



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

**July 19, 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 July 05, 2018 Regular Meeting

**Item #1 WORKSHOP: JAMES RICHERT-6811 HICKORY STREET
SITE PLAN APPROVAL WITH A VARIATION**

Consider granting Site Plan approval to the Petitioner, James Richert of Banging Gavel, to construct a 146 sq. ft detached accessory structure for the property located at 6811 Hickory Street (also known as the Vogt Building) in the DC (Downtown Core) Zoning District with a request to consider granting the following Variation:

1. A Variation from Section III.H. (Table 2) of the Zoning Ordinance to permit a 146 sq. ft. detached accessory structure in a front yard where it is only permitted within a rear yard.

**Item #2 WORKSHOP: TWO MEN & A TRUCK-7420 & 7430 DUVAN DRIVE
SITE PLAN APPROVAL WITH VARIATIONS**

Consider granting Site Plan approval to the Petitioner, Paul Brown of Two Men and a Truck, on the properties at 7420 & 7430 Duvan Drive in the ORI MU-1 Zoning District with a request to consider granting the following Variations:

1. Section VIII.A.7 - To permit parking to be located within a front yard.
2. Section V.C.10.B.6 - To reduce the required off-street parking area setback for industrial developments to encroach more than 25% into the established front yard setback to permit a setback of 12.29 feet instead of a required setback of 24 feet.
3. Section III.J.2.a.(1) - To permit a fence to be located 12.29 feet into the primary front yard.

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**

July 5, 2018

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on July 5, 2018 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Plan Commissioners: Ken Shaw, Chairman
Eduardo Mani
Chuck Augustyniak
Angela Gatto
Tim Stanton
Lucas Engel
Garrett Gray

Absent Plan Commissioner(s): None

Village Officials and Staff: Kimberly Clarke, Planning Manager
Barbara Bennett, Commission Secretary

Guest(s): Haitham Abuzir

CALL TO ORDER

PLAN COMMISSION CHAIRMAN SHAW called to order the Regular Meeting of the Plan Commission for July 5, 2018 at 7:00 p.m.

COMMUNICATIONS

None at this time

APPROVAL OF MINUTES

Minutes of the June 7, 2018 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER AUGUSTYNIK, seconded by COMMISSIONER STANTON, to approve the Minutes as presented. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved as presented.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE JULY 5, 2018 REGULAR MEETING

Item #1 **PUBLIC HEARING: (REMOVE FROM TABLE) TESLA SUPERCHARGING STATION - 7204 W. 191ST STREET SITE PLAN APPROVAL AND SPECIAL USE PERMIT WITH EXCEPTIONS**
Consider granting Site Plan approval and consider a request for a Special Use Permit as a Substantial Deviation with Exceptions to the Brookside Marketplace Planned Unit Development from the Petitioner, Christina Suarez of Black and Veach on behalf of Tesla Motors, to construct a Supercharging Station within the parking area of lot 13 in the B-3 Zoning District with the common address of 7204 W. 191st Street.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman
 Eduardo Mani
 Tim Stanton
 Chuck Augustyniak
 Angela Gatto
 Lucas Engel
 Garrett Gray

Absent Plan Commissioner(s): None

Village Officials and Staff: Kimberly Clarke, Planning Manager
 Barbara Bennett, Commission Secretary

Guest(s): None

A Motion was made by COMMISSIONER GRAY, seconded by COMMISSIONER AUGUSTYNIK to open the Public Hearing for Tesla Supercharging Station – 7204 W. 191st Street, Tinley Park, IL. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved.

KIMBERLY CLARKE, Planning Manager noted the Petitioner has advised, they will not be proceeding with the construction of the Tesla Supercharging Station at this time and would like to come back next year to be considered.

CHAIRMAN SHAW requested a Motion to close the Public Hearing.

A Motion was made by COMMISSIONER GRAY, seconded by COMMISSIONER AUGUSTYNIK to close the Public Hearing on the Tesla Supercharging Station. The Motion was approved by voice call. CHAIRMAN SHAW 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 JULY 5, 2018 REGULAR MEETING

Item #2 WORKSHOP/PUBLIC HEARING: HAITHAM ABUZIR-6787 W. 159TH STREET
SITE PLAN APPROVAL AND SPECIAL USE PERMIT WITH VARIATIONS

Consider granting Site Plan approval and consider a request for a Special Use Permit from the Petitioner, Haitham Abuzir, to construct a residential apartment on the second floor in the B-3 Zoning District with the common address of 6787 W. 159th Street. Additionally the following Variations are requested:

1. Section V.C.2- To reduce the minimum useable floor area per dwelling by 82 square-feet to permit the construction of a one bedroom apartment that is less than the required 800 square feet to 718 square feet.
2. Section III A.7 - To permit parking within a required front yard along 159th Street and Oak Park Avenue.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman
 Eduardo Mani
 Tim Stanton
 Chuck Augustyniak
 Angela Gatto
 Lucas Engel
 Garrett Gray

Absent Plan Commissioner(s): None

Village Officials and Staff: Kimberly Clarke, Planning Manager
 Barbara Bennett, Commission Secretary

Guest(s): Haitham Abuzir

A Motion was made by COMMISSIONER AUGUSTYNIK , seconded by COMMISSIONER GATTO to open the Public Hearing for Haitham Abuzir-6787 W. 159th Street. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved.

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

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

KIMBERLY CLARKE, Planning Manager noted this is a request for approval of a Site Plan and Public Hearing to consider a request for a Special Use Permit to construct a residential apartment on the second floor in the B-3 Zoning District with the common address of 6787 W. 159th St.

Ms. Clarke noted in addition there are requests for the following Variations:

1. To reduce the minimum useable floor area per dwelling by 82 square-feet to permit the construction of a one bedroom apartment that is less than the required 800 square feet to 718 square feet
2. To permit parking in a front yard along 159th Street and Oak Park Avenue.
3. To reduce the required off-street parking area setback from the required five (5) feet to zero (0) for the parking lot along Oak Park Avenue and to reduce the required off-street parking area setback from the required five (5) feet to one (1) foot for the parking area along 159th Street.
4. To reduce the required off-street parking spaces by fourteen (14) stalls to permit a total of 29 parking stalls instead of the required 43 stalls.

Ms. Clarke noted the Zoning and History of this site. The building has historically been used for commercial purposes and it is in the Cook County jurisdiction therefore there is some tax advantage for this property being converted to Mixed Use. This is why the applicant and the previous owner was granted a Special Use Permit to allow the construction of a residential unit on the second floor. The request was previously granted per Ordinance No. 2017-O-002 to the then owner, Mack Properties. Mr. Abuzir purchased the property however the Special Uses Permit does not run with the property, so he is required to come before the Plan Commission and Village Board to request a new Special Use Permit.

The property is a single parcel of 0.69 acres in an area with an existing commercial/office. To the east there is forest preserve property. To the northeast is a gas station outside of the Tinley Park jurisdiction. To the northwest and the southwest is in the jurisdiction of Tinley Park and is commercial use.

Ms. Clarke displayed the existing survey which shows nothing is changing with the footprint of the building. Staff will be working with the applicant to address the open items with the the Site Plan. There will be two (2) phases due to the timing of relocating the business's headquarters to this location and getting IDOT approval for work proposed in their Right of Way along 159th St. The current parking lot configuration is considered nonconforming in regards to the parking lot setbacks and landscaping requirements. The parking lot along 159th St. encroaches within the State's Right of Way and cannot continue unless the owner gets a permit from IDOT. In addition, the parking stalls along Oak Park Av. are required to be setback a minimum of five (5) feet and are currently a zero (0) setback. In order to maintain some of the parking, staff is working with the Applicant in making adjustments. Increasing the landscape buffer would only reduce more parking. This Variation is be requested for that purpose. The remaining portion of the parking lot will be restriped and the Petitioner has agreed to install landscape islands to better define traffic lanes and incorporate more landscaping. This is Phase 1 and the only difference with the Site Plan shown and what staff is asking the Petitioner to do is along 159th St. there are stalls that are on private property and staff has asked him to remove them and landscape the area. As he is working with IDOT, the remaining portion can be adjusted in the IDOT right of way. IDOT will have the jurisdiction over those improvements.

Phase 2 shows the section along 159th St. fully landscaped with one curb cut. They are proposing to IDOT to maintain two (2) parking stalls for the benefit of the apartment. The stalls would be identified with signage so no one else can park there. The apartment's primary entrance will be along 159th St. The Petitioner feels that most of business traffic will be along the back of the building. Staff does not believe IDOT will approve this and if so, the stalls will be eliminated. The Petitioner will work with IDOT.

The site originally had forty-one (41) parking stalls, eleven (11) of which are located at the north side of the building. Staff researched the requirements and found that 2.5 parking spaces per dwelling unit is required. The first floor and the basement will be used for professional offices. The requirement for that is one (1) parking space per two hundred fifty (250) square feet of floor space. Per the floorplan given the requirement is for forty-three (43) stalls. In Phase 2 with the updated floorplan there will be a loss of 2 parking spaces if IDOT does not approve the proposed plans. Overall, with it being an office use, and the Petitioner being the predominate user of the first floor, staff does not see that there will be a parking issue at this location. It should be noted that the Petitioner has a private shared parking agreement with the property owner to the south, (Aurelio's Pizza) who has different peak hours than the subject site.

Regarding the landscaping, the Petitioner has invested a large amount of money in this site and plans to make it his long-time home. This will be the only opportunity to bring the property up to standards. It currently lacks some bufferyard along Oak Park Av. and along 159th St. The applicant is working to increase that significantly. He has installed a brick patio paver on the east side of the building and has started planting foundation plantings. The use of landscape islands will better define the pavement parking stalls and guide cars as they drive through this lot. Two light poles are being installed to bring light to the parking lot area. This will be part of the Phase 1 plan.

The Open Items to revise the landscape plan includes:

- a. A landscape plan that identifies the proposed plants being installed.
- b. Provide landscaping around the base of the monument sign per code.
- c. Incorporate a minimum of 1 shade tree in each of the proposed landscape islands and one (1) shrub per 200 sq. ft. of island green area.
- d. In general plantings of shrubs and trees should be in groupings of 3-5. Landscaping should be designed to be natural looking while having proportion, balance, unity, variety of species, and variety of color throughout the seasons. It appears the proposed landscape plan only recommends one type of plant material along Oak Park Avenue.

If IDOT does not permit the proposed parking stalls in phase 2 along 159th Street, a revised landscaping plan will need to be submitted to staff for review showing this area being landscaped.

Ms. Clarke displayed photos of the modifications to the architecture showing the roof was replace, the dormers have been covered, the front entrance off of 159th St. has been modified and the exterior has been painted. The Petitioner will be placing a wall sign on the building for his company. There has been significant improvements to the exterior which will bring new life to this corner. The Petitioner has removed the existing nonconforming pole sign and has started construction on a new ten foot (10') high ground base sign that conforms to the current sign regulations.

The Special Approvals needed are:

Section V.B. Schedule I- Requires a residence, when located above or to the rear of a principal use in the B-3 District to be permitted by a Special Use Permit. ***A Special Use Permit is being requested to permit the construction of a residential dwelling unit on the 2nd floor in the B-3 Zoning District.***

Section V.C.2- To reduce the minimum useable floor area per dwelling by 82 square-feet to permit the construction of a one bedroom apartment that is less than the required 800 square feet to 718 square feet. ***A Variation is being requested to allow the one-bedroom apartment to be less than the minimum 800 Sq. Ft.***

Section VIII A.7 - To permit parking in a front yard along 159th Street and Oak Park Avenue. ***A Variation is being requested to maintain the existing parking lot within the front yard along Oak Park Avenue and 159th Street.***

Section VIII C.2- To reduce the required off-street parking area setback from the required five (5) feet to zero (0) for the parking lot along Oak Park Avenue and to reduce the required off-street parking area setback from the required five (5) feet to one (1) foot for the parking area along 159th Street. ***A Variation of five (5) feet from the required off-street parking area***

setback is being requested for the parking lot along Oak Park Avenue and a Variation of one (1) foot from the required off-street parking area setback to permit two (2) parking stalls along 159th Street.

Section VIII.A.10- To reduce the required off-street parking spaces by fourteen (14) parking stalls to permit a total of 29 parking stalls instead of the required 43 parking stalls. **A Variation is being requested to reduce the required number of parking stalls by fourteen (14).**

The proposed use is the Applicant's business, Jackson Hewitt which will occupy approximately 4,115 SF of the first floor and will have ten (10) employees. A State Farm agent will occupy 1,271 SF on the first floor. There is additional office space in the basement of 2,494 SF which currently does not have a tenant.

The proposed residential unit will be a one bedroom space with a secondary access. An exterior staircase is proposed on the east side to allow for an emergency access point. There is an interior staircase that leads to the foyer along 159th St. The building is sprinkled and is being built according to all current building codes.

This will all be contingent on the Applicant getting IDOT approval. No building or occupancy permits will be issued for the 2nd floor apartment until such improvements are approved.

The open Items are:

Open Item #1: Revise the Phase 1 Site Plan parking lot improvements to include the removal of the existing parking stalls on private property along 159 th Street as shown on Phase 2 plans. Plans should be revised prior to Village Board approval.
Open Item #2: The applicant needs to submit plans to IDOT for approval for the phase 2 plans as shown. The approval of Phase 2 Site Plan is conditional on IDOT Approval. If IDOT does not permit the parking stalls as shown, the applicant will be required to landscape the area.
Open Item #3: Revise the landscape plan to include: <ul style="list-style-type: none">a. A landscape plan that identifies the proposed plants being installed.b. Landscaping around the base of the monument sign per code.c. Incorporate a minimum of 1 shade tree in each of the proposed landscape islands and one (1) shrub per 200 sq. ft. of island green area.d. Revise landscaping plan to provide for trees and shrubs in groupings of 3-5. Landscaping should be designed to be natural looking while having proportion, balance, unity, variety of species, and variety of color throughout the seasons. It appears the proposed landscape plan only recommends one type of plant material along Oak Park Avenue in a strict linear layout.
Open Item #4: If IDOT does not permit the proposed parking stalls in phase 2 along 159 th Street, a revised landscaping plan will need to be submitted to staff for review showing this area being landscaped.
Open Item #5: Provide staff with a photometric plan and cut sheets of proposed light fixtures.
Open Items #6 The Special Use and Variations requested will be contingent on the applicant getting IDOT approval for the improvements along 159 th Street. No building nor occupancy permit will be issued for the 2nd floor apartment until such improvements are approved.

CHAIRMAN SHAW asked for questions from the Commissioners.

COMMISSIONER GRAY inquired about the parking spaces for the residential apartment being moved to the west. Ms. Clarke responded the total parking would be reduced by two to accommodate the apartment parking if IDOT did not approve the current plan for the spaces.

COMMISSIONER MANI inquired about the Building Permit review.

CHAIRMAN SHAW asked the Petitioner to give his presentation.

COMMISSISONER GRAY inquired if the Petitioner has applied for the IDOT approval.

Mr. Abuzir stated he has not yet applied to IDOT for approval, but will be applying within the next week and it will take approximately three weeks for approval.

Mr. Abuzir is planning extensive work and anticipates completion in approximately 60 days. He noted when he purchased the building from Mack, he understood the apartment permit would transfer and found out later it would not. He is adding the apartment to reduce his property taxes. He will be seeking permits later to completely remodel the lower level of the building.

COMMISSIONER STANTON asked about adding a sign as this is the gateway to the Village on the north side. Ms. Clarke responded the Marketing Department is currently working on a Wayfinding project for the whole Village and they would be addressing this.

CHAIRMAN SHAW asked about security cameras. Mr. Abuzir replied he would be putting in 24 security cameras, 7 of which would be outside.

CHAIRMAN SHAW inquired about plans for sidewalks. Ms. Clarke noted the Engineering Department has no plans at this time to add sidewalks.

COMMISSIONER AUGUSTYNIAK asked about the occupancy of the apartment and if the Petitioner would have to have it occupied in order to receive the tax advantage. Mr. Abuzir replied his intension was to have it rented out.

COMMISSIONER GRAY inquired about the shared parking. Mr. Abuzir replied there is not a heavy flow of traffic in the lot as he is a seasonal business and Aurelios Pizza has 20 spots to share. The office space that will be rented out for off-site businesses. The 10 employees will be parking in the rear of the Aurelios Pizza.

COMMISSIONER GATTO asked if the previous owner rented out the apartment. Mr. Abuzir replied the previous owner had to make changes that were never done and so the apartment was never rented.

CHAIRMAN SHAW asked about the configuration in the parking lot. Mr. Abuzir replied he would have his Engineer take a look at it. Ms. Clarke replied this will also depend on the IDOT response.

CHAIRMAN SHAW asked for clarity on the two phases. When approval is given on Phase 1 of a project, Phase 2 never gets done. Ms. Clarke replied Phase 2 will depend on the IDOT response and what they will require.

CHAIRMAN SHAW asked for additional comments from the Commissioners, Petitioner and the Public.

None were heard and CHAIRMAN SHAW asked for a Motion to close the Public Hearing.

A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER AUGUSTYNIAK to close the Public Hearing on the Special Use permit and Variations for Haitham Abuzir – 6787 W. 159th St. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved.

Ms. Clarke went through the Standard for Site Plan Approval, Special Use and Variations as noted in the Staff Report.

A Motion was made by COMMISSIONER GRAY seconded by COMMISSIONER AUGUSTYNIAK to recommend to the Village Board the granting to the Petitioner Haitham Abuzir., located at 6787 W. 159th Street, Site Plan Approval in accordance with the plans submitted and listed herein with the following conditions:

1. Phase 1 plans shall include the following improvements:
 - i. Installation of curbed landscape islands at the end of each drive-aisle as recommended by staff.
 - ii. Removal of the existing asphalt parking stalls on private property on the north side of the building adjacent to 159th Street and replace with landscaping.
2. Provide a revised landscape plan that includes:
 - i. A plan that identifies the proposed plants being installed.
 - ii. Landscaping around the base of the monument sign that meets code.
 - iii. Incorporate a minimum of 1 shade tree in each of the proposed landscape islands and one (1) shrub per 200 sq. ft. of island green area.
 - iv. In general plantings of shrubs and trees should be in groupings of 3-5. Landscaping should be designed to be natural looking while having proportion, balance, unity, variety of species, and variety of color throughout the seasons. It appears the proposed landscape plan only recommends one type of plant material. The proposed spacing of the plantings only serves to increase this formal/rigid character.
3. The approval of Phase 2 Site Plan is conditional on IDOT approval. If IDOT does not permit the access and parking stalls as shown, the applicant will be required to submit a revised landscape plan for staff to review.

AYES: MANI, GATTO, STANTON, ENGEL, GRAY, AUGUSTYNIAK AND CHAIRMAN SHAW

NAYS: NONE

CHAIRMAN SHAW declared the Motion unanimously approved.

A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER AUGUSTYNIAK to consider recommending that the Village Board grant the Petitioner, Haitham Abuzir, a Special Use Permit to allow for one-bedroom residence located above a principal use at 6787 159th Street in the B-3 (General Business and Commercial) Zoning District with the following conditions”:

1. The Special Use Permit requested will be contingent on the applicant getting IDOT approval for the improvements along 159th Street. No building nor occupancy permit will be issued for the 2nd floor apartment until such improvements are approved.
2. The applicant provide evidence to staff that they have submitted their plans to IDOT for the proposed changes to the curb cut on 159th Street no later than July 30th, 2018.
3. Phase 1 plans shall include the following improvements:
 - a. Installation of curbed landscape islands at the end of each drive-aisle as recommended by staff.
 - b. Removal of the existing asphalt parking stalls on private property on the north side of the building adjacent to 159th Street and replace with landscaping.

AYES: MANI, GATTO, STANTON, ENGEL, GRAY, AUGUSTYNIAK AND CHAIRMAN SHAW

NAYS: NONE

CHAIRMAN SHAW declared the Motion unanimously approved.

A Motion was made by COMMISSIONER AUGUSTYNIAK, seconded by COMMISSIONER GATTO to consider recommending that the Village Board grant the Petitioner, Haitham Abuzir, the following Variations at the property located at 6787 159th Street in the B-3 (General Business and Commercial) Zoning District.”

1. Section V.C.2- To reduce the minimum useable floor area per dwelling by 82 square-feet to permit the construction of a one bedroom apartment that is less than the required 800 square feet to 718 square feet.
2. Section VIII A.7 - To permit parking within a required front yard along 159th Street and Oak Park Avenue. The proposed parking stalls along 159th Street is subject to IDOT approval.
3. Section VIII C.2- To reduce the required off-street parking area setback from the required five (5) feet to zero (0) for the parking lot along Oak Park Avenue and to reduce the required off-street parking area setback from the required five (5) feet to one (1) foot for the parking area along 159th Street subject to IDOT approval.
4. Section VIII.A.10- To reduce the required off-street parking spaces by fourteen stalls to permit a total of 29 parking stalls instead of the required 43 stalls.
5. All Variations will be subject to the applicant revising the Phase 1 plans to incorporate the landscaping as recommended by staff in the parking lot.

AYES: MANI, GATTO, STANTON, ENGEL, GRAY, AUGUSTYNIAK AND CHAIRMAN SHAW

NAYS: NONE

CHAIRMAN SHAW declared the Motion unanimously approved.

Ms. Clarke noted the Village Board First Reading will be on July 17, 2018 with adoption on August 21, 2018.

GOOD OF THE ORDER

1. CHAIRMAN SHAW noted he received a letter of resignation from COMMISSIONER CURRAN who has been appointed to the Village Board. He has thanked Paula and staff for their excellent work. CHAIRMAN SHAW thanked and congratulated him for his service on the Plan Commission and future on the Village Board.
2. Ms. Clarke noted there will be a Small Cell Ordinance brought to the CD Committee on July 10, 2018 and then brought to the Village Board on August 1, 2018
3. 2 Men and a Truck will come to the Plan Commission for Variations and Site Plan Approval on July 19, 2018
4. Banging Gavel to Plan Commission for Variations and outdoor bathrooms on July 19, 2018
5. SIP to Plan Commission for Variances on July 19, 2018
6. South Street to Plan Commission on August 2, 2018
7. Paula is working on the Legacy Code – CHAIRMAN SHAW requested looking at the requirement for the residential Requirement on redevelopment
8. CHAIRMAN SHAW noted the Commission has 2 open seats hopefully will be filled shortly. Ms. Clarke replied the Village Board will be appointing on July 17, 2018

COMMENTS FROM THE COMMISSION

None at this time.

PUBLIC COMMENT:

None at this time.

ADJOURNMENT:

There being no further business, a Motion was made by PLAN COMMISSIONER STANTON, seconded by PLAN COMMISSIONER GRAY, to adjourn the Regular Meeting of the Plan Commission of July 5, 2018 at 8:24 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN SHAW declared the meeting adjourned.

July 19, 2018

Petitioner

Paul Brown,
Two Men and a Truck

Property Location

7420 & 7430
Duvan Drive

PIN

27-36-205-026-0000 &
27-36-205-032-0000

Zoning

ORI MU-1
(Mixed Use Duvan
Drive Overlay)

Approvals Sought

Site Plan
Variances

Project Planner

Daniel Ritter, AICP
Senior Planner

Two Men and a Truck

7420 & 7430 Duvan Drive

**EXECUTIVE SUMMARY**

Consider granting approval of a Site Plan with landscape waivers for the Petitioner, Paul Brown of Two Men and a Truck, to construct a parking lot and detention facilities on properties in the ORI MU-1 Zoning District with the common addresses of 7420 & 7430 Duvan Drive.

The following Variations are requested:

1. Section VIII.A.7 - To permit parking to be located within a front yard.
2. Section V.C.10.B.6 - To reduce the required off-street parking area setback for industrial developments to encroach more than 25% into the established front yard setback to permit a setback of 12.29 feet instead of a required setback of 24 feet.
3. Section III.J.2.a.(1) - To permit a fence to encroach 12.29 feet into the primary front yard.

EXISTING SITE & HISTORY

The property consists of a two (2) separate parcels that will function as a single zoning lot with a total of 2.25 acres in area. The subject sites are located in the Duvan Industrial Park which is an older light-industrial area developed primarily in the 60s and 70s, prior to current development code requirements. The district has a mix of uses including industrial equipment storage, warehousing, contractor offices, automotive repair and automotive body work. Most of the Duvan Drive lots are long and narrow, which limit some of the development opportunities and increases the number of curb-cuts. There have been various property redevelopments and upgrades over the last 10-20 years and the area is in a state of transition from the older auto-oriented industrial area to be more modern in its design.

The Petitioner is proposing to develop a parking lot on a vacant property (7430 Duvan Drive) that is immediately adjacent to an existing industrial building (7420 Duvan Drive). The proposed parking lot would supplement the parking required to operate the Petitioner's moving business and would primarily be used for storing of the business's large moving trucks. The vacant lot was previously a warehouse/industrial site that was demolished in the late 1980s and has been vacant since. The existing building has historically been used for industrial and warehousing purposes. The building is currently occupied by a financial security systems office and warehouse.



ZONING & NEARBY LAND USES

The two (2) lots at 7420 & 7430 Duvan Drive (outlined in red) are zoned ORI MU-1 (Office and Restricted Industrial, Mixed Use Duvan Drive Overlay District). The site is bordered by other industrial uses with the same zoning on the west, east and south sides. To the north, the property is bordered by multi-family residential condos and apartments zoned R6 PD (Medium Density Residential, Planned Unit Development). Adjacent industrial uses along Duvan Drive include School District 140 maintenance facility, Visser's Collision Repair, Excel Windows and Airy's Contractor.



SITE PLAN

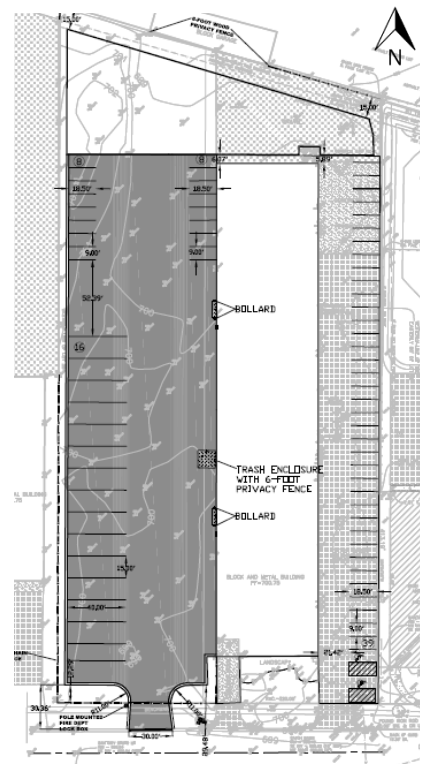
The Petitioner desires to construct a parking lot along with landscaping and stormwater detention facilities on a vacant property located next to their primary building. Typically multiple parcels in this situation would be consolidated into a single lot. The benefit of consolidation is being able to better meet zoning restrictions such as parking minimums, setbacks and permitted uses (a standalone parking lot is not a permitted use). There are also future benefits to consolidating lots, such as maintenance and increased future development opportunities due to a wider site. The existing lots are small and narrow in comparison to newer industrial properties which severely limits the future potential uses and redevelopment opportunities. The stormwater detention will also be split between the properties and future maintenance could become a concern if owned separately.

In this situation, instead of consolidating the lots the Petitioner has chosen to use an exception allowed by the Zoning Code (Section VIII.A.2). The exception allows a primary business use to use parking on a separate lot located within 300 feet of the primary business as part of their required parking, if the two (2) lots have the same owner and deed restrictions are placed on the properties to prevent them from being owned separately while the parking is required. The Petitioner chose the deed restriction option due to the timing of starting construction and moving his business to the property. The concern with the deed restriction option is that if the petitioner's business leaves in the future, the two (2) lots could then be sold separately, even though the site plans and building will be designed to function co-dependently. Because of these concerns, staff has recommended that the deed restriction further states that the parking lot must be removed and restored to grass if the properties are ever under different ownership, which the petitioner has agreed to. The required parking lot removal is also a recommended condition. The draft deed restriction language has been put together and is under review by both the petitioner's and the Village's attorneys.

Open Item #1: The Petitioner has decided not to consolidate the two (2) lots and instead place deed restrictions on them. Consideration should be given to a condition requiring the consolidation of the lots within a certain time frame that would not delay the business opening. Staff also recommends conditions requiring the removal of the parking lot and installation of grass be placed on the Site Plan and Variation approvals.

Open Item #2: A final draft of the deed restriction language must be reviewed by the Village's planning staff and attorney prior to the public hearing. Staff recommends a condition requiring that the deed restriction be recorded prior to any building permit approvals.

The Petitioner is proposing that the site plan improvements (parking lot, landscaping and stormwater detention) be approved to work in conjunction with the adjacent 23,500 square foot warehouse building. The new parking lot would be located west of the existing building. It would be used primarily for the storage of the businesses moving trucks (16 truck parking spaces) but would also have some additional employee parking (8 new employee spaces). Overhead doors would be added to the west façade to allow trucks to access the building from the new parking lot. The new parking lot would be partially fenced for security purposes. PVC will be used for aesthetic purposes on the south side Duvan Drive frontage. Chain link fencing would be used on the west side and wood fencing is proposed on the north side. The perimeter of the property's west, east and north sides will also be landscaped. A Stormwater detention and volume control area in compliance with Metropolitan Water Reclamation District (MWRD) standards is being installed to the north end of the property.



PARKING

The existing site has forty-one (41) parking spaces including two (2) accessible spaces located on the east side of the building site. These existing spaces will be the primary employee and visitor parking area. Customers will not be regularly visiting this facility and visitors would mainly be for business purposes. Additional parking will be added on the west side of the building in the newly constructed parking lot that includes sixteen (16) truck parking spots and an additional eight (8) standard parking spots for employees. Staff researched the parking requirements for the proposed site within Section VIII.A.10. of the Zoning Ordinance. It was found that the parking regulations require one (1) parking space per two (2) employees for warehouse and storage buildings ($50/2 = 25$ required). Parking spaces are also required for each vehicle the business keeps on-site (16 trucks). Additionally, there will be office space associated with the business that will be fairly limited in size. No floor plans were submitted, but it is not expected to exceed 4,000 square feet in size. The parking requirements for a business/professional office is one (1) parking space per two hundred fifty (250) square feet of floor space ($4000/250 = 16$). A total of forty-one (41) standard parking spaces are required. Forty-nine (49) parking spaces are proposed and expected to be more than sufficient parking for the business. The sixteen (16) truck parking spaces and the additional areas inside of the building will be adequate for the number of trucks that the business is expected to keep on-site. If the Petitioner requires more truck parking in the future, additional spaces would need to be stripped in compliance with the Zoning Code.

LANDSCAPE & FENCING

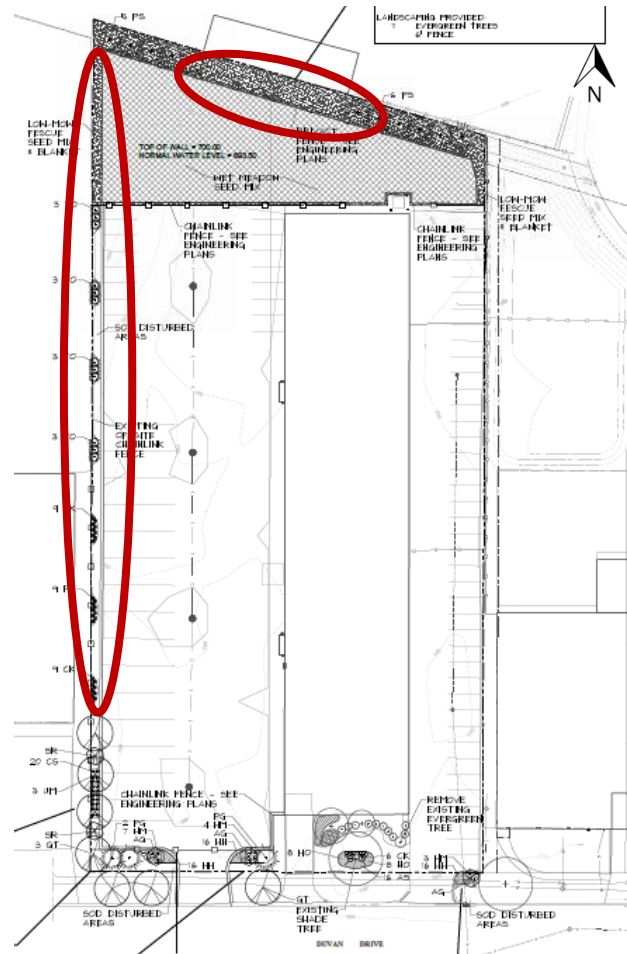
Staff has encouraged the Petitioner to decrease the number of nonconformities and waivers on the site where feasible. Staff also encourages that if a specific requirement cannot be met, that the intent of the requirement still be met elsewhere or in an alternative way. This property, along with previously redeveloped sites in the industrial park, will be future examples of site design enhancements for future redevelopments. With these incremental improvements, it is expected that the Duvan Industrial Park can become more modern, functional and attractive to businesses. The Petitioner is proposing to landscape the property with the goals of making an attractive and aesthetically pleasing front streetscape and to screen the property as much as possible from the multi-family properties to the north. The redevelopment situation is fairly unique because it is not a full site redevelopment and is a parking lot addition to an existing site. Additionally, the need to maneuver large moving trucks through the site creates operational challenges in meeting the landscaping requirements designed for more typical parking lots.

The Petitioner's proposed landscape plan requires a number of waivers from the landscape code and bufferyard requirements. The complete analysis of these Landscape Code requirements is attached in Table A. Most notably the parking lot is required to have interior landscaping with trees installed. The parking lot is unique because it will not be a standard parking lot accessed by employees or the public. It will be primarily used by the business's full-sized trucks that will need to maneuver through it. Due to this unique use of the parking lot and Petitioner's request to waive interior landscaping, staff has recommended that the perimeter bufferyard screening be as lush and thick as possible to compensate for the loss elsewhere and meet the intent of the code requirements. A heavy use of shade/canopy trees is recommended as the best visual buffer and also due to the many aesthetic and environmental benefits they bring. Shrubs and ground level landscaping can be used on a limited basis around most of the perimeter due to difficulties maintaining them on a heavily traveled industrial site. The front (south side) of the site will be heavily landscaped including trees and shrubs to create some curb appeal and is in full compliance with the bufferyard requirement.

While some canopy and buffer trees have been added, there are some additional areas that canopy and shade trees can be placed to meet the bufferyard requirements and help offset the loss of interior parking lot landscaping and trees. Staff recommends adding trees along the north property line to continue the visual buffer of evergreen trees to block visibility of the site from the residences and along the west property line that has only proposed arborvitaes and tall grasses (see image).

Open Item #3: Discuss the proposed landscape plan and additional landscaping that might help to meet the intent of the bufferyard and interior parking lot landscape waivers being requested. Additional tree coverage along the north and west property lines is recommended.

The bufferyard landscaping has been used in conjunction with a required fence along the north property line. A 6-8' privacy fence is required to be placed between residential and non-residential properties and is the responsibility of the non-residential property owner to install and maintain. The Petitioner has chosen a wood fence for the north property line and to screen the dumpster enclosure and mechanical equipment. Staff has recommended a more durable natural color PVC fencing be used instead of wood to match throughout the site (PVC will be used in the front). Access to the north property line fence will be limited and difficult to maintain due to its location next to the detention pond. PVC is more durable than wood and the north property line fence will be extremely visible to residents. This fence helps to meet the intent of the shrubs and ground level landscaping that is typically required in the bufferyard. It is also likely the dumpster enclosure fencing will be heavily used and wood tends to wear and get damaged quicker. It is recommended that all privacy fencing match in material, style and color.



Open Item #4: Consider changing the material of the fence running on the north property line and for screening of the dumpsters and mechanical equipment from wood to PVC.

ARCHITECTURE

The overall appearance of the building is industrial in nature. The Petitioner will not be altering the appearance of the existing industrial structure's front facade. Some modifications will be made to the west façade of the building to add overhead and pedestrian doors (see attached plan). The facility is in an industrial area and will remain an industrial use that is not regularly visited by the public. The parking area will be screened by durable PVC fencing along Duvan Drive to create an aesthetically pleasing frontage.

SIGNAGE

The Petitioner is planning to utilize an existing wall sign structure located on the building. The old business sign panel will be removed and replaced with a new Two Men and a Truck panel. The existing ground sign is not in compliance with the zoning code and will be removed as part of this project. There are no plans to replace the ground sign at this time. If they chose to install a new ground sign in the future, it would need to be in compliance with the zoning code's sign requirements.



LIGHTING

The Petitioner has proposed to install five (5) wall mounted LED wall lights on the building to illuminate the new parking lot. The wall lights are downcast and full-cutoff to prevent glare from going offsite onto the street or adjacent properties. Staff recommended changing out the exterior lights on the existing property as well (currently non-compliant wall-pack lighting) so that the property is uniform in its lighting levels and design. The property owner agreed to change these to new fixtures as well.

ABOUT THE SPECIAL APPROVALS NEEDED (SPECIAL USE, VARIATION)

Section VIII.A.7 - To permit parking to encroach into the front yard along Duvan Drive. ***A Variation is being requested to expand the parking lot into the front yard by 24 feet for additional truck parking spaces and allow the property to be more functionally useful. The parking lot will be the same depth and align with the adjacent parking lot to the west of the subject property.***

Section V.C.10.B.6 - To reduce the required off-street parking area setback for industrial development to encroach more than 25% into the established front yard setback to have a setback of 12.29 feet instead of a required setback of 24 feet along Duvan Drive. ***This Variation will allow the expansion of the parking lot into the front yard for additional truck parking spaces and allow the property to be more functionally useful. The parking lot will be the same depth and align with the adjacent parking lot to the west of the subject property.***

Section III.J.2.a.(1) - To permit a fence to be located in front of the required building setback line. ***A Variation is being requested to install a six foot (6') high fence in front of the building line. The fence will be located at the front parking lot line for security purposes.***

SUMMARY OF OPEN ITEMS

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

- | |
|--|
| 1. <i>Open Item #1: The Petitioner has decided not to consolidate the two (2) lots and instead place deed restrictions on them. Consideration should be given to a condition requiring the consolidation of the lots within a certain time frame that would not delay the business opening. Staff also recommends conditions requiring the removal of the parking lot and installation of grass be placed on the site plan and Variation approvals.</i> |
| 2. <i>Open Item #2: A draft of the deed restriction language must be received and reviewed by the Village's planning staff and attorney. Staff recommends a condition requiring that the deed restriction be recorded prior to any permit approvals.</i> |
| 3. <i>Open Item #3: Discuss the proposed landscape plan and additional landscaping that might help to meet the intent of the bufferyard and interior parking lot landscape waivers being requested. Additional tree coverage along the north and west property line is recommended.</i> |
| 4. <i>Open Item #4: Consider changing the material of the fence running on the north property line and for screening the dumpsters and mechanical equipment from wood to PVC.</i> |

STANDARDS FOR A SITE PLAN APPROVAL

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

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
 - *A warehouse and light-industrial use are permitted in the ORI MU-1 Zoning District. Moving the applicant's headquarters to this location and the design of a new landscaped parking lot will bring new life to a transitioning industrial area in need of new investment.*
 - *If the properties are ever placed under different ownership, the new parking lot will be required to be removed because parking is not permitted as a primary use. Conditions for the parking lot removal have been added to the approvals and this is also addressed in the deed restrictions.*
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
 - *The proposed landscaping will improve the curb appeal of the site and increase overall aesthetics of the area. The landscaping to the north will add increased screening from the residential properties. The plan will reduce the number of nonconformities and increase on-site drainage detention.*
- 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 parking lot addition will be used by employees only and will not be open to the public or visitors. There is a designated turn-around area that will allow trucks to maneuver in and out of the site safely. The site is narrow with limited design options.*
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
 - *The site's location in an industrial park with no sidewalks limits the opportunities to add pedestrian amenities. Visitors and employees will have access through the existing parking lot on the east side of the building.*
- 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.
 - *Interior lot landscaping is limited due to the site layout and need for truck movement throughout the site. The applicant is adding additional perimeter landscaping on the property to meet the intent of the landscaping codes. The site will be among the first properties to be developed under the current code requirements and will be a benchmark for future redevelopment.*
- f. That all outdoor trash storage areas are adequately screened.
 - *The trash enclosure and exterior mechanical equipment will be screened with a natural color wood fencing.*

STANDARDS FOR A 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 vacant site has been vacant for many years and is difficult to develop on its own. Due to landscape and detention requirements, parking in the front yard allows the property to increase its usefulness and yield a reasonable return.*
 - *The existing building on the eastern lot is fixed and cannot be modified to meet all the landscaping requirements.*
2. The plight of the owner is due to unique circumstances.
 - *The Variations are needed due to this only being a partial redevelopment of a narrow lot and that the existing site's footprint is set. The need for trucks to safely access and maneuver the new parking lot creates limited space to change the layout. The owner is trying within the constraints of the site to incorporate as much parking as possible with as few landscape waivers and Variations as possible.*
3. The Variation, if granted, will not alter the essential character of the locality.
 - *The parking lot encroachment will align with the neighboring property's parking lot line. Other older properties in the area also have similar front yard parking encroachments and fencing. The overall design of the development and the incorporation of more landscaping will improve the area's landscaping.*
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - i. *The total number of truck parking stalls would be reduced and would not make the site attractive to redevelop. The need for detention and volume control limits the usefulness of the site.*
 - 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;
 - i. *This property has unique issues in regards to developing a property for use with an adjoining property and existing building. The vacant lot's narrowness and the location of the existing building give this site a unique situation that is generally not replicated elsewhere.*
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;

- i. *The petitioner is looking to make the site useful and safe for his business to be able to occupy. The site will greatly improve the aesthetics of the area and is not based solely on increasing the value of the property.*
- d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - i. *The site was subdivided and developed prior to current codes and standards that make the site difficult to develop meeting all requirements while still be useful.*
- 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
 - i. *The new buffer landscaping and fence to the north will greatly increase the screening of this property and the overall industrial area from the multi-family residential buildings to the north.*
 - ii. *The parking lot and fencing will help to increase security and allow for proper storage of vehicles on the site.*
- 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.
 - i. *The Variations will increase the usefulness of the site and will not be a public nuisance. The development is likely to increase property values within the Duvan Industrial Park and may help to promote future redevelopment in the area.*
 - ii. *The increased landscaping will increase the look and environmental quality of the area.*

Table A: Landscape Code Analysis

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

BUFFERYARD REQUIREMENTS							
Bufferyard Location	Required Width	Proposed Width	Length	Required Plantings	Proposed Plantings	Deficit	Comments
North ("E" Bufferyard)	30 to 60'	15'	230'	41 CT 21 US 124 SH	14 CT 7 US 42 SH	-27 CT -14 US -82 SH	Required plantings were determined by increasing the requirements of a 30' width by a factor of 1.5.
South ("B" Bufferyard)	5 to 20'	10'	220'	7 CT 2 US 35 SH	0 CT 3 US 20 SH	-7 CT +1 US -15 SH	
East	n/a	n/a	n/a	n/a	n/a	n/a	n/a
West ("B" Bufferyard)	5 to 20'	5'	477'	21 CT 6 US 95 SH	4 CT 1 US 83 SH	-17 CT -5 US -12 SH	

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	70%+	0	Requirement met by preserving existing foundation plantings.
Interior	3 canopy trees	0	-3	

PARKWAY STANDARDS					
Location	Requirement	Required Trees	Proposed Trees	Deficit	Comments
Parkway	1 Tree per 25 Lineal Feet	9	0	-9	Given curb cuts (existing and proposed) only 6 trees will fit

PARKING LOT LANDSCAPING STANDARDS				
Location	Requirement	Provided	Deficit	Comments
Parking Lot	15% of parking lot area to be landscaped	0 square feet	5,629 square feet	37,529 s.f. of parking lot shown on landscape plan (does not include s.f. of existing parking lot on east side of building)
Parking Lot	Screening of adjacent properties and streets.	Partial landscaping shown along south and west property lines	See General Notes and Recommendations	
Parking Lot Islands	1 tree per 200 square feet	n/a	n/a	None

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
1	Cover	Bohank	7-9-18
2	Existing Conditions and Demolition Plan	Bohank	7-9-18
3	Paving and Dimensional Control Plan	Bohank	7-9-18
4	Grading Plan	Bohank	7-9-18
5	Utility Plan	Bohank	7-9-18
6	Stormwater Pollution Prevention Plan	Bohank	7-9-18
7	General Notes & Specifications	Bohank	7-9-18
8	Specifications	Bohank	7-9-18
9	Details	Bohank	7-9-18
	Landscape Plan & Specifications	GRWA	7-9-18
	Photometric Plan & Cut Sheets For New Parking Lot	RAB	6-15-18
	Photometric Plan & Cut Sheets For Existing Parking Lot	RAB	6-15-18
	Door Installation Layout Rendering	Owner	Unknown
	Signage Plan	Owner	Unknown
	Detention area Sample Picture	Owner	Unknown

Bohank = Bohank Engineering, Inc

GRWA = Gary R. Weber Associates, Inc

RAB = RAB Lighting

Owner = Paul Brown, Two Men and a Truck

APPLICATION FOR SITE PLAN APPROVAL

LOCATION: 7420 Duval Dr, Tinley Park, IL

Email: paul.brown@twomen.com

Mailing Address: 7420 DUVAN DR, TINLEY PARK, IL 60477

Page 1 of 3

VILLAGE OF TINLEY PARK

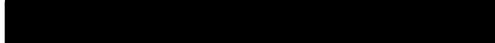
SITE PLAN APPROVAL CONTACT INFORMATION

PROJECT NAME: Two Men And A Truck

LOCATION: 7420 Duvan Dr, Tinley Park, IL

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: NINO SILIC
Company: TP PROPERTIES, LLC DBA FAC
Address: 7420 DUVAN DR, TINLEY PARK, IL 60477
Phone: 
Fax: N/A
Email: N/A


PROJECT ARCHITECT

Name: NOT APPLICABLE. NO STRUCTURES
Company:
Address:
Phone:
Fax:
Email:

PROJECT ENGINEER

Name: BOB BOHNAK
Company: BOHNAK ENGINEERING
Address: PO BOX 143, TINLEY PARK, IL 60477
Phone: 
Fax: N/A
Email: bob@bohnaengineering.com


PROJECT LANDSCAPE ARCHITECT

Name: CARL PETERSON
Company: GARY R WEBER ASSOCIATES
Address: 212 S. MAIN ST
Phone: 
Fax: N/A
Email: CPETERSON@GRWAINC.COM

ATTORNEY

Name: MICHAEL BALOURDOS
Company: BALOURDOS & MIKUZIS, LLP
Address: 535 N. MICHIGAN AVE SUITE 200
Phone: 
Fax: 
Email: mbalourdoss@bmlawllp.com

END USER

Name: PAUL BROWN
Company: TWO MEN AND A TRUCK
Address: 642 S. HAWTHORNE AVE, ELMHURST, IL 60126
Phone: 
Fax: N/A
Email: PAUL.BROWN@TWO MEN.COM

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL RESPONSIBLE PARTIES

PROJECT NAME: Two Men And A Truck

LOCATION: 7420 Duvan Dr, Tinley Park, IL

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: PAUL BROWN
Company: HLJ REAL ESTATE, LLC - 7420 DUVAN SERIES
Address: 642 S. HAWTHORNE AVE, ELMHURST, IL 60126
Phone: [REDACTED]
Fax: N/A
Email: PAUL.BROWN@TWO MEN.COM

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: _____



SITE PLAN NARRATIVE

7420 DUVAN DR, TINLEY PARK, IL

INTRODUCTION: This proposal is a summary of a potential new location for TWO MEN AND A TRUCK® moving company in Tinley Park, IL. TWO MEN AND A TRUCK® is currently searching for a 20,000 to 30,000 sq ft facility in order to combine our current Illinois locations in Orland Park, Chicago, and Shorewood into one larger single location.

COMPANY OVERVIEW: TWO MEN AND A TRUCK® is the largest franchised moving company in the country and offers comprehensive home and business relocation and packing services. Our goal is to exceed customer's expectations by customizing our moving and storage services to specific needs. We provide moving and storage services to apartments, condominiums, homes, businesses, and everything in between – from very small to very large.

In 2018, with more than 400 locations TWO MEN AND A TRUCK® operates in 43 states with additional growth expected in the United States, Canada, Ireland, and the United Kingdom. We're proud of the more than 100 consecutive months of growth, the completion of over seven million moves and counting, along with the annual donation of more than \$3 million in charity moving services.

PROJECT OVERVIEW: TWO MEN AND A TRUCK® is considering relocating three of their Chicagoland facilities into a potential new location in Tinley Park, IL. Currently TWO MEN AND A TRUCK® operates the following three locations:

CURRENT LOCATION	NUMBER OF TRUCKS	NUMBER OF EMPLOYEES
CHICAGO, IL	4 - 5	20 - 30
ORLAND PARK, IL	4 - 5	20 - 30
SHOREWOOD, IL	4 - 5	20 - 30
TOTALS	12 - 15	60 - 90

The above locations would be combined into a new facility in Tinley Park. We would transfer some existing employees and hire new employees to the new location. This would create 60-90 new jobs within Tinley Park.

TINLEY PARK LOCATION (POTENTIAL): TWO MEN AND A TRUCK® is considering purchasing and developing both of the following properties for the new facility:

ADDRESS	PARCEL PIN	DETAILS / NOTES
7420 DUVAN DR, TINLEY PARK (BUILDING)	27-36-205-026	23,000 Sq ft industrial building on ~1.12 acres
7420 DUVAN DR, TINLEY PARK (VACANT LOT)	27-36-205-032	~1.12 acres of vacant land (adjacent to building)



SITE PLAN NARRATIVE

7420 DUVAN DR, TINLEY PARK, IL

INVESTMENT IN TINLEY PARK: TWO MEN AND A TRUCK® would be making a ~\$1,100,000 investment in Tinley Park real estate. ~\$725,000 for the building/land and another ~\$375,000+ for improvements to the vacant land. The improvements would be developing the raw land into additional parking for the building and also adding water detention to the entire property. The additional water detention will benefit Tinley Park's Duvan Drive industrial corridor by helping prevent consistent flooding issues in that section of the village.

BENEFITS TO TINLEY PARK:

- ✓ Tinley Park would be adding 60 – 90 new jobs from TWO MEN AND A TRUCK®
- ✓ TWO MEN AND A TRUCK® would be investing ~\$200,000+ for improvements to a currently vacant parcel of land in Tinley Park.
- ✓ TWO MEN AND A TRUCK® would be adding new water detention to a section of Tinley Park that consistently floods.
- ✓ Tinley Park would be gaining a new business that has a proven track record of stability as well as a history of giving back to the community.

SITE USE: TWO MEN AND A TRUCK requires a heavy amount of parking for our employees and trucks. The vacant piece of land would be developed into a truck parking lot with some automobile overflow parking. On the west side of the building we would add 2 overhead doors and 2 pedestrian doors for the new parking lot. These doors will allow the loading and unloading of our trucks with moving equipment, boxes and packing supplies, and customer items. Truck parking is crucial to our operation as the trucks are our "mobile offices". In addition, having adequate space to park the trucks with oversized parking stalls and wide aisles is crucial to the safety of our crews.

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: TWO MEN AND A TRUCK / HLJ REAL ESTATE, LLC - 7420 DUVAN DR SERIES

Mailing Address: 642 S. HAWTHORNE AVE

City: ELMHURST State: IL Zip: 60126

Day Phone: [REDACTED] Evening Phone: [REDACTED]

Cell Phone: [REDACTED] Fax Number: N/A

Email Address: PAUL.BROWN@TWO MEN.COM

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 IS UNDER SIGNED PURCHASE SELLER AGREEMENT. ATTACHED IS OWNER AUTHORIZATION LETTER

PROPERTY INFORMATION

Street Address: 7420 DUVAN DR, TINLEY PARK, IL 60477

Owners: NINO SILIC / TP PROPERTIES, LLC

SPECIFIC TYPE OF VARIANCE REQUESTED (See Examples Below):

PLEASE SEE ATTACHMENT

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."

PLEASE SEE ATTACHMENT

"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"

Date: June 19, 2018

Printed Name: PAUL M BROWN ON BEHALF OF TWO MEN AND A TRUCK / HWY REAL ESTATE, LLC - 1429 DUVAN SERIES

Current Zoning on Property _____ Present Use _____

Notes

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?

In order to provide adequate parking for our operations we need to install water detention for both parcels of land. This water detention cannot be achieved with a traditional ponding method surrounded by grass but instead we need to install concrete retaining walls around the entire perimeter of the detention at a significant expense compared to traditional detention. In order to achieve the needed parking and provide a safe and economical solution we are asking for the variances to the landscaping, fence and parking in front yard area.

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

If enforced the current zoning regulations and restrictions coupled with the significant cost of the concrete water detention area requirement would reduce the parking lot dimensions and would decrease the property value of the land due to a lopsided "cost per parking space" ratio compared to other parking lot areas in the Duvan Drive industrial corridor. It would make the project cost prohibitive for our use as well as future buyers/users of the property.

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

Most existing parcels of land in the Duvan Drive industrial corridor tie into a large water detention pond to the North of the industrial park. This existing water detention pond has reached its maximum capacity from current use of neighboring properties. New developments now must provide their own on-site water detention which uses up valuable land and results in a considerable expense to the developer.

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.

Most properties in the Duvan Drive industrial corridor already tie into the existing water detention pond to the North. Of the 40+ properties in the Duvan Drive industrial corridor there are only 2 vacant undeveloped pieces of land remaining that will need to provide on-site detention. The remaining properties in the area are already developed and utilize the existing water detention pond to the North that is shared by the industrial area.

- 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.

The intent of this variance is to provide an adequate and safe parking solution for our business. We not only need the volume of parking to operate efficiently but also safely. Our trucks require a larger amount of parking area than most vehicles. They have to take much wider turns and need a wider clearance than most vehicles. Parking trucks in tight areas eventually leads to accidents and injuries.

- 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).

Landscaping variances will not affect any public welfare or safety since we are only asking for a reduction in areas that already have screening via buildings. Variance for fencing in front yard will increase safety of our equipment and customer/public items that are occasionally stored overnight on our trucks and will not block any views of traffic. Setback will be either consistent with most adjacent / neighboring properties or farther setback than 85% of properties along the same street.

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

Most properties in the Duvan industrial corridor already have minimal landscaping and smaller setbacks than what we are requested.

FINDINGS OF FACT (Continued)

H. Describe how the requested Variance will not:

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

Granting the variances will not have any negative effect on supply of light and air to adjacent properties since there are already existing buildings and fences in place that dictate the current supply of light and air. These variances will not change that.

2. Substantially increase the congestion of the public streets.

The requested variances will have no effect on traffic patterns since a majority of the properties on Duvan already have similar landscaping, fencing and setbacks.

3. Increase the danger of fire.

Granting the landscape, fencing and setback variances will have no effect on elevated risk of fire.

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

The requested landscape, fencing and setback variances will have no effect on the drainage of adjacent properties. Overall the installation of our new water detention system in the rear of the property will actually improve the overall drainage of neighboring properties as it will allow more of neighboring property water to enter the main detention pond instead of our water which will be held in our new water detention system.

5. Endanger the public safety.

Allowing the landscape, fencing and setback variances will have no effect on public safety since it will provide either the same or improved line of sight as the neighboring properties for traffic on Duvan Drive.

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

The requested landscape, fencing and setback variances will have no negative effect on the values of neighboring properties on Duvan Drive. The project overall will have a very positive effect on neighboring property values within the industrial corridor.

VARIANCE: Request to waive interior landscaping requirement of new private parking lot.

REASONING: We are asking that the requirement of interior landscaping be waived for the new parking lot. In order to accommodate adequate truck /employee parking to operate our business we would need to maximize our parking space. The addition of interior landscaping would prevent sufficient truck turning areas and reduce the number of needed parking spaces. In addition this is a private parking lot and not accessible by the public. We have added additional landscaping to the front of the building and current parking lot to the east to help offset this request.

VARIANCE: Parking in front yard space. Request parking to extend into front yard space of parcel being developed into a parking lot.

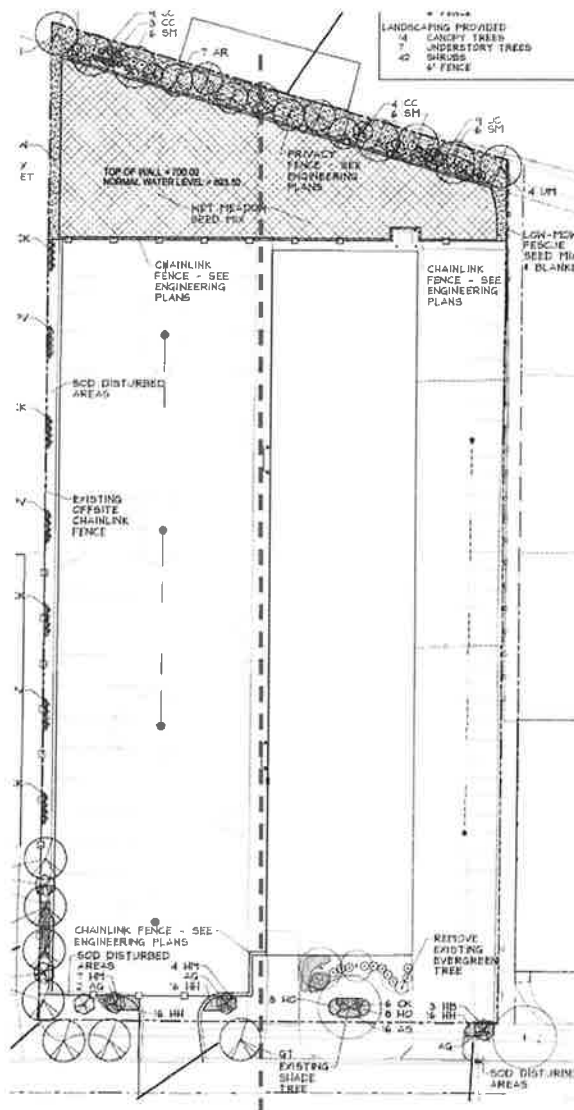
REASONING: We are requesting that we be allowed to have our new parking lot extend slightly into the front yard area of the property. We are requesting that the new parking lot be set back 30' from the street which is in line with the beginning of the asphalt pavement of the neighbor (Kern Konstruktion) to the west. We are losing a significant amount of land due to the necessary water detention so we are asking for this variance to gain the parking needed to operate our business. It will also be visually appealing since it will line up with our neighbor next to us and the front of new property will be fully landscaped per code. In addition to help offset this we are adding additional landscaping to the existing property in front of the building and in front of the existing parking lot on other side of existing building. See attached "Site Plan Narrative" and section "Site Use" to help understand why this additional parking is needed for our business. Note: we are asking for 30' set back variance and most properties on the street only have ~15' set back for their parking lots (note: 14 out of 16 existing parking lots on the north side of Duvan Drive have ~15' set backs for their parking lots).

VARIANCE: Fence in front yard is requested to provide security of parking lot and additional security.

REASONING: We are requesting that we be allowed to have a 6' fence with an electronic gate in the front yard of the property where the parking lot is to be built. This would provide security for our trucks which contain thousands of dollars of equipment and sometimes hundreds of thousands of dollars of customer items. I have spoken to neighboring businesses (Airys, Kern Construction, Tinley Auto Repair) as well as the Tinley Park police department about multiple break ins for existing Duvan Drive businesses that have overnight storage of vehicles and equipment. We would provide a lock box for Tinley Park Fire/Police Depts in order for them to have access to the secured property. In addition, the front of property will have landscaping that meets requirements and softens the fence. Finally, the fence in front is just for the property with the new truck parking lot and not for the property with the building and employee parking.

VARIANCE: Landscape buffering on East side property line is requested to be waived.

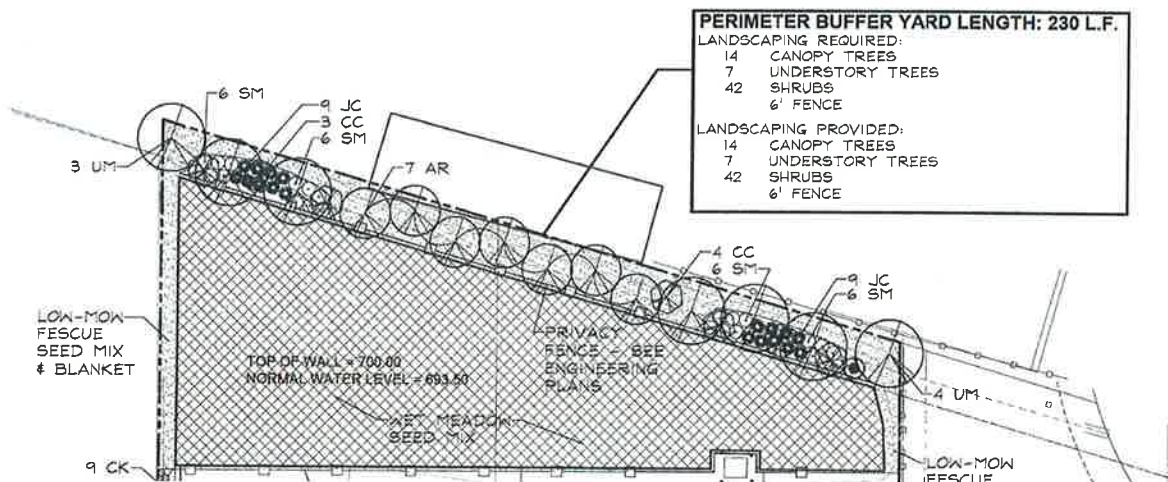
REASONING: We are purchasing two separate property / parcel numbers that are adjacent to each other. The properties will be permanently tied together legally with a deed restriction. The property to the west will have the new parking lot built on it and the other property to the east has the existing 23,000 sq foot building. We are asking that the landscaping requirement between the two parcels be waived since they are immediately adjacent to each other and no screening would be needed due to common ownership / deed restriction.



VARIANCE: Landscape buffering in rear is requested to be reduced (not eliminated) by 85' behind existing apartment complex detached garage which already provides screening.

REASONING: Since property to rear is residential we plan on meeting landscape code for all areas that are visible. Neighboring property is an apartment complex that has an existing detached garage along the shared property line. We are asking to reduce (not eliminate) the landscape requirement along the rear 85' section that is already screened by a ~12' high x 85' wide structure. All other areas of the remaining ~145' of rear property line will be landscaped to code and have a 6' privacy fence running along the complete ~230' rear property line including the 85' garage width.

THERE IS AN EXISTING 85' WIDE GARAGE ON NEIGHBORING PROPERTY.



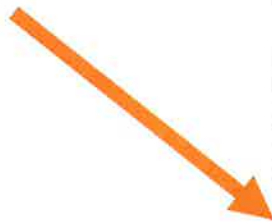
VARIANCE: Landscape buffering on west side property line is requested to be reduced along neighbor's industrial building and yard space. Neighboring property owner has provided a letter in agreement (attached).

REASONING: The immediate property to the west is an industrial property (Kern Konstruktion) with a building and yard space in rear. The neighbor's building has no windows facing east so would not affect a view. In addition we are planning to provide sufficient landscape screening on that property line from the street up to the existing neighboring building that would shield the parking lot from street view. After speaking with Brian Kern, who owns the neighboring business and property, he is in agreement and has provided a signed letter in support for the reduced landscaping in those sections. Mr. Kern also stated that he is worried about people being able to hide in the landscape and break into either of our parking areas. He said he has had multiple break ins to his yard space and for the committee to call him if they need to verify any of the information he has provided. Note: we are not looking to completely eliminate the landscape on the west property line but simply reduce it for the sections with the existing building and yard space. (SEE ATTACHED IMAGES AND LETTER FROM MR. KERN)

NEIGHBORS BUILDING (NOTE: NO WINDOWS TO OBSTRUCT VIEW)



NEIGHBORS YARD SPACE



NEIGHBOR LANDSCAPE LETTER

KERN KONSTRUCTION
7440 DUVAN DR
TINLEY PARK, IL 60477

June 15, 2018

Village of Tinley Park
16250 South Oak Park Ave
Tinley Park, IL 60477

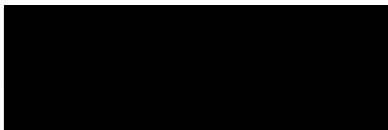
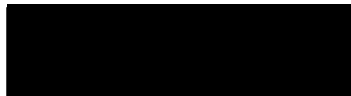
To Whom it May Concern:

As the current property and business owner of 7440 Duvan Dr, Tinley Park, IL 60477, I acknowledge that HLJ REAL ESTATE LLC – 7420 DUVAN DR SERIES / Two Men And A Truck have shown me the landscaping plans for the property immediate East of mine.

I understand that they are applying for a variance to eliminate landscaping that would normally be required by village code. This would eliminate landscaping along the property line adjacent to my building and yard space in the rear. I give my permission for the elimination of the landscaping as described above. Please contact me at the number listed below for any additional verification.

KERN KONSTRUCTION
7440 DUVAN (Tinley Park) LLC AGENT
COMPANY NAME POSITION

Brian Kern
PRINTED NAME



6/16/18
DATE

7420 NEIGHBOR AUTHORIZATION LETTER 061518.docx

TP PROPERTIES, LLC
7420 Duvan Dr
Tinley Park, IL 60477

OWNER AUTHORIZATION LETTER

June 15, 2018

Village of Tinley Park
16250 South Oak Park Ave
Tinley Park, IL 60477

To Whom it May Concern:

As the current owner of 7420 Duvan Dr, Tinley Park, IL 60477 (PIN # 27-36-205-026 & 27-36-205-032), I acknowledge that HLJ REAL ESTATE LLC – 7420 DUVAN DR SERIES / Two Men And A Truck are pursuing site plan application and variance application to construct a parking lot on the current property that we own. The property is currently under a signed PSA "purchase seller agreement" contingent on site plan and permitting approval.

Sincerely,



Nino Silic
TP Properties, LLC
Tele: 708-288-6461 / 708-623-1010



SITE PLAN NARRATIVE

7420 DUVAN DR, TINLEY PARK, IL

INTRODUCTION: This proposal is a summary of a potential new location for TWO MEN AND A TRUCK® moving company in Tinley Park, IL. TWO MEN AND A TRUCK® is currently searching for a 20,000 to 30,000 sq ft facility in order to combine our current Illinois locations in Orland Park, Chicago, and Shorewood into one larger single location.

COMPANY OVERVIEW: TWO MEN AND A TRUCK® is the largest franchised moving company in the country and offers comprehensive home and business relocation and packing services. Our goal is to exceed customer's expectations by customizing our moving and storage services to specific needs. We provide moving and storage services to apartments, condominiums, homes, businesses, and everything in between – from very small to very large.

In 2018, with more than 400 locations TWO MEN AND A TRUCK® operates in 43 states with additional growth expected in the United States, Canada, Ireland, and the United Kingdom. We're proud of the more than 100 consecutive months of growth, the completion of over seven million moves and counting, along with the annual donation of more than \$3 million in charity moving services.

PROJECT OVERVIEW: TWO MEN AND A TRUCK® is considering relocating three of their Chicagoland facilities into a potential new location in Tinley Park, IL. Currently TWO MEN AND A TRUCK® operates the following three locations:

CURRENT LOCATION	NUMBER OF TRUCKS	NUMBER OF EMPLOYEES
CHICAGO, IL	4 - 5	20 - 30
ORLAND PARK, IL	4 - 5	20 - 30
SHOREWOOD, IL	4 - 5	20 - 30
TOTALS	12 - 15	60 - 90

The above locations would be combined into a new facility in Tinley Park. We would transfer some existing employees and hire new employees to the new location. This would create 60-90 new jobs within Tinley Park.

TINLEY PARK LOCATION (POTENTIAL): TWO MEN AND A TRUCK® is considering purchasing and developing both of the following properties for the new facility:

ADDRESS	PARCEL PIN	DETAILS / NOTES
7420 DUVAN DR, TINLEY PARK (BUILDING)	27-36-205-026	23,000 Sq ft industrial building on ~1.12 acres
7420 DUVAN DR, TINLEY PARK (VACANT LOT)	27-36-205-032	~1.12 acres of vacant land (adjacent to building)



SITE PLAN NARRATIVE

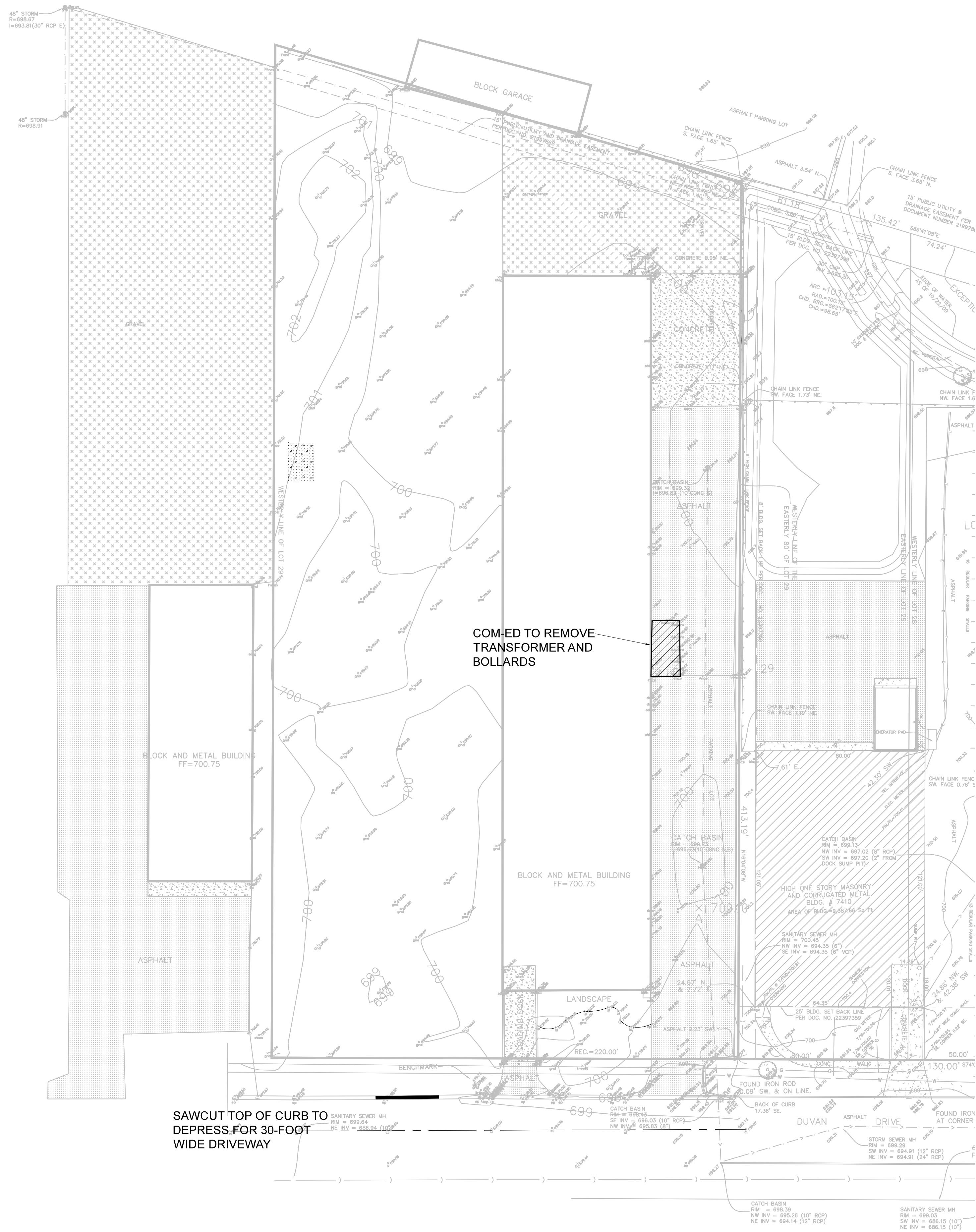
7420 DUVAN DR, TINLEY PARK, IL

INVESTMENT IN TINLEY PARK: TWO MEN AND A TRUCK® would be making a ~\$1,100,000 investment in Tinley Park real estate. ~\$725,000 for the building/land and another ~\$375,000+ for improvements to the vacant land. The improvements would be developing the raw land into additional parking for the building and also adding water detention to the entire property. The additional water detention will benefit Tinley Park's Duvan Drive industrial corridor by helping prevent consistent flooding issues in that section of the village.

BENEFITS TO TINLEY PARK:

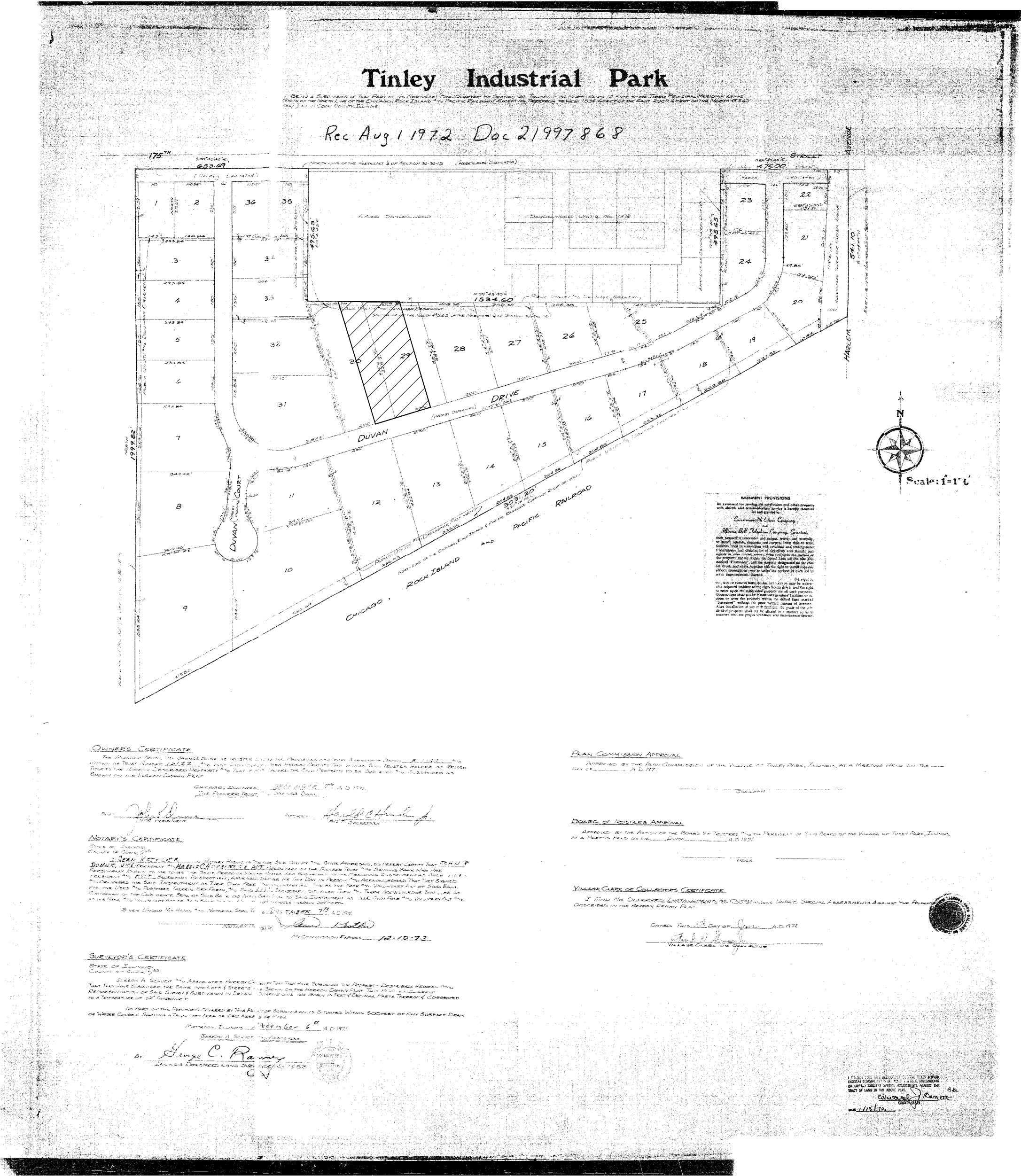
- ✓ Tinley Park would be adding 60 – 90 new jobs from TWO MEN AND A TRUCK®
- ✓ TWO MEN AND A TRUCK® would be investing ~\$200,000+ for improvements to a currently vacant parcel of land in Tinley Park.
- ✓ TWO MEN AND A TRUCK® would be adding new water detention to a section of Tinley Park that consistently floods.
- ✓ Tinley Park would be gaining a new business that has a proven track record of stability as well as a history of giving back to the community.

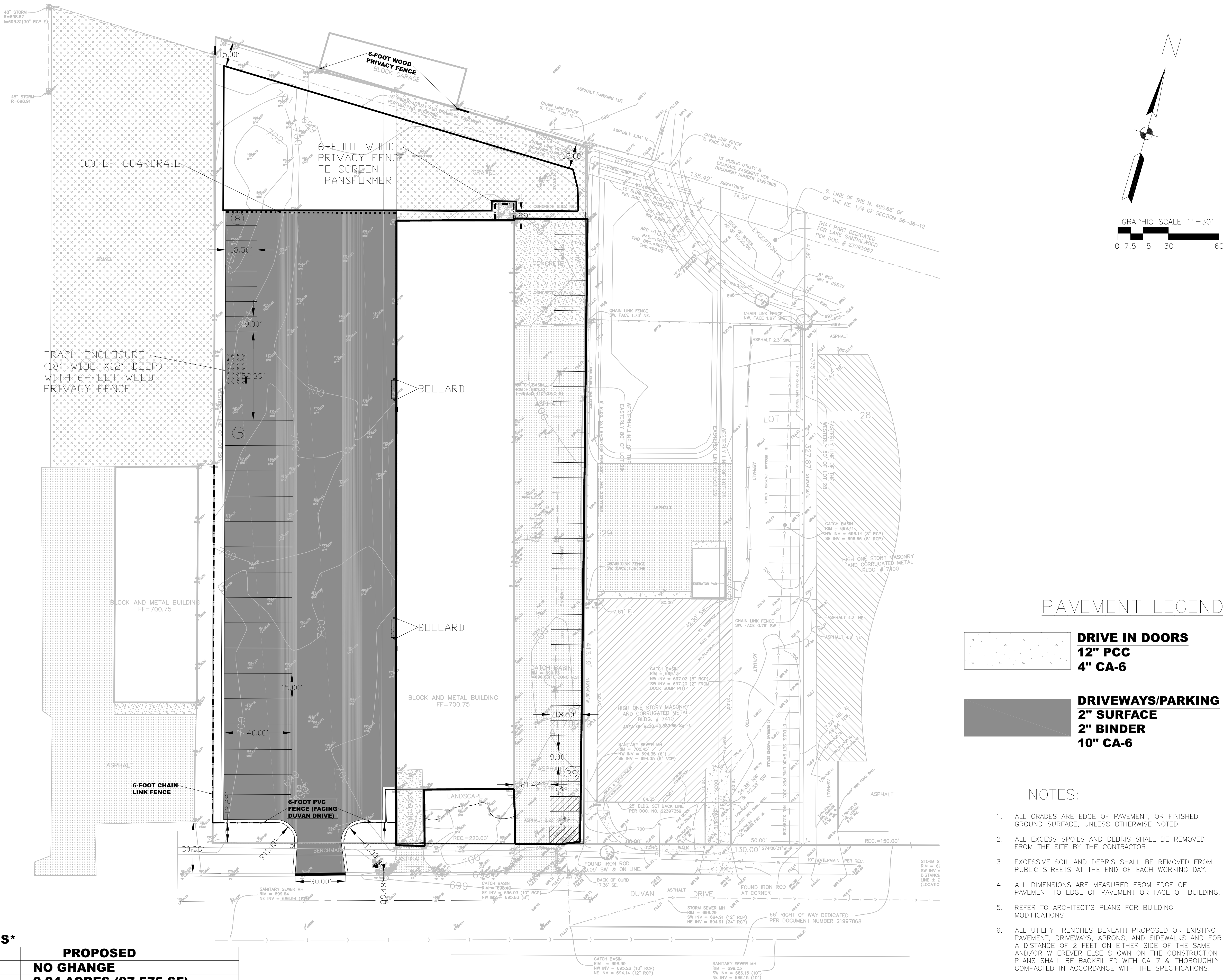
SITE USE: TWO MEN AND A TRUCK requires a heavy amount of parking for our employees and trucks. The vacant piece of land would be developed into a truck parking lot with some automobile overflow parking. On the west side of the building we would add 2 overhead doors and 2 pedestrian doors for the new parking lot. These doors will allow the loading and unloading of our trucks with moving equipment, boxes and packing supplies, and customer items. Truck parking is crucial to our operation as the trucks are our "mobile offices". In addition, having adequate space to park the trucks with oversized parking stalls and wide aisles is crucial to the safety of our crews.



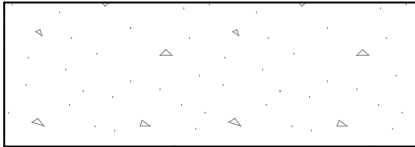
LEGAL DESCRIPTION

THE WESTERLY 120 FEET OF LOT 29 AND THE
EASTERLY 100 FEET OF LOT 30 ALL IN TINLEY
INDUSTRIAL PARK BEING A SUBDIVISION OF THAT
PART OF THE NORTHEAST ¼ SECTION 36, TOWNSHIP
36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL
MERIDIAN, LYING NORTH OF THE NORTH LINE OF THE
CHICAGO ROCK ISLAND AND PACIFIC RAILROAD
(EXCEPTING THEREFROM THE WEST 1534.6 FEET OF
THE EAST 2009.6 FEET OF THE NORTH 495.65 FEET)
ALL IN COOK COUNTY, ILLINOIS.

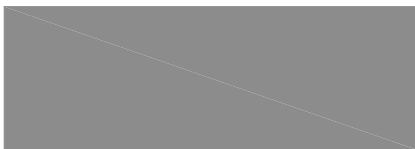




PAVEMENT LEGEND



DRIVE IN DOORS
12" PCC
4" CA-6



DRIVEWAYS/PARKING
2" SURFACE
2" BINDER
10" CA-6

NOTES:

- ALL GRADES ARE EDGE OF PAVEMENT, OR FINISHED GROUND SURFACE, UNLESS OTHERWISE NOTED.
- ALL EXCESS SPOILS AND DEBRIS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
- EXCESSIVE SOIL AND DEBRIS SHALL BE REMOVED FROM PUBLIC STREETS AT THE END OF EACH WORKING DAY.
- ALL DIMENSIONS ARE MEASURED FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT OR FACE OF BUILDING.
- REFER TO ARCHITECT'S PLANS FOR BUILDING MODIFICATIONS.
- ALL UTILITY TRENCHES BENEATH PROPOSED OR EXISTING PAVEMENT, DRIVEWAYS, APRONS, AND SIDEWALKS AND FOR A DISTANCE OF 2 FEET ON EITHER SIDE OF THE SAME AND/OR WHEREVER ELSE SHOWN ON THE CONSTRUCTION PLANS SHALL BE BACKFILLED WITH CA-7 & THOROUGHLY COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS.
- ALL EXISTING WATER, STORM SEWER, SANITARY SEWER, AND OTHER APPURTENANCES SHALL BE RAISED OR LOWERED AS REQUIRED TO MEET PROPOSED GRADES.
- EXISTING UTILITIES HAVE BEEN SHOWN SCHEMATICALLY FOR CONTRACTORS GUIDANCE ONLY. ALL EXISTING UTILITIES MAY NOT BE SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND LOCATE ALL UTILITIES THAT MAY BE AFFECTED PRIOR TO CONSTRUCTION.
- REFER TO MEP DRAWING FOR SERVICE CONNECTION DETAILS AT THE BUILDING.
- RIM ELEVATION IS FLOW LINE ELEVATION.
- EROSION CONTROL TO BE APPLIED PER LATEST EDITION OF ILLINOIS PROCEDURES FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL AND THE ILLINOIS URBAN MANUAL.

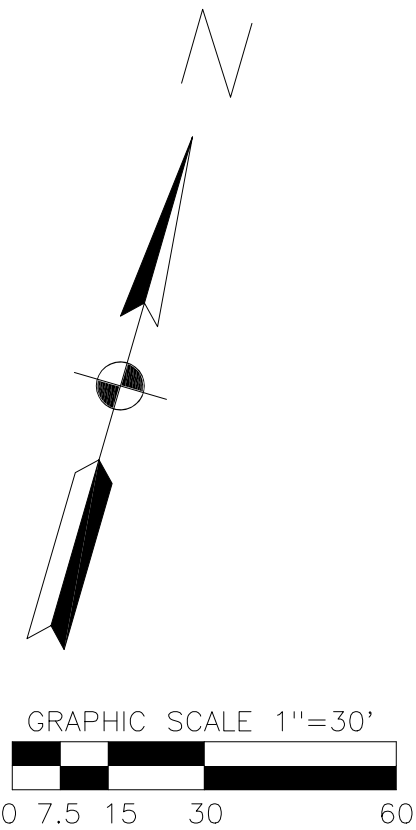
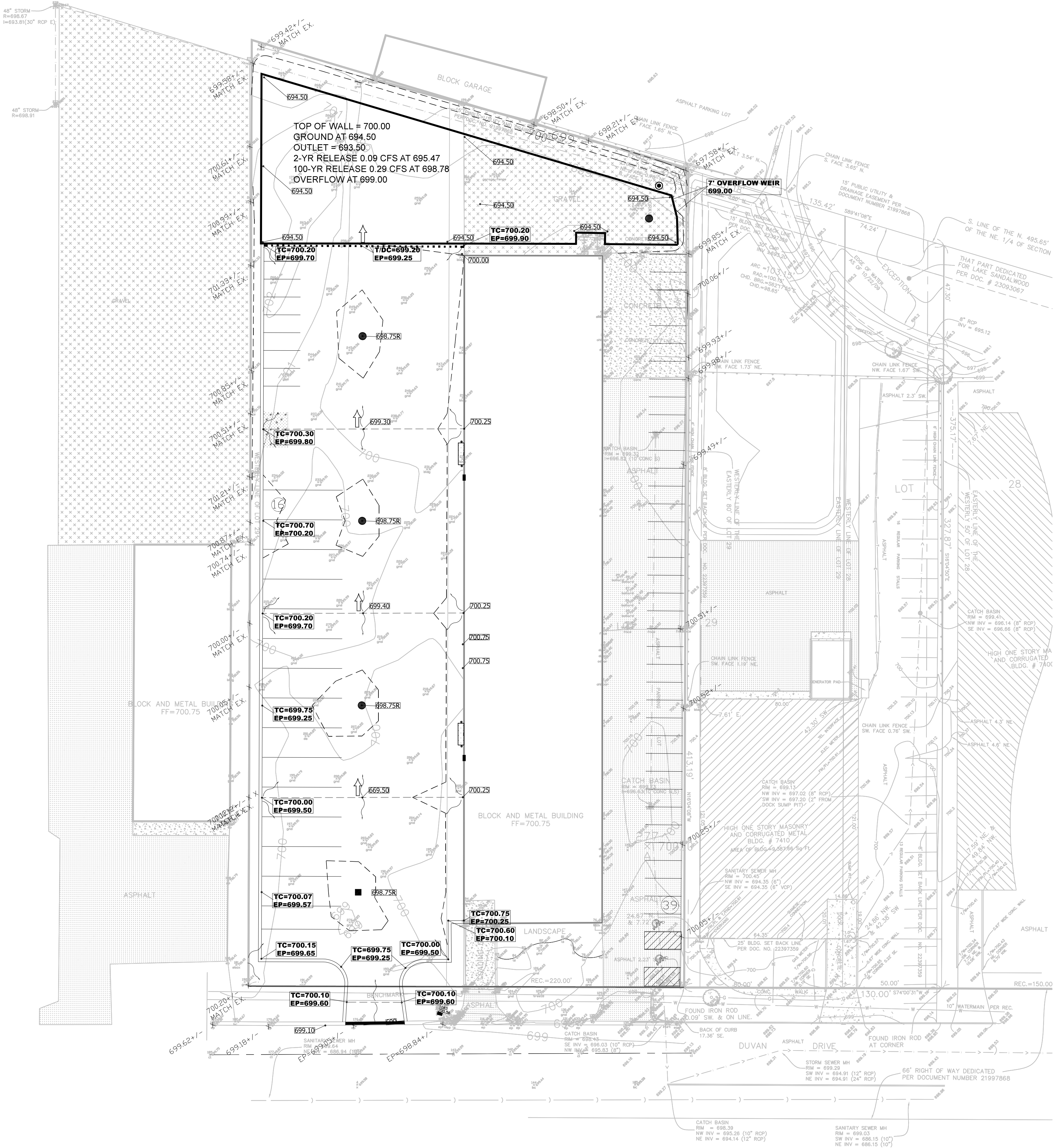
BITUMINOUS MIXTURE REQUIREMENT

ITEM	DESIGN COMPACTIVE EFFORT	AC TYPE	VOIDS	MAX RAP
HOT MIX ASPHALT BINDER COURSE	50	PG 64-22 DR PG58-22	4%	25%
HOT MIX ASPHALT SURFACE COURSE	50	P-64-22	4%	15%

ZONING TABLE ANALYSIS*

	EXISTING	PROPOSED
ZONING DISTRICT	ORI MU-1	NO GHANGE
LAND AREA (40,000 SF REQUIRED)	2.24 ACRES (97,575 SF)	2.24 ACRES (97,575 SF)
LOT WIDTH (150')	220'	220'
BUILDING AREA IN SQUARE FEET	23,519 SF	NO BUILDING CHANGE
BSL FRONT (50' REQUIRED)	32.5'	NO BUILDING CHANGE
BSL SIDE (25' REQUIRED)	40' MINIMUM	NO BUILDING CHANGE
BSL REAR (100' REQUIRED)	54' MINIMUM	NO BUILDING CHANGE
FLOOR AREA RATIO	23,519/97,575 = 0.24	23,519/97,575 = 0.24
LOT COVERAGE	39,403 SF (40.4%)	73,800SF BLDG & PKG (75.6%)
HEIGHT OF ALL BUILDINGS	28' MAX	NO CHANGE
PERCENTAGE OF GREENSPACE	58,172 SF (59.6%)	23,775 SF (24.4%)
PARKING SPACES	39 SPACES	47 STANDARD, 16 TRUCK

*DEVELOPMENT CONSIDERED AS A SINGLE ZONING LOT, NO CHANGES TO EXISTING BUILDING



NOTES:

1. ALL GRADES ARE EDGE OF PAVEMENT, OR FINISHED GROUND SURFACE, UNLESS OTHERWISE NOTED.
2. ALL NON PAVED AREAS TO BE RESTORED PER THE LANDSCAPE PLAN
3. ALL EXCESS SPOILS AND DEBRIS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND SHALL BE DISPOSED OF IN A LEGAL MANNER.
4. EXCESSIVE SOIL AND DEBRIS SHALL BE REMOVED FROM PUBLIC STREETS AS OFTEN AS REQUIRED.
5. A SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE PER THE DETAIL.
6. INLET PROTECTION TO BE PROVIDED AT ALL EXISTING AND PROPOSED OPEN GRATES DURING CONSTRUCTION PER THE DETAIL.

GRADING PLAN

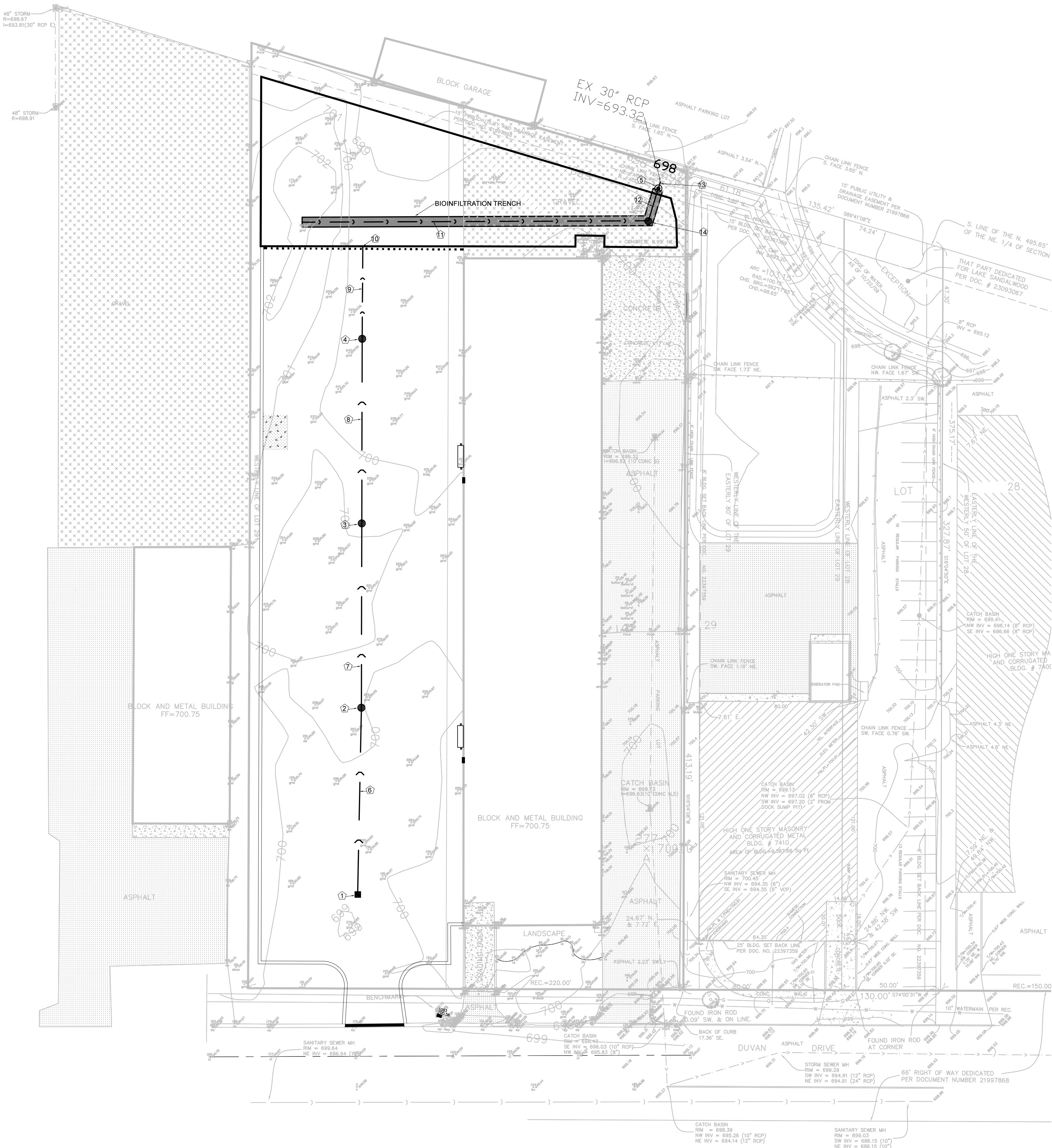
PREPARED FOR:
TWO MEN AND A TRUCK
344 ST. PAUL BLVD
CAROL STREAM, IL 60188

TWO MEN AND A TRUCK
7420 & 7430 DUVAN DRIVE
TINLEY PARK, ILLINOIS 60477

Date	6/19/18
Scale	1"=30'
Sheet No.	4 OF 9
Project No.	3568

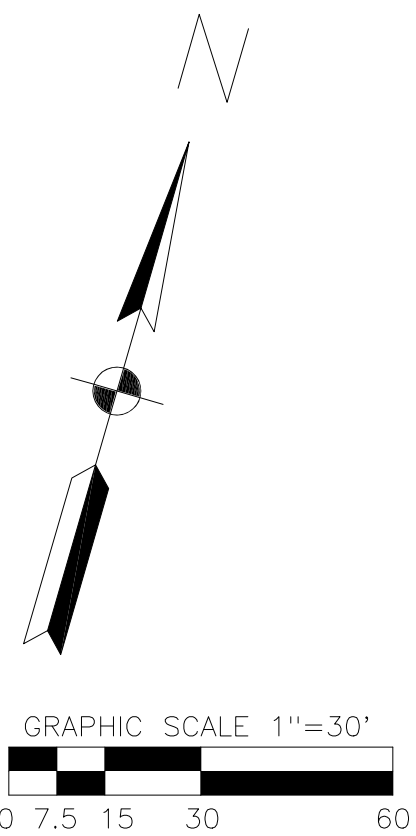
**BOHNAK**
ENGINEERING, INC.
CIVIL & ENVIRONMENTAL CONSULTANTS

P.O. BOX 143
TINLEY PARK, ILLINOIS 60477
PHONE: (708) 214-7518
FAX: (708) 614-8407
e-mail: bob@bohnaengineering.com



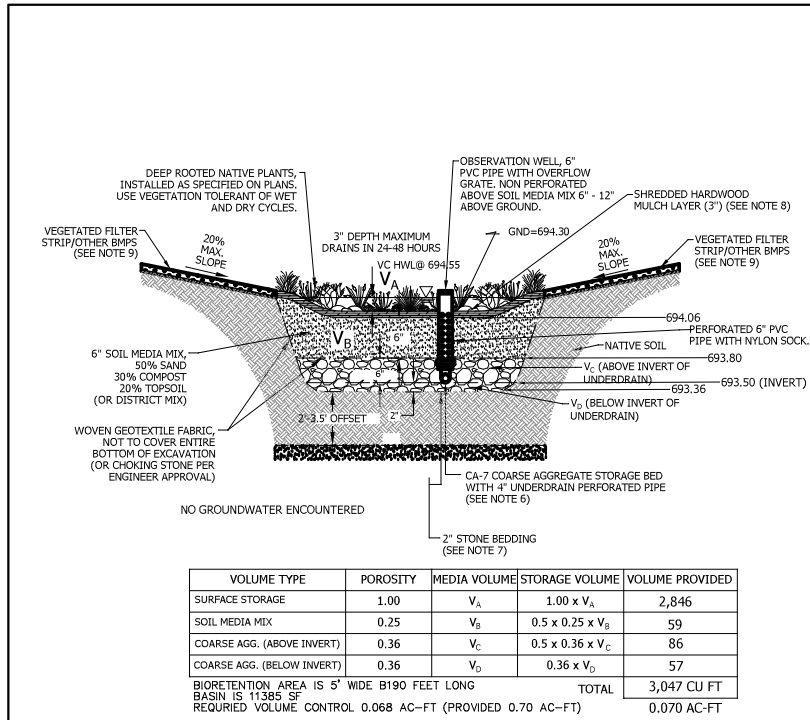
STORM

- 1 24" INLET W/
TYPE 1 FR&GR
R=698.75
I=696.25(12"N)
- 2 24" CATCH BASIN W/
TYPE 1 FR&GR
R=698.75
I=695.97(12"N.S)
- 3 48" CATCH BASIN W/
TYPE 1 FR&GR
R=698.75
I=695.63(12"N.S)
- 4 48" CATCH BASIN W/
TYPE 1 FR&GR
R=698.75
I=694.89
- 5 48" RESTRICTOR MANHOLE WITH CLOSED LID
AND 6" WALL WITH RESTRICTOR HOLES
R=700.00
I=693.50(1.40' HOLE)
I=695.70(1.90' HOLE)
- 6 1-2: 94 LF 12" RCP @ 0.44%
- 7 2-3: 93 LF 15" RCP @ 0.36%
- 8 3-4: 94 LF 15" RCP @ 0.80%
- 9 4-OUTLET: 46 LF 15" RCP @ 1.22%
- 10 15" OUTLET PIPE THROUGH WALL
INV=694.33
- 11 175 LF 4" PERFORATED UNDERDRAIN @ 0.00%
- 12 15 LF 4" PERFORATED UNDERDRAIN @ 0.00%
- 13 5-EX 30" PIPE 3 LF 6" DIP @ 6.0%
WITH BACKFLOW PREVENTER TIDFLEX 37G OR SIMILAR
- 14 6" PVC PIPE OBSERVATION WELL WITH OVERFLOW GRATE
RIM AT 694.55



LEGEND

- EXISTING PROPOSED
- CATCH BASIN
- INLET
- FIRE HYDRANT
- LIGHT POLE
- POWER POLE
- SANITARY MANHOLE
- STORM MANHOLE
- WATER SHUT OFF
- WATER VALVE
- WATER VALVE VAULT
- SPOT ELEVATION 705.90 705.90
- CONTOUR LINE 765 765
- SANITARY SEWER
- STORM SEWER
- WATER SERVICE
- INLET PROTECTION
- PROPOSED SILTFENCE
- EMERGENCY OVERLAND FLOW PATH

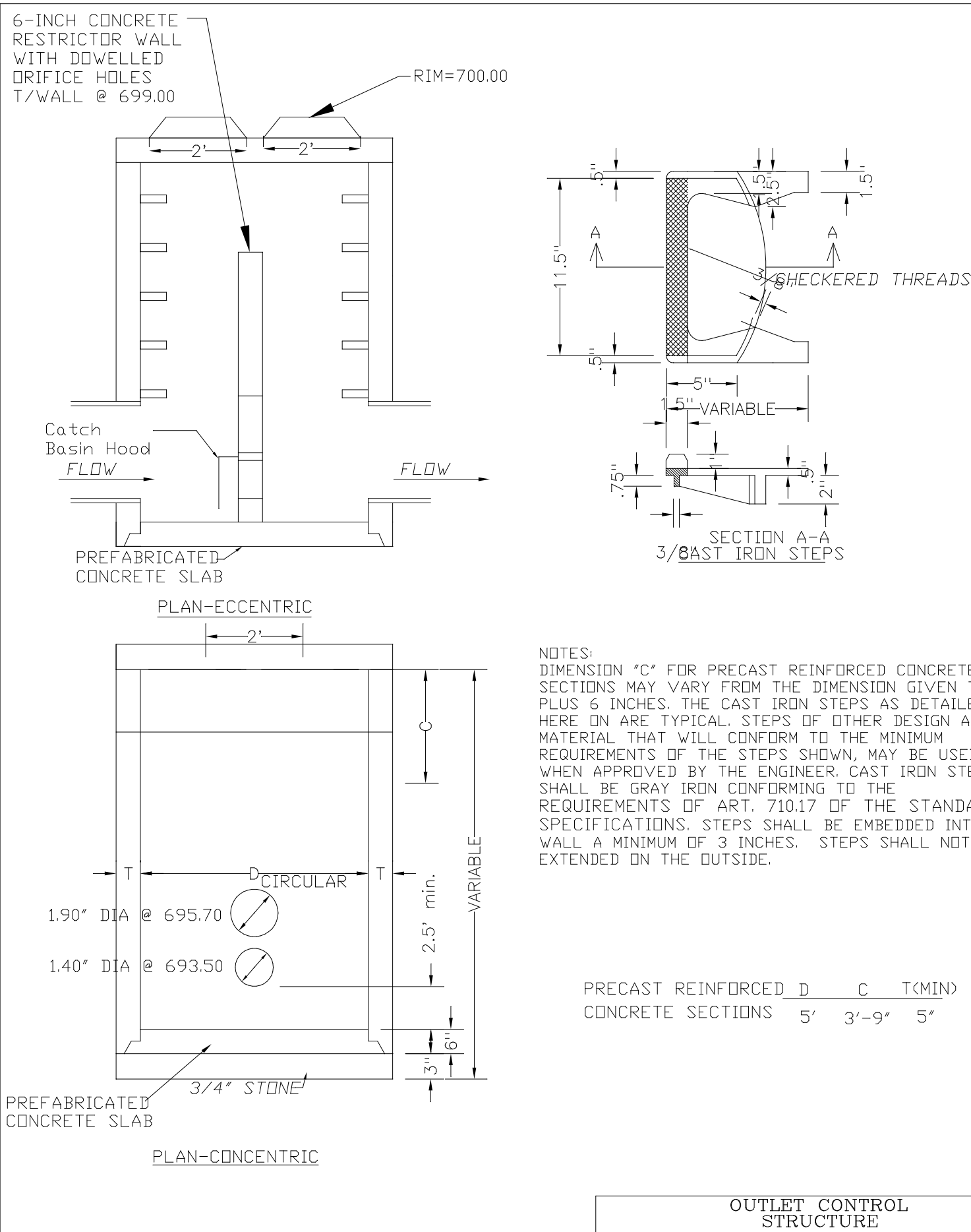


WIRID SITE SUMMARY
TOTAL PROPERTY OWNERSHIP = 2.74 ACRES
TOTAL DEVELOPMENT AREA = 1.35 ACRES
NO RETENTION REQUIRED (1.35 ACRES PER WIRID)
DEFINITION REQUIRED (1.35 ACRES PER TALLEY PARK)
EX IMPERVIOUS AREA = 0.00 AC
TOTAL PROPOSED IMPERVIOUS AREA = 0.00 AC (35,706 SF)
OVERALL TRIBUTARY AREA TO BE BYPASSED
1.35 ACRES WITHIN 55' OF (ON-SITE)
VOLUME CONTROL SUMMARY
BASIN BOTTOM: 694.33
VOLUME CONTROL OVERFLOW STRUCTURE AT 694.55
DEFINITION: 1.35 ACRES PER TALLEY PARK
RETENTION PROVIDED IN BASIN: 0.00 AC-FT
RETENTION PROVIDED IN BIOMEDICATION: 0.00 AC-FT
TOTAL RETENTION PROVIDED: 0.00 AC-FT
RETENTION VOLUME REQUIRED: 0.00 AC-FT

VOLUME TYPE	PRIORITY	MEDIA VOLUME	STORAGE VOLUME	VOLUME PROVIDED
SHED STORAGE	1.00	V	1.00 x 1.00	2.88
SOIL MEDIA	0.50	V	0.50 x 0.50	36
CATCH BASIN (UNDER FLOOR)	0.38	V	0.50 x 0.50	36
CATCH BASIN (UNDER FLOOR)	0.38	V	0.50 x 0.50	36
BASE TOTAL	1.26	V	0.50 x 0.50	107
BASE TOTAL	1.26	V	0.50 x 0.50	107
REQUIRED VOLUME CONTROL	0.00 AC-FT	PROVIDED	0.00 AC-FT	0.00 AC-FT

- NOTES:
1. DISTANCE OF 10 FEET FROM FOUNDATIONS UNLESS WATERPROOFED. 20 FEET FROM SANITARY SEWERS. 30 FEET FROM ROADWAY GRAVEL SHOULDER AND 100 FEET FROM POTABLE WATER WELLS OR WATER TREATMENT PLANTS.
2. RETENTION VOLUME IN BASIN GREATER THAN 10 TO 1 AND MORE CONNECTED TILL.
3. WOVEN GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF SAN MATERIAL SPECIFICATION #12 GEOTEXTILE, TABLE 1, CLASS 1, WITH AN APPROPRIATE OPENING SIZE OF 0.075 INCH.
4. STORM SEWER OPTIONS ARE CA-7, DISTRICT VULCAN RCP, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
5. RETENTION VOLUME OF 2 FEET 1.5 INCH IN COMBINED OVERLAND FLOW PATH BETWEEN BOTTOM OF PIPE AND EXISTING GROUND SURFACE.
6. UNDERDRAINAGE IS REQUIRED IN TYPICAL CLAYEY SOILS WHERE DRAINAGE RATES ARE LESS THAN 0.001 INCH PER HOUR. MATERIAL: 1/2 INCH DIA. PERFORATED RCP. 1/2 INCH DIA. PERFORATED RCP. 1/2 INCH DIA. PERFORATED RCP. 1/2 INCH DIA. PERFORATED RCP.
7. EXISTING NATURAL BATTLE TATION RATE TO FOREST/UNDERDRAIN. NO FILTER FABRIC COVERED.
8. BATTLE LARS SHALL BE HARDWOOD PULCH OR OTHER NON-FLAMING GRASS AND COVE.
9. VOLUME OF REQUIRED RETENTION REQUIRED LISTED ON THE VOLUME CONTROL. RETENTION TREATMENT PRODUCT SET, PAGE 17.

TECHNICAL GUIDANCE MANUAL
BIORETENTION FACILITY DETAIL

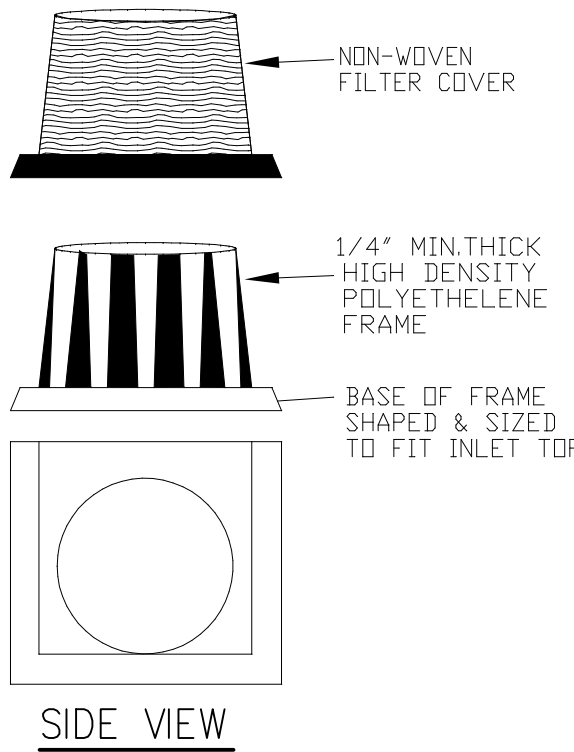


NOTES

1. ALL UTILITY TRENCHES BENEATH PROPOSED OR EXISTING PAVEMENT, DRIVEWAYS, APRONS, AND SIDEWALK AND FOR A DISTANCE OF 2 FEET ON EITHER SIDE OF THE SAME AND/OR WHEREVER ELSE SHOWN ON THE CONSTRUCTION PLANS SHALL BE BACKFILLED WITH CA-6 & THOROUGHLY COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS.
2. ALL EXISTING WATER, STORM SEWER, SANITARY SEWER, AND OTHER APPURTENANCES SHALL BE RAISED OR LOWERED AS REQUIRED TO MEET PROPOSED GRADES.
3. EXISTING UTILITIES HAVE BEEN SHOWN SCHEMATICALLY FOR CONTRACTORS GUIDANCE ONLY. ALL EXISTING UTILITIES MAY NOT BE SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND LOCATE ALL UTILITIES THAT MAY BE AFFECTED PRIOR TO CONSTRUCTION.
4. REFER TO MEP DRAWING FOR SERVICE CONNECTION DETAILS AT THE BUILDING.
5. RIM ELEVATION IS FLOW LINE ELEVATION.
6. ROOF DRAINS SHALL BE CONNECTED TO THE STORM SEWER.

TYPICAL CONSTRUCTION SEQUENCE
FOR SILT-SAVER FRAME & FILTER

1. EXCAVATE APPROXIMATELY 4" TO 6" BELOW THE TOP OF THE INLET STRUCTURE.
2. PLACE THE FRAME ONTO THE INLET STRUCTURE, ENSURING PROPER SEATING OF FRAME TO STRUCTURE.
3. SLIDE THE FILTER OVER THE FRAME.
4. FILL THE FILTER POCKETS WITH SOIL, GRAVEL OR EQUIVALENT. THE FILTER POCKETS SHOULD BE COMPLETELY FILLED TO ENSURE A GOOD SEAL BETWEEN THE GROUND AND INLET STRUCTURE.
5. BACK FILL AROUND THE FRAME AND FILTER ASSEMBLY IS NOT REQUIRED TO COMPLETE INSTALLATION; HOWEVER, BACK FILLING MAY BE NECESSARY TO COMPLETE EXCAVATION REQUIREMENTS FOR THE SITE.



SILT-SAVER FRAME AND FILTER

SCALE: NTS

GENERAL SITE INFORMATION NOTES

THIS PLAN HAS BEEN PREPARED TO COMPLY WITH THE PROVISIONS OF THE GENERAL NPDES PERMIT NUMBER ILR10, ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY FOR STORMWATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES.

1. SITE DESCRIPTION:
 - A. DESCRIPTION OF THE NATURE OF THE CONSTRUCTION ACTIVITY.

THE PROPOSED DEVELOPMENT IS A PARKING LOT AND ASSOCIATED DETENTION BASIN FOR USE WITH THE EXISTING BUILDING.
 - B. DESCRIPTION OF THE INTENDED SEQUENCE OF MAJOR ACTIVITIES WHICH DISTURB SOIL FOR MAJOR PORTIONS OF THE SITE (I.E. GRUBBING, EXCAVATION, GRADING)

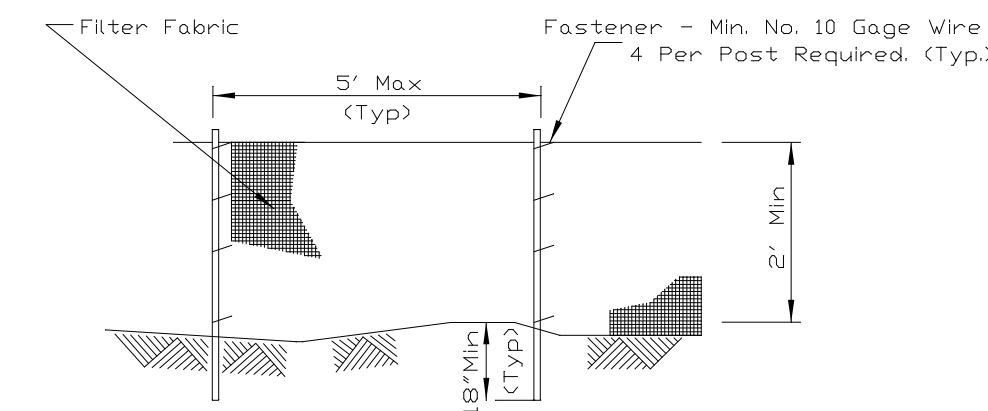
THE PROPOSED GENERAL SEQUENCE OF CONSTRUCTION ACTIVITIES IS AS FOLLOWS 1) INSTALLATION OF SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE, 2) MASS GRADING AND CONSTRUCTION OF DETENTION BASIN 3) UTILITY INSTALLATION, 4) PAVEMENT CONSTRUCTION, EROSION CONTROL DEVICES SUCH AS INLET PROTECTION, DITCH CHECKS, ETC WILL BE INSTALLED AS REQUIRED DURING CONSTRUCTION ACTIVITIES. UPON COMPLETION OF CONSTRUCTION PERMANENT SEEDING WILL BE INSTALLED.
 - C. THE TOTAL AREA OF THE SITE IS 2.24 ACRES
 - D. THE TOTAL AREA OF THE SITE EXPECTED TO BE DISTURBED BY EXCAVATION, GRADING, OR OTHER ACTIVITIES IS 1.35 ACRES.
 - E. STORMWATER MANAGEMENT FOR THIS DEVELOPMENT IS PER THE VILLAGE OF TINLEY PARK AND MWPD.
 - F. A SITE MAP INDICATING DRAINAGE PATTERNS AND APPROXIMATE SLOPES ANTICIPATED BEFORE AND AFTER MAJOR GRADING ACTIVITIES, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AND CONTROLS TO PREVENT OFF-SITE SEDIMENT TRACKING, AREAS OF SOIL DISTURBANCE, THE LOCATION OF MAJOR STRUCTURAL AND NON-STRUCTURAL CONTROLS IDENTIFIED IN THE PLAN, THE LOCATION OF AREAS WHERE STABILIZATION PRACTICES ARE EXPECTED TO OCCUR, SURFACE WATERS (INCLUDING WETLANDS), AND LOCATIONS WHERE STORMWATER IS DISCHARGED TO SURFACE WATER

REFER TO THE SITE DETAILS, GRADING AND EROSION CONTROL PLAN.

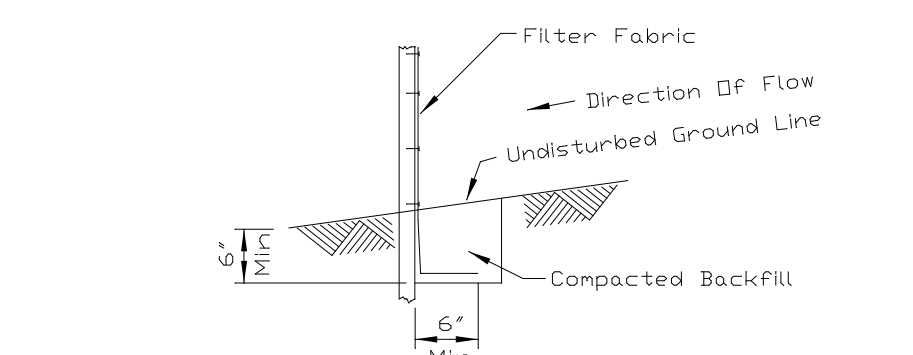
THE RECEIVING STREAM IS AN UNNAMED TRIBUTARY TO MIDLOTHIAN CREEK

1. Qualified personnel must inspect the site at least once every 7 calendar days and within 24 hours of the end of a 1/4 inch or greater rain event. The following regions must be inspected, and a report filed with the VILLAGE within 48 hours of any inspection:
 - a. Disturbed Areas;
 - b. Structural Control Measures; and
 - c. Areas where vehicles enter and exit.
2. The applicant shall post, and maintain throughout construction, a sign (in accordance with the VILLAGE Sign Ordinance) on site that provides the following information:
 - a. Applicant's name, address, and emergency telephone number;
 - b. Contractor's name, address, and telephone number (if different from applicant);
 - c. Site Development Permit Number issued by the VILLAGE;
 - d. VILLAGE Building Department address and telephone number;
 - e. Contractor's working hours;
 - f. Statement that trash shall be picked up daily;
 - g. Statement that streets will be cleaned at least weekly.The posted sign must be at least six (6) square feet and be visible from the adjacent roadway.

SILT FENCE PLAN



FABRIC ANCHOR DETAIL

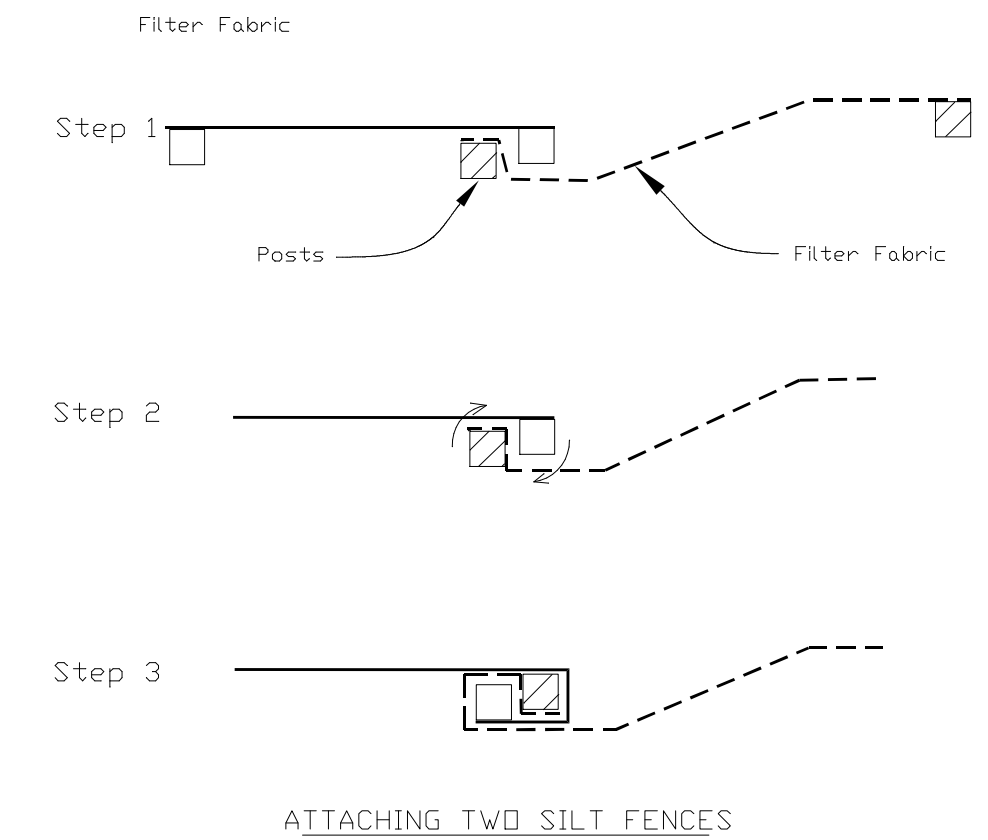


NOTES:

1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE Project _____ Date _____	DESIGNED _____ Date _____	CHECKED _____ Date _____	APPROVED _____ Date _____
NRCSS Natural Resources Conservation Service			
STANDARD DWG. NO. IL-620		SHEET 1 OF 2	
DATE 11-29-99			

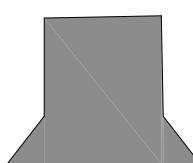
SILT FENCE



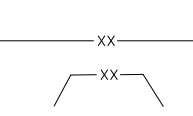
NOTES:

1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Drive both posts a minimum of 18 inches into the ground and bury the flag.

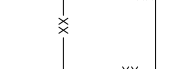
REFERENCE Project _____ Date _____	DESIGNED _____ Date _____	CHECKED _____ Date _____	APPROVED _____ Date _____
NRCSS Natural Resources Conservation Service			
STANDARD DWG. NO. IL-620(W)		SHEET 2 OF 2	
DATE 11-29-99			



STABILIZED CONSTRUCTION ENTRANCE



DITCH CHECK



INLET PROTECTION (SILT SAVER)

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

1. THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE VILLAGE OF TINLEY PARK AND THE ILLINOIS URBAN MANUAL.
2. BEFORE STARTING THE SITE GRADING WORK, A CONSTRUCTION ENTRANCE AND SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLANS.
3. THE CONSTRUCTION ENTRANCE TO THE SITE SHALL BE STABILIZED WITH CA-3 GRAVEL PRIOR TO BEGINNING ANY WORK ON THE SITE. THE ENTRANCE SHALL BE MAINTAINED AT ALL TIMES FOR ITS EFFECTIVENESS TO REMOVE DIRT WHICH COULD LEAVE THE SITE BY CONSTRUCTION VEHICLES.
4. SILT FENCE SHALL BE PLACED AS SHOWN ON THE PLANS AND AS DIRECTED BY THE VILLAGE'S ENGINEERING INSPECTOR TO PREVENT SEDIMENT FROM LEAVING THE SITE.
5. STAKED SILT FENCE SHALL BE INSTALLED AND MAINTAINED AROUND THE INLETS AND CATCH BASINS AS SHOWN ON THE PLANS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES.
7. THE CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES DAILY AND AFTER ANY STORM EVENT IN EXCESS OF 1/2" OR AN EQUIVALENT SNOWFALL. AN INSPECTION REPORT SHALL BE PREPARED FOR EACH INSPECTION AND SHALL BE RETAINED FOR A PERIOD OF THREE YEARS FOLLOWING THE INSPECTION.
8. AT THE COMPLETION OF THE PROJECT, ALL STORM SEWER PIPES AND STRUCTURES SHALL BE CLEANED AND FREE OF DIRT AND DEBRIS. THE SEDIMENTATION SHALL BE REMOVED FROM THE STORM SEWER SYSTEM AND SHALL NOT BE WASHED OUT TO THE RECEIVING STREAM.
9. THE TEMPORARY EROSION CONTROL MEASURES SHALL BE IN PLACE EFFECTIVELY UNTIL ALL THE PERMANENT EROSION CONTROL ITEMS ARE FULLY FUNCTIONAL.
10. THE GUARANTEE PERIOD SHALL START AFTER ALL THE PERMANENT EROSION CONTROL MEASURES ARE FULLY FUNCTIONAL AND ACCEPTABLE TO OWNER OR HIS REPRESENTATIVE.
11. STOCKPILES:
 - A. STOCKPILES OF ANY KIND SHALL NOT BE PLACED IN SPECIAL MANAGEMENT AREAS.
 - B. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 14 DAYS, THEN SEDIMENT AND EROSION
12. IF THE VOLUME, VELOCITY, SEDIMENT LOAD, OR PEAK FLOW RATES OF STORMWATER RUNOFF ARE TEMPORARILY INCREASED DURING CONSTRUCTION, THEN PROPERTIES AND SPECIAL MANAGEMENT AREAS DOWNSTREAM FROM SUCH DEVELOPMENT SITES SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION CONTROL. SHALL BE PROVIDED FOR SUCH STOCKPILE.
13. STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION. THE CONTRACTOR SHALL CLEAN-OUT ALL SUMPS OF SUSPENDED SOLIDS AND OTHER POLLUTANTS UNTIL THE OWNER ACCEPTS THE IMPROVEMENTS.
14. THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 14 DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS NOT AT FINAL GRADE THAT WILL REMAIN UNDISTURBED FOR MORE THAN 14 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION. TEMPORARY COVER SHALL BE MAINTAINED CONTINUOUSLY UNTIL PERMANENT COVER IS ESTABLISHED.
15. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING, IRRIGATION, OR FIRE HYDRANT FLUSHING SHALL BE FILTERED PRIOR TO LEAVING PROJECT SITE.
16. GRAVELED ROADS, ACCESS DRIVES, PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH, AND VEHICLE WASHDOWN FACILITIES IF NECESSARY, SHALL BE PROVIDED TO PREVENT THE DEPOSIT OF SOIