCE BY THE INSURER(S) ISSUING THE POLICIES SHALL BE FILED WITH MG2A AND THE OWNER PRIOR TO COMMENCEMENT OF WORK DESCRIBED ON THESE DRAWINGS.
6. ANY CONTRACTOR(S) USING THESE DRAWINGS, BY SAID USE, SHALL BE SUBJECT TO THE INDEMNIFICATION PROVISIONS OF THE "LEGAL REGULATIONS AND RESPONSIBILITY TO PUBLIC" SECTION OF THE *IDOT SPECIFICATIONS*. WHERE, THE OWNER, MG2A SHALL BE SUBSTITUTED FOR THE WORD "DEPARTMENT" IN THESE PROVISIONS.
7. EQUALS SHALL BE DETERMINED BY MG2A AND OWNER ONLY AND MAY REQUIRE THE APPROVAL OF VARIOUS AGENCIES PERMITTING THE WORK.
8. MG2A, THE OWNER, AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK ARE TO BE NOTIFIED PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS NOT DESCRIBED ON THESE DRAWINGS OR CONSTRUCTING IMPROVEMENTS DIFFERENTLY THAN AS DESCRIBED ON THESE DRAWINGS (FIELD CHANGES). GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK INCLUDE: WILL COUNTY, VILLAGE OF FRANKFORT, FRANKFORT TOWNSHIP ROAD COMMISSIONER, IDOT.
9. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS UNLESS OTHERWISE SPECIFIED.
10. PERMITS SHALL BE OBTAINED FROM ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITY. MG2A HAS NOT OBTAINED PERMITS FOR THE WORK. THE OWNER OR CONTRACTOR SHALL OBTAIN ALL PERMITS.
11. MG2A, THE OWNER, AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK ARE TO BE NOTIFIED BY THE CONTRACTOR A MINIMUM OF 24 HOURS PRIOR TO COVERING ANY EXPOSED SUBGRADE, PLACING ANY FILL, BACKFILLING SANITARY, WATER, OR STORM LINES, PLACING BASE COURSE STONE, PLACING CONCRETE, OR PLACING ASPHALT.

EXISTING FIELD TILES, UTILITIES AND CONFLICTS NOTES

1. ANY FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED AND RETURNED TO ITS ORIGINAL INTEGRITY, ROUTE, AND FUNCTION, AND SHALL NOT BE CONNECTED TO PROPOSED STORM SEWER SYSTEM(S), EXCEPT AS SPECIFIED OTHERWISE ON THE PLANS.
2. THE CONTRACTOR SHALL CALL JULIE # 1-800-892-0123 PRIOR TO ANY EXCAVATION TO ASSURE ALL UTILITIES ARE LOCATED PROPERLY. DAMAGE TO UTILITIES SHALL BE PROMPTLY REPORTED TO THE UTILITY OWNER AND REPAIRED AT THE CONTRACTORS EXPENSE.
3. EXISTING STORM SEWERS, SANITARY SEWERS, WATER MAINS, AND OTHER UTILITIES MAY EXIST BUT MAY NOT HAVE BEEN MARKED BY JULIE. THESE UTILITIES MAY NOT APPEAR ON THE FINAL PLANS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL CONTACT MUNICIPAL, COUNTY, AND STATE GOVERNMENTAL AGENCIES THAT MAY REASONABLY BE EXPECTED TO HAVE UTILITIES ON OR NEAR AREAS TO BE EXCAVATED IN ORDER TO HAVE THE UTILITIES LOCATED PROPERLY.
5. THE LOCATION OF AN UNDERGROUND UTILITY IS OFTEN NOT KNOWN. THE ACTUAL DEPTH AND ALIGNMENT OF UTILITIES HAVE NOT BEEN MEASURED BY MG2A. THE LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR AT HIS OWN EXPENSE PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING MG2A AND THE UTILITY OWNER TO RESOLVE ANY UTILITY OR OTHER CONFLICTS NOT INDICATED WITHIN THE PLANS PRIOR TO INSTITUTING ANY CHANGES.
7. EXPENSE IN CONNECTING PROPOSED UTILITIES TO EXISTING UTILITIES SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, UNLESS OTHERWISE INDICATED.

PAVEMENT & CURB NOTES

1. TRENCH BACKFILL SHALL BE USED IN ALL TRENCHES UNDER AND WITHIN 3 FEET OF PAVED OR GRAVEL AREAS AND IN ACCORDANCE WITH THE APPLICABLE ARTICLES OF THE IDOT SPECIFICATIONS AND ISPE SPECIFICATIONS.

EARTHWORK

1. THE EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS SHALL BE CONSIDERED AGREED TO BY THE CONTRACTOR(S). THE CONTRACTOR(S) MAY, AT THEIR OWN COST, COLLECT ADDITIONAL TOPOGRAPHIC INFORMATION PRIOR TO COMMENCING WITH WORK DESCRIBED ON THESE PLANS. ANY DISCREPANCIES BETWEEN TOPOGRAPHIC DATA COLLECTED BY THE CONTRACTOR(S) AND THE EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS SHALL BE REPORTED TO MG2A AND THE OWNER PRIOR TO COMMENCEMENT OF WORK.
2. WHENEVER DURING CONSTRUCTION OPERATIONS ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, OR DITCHES SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THIS LOOSE MATERIAL SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
3. SURPLUS EXCAVATED SOIL MATERIALS SHALL BE TRANSPORTED TO LOCATIONS ON THE PROPERTY DESIGNATED BY THE OWNER, OR AS IDENTIFIED OTHERWISE IN PROJECT SPECIFICATIONS, DOCUMENTS, OR SPECIAL PROVISIONS.
4. THE CONTRACTOR SHALL PROVIDE ALL EARTH MATERIAL REQUIRED TO ACHIEVE THE WORK DESCRIBED IN THESE FINAL PLANS AND SPECIFICATIONS. THIS INCLUDES PROVIDING AND HAULING SUITABLE FILL TO THE SITE AS MAY BE NECESSARY.
5. ALL FILLS SHALL BE COMPACTED LIFTS WITH A MAXIMUM THICKNESS OF 6 INCHES OR AS OTHERWISE SPECIFIED BY THE OWNER OR OWNERS REPRESENTATIVE.
6. PRIOR TO COMMENCING ANY FILL OPERATIONS IN STRUCTURAL BUILDING, PAVEMENT, GRAVEL, OR SIDEWALK AREAS, ALL TOPSOIL IS TO BE REMOVED.
7. UPON STRIPPING OF TOPSOIL FROM STRUCTURAL, PAVEMENT, GRAVEL, AND/OR UTILITY AREAS AND PRIOR TO PLACEMENT OF FILL OF ANY TYPE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND/OR THE OWNER.
8. IN-SITU SOILS AND EARTH FILL PLACED IN STRUCTURAL AND PAVEMENT AREAS IN SHALL BE EVALUATED USING A FULLY LOADED EXCAVATION HAULING TRUCK (PROOF ROLLED) PRIOR TO COMMENCEMENT OF FURTHER WORK UNLESS OTHERWISE SPECIFIED BY THE OWNERS REPRESENTATIVE.
9. THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO COMMENCING CONSTRUCTION TO DETERMINE IF ANY SOIL STUDIES HAVE BEEN COMPLETED OR ANY RECOMMENDATIONS HAVE BEEN REPORTED REGARDING EARTHWORK.
10. THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO COMMENCING CONSTRUCTION TO DETERMINE IF ANY PARTICULAR TESTING OF SOIL SURFACES OR FILL SOILS IS REQUIRED.
11. FINAL TOPSOIL THICKNESS IN LANDSCAPE AREAS SHALL BE A MINIMUM OF 4" UNLESS OTHERWISE SPECIFIED BY THE OWNERS REPRESENTATIVE.
12. UNLESS OTHERWISE AGREED TO BY THE OWNER AND CONTRACTOR, EARTHWORK INCLUDES ALL CLEARING, GRUBBING, TREE REMOVAL, EXCAVATION, FILL, OVERHAUL, FINISHED GRADING, AND PLACEMENT OF TOPSOIL TO ACHIEVE THE WORK DESCRIBED IN THESE FINAL PLANS AND SPECIFICATIONS.

SANITARY SEWER NOTES

1. ALL SANITARY SEWER GRAVITY PIPE AND FITTINGS SHALL BE POLY(VINYL CHLORIDE) (PVC) SDR 26 AND SHALL BE IN ACCORDANCE WITH ASTM D-3034 FOR PIPES 16" AND SMALLER. WALL THICKNESS SHALL BE T-1 (HEAVY WALL) MEETING THE REQUIREMENTS OF ASTM F-479. JOINT MATERIAL TO CONFORM TO ASTM D-3212 & F-477, UNLESS OTHERWISE NOTED ON THE PLANS.
2. SANITARY SEWER SHALL BE CONSTRUCTED ON A MINIMUM BEDDING OF 4" AND THE PIPE BACKFILLED WITH A MINIMUM 12" OF BEDDING MATERIAL COVERING THE PIPE. BEDDING MATERIAL SHALL BE CLASS 1 (CA-7) IN COMPLIANCE WITH ASTM D-2321.
3. ALL SANITARY MANHOLES SHALL BE TYPE A, PRECAST CONCRETE 48" INSIDE DIAMETER WITH A MINIMUM 4" CONCRETE ADJUSTING RING AND ENJ 105021 FRAME AND GASKETED LID.
4. MAXIMUM ALLOWABLE INFILTRATION FOR GRAVITY SEWER SHALL BE 30 GAL PER INCH DIA PER MILE PER DAY.
5. ALL SANITARY SEWER MAINS SHALL BE AIR TESTED CONFORMING TO ISPE SPECIFICATIONS SECTION 31-1.13C.
6. ALL SANITARY SEWER SHALL BE TESTED FOR DEFLECTION IN ACCORDANCE WITH SECTIONS 31-1.13D OF THE ISPE SPECIFICATIONS.
7. ALL SANITARY MANHOLES SHALL BE LEAKAGE TESTED IN ACCORDANCE WITH EITHER ASTM C869 OR C1244.

WATER MAIN AND/OR SERVICE NOTES

1. WHENEVER A SEWER CROSSES UNDER A WATER MAIN, THE VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATER MAIN SHALL BE 18", FURTHERMORE A MINIMUM DISTANCE OF 10' FEET BETWEEN STORM SEWERS AND WATER MAINS SHALL BE MAINTAINED UNLESS THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION, OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATER MAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR THE HORIZONTAL DISTANCES DESCRIBED ABOVE CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THEN, FOR A MINIMUM DISTANCE OF 10' ON EACH SIDE OF THE CONFLICT, THE SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE ACCORDANCE WITH SECTION 41-2.01 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, LATEST EDITION.
2. A 10' FOOT MINIMUM SEPARATION SHALL BE MAINTAINED BETWEEN PARALLEL STORM SEWER AND WATER MAIN LINES, AND BETWEEN PARALLEL SANITARY SEWER AND WATER MAIN LINES, IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION & SECTION 41-2.01.
3. THE OWNER IS RESPONSIBLE FOR TAP ON FEES AND COST OF THE WATER METER, PER VILLAGE OF TINLEY PARK REQUIREMENTS. A RPZ VALVE WILL ALSO BE REQUIRED TO BE PROVIDED INSIDE THE BUILDING, PER VILLAGE OF TINLEY PARK REQUIREMENTS.

STORM SEWER NOTES

1. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) CLASS III, CONFORMING TO ASTM C76 WITH "C" RING JOINTS CONFORMING TO ASTM C443, UNLESS OTHERWISE NOTED ON THE PLANS OR APPROVED BY THE OWNER.
2. ALL STORM SEWER REMOVED FOR THE CONVENIENCE OF THE CONTRACTOR AND IS NOT IDENTIFIED FOR REMOVAL IS INCIDENTAL.

STORM WATER, SEDIMENT & EROSION CONTROL

1. ACCORDING TO THE LIMITS OF IMPROVEMENTS DESCRIBED ON THIS PLAN SET, THE TOTAL DISTURBED AREA IS LESS THAN ONE ACRE AND WILL NOT REQUIRE AN NPDES CONSTRUCTION STORMWATER PERMIT. THE OWNER AND CONTRACTOR SHOULD ASSURE BEST MANAGEMENT PRACTICES FOR STORM WATER AND SEDIMENT CONTROL ARE UTILIZED AND MAINTAINED. SPECIAL ATTENTION SHOULD BE PAID TO DISPOSAL OF MATERIALS SUCH AS EXCESS CONCRETE AND CLEANING WHEELS BEFORE LEAVING THE SITE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE REQUIREMENTS OF ALL APPLICABLE SOIL EROSION AND SEDIMENT CONTROL ORDINANCES.
3. ALL DISTURBED AREAS SHALL BE SEEDDED PER IDOT CLASS 1 LAWN MIXTURE WITHIN 14 DAYS OF SUBSTANTIAL COMPLETION OF THE SITE CONSTRUCTION OPERATIONS UNLESS OTHERWISE NOTED ON PLANS.
4. DITCH CHECKS, INLET PROTECTION, AND OTHER LIKE CONTROLS SHALL BE INSTALLED IMMEDIATELY AFTER THE RELEVANT CONSTRUCTION ACTIVITIES.
5. ALL TEMPORARY EROSION CONTROL SHALL BE INSPECTED AND MAINTAINED, BY THE CONTRACTOR, ON A WEEKLY BASIS.
6. ALL STORM SEWER STRUCTURES ARE TO BE PROTECTED FROM SEDIMENT WITH FILTER FABRIC.
7. ALL ADJACENT STREETS MUST BE KEPT CLEAR OF DEBRIS. INSPECT DAILY AND CLEAN WHEN NECESSARY.

SITE LOCATION DETAILS



LEGEND

EXISTING	PROPOSED	
---+715.54---	---+###.##---	— ELEVATION POINT
---###---	---+###.##---	— CONTOUR LINE
—	—	— PIPE CULVERT
—	—	— STORM MANHOLE
—	—	— STORM SEWER
—	—	— FLARED END SECTION
—	—	— SANITARY MANHOLE
—	—	— SANITARY SEWER
—	—	— WATER MAIN / WATER SERVICE
—	—	— LIGHT POLE
—	—	— POWER POLE
—	—	— OVERHEAD UTILITIES
—	—	— ELECTRIC PEDESTAL
—	—	— TRANSFORMER
—	—	— WOOD FENCE
—	—	— 8-ft PRIVACY FENCE OF NEUTRAL COLOR
—	—	— CONCRETE
—	—	— ASPHALT

BENCHMARK

SOURCE BENCHMARK:

BRASS PLUG AT THE INTERSECTION OF HARLEM AVENUE AND VOLLMER ROAD
U.S.G.S. ELEV.=715.54

SITE BENCHMARK:

FLANGE BOLT ON FIRE HYDRANT AT SOUTHWEST CORNER OF HARLEM AND
194TH STREET ELEV.= 697.56

INDEX OF SHEETS

Sheet Number	Sheet Title
C1	COVER SHEET
C2	EXISTING CONDITIONS & DEMOLITION PLAN
C3	SITE UTILITY AND GEOMETRIC PLAN / DETAILS
C4	GRADING PLAN / STORM WATER POLLUTION PREVENTION PLAN
C5	DETAILS SHEET

UTILITY CONTACTS

AT&T/DISTRIBUTION		630-573-5450
COMED/JOLIET	DESIGN STAGE LOCATE LINE	630-576-7094
COMCAST/BLUE ISLAND	MARTHA GIERAS	630-600-6352
NICOR GAS	UTILITY CONSULTANT GO3W	630-388-2362



CALL JULIE 1-800-892-0123

WITH THE FOLLOWING:

COUNTY WILL OR
CITY-TOWNSHIP FRANKFORT

48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN., & HOLIDAYS



Know what's below.
Call before you dig.

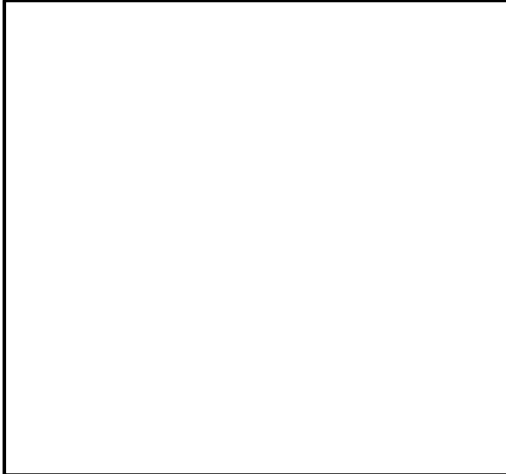
PLAN	EDITION	MILESTONES
DATE	BY	DESCRIPTION
4/25/17	BPB	ISSUE FOR PERMIT
5/12/17	BPB	WATER SERVICE

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DESIGN: BPB
DRAWING: BPB
CHECKED: BPB
APPROVED: BPB

PROFESSIONAL DESIGN
FIRM #184-005003

FOOD N FUEL - 194TH ST &
HARLEM AVE - CAR WASH
FRANKFORT TOWNSHIP, WILL COUNTY, ILLINOIS

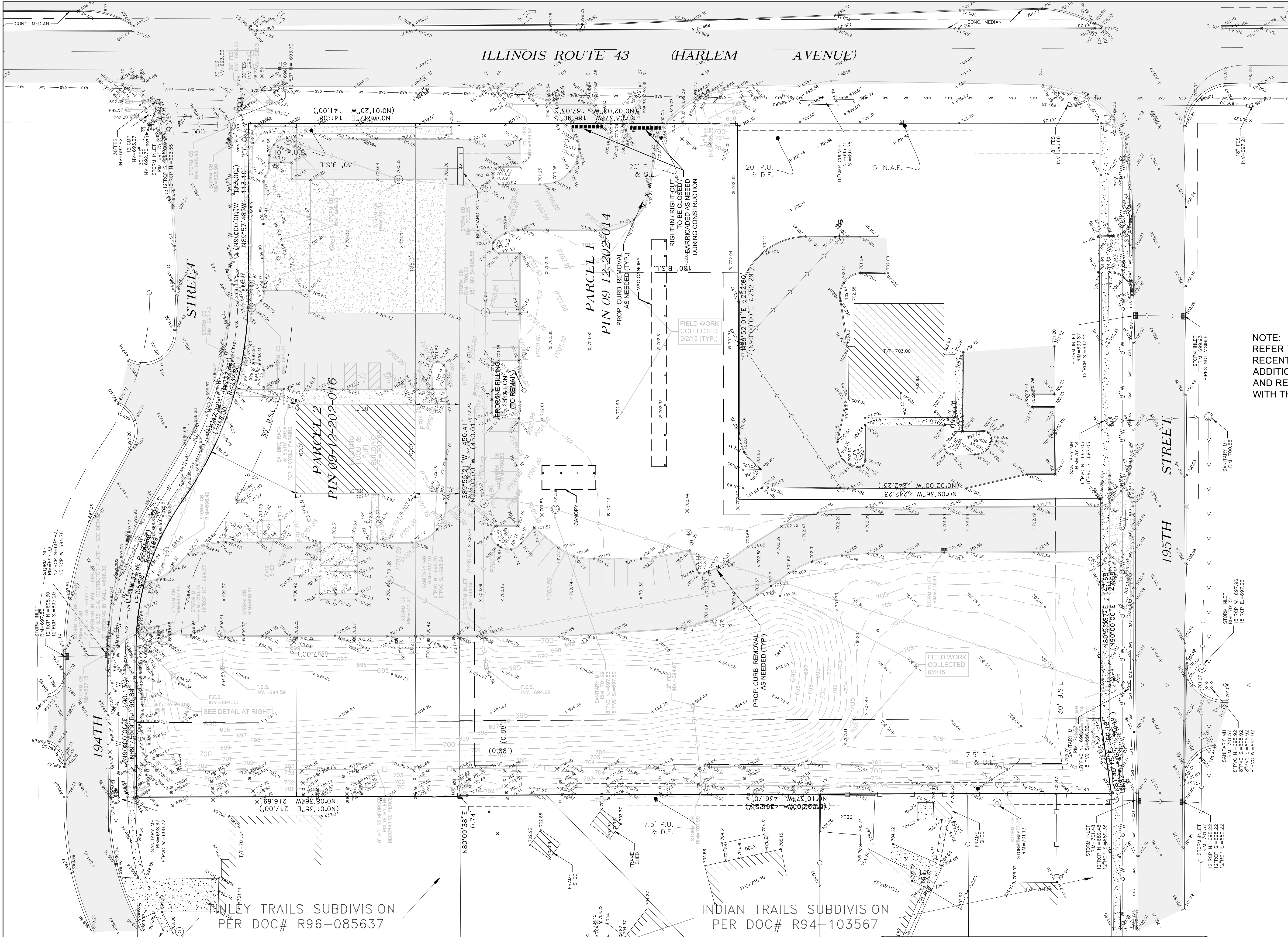
COVER SHEET

SHEET NO.

C1 OF C5

JOB NO. 17-065

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NOTE:
REFER TO DRIVE-THRU PLANS
RECENTLY COMPLETED FOR
ADDITIONAL SITE DEMOLITION
AND REMOVALS ASSOCIATED
WITH THOSE IMPROVEMENTS.

LAND DESCRIPTION

PARCEL 1:
LOT 19 EXCEPT THE SOUTH 242.23 FEET OF THE EAST 252.29 FEET IN INDIAN TRAILS SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTHEAST FRACTIONAL AND NORTHEAST FRACTIONAL 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 10, 1994 AS DOCUMENT NUMBER R94-103567, AND CERTIFICATE OF CORRECTION RECORDED MARCH 28, 1996, AS DOCUMENT NUMBER R96-26746, IN WILL COUNTY, ILLINOIS.

PARCEL 2:
THE NORTH 500 FEET OF THE EAST 520.89 FEET OF THE SOUTH 969.26 FEET OF THE NORTHEAST FRACTIONAL 1/4, SOUTH OF INDIAN BOUNDARY LINE, OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 283 FEET THEREOF AND EXCEPT THAT PART THEREOF TAKEN FOR HARLEM AVENUE AND EXCEPT THOSE PARTS THEREOF TAKEN FOR 194TH STREET AND FOR LOT 1 IN BERKSHIRE COMMERCE PARK, BEING A SUBDIVISION OF PART OF SAID NORTHEAST FRACTIONAL 1/4, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 2, 1987, AS DOCUMENT NUMBER R87-10649, IN WILL COUNTY, ILLINOIS.



CALL JULIE 1-800-892-0123

WITH THE FOLLOWING:

COUNTY WILL

CITY-TOWNSHIP FRANKFORT

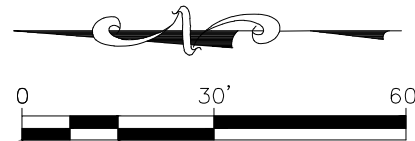
48 HOURS BEFORE YOU DIG.

EXCLUDING SAT., SUN., & HOLIDAYS

OR



Know what's below.
Call before you dig.



TOTAL SITE AREA = 4.87 ACRES

FOOD N FUEL - 194TH ST &
HARLEM AVE - CAR WASH
FRANKFORT TOWNSHIP, WILL COUNTY, ILLINOIS

EXISTING CONDITIONS & DEMOLITION PLAN

DESIGN: BPH
DRAWING: BPH
CHECKED: BPH
APPROVED: BPH

PROFESSIONAL DESIGN
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PLAN	EDITION	MILESTONES
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4/25/17	BPH	ISSUE FOR PERMIT

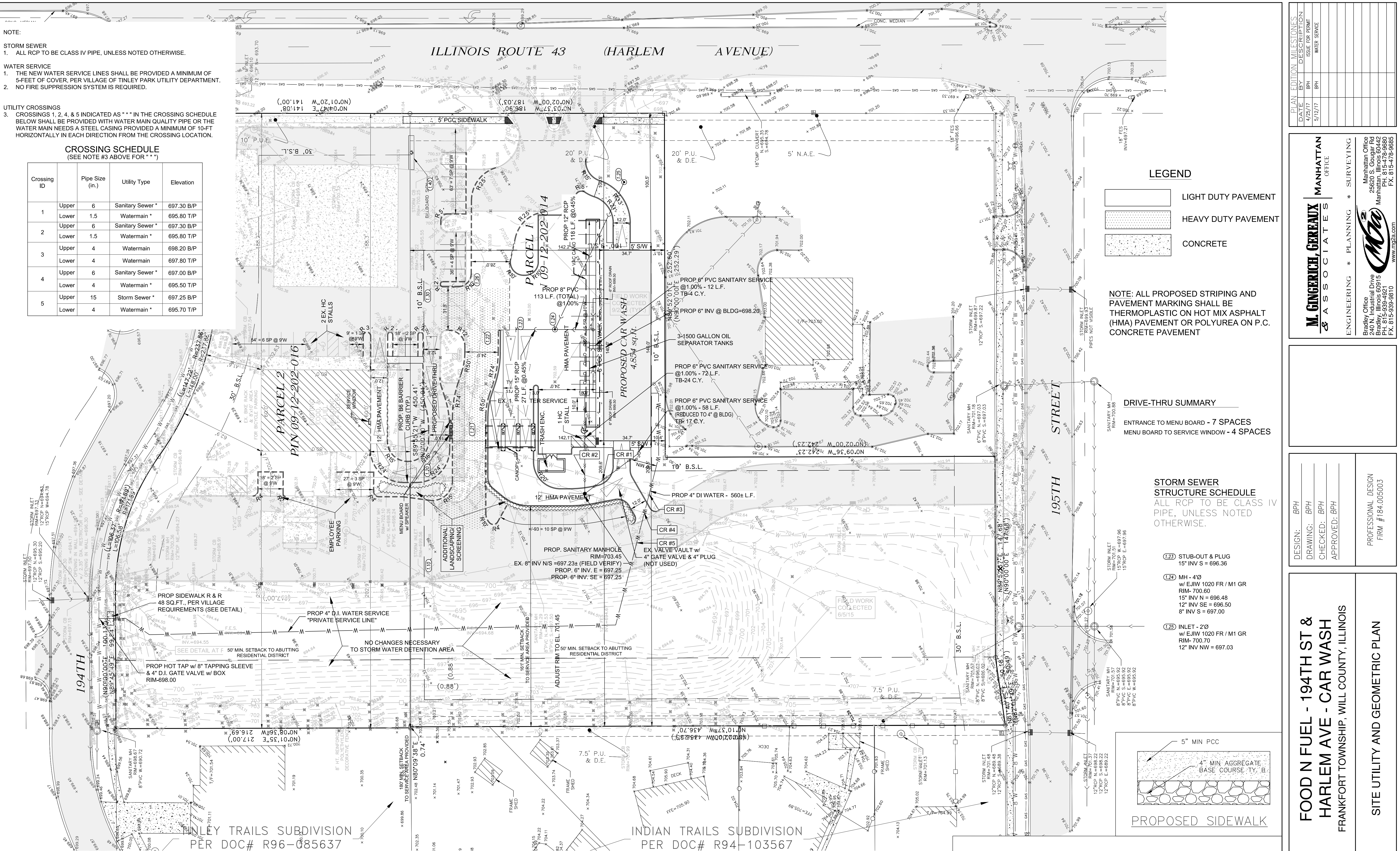
JOB NO. 17-065

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- NOTE:
- STORM SEWER
1. ALL RCP TO BE CLASS IV PIPE, UNLESS NOTED OTHERWISE.
- WATER SERVICE
1. THE NEW WATER SERVICE LINES SHALL BE PROVIDED A MINIMUM OF 5-FEET OF COVER, PER VILLAGE OF TINLEY PARK UTILITY DEPARTMENT.
2. NO FIRE SUPPRESSION SYSTEM IS REQUIRED.
- UTILITY CROSSINGS
3. CROSSINGS 1, 2, 4, & 5 INDICATED AS *** IN THE CROSSING SCHEDULE BELOW SHALL BE PROVIDED WITH WATER MAIN QUALITY PIPE OR THE WATER MAIN NEEDS A STEEL CASING PROVIDED A MINIMUM OF 10-FT HORIZONTALLY IN EACH DIRECTION FROM THE CROSSING LOCATION.

CROSSING SCHEDULE
(SEE NOTE #3 ABOVE FOR ***)

Crossing ID	Pipe Size (in.)	Utility Type	Elevation
1	Upper 6	Sanitary Sewer *	697.30 B/P
	Lower 1.5	Watermain *	695.80 T/P
2	Upper 6	Sanitary Sewer *	697.30 B/P
	Lower 1.5	Watermain *	695.80 T/P
3	Upper 4	Watermain	698.20 B/P
	Lower 4	Watermain	697.80 T/P
4	Upper 6	Sanitary Sewer *	697.00 B/P
	Lower 4	Watermain *	695.50 T/P
5	Upper 15	Storm Sewer *	697.25 B/P
	Lower 4	Watermain *	695.70 T/P



PARKING SUMMARY (DRIVE-THRU)

REQUIRED PARKING ...1 PARKING SPACE PER GAS PUMP X 20 PUMPS = 20

...RESTAURANT w/ DRIVE-THRU = 15

PARKING PROVIDED = 35 STANDARD SPACES

HANDICAP SPACES = 2

TOTAL PROVIDED = 37 SPACES

PARKING SUMMARY (CAR WASH)

REQUIRED STACKING ...12 SPACES FOR STACKING AVAILABLE

...14 SPACES PROVIDED FOR STACKING SHOWN

REQUIRED PARKING ...12 STANDARD SPACES

...15 STANDARD SPACES PROVIDED

HANDICAP SPACES = 1

TOTAL PROVIDED = 16 SPACES

PIN #09-12-202-016 & PIN #09-12-202-014

SITE AREA = 1.83 + 3.04 = 4.87 ACRES

PROPOSED IMPERVIOUS AREAS

BUILDING - 0.11 AC. + 0.00 AC. + 0.11 AC. = 0.22 AC.

PARKING & DRIVES - 0.85 AC. (INC. REFUSE ENC) + 0.74 AC. + 0.10 AC + 0.36 AC. = 1.69 AC.

SIDEWALK - 0.03 AC. + 0.00 AC. + 0.01 AC. = 0.04 AC.

TOTAL - 1.83 + 0.48 = 2.31 AC.

% IMPERVIOUS/SITE = (2.31/4.87) 47.4% TOTAL

1 1/2" [2"] BITUMINOUS SURFACE COURSE CLAS 1, MIX D.

2" [3"] BITUMINOUS BINDER COURSE CLASS 1

8" [10"] AGGREGATE BASE COURSE, IDOT TY. B

PROPOSED LIGHT [HEAVY] DUTY PAVEMENT

LEGEND

- LIGHT DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- CONCRETE

NOTE: ALL PROPOSED STRIPING AND PAVEMENT MARKING SHALL BE THERMOPLASTIC ON HOT MIX ASPHALT (HMA) PAVEMENT OR POLYUREA ON P.C. CONCRETE PAVEMENT

DRIVE-THRU SUMMARY

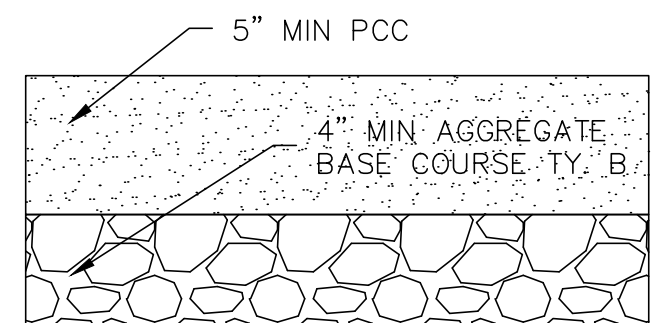
ENTRANCE TO MENU BOARD - 7 SPACES

MENU BOARD TO SERVICE WINDOW - 4 SPACES

STORM SEWER STRUCTURE SCHEDULE

ALL RCP TO BE CLASS IV PIPE, UNLESS NOTED OTHERWISE.

- 1.23 STUB-OUT & PLUG
15" INV S = 696.36
- 1.24 MH - 4'Ø
w/ EJIW 1020 FR / M1 GR
RIM= 700.60
15" INV N = 696.48
12" INV SE = 696.50
8" INV S = 697.00
- 1.25 INLET - 2'Ø
w/ EJIW 1020 FR / M1 GR
RIM= 700.70
12" INV NW = 697.03



PROPOSED SIDEWALK

FOOD N FUEL - 194TH ST & HARLEM AVE - CAR WASH

FRANKFORD TOWNSHIP, WILL COUNTY, ILLINOIS

SITE UTILITY AND GEOMETRIC PLAN

SHEET NO. C3 OF C5

JOB NO. 17-065

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PLAN EDITION MILESTONES

DATE	BY	DESCRIPTION
4/25/17	BPH	ISSUE FOR PERMIT
5/12/17	BPH	WATER SERVICE

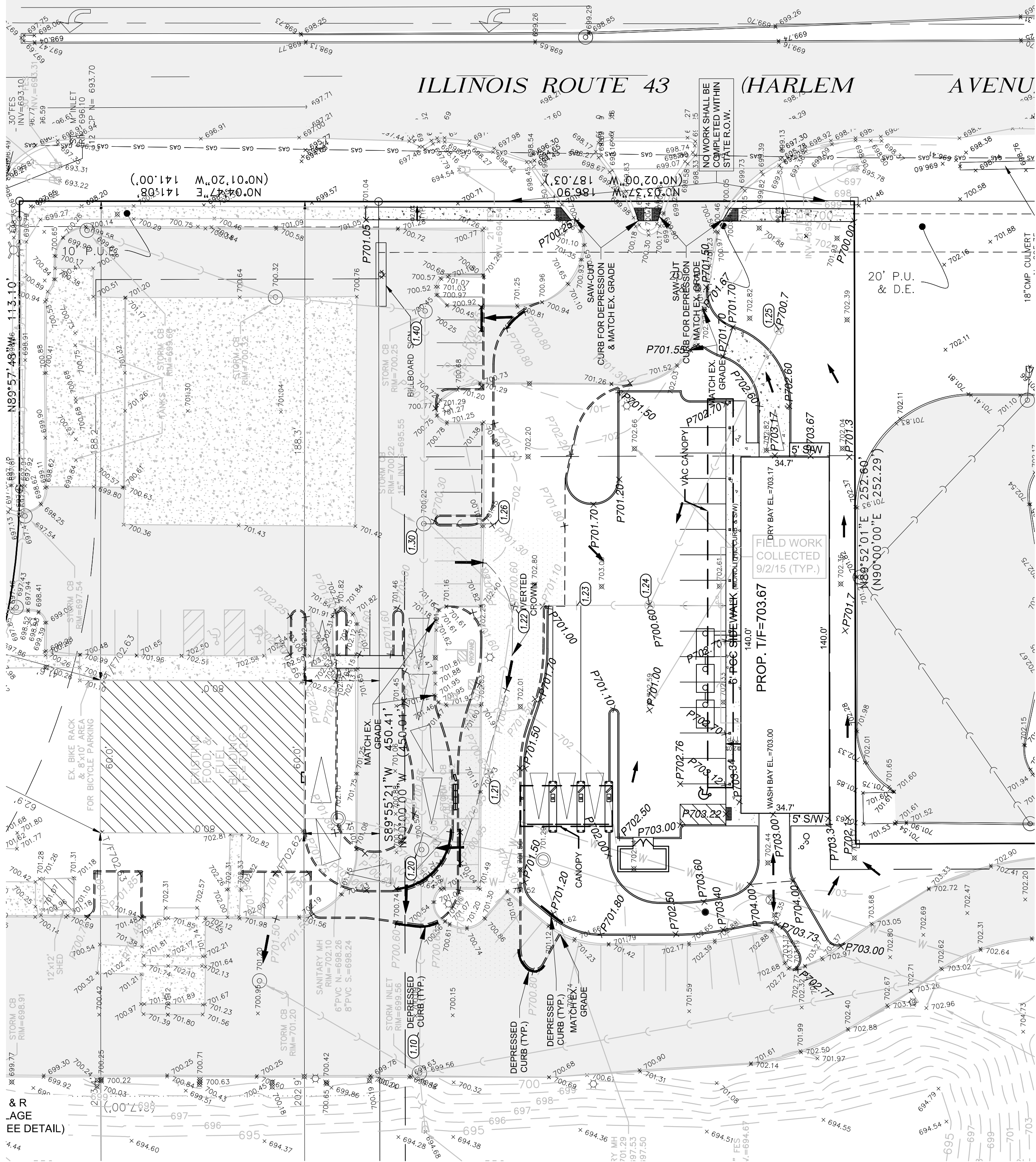
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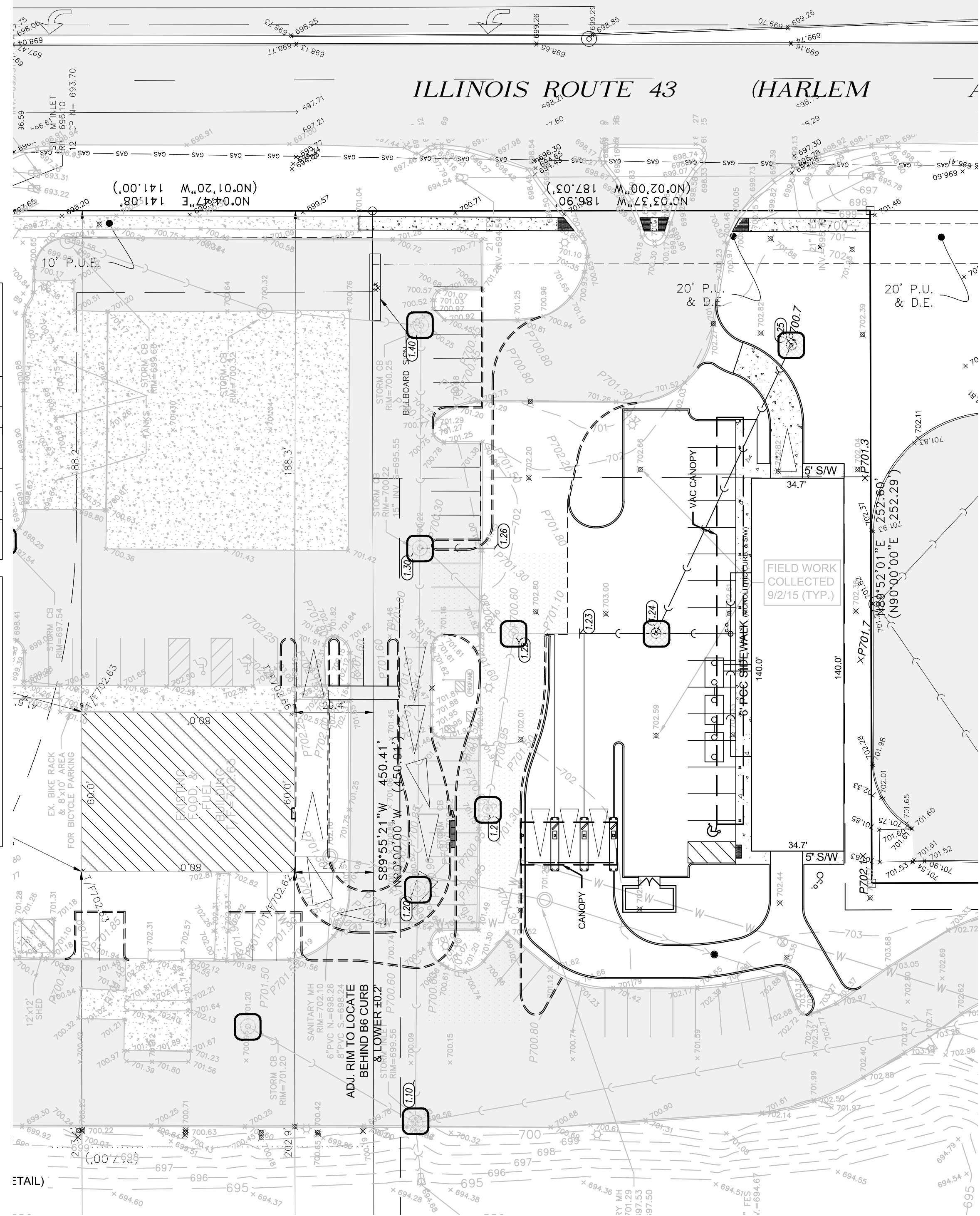
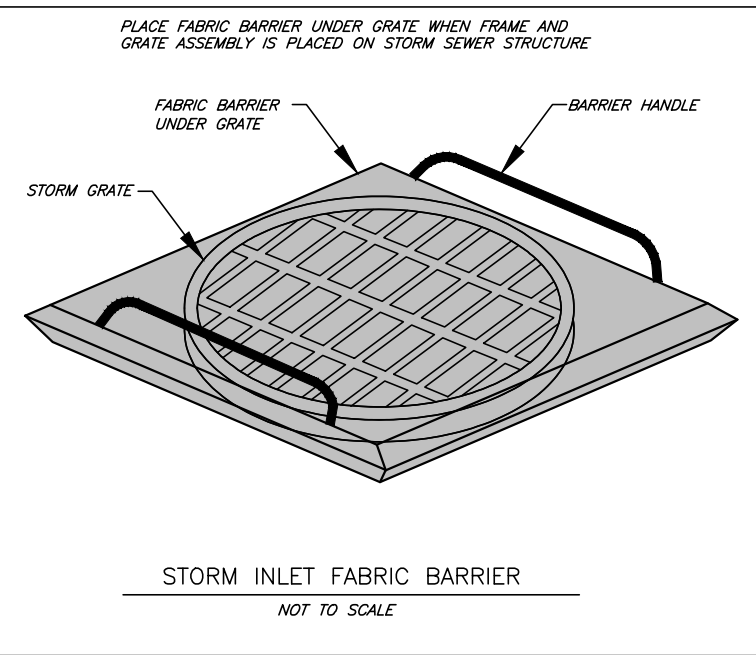
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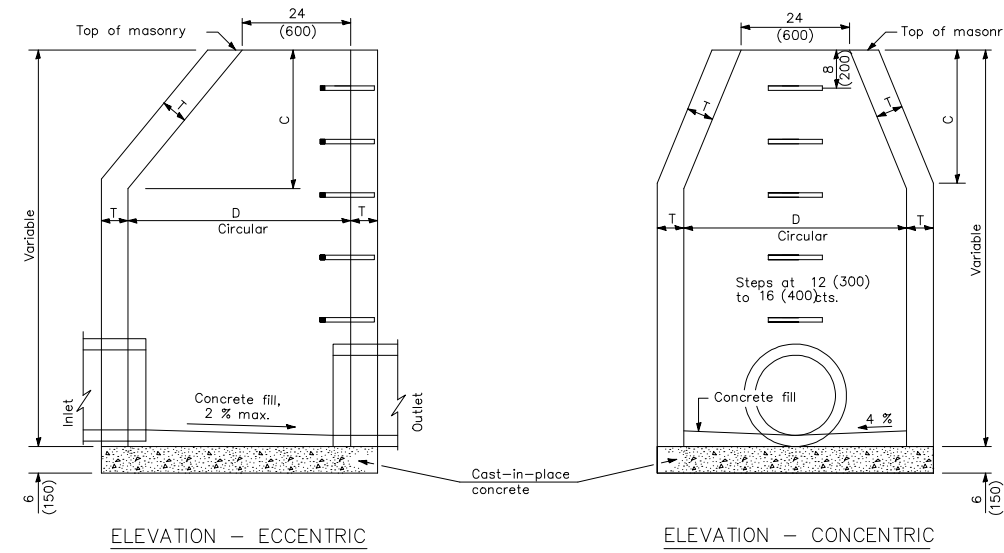
- STORM WATER
CONSTRUCTION SEQUENCE
IMPLEMENTATION SCHEDULE**
1. DEMOLITION AND CLEARING
 2. STRIP TOPSOIL
 3. INSTALL TEMP. INLET PROTECTION
 4. FINISH GRADE
 5. INSTALL PERMANENT SEEDING
 6. REMOVE TEMP. EROSION CONTROL MEASURES



NOTES:
1. PROPOSED GRADES INDICATE EDGE OF PAVEMENT GRADE ADD 0.5' FOR TOP OF CURB.

2. DEPRESSED CURBS ARE PROVIDED FOR OVERFLOW PATHS AND SHOULD BE EITHER PROVIDED CONCRETE SIDEWALK OR RIP-RAP PLACED AT GRADE TO ALLOW FOR SHEET FLOW THRU MEDIAN AREAS.

GRADING PLAN



ALTERNATE MATERIALS FOR WALLS	D	C	E
Concrete Masonry Unit	4'-0" (12.2 m)	30" (762 mm)	5' (1524 mm)
Brick Masonry	4'-0" (12.2 m)	30" (762 mm)	5' (1524 mm)
Precast Reinforced Concrete Section	4'-0" (12.2 m)	30" (762 mm)	5' (1524 mm)
Cast-in-place Concrete	4'-0" (12.2 m)	30" (762 mm)	5' (1524 mm)

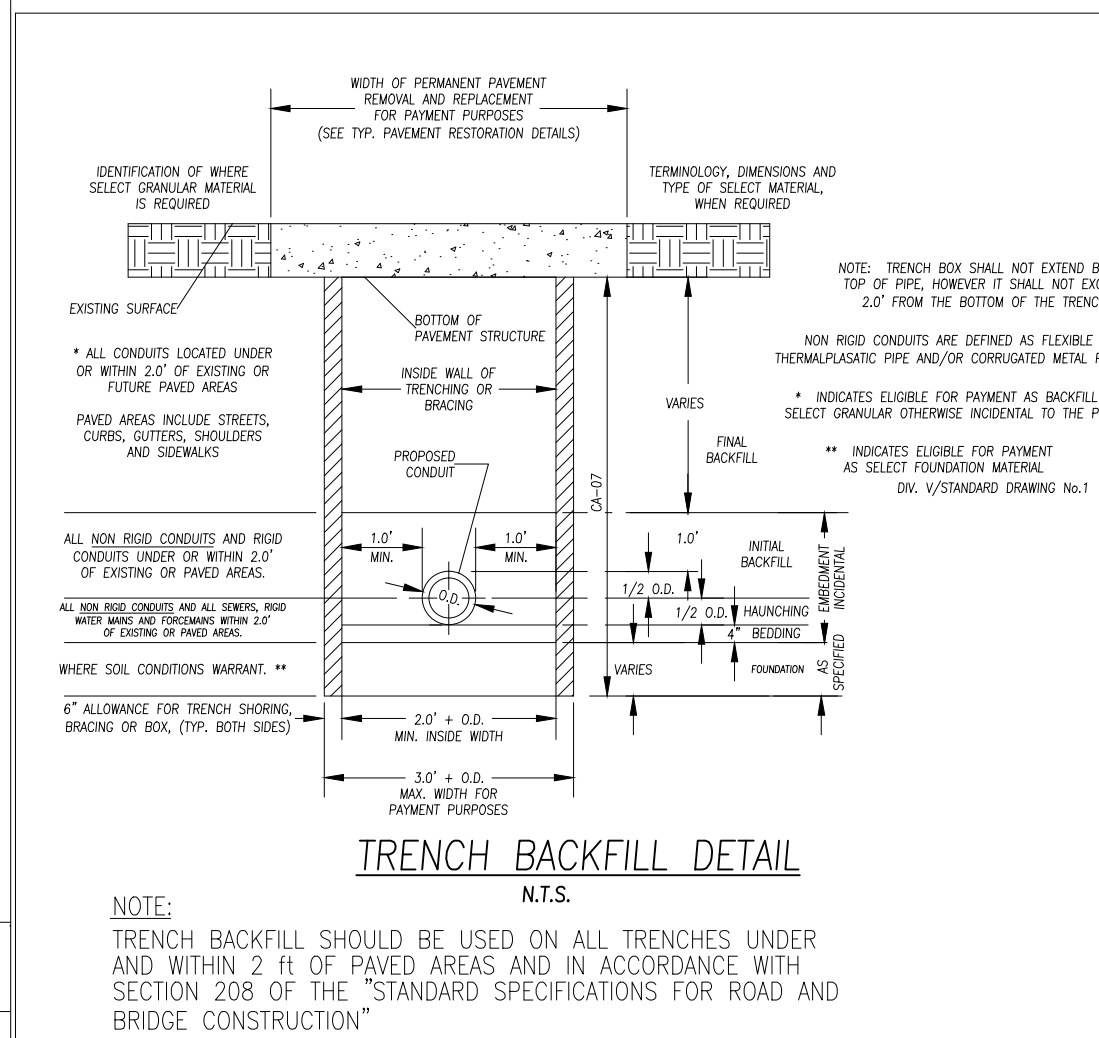
* For precast reinforced concrete sections, dimension "C" may vary from the dimension given to plus 6" (150 mm).

GENERAL NOTES

See Standard 602/701 for details of steps.
See Standard 602/701 for details of steps.
See Standard 602/701 for details of steps.

MANHOLE TYPE A

STANDARD 602401-02



Temporary Erosion Control Notes:

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND WILL COUNTY SEDIMENT & EROSION CONTROL REQUIREMENTS.
2. INLET AND PIPE PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER STORM SEWER CONSTRUCTION. CONTRACTOR SHALL PLACE FILTER FABRIC UNDER LIDS OF ALL PROPOSED DRAINAGE STRUCTURES.
3. RUNOFF FROM EXCAVATED AREAS SHALL LEAVE THE SITE THROUGH SEDIMENT CONTROL DEVICES. THE CONTRACTOR SHALL ADJUST HIS OPERATION AND IMPLEMENT EROSION CONTROL MEASURES ACCORDINGLY.
4. THE CONTRACTOR SHALL SEED ALL DISTURBED AREAS WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITIES IN THAT AREA HAVE BEEN CONCLUDED.

Storm Water Pollution Prevention Notes (However, disturbed area less than 1 acre - no ILR-10 General Permit is required for this portion of the work, but requirements for erosion control still apply):

1. THE OWNER, ENGINEER, AND CONTRACTOR SHALL BE FAMILIAR WITH NPDES GENERAL PERMIT ILR-10 AND THE REQUIRED DOCUMENTS ASSOCIATED WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
2. THE OWNER IS RESPONSIBLE FOR SUBMITTING THE NOTICE OF INTENT (NOI) TO THE IEPA AFTER THE IEPA IF, AT ANY TIME, AN EROSION OR SEDIMENT CONTROL DEVICE FAILS.
3. PRIOR TO COMMENCEMENT FOR HAVING THE SWPPP ON SITE AT ALL TIMES.
4. THE CONTRACTOR IS RESPONSIBLE FOR HAVING THE SWPPP ON SITE AT ALL TIMES.
5. INSPECTION OF CONTROLS WILL BE COMPLETED BY THE OWNER AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM 0.5" OR GREATER.
6. AN INCIDENT OF NON-COMPLIANCE (ON) MUST BE COMPLETED AND SUBMITTED BY THE OWNER TO THE IEPA IF, AT ANY TIME, AN EROSION OR SEDIMENT CONTROL DEVICE FAILS.
7. A NOTICE OF TERMINATION (NOT) SHALL BE COMPLETED BY THE OWNER IN COMPLIANCE WITH NPDES PHASE II REQUIREMENTS WHEN ALL PERMANENT EROSION CONTROL MEASURES ARE IN PLACE WITH A 70% ESTABLISHMENT RATE OF VEGETATION. THE NOT SHALL BE SENT TO THE IEPA.
8. THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO CONTROL WASTE SUCH AS DISCARDED BUILDING MATERIALS AND LITTER IN PROPER DUMPSTERS, CONCRETE TRUCK WASHOUT IN WASHOUT FACILITY, CHEMICALS SHALL BE STORED AND DISPOSED OF PER MANUFACTURER, AND SANITARY WASTE IN PORTABLE TOILET FACILITY. THE CONSTRUCTION SITE SHALL NOT CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE CONTRACTOR SHALL HAVE THE LOCATIONS OF THE TEMPORARY FACILITIES APPROVED BY THE OWNER.

FOOD N FUEL - 194TH ST &
HARLEM AVE - CAR WASH
FRANKFORT TOWNSHIP, WILL COUNTY, ILLINOIS

GRADING PLAN / STORM WATER POLLUTION
PREVENTION PLAN / DETAILS

SHEET NO.
C4 OF C5

JOB NO. 17-065

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PLAN	EDITION	MILESTONES
DATE	BY	DESCRIPTION
4/25/17	BPH	ISSUE FOR PERMIT
5/12/17	BPH	WATER SERVICE

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APPROVED:	BPH
PROFESSIONAL DESIGN FIRM #184-005003	

**PETITION REQUESTING ANNEXATION
TO THE VILLAGE OF TINLEY PARK, ILLINOIS**

TO: THE VILLAGE CLERK, VILLAGE OF TINLEY PARK, ILLINOIS

We the undersigned Petitioners, owners of record of all the land herein requested to be annexed, respectfully represent that all the conditions required for annexation to the Village of Tinley Park, pursuant to and in accordance with Chapter 65, Illinois Compiled Statutes, Act 5, Illinois Municipal Code, Article 7, Division 1, Section 8 (65 ILCS 5/7-1-8) do hereby exist, to wit:

1. That the territory requested to be annexed is described as follows (include tax identification number):

SEE ATTACHED LEGAL DESCRIPTION

PETITION FOR ANNEXATION SUBJECT TO THE TERMS OF AN AGREED UPON ANNEXATION AGREEMENT

2. That the described territory is not within the corporate limits of any municipality, but is contiguous to the Village of Tinley Park, a municipality organized and existing under the laws of the State of Illinois.
3. That a Plat of Annexation showing the described territory is attached hereto and made a part of this Petition.
4. That this petition is signed by the owners of record of all land in the described territory.
5. That there are no electors residing in the described territory.

WHEREFORE, your Petitioners respectfully request the Corporate Authorities of the Village of Tinley Park to annex the above described territory to the Village of Tinley Park.

<u>PRINTED NAME(S) of OWNER(S)</u>	<u>SIGNED NAME(S) of OWNER(S)</u>	<u>ADDRESS</u>
LENNY'S FOOD N FUEL HARLEM AVENUE,		17112 POINTE DRIVE
LLC		ORLAND PARK, IL 60467
BY LEONARD MCENERY, MANAGER		

I, LEONARD MCENERY, (printed name of individual signing oath) do hereby state under oath that I am one of the beneficiaries of the above trust which has signed the above and foregoing Petition for Annexation, that I have read the same, and that the facts stated in such Petition are true and correct.

To be completed by a Notary Public:

Date: 11/15/2017

Notary Seal:

Notary Signature



VILLAGE OF TINLEY PARK SPECIAL USE PERMIT APPLICATION

The undersigned hereby Petitions the Tinley Park Long Range Plan Commission and/or the Village Board to consider a Zoning Map Amendment and/or Special Use Permit as follows:

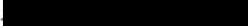
A. Petitioner Information:

Name: LEONARD MCENERY, MANAGER, LENNY'S FOOD N FUEL HARLEM AVENUE, LLC

Mailing Address: 17112 POINTE DRIVE

City, State, Zip: ORLAND PARK, IL 60467

Phone Numbers: _____ (Day) Fax Number: _____
_____ (Evening)
_____ (Cell)

Email Address 

The nature of Petitioner's interest in the property and/or relationship to the owner
(Applications submitted on behalf of the owner of record must be accompanied by a signed letter of authorization):

~~OWNER~~

B. Property Information:

The identity of every owner and beneficiary of any land trust must be disclosed.

Property Owner(s): LENNY'S FOOD N FUEL HARLEM AVENUE, LLC
Mailing Address: 17112 POINTE DRIVE
City, State, Zip: ORLAND PARK, IL 60467

Property Address:	19420 S HARLEM AVENUE FRANKFORT, IL 60423
Permanent Index No. (PINs)	(2017) 09-12-202-014-0000, 09-12-202-016-0000
Existing land use:	GAS STATION, CAR WASH CONVENIENCE STORE
Lot dimensions and area:	4.87 AC. 417' X 327' X 252' X 242' X 197' X 653'

C. Petition Information:

Present Zoning District : WILL COUNTY C-2 TINLEY PARK R-1 UPON ANNEXATION
 Requested Zoning District: B-3

Is a Special Use Permit being requested (including Planned Developments):

Yes ☒ No ☐

If yes, identify the proposed use: GAS STATION AND CAR WASH

Will any variances be required from the terms of the Zoning Ordinance?

Yes ☐ No ☒

If yes, please explain (note that Variation application will be required to be submitted):

The Applicant certifies that all of the above statements and other information submitted as part of [REDACTED] of his or her knowledge.

S

Date _____

FINDINGS OF FACT
SPECIAL USE PERMIT – (Including Planned Developments)
PURSUANT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE

Section X.J. of the Village of Tinley Park Zoning Ordinance requires that no Special Use be recommended by the Plan Commission unless the Commission finds that all of the following statements, A-G listed below, are true and supported by facts. Petitioners must respond to and confirm each and every one of the following findings by providing the facts supporting such findings. The statements made on this sheet will be made part of the official public record and will be discussed in detail during the Plan Commission meetings and will be provided to any interested party requesting a copy.

Please provide factual evidence that the proposed Special Use meets the statements below and use as much space as needed to provide evidence.

- A. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.**

PROPERTY IS CURRENTLY BEING USED FOR GAS STATION, CONVENIENCE STORE AND CAR WASH. USES HAVE BEEN DETERMINED BY WILL COUNTY AND CIRCUIT COURT NOT TO ENDANGER THE PUBLIC HEALTH, SAFETY, MORALS, COMFORT OR GENERAL WELFARE

+

- B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.**

THIS IS A CONTINUATION OF CURRENT EXISTING USES APPROVED AND PERMITTED BY WILL COUNTY AND THE CIRCUIT COURT.

- C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

PROPERTY TO THE NORTH AND WEST ARE ALREADY DEVELOPED. PROPERTY TO THE SOUTH AND EAST WILL NOT BE FURTHER IMPACTED SINCE THE PROPOSED USE ALREADY EXISTS.

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

PROPERTY IS CURRENTLY BEING SERVED BY SANITARY SEWER AND WATER MAINS FROM FRANKFORT. DETENTION POND, DRAINAGE AND ACCESS ROADS ALREADY EXIST AND SERVE THE SUBJECT PROPERTY.

- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

INGRESS AND EGRESS ALREADY EXIST TO HARLEM AVENUE, 194TH STREET AND 195TH STREET. NO ADDITIONAL INGRESS/EGRESS IS REQUIRED.

- F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.**

THE PROPOSED SPECIAL USE PERMIT IS APPLICABLE TO THE PROPOSED B-3 BUSINESS DISTRICT.

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

THE ANNEXATION, REZONING TO B-3 AND APPROVAL OF THE REQUESTED SPECIAL US PERMIT WOULD ALLOW CURRENT SALES AND MOTOR FUEL TAXES WHICH ARE CURRENTLY BEING PAID TO WILL COUNTY BE REDISTRIBUTED TO TINLEY PARK, ALONG WITH REAL ESTATE PROPERTY TAXES.

EXHIBIT A
LEGAL DESCRIPTION PARCELS 1 AND 2

PARCEL 1: LOT 19, EXCEPT THE SOUTH 242.23 FEET OF THE EAST 252.29 FEET IN INDIAN TRAILS SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTHEAST FRACTIONAL AND NORTHEAST FRACTIONAL $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 10, 1994 AS DOCUMENT NUMBER R94-103567, AND CERTIFICATE OF CORRECTION RECORDED MARCH 28, 1996 AS DOCUMENT NUMBER R96-26746, IN WILL COUNTY, ILLINOIS.

PIN: 09-12-202-014-0000

PARCEL 2: THE NORTH 500 FEET OF THE EAST 520.89 FEET OF THE SOUTH 969.26 FEET OF THE NORTHEAST FRACTIONAL QUARTER, SOUTH OF INDIAN BOUNDARY LINE, OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 283.00 FEET THEREOF AND EXCEPT THAT PART THEREOF TAKEN FOR HARLEM AVENUE AND EXCEPT THOSE PARTS THEREOF TAKEN FOR 194TH STREET AND FOR LOT 1 IN BERKSHIRE COMMERCE PARK, BEING A SUBDIVISION OF PART OF SAID NORTHEAST FRACTIONAL QUARTER, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 2, 1987, AS DOCUMENT NUMBER R87-10649), IN WILL COUNTY, ILLINOIS.

PIN: 09-12-202-016-0000

PARCELS 1 AND 2 ARE COMMONLY KNOWN AS:

**SWC 194TH STREET AND HARLEM AVENUE
FRANKFORT, IL 60423**

Not consolidated until sometime in 2018
Check before using this Legal Description in Legal Notice.

EXHIBIT A
LEGAL DESCRIPTION OF TERRITORY

LOT 19, EXCEPT THE SOUTH 242.23 FEET OF THE EAST 252.29 FEET, IN INDIAN TRAIL SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTHEAST FRACTIONAL AND NORTHEAST FRACTIONAL $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 10, 1994 AS DOCUMENT NUMBER R94-103567, AND CERTIFICATE OF CORRECTION RECORDED MARCH 28, 1996 AS DOCUMENT NUMBER R96-26746, IN WILL COUNTY, ILLINOIS. ALSO THE NORTH 500 FEET OF THE EAST 520.89 FEET OF THE SOUTH 969.26 FEET OF THE NORTHEAST FRACTIONAL $\frac{1}{4}$, SOUTH OF THE INDIAN BOUNDARY LINE, OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 283 FEET THEREOF AND EXCEPT THAT PART THEREOF TAKEN FOR HARLEM AVENUE AND EXCEPT THOSE PARTS THEREOF TAKEN FOR 194TH STREET AND FOR LOT 1 IN BERKSHIRE COMMERCE PARK, BEING A SUBDIVISION OF PART OF THE SAID NORTHEAST FRACTIONAL $\frac{1}{4}$, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 2, 1987, AS DOCUMENT NUMBER R87-10649), IN WILL COUNTY, ILLINOIS. With a copy to:

March 7, 2018

Village President

Jacob C. Vandenberg

Village Clerk

Kristin A. Thirion

Village Trustees

Brian H. Younker
Michael J. Pannitto
Cynthia A. Berg
William P. Brady
Michael W. Glotz
Michael J. Mangin

Village Hall

16250 S. Oak Park Ave.
Tinley Park, IL 60477

Administration

(708) 444-5000
Fax: (708) 444-5099

**Community
Development**

(708) 444-5100
Fax: (708) 444-5199

Public Works

(708) 444-5500

Police Department

7850 W. 183rd St.
Tinley Park, IL 60477
(708) 444-5300
Non-Emergency
Fax: (708) 444-5399

John T. Dunn

Public Safety Building

17355 S. 68th Court
Tinley Park, IL 60477

Fire Department

(708) 444-5200
Non-Emergency
Fax: (708) 444-5299

EMA

(708) 444-5600
Fax: (708) 444-5699

**Senior Community
Center**

(708) 444-5150



Mr. Leonard McEnery
Lenny's Food N Fuel Harlem Avenue, LLC
17112 Point Drive
Orland Park, IL 60467

RE: Annexation Inspection
19420 Harlem Avenue

Dear Mr. McEnery:

On March 2, 2018, an inspection was performed the property located at 19420 Harlem Avenue. During the inspection, the Inspectors noted that the following items must be corrected to comply with Village code:

BUILDING:

1. Low exit sign at North door in car was not illuminated.
2. Crates blocking low exit sign at South exit door in main building.
3. HVAC - Hoods in Dunkin Donuts must have current service stickers attached.

ELECTRIC:

1. Common area electrical panels must be locked from the public.
2. Must label FACP panel with power circuit # and panel feed all electrical panels must have typed panel schedules.
3. Must install missing explosion proof cap.
4. Must install Bonding jumper at water service around RPZ.
5. Must remove all extension cords (front of the store).
6. Must electrically bond gas pipe.

PLUMBING:

1. Carbonated dispensers and chemical dispensing units shall have dedicated water lines and approved backflow protection devices. IPC 890.1140 J, 890.1140 H-1
2. Dual check valves are required on both water lines for faucet with hand held sprayer. IPC – 890.1130 I-6

HEALTH:

1. Single service items stored on floor - store 6" off floor.
2. Personal items stored with food/food storage areas- store all items separately.
3. Personal drinks and food stored over food items for restaurant- provide lid and straws, store drinks separately or below items.
4. Spray bottle unlabeled. Label all food items with name and date. Label all toxic items with name and separately from food and food storage areas.
5. Holes in wall above coffee area- caulk and seal holes.
6. Gasket ripped on prep top cooler unit- keep clean and replace when needed.

PLANNING:

1. The Village's Outdoor Sales Display standard will be enforced. There are products in front of main entrance.
2. Please replace missing trees as indicated on landscape plan. (attached)
3. Please provide landscaping around south monument sign.
4. Please stripe parking areas on west side of building near truck fuel canopy.
5. Please remove fire wood storage located behind store. Open storage is not permitted.

FIRE PREVENTION:

- Knox boxes are installed on both buildings; covers need to be changed from Frankfort Key cylinder to a Tinley Park key cylinder.

PUBLIC WORKS:

- Two (2) meters and a vault will need to be installed.
- There are two (2) RPZ's, certificates will need to be kept current.

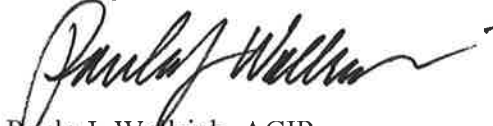
When all corrections are complete, please contact the Building Department at (708) 444-5100 to schedule re-inspections. All inspectors will then conduct a final inspection, and pending any further corrections, a Certificate of Occupancy will be issued for your business and/or building, along with a Tinley Park Business License.

BUSINESS LICENSE INFORMATION

Please complete the enclosed Business License application and return it to the Clerk's Office. If you have any questions concerning the Business License application, please contact the Clerk's Office at (708)444-5000.

Should you have further questions regarding any of these items, please feel free to contact Jean Bruno, Office Coordinator, at 708-444-5100.

Sincerely,



Paula J. Wallrich, ACIP
Community Development Director

JPW:jb

CC: Lyman Tieman, Attorney via email

Enclosures



Village of Tinley Park
16250 S. Oak Park Avenue, Tinley Park, IL 60477
Phone (708) 444-5000/Fax (708) 444-5099

APPLICATION FOR BUSINESS LICENSE

☐ Business Renewal ☐ New Owner ☐ New Business - Prospective Opening Date _____

Business Name _____ D/B/A _____

Address _____ City _____ State _____ Zip _____

Business Phone # (____) _____ Fax # (____) _____

Email _____ Website _____

Corporate Name (if applicable) _____

Corporate Address _____ City _____ State _____ Zip _____

Corporate Phone # (____) _____ Fax # (____) _____

Alternate Mailing Address (if different from above):

Address _____ City _____ State _____ Zip _____

Principal Business Activity _____

Briefly describe your business _____

Secondary Business Activity _____

Federal Tax Identification Number _____

Illinois Retail Occupation Tax Number (IBT) _____

SIC Code _____ NAICS Code _____

Number of Employees _____ Number of Seats (if applicable) _____

Does the business serve or sell food products? | YES | NO

If YES, please provide the following:

<u>Name of Sanitation License Holder</u>	<u>License Number</u>	<u>Expiration Date</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Does the business sell cigarettes? ☐ YES ☐ NO If YES, please indicate which type: ☐ Over the Counter ☐ Machine

Does the business operate coin operated vending machines?

☐ YES

☐ NO

If YES, please provide the following: Type of Amusement/Vending Machine

Quantity

_____	_____
_____	_____
_____	_____
_____	_____

Does the business own the amusement/vending machines?

☐ YES

☐ NO

If NO, please provide the following: Name of the vendor: _____

Vendor phone # _____

Type of business entity:	Square footage _____
<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Partnership
<input type="checkbox"/> Non-Profit	<input type="checkbox"/> C-Corporation
	<input type="checkbox"/> S-Corporation
	<input type="checkbox"/> LL-Partnership
	<input type="checkbox"/> LL-Corporation

Business Owner: Name _____ Title _____

Address _____ City _____ State _____ Zip _____

Phone # _____ Mobile # _____

Emergency Contacts (list contacts in order of priority)

Name _____ Title _____

Address _____ City _____ State _____ Zip _____

Phone # _____ Mobile # _____

Name _____ Title _____

Address _____ City _____ State _____ Zip _____

Phone # _____ Mobile # _____

Name _____ Title _____

Address _____ City _____ State _____ Zip _____

Phone # _____ Mobile # _____

Are the Business Premises Leased?

☐ YES

☐ NO

If YES, Property Owner/Management Information:

☐ Property Owner

☐ Property Management

Name _____ Title _____

Address _____ City _____ State _____ Zip _____

Phone # _____ Mobile # _____

Do you store hazardous materials on your business site?

☐ YES☐ NO

If YES, type of materials: _____

If applicable, please submit completed MSDS sheet and return with application.

For New Applications**New Construction:** Requires a Certificate of Occupancy being granted prior to business license being issued.**Existing Building:** Change of Use Inspection need to be scheduled and Certificate of Occupancy needs to be granted prior to business license being issued.**A BUSINESS MAY BE REQUIRED TO CARRY MULTIPLE LICENSES**

I understand the issuance of this license is conditional upon compliance with all Village Ordinances, State & Federal Law, and the results of any inspections required by ordinance at this time and any further inspections while this license is in force. I hereby authorize the Village of Tinley Park by its agents to make inquiries into my character, credit and background, in order to approve or deny this license application. I have read this application and answered all questions fully. The information I have submitted in this application is complete and truthful to the best of my knowledge. This information will be kept confidential to the extent permitted by law.

FEE MUST ACCOMPANY THIS APPLICATION

TOTAL FEE ENCLOSED _____

Print Name _____ Signature _____ Title _____

FOR OFFICE USE ONLY

Fee Received \$ _____ Date: _____

Period Covered:

☐

Full year

☐

Partial

VILLAGE OF TINLEY PARK - BUSINESS LICENSE FEES

PLEASE CHECK ALL THAT APPLY

Business Based on Square Footage

- ☐ 1 – 1,500 sq. ft. \$ 35.00
- ☐ 1,501 – 3,000 sq. ft. \$ 60.00
- ☐ 3,001 – 6,000 sq. ft. \$ 80.00
- ☐ 6,001 – 9,000 sq. ft. \$100.00
- ☐ 9,001 – 12,000 sq. ft. \$130.00
- ☐ 12,001 – 15,000 sq. ft. \$150.00
- ☐ 15,001 – 20,000 sq. ft. \$170.00
- ☐ 20,001 – 30,000 sq. ft. \$200.00
- ☐ 30,001 – 40,000 sq. ft. \$240.00
- ☐ 40,001 – 60,000 sq. ft. \$300.00
- ☐ 60,001 – 80,000 sq. ft. \$370.00
- ☐ 80,001 and over \$450.00

Gas Station

- ☐ \$75.00 annually, for up to four pumps
\$ 5.00 for each additional pump
plus car wash
plus square footage for retail sales

Annual Fees

- ☐ Archery Range \$ 50.00 plus square footage
- ☐ Car Wash (Automatic / Self Serve) \$100.00
- ☐ Cigarette & Tobacco Dealer \$ 45.00 plus square footage
- ☐ Currency Exchange \$ 40.00
- ☐ Dance Hall \$ 50.00
- ☐ Dance School or Music Studio \$ 40.00
- ☐ Day Care Center (less than 100 enrollment) \$ 60.00
- ☐ Day Care Center (over 100 enrollment) \$100.00
- ☐ Dry Cleaner \$100.00
- ☐ Firearm Dealer \$250.00
- ☐ Flea Market \$400.00
- ☐ Fuel Oil Dealer – Storing or Selling \$ 50.00 plus \$10.00 per vehicle
- ☐ Funeral Director / Funeral Home \$100.00
- ☐ Go Cart Track \$100.00
- ☐ Golf Course (Public / Private) \$100.00 plus square footage on buildings
- ☐ Golf Practice / Driving Range \$ 50.00 plus square footage on buildings
- ☐ Hospital / Immediate Care Center \$100.00 plus \$3.00 per bed
- ☐ Hotel / Motel \$ 40.00 plus \$5.00 each unit
- ☐ House Mover \$ 50.00
- ☐ Kiddy-Land Amusement Park \$ 50.00
- ☐ Limousine \$ 50.00
- ☐ Livery Stable \$100.00
- ☐ Miniature Golf Course \$ 50.00
- ☐ Nursing Home (up to 99 beds) \$110.00
- ☐ Nursing Home (100-149 beds) \$150.00
- ☐ Nursing Home (over 150 beds) \$200.00
- ☐ Pawn Broker \$200.00
- ☐ Petroleum Products – Bulk Storage \$100.00
- ☐ Public Weigh Master \$ 40.00
- ☐ Ready Mix Plants \$ 50.00
- ☐ Rooming House \$ 40.00
- ☐ Scavenger \$300.00
- ☐ Theaters (Indoor / Outdoor) \$400.00
- ☐ Travel Agency \$ 40.00
- ☐ Taxi Cabs \$150.00
- ☐ Towing \$200.00 plus square footage
- ☐ Valet \$100.00

VILLAGE OF TINLEY PARK - BUSINESS LICENSE FEES

PLEASE CHECK ALL THAT APPLY

<u>Coin Operated Devices</u>		<u>Qty.</u>	<u>Total Amt.</u>
Amusement Devices / Video Games	\$ 50.00 per machine		
Cigarette Machines	\$ 40.00 per machine		
Food / Beverage / Ice Dispensers			
10 cents or less	\$ 5.00 per machine		
11 cents or more	\$ 20.00 per machine		
<input type="checkbox"/> Laundromats	\$ 2.50 per machine		
<input type="checkbox"/> Music Devices / Juke Boxes	\$ 50.00 per machine		
<input type="checkbox"/> Scales	\$ 5.00 per machine		
<input type="checkbox"/> All Other Vending Machines	\$ 15.00 per machine		
<u>Other</u>			
<input type="checkbox"/> Ambulance Service	\$ 30.00 per vehicle, plus square footage		
<input type="checkbox"/> Athletic Exhibitions	\$ 50.00 per day		
<input type="checkbox"/> Auctioneer	\$ 15.00 per auctioneer / per day		
<input type="checkbox"/> Auto Dry Cleaning Machine	\$ 25.00 per machine		
<input type="checkbox"/> Billiard & Pool Tables	\$ 50.00 per table		
<input type="checkbox"/> Bowling Alley	\$ 15.00 per lane (alley)		
<input type="checkbox"/> Carnivals	\$100.00 per day		
<input type="checkbox"/> Circus	\$200.00 per day		
<input type="checkbox"/> Circus sideshow & concessions	\$ 10.00 each per day		
<input type="checkbox"/> Dance open to the public	\$ 50.00 each dance		
<input type="checkbox"/> Dry Cleaning Machine for public use	\$ 25.00 per machine		
<input type="checkbox"/> Fireworks (Outdoor)	\$500.00 (exempt: park districts, government organizations)		
<input type="checkbox"/> Food Dealer (Mobile / Temporary)	\$ 35.00 per vehicle / per booth		
<input type="checkbox"/> Junk / Salvage Dealer	\$ 10.00 per vehicle, plus square footage		
<input type="checkbox"/> Laundromats	\$ 2.50 per machine		
<input type="checkbox"/> Liquidation Sales	\$ 10.00 per sale, plus inventory		
<input type="checkbox"/> Menageries (Petting Zoo)	\$ 20.00 per day		
<input type="checkbox"/> Pyrotechnics (Indoor)	\$500.00		
<input type="checkbox"/> Skating Rinks	\$100.00 per rink		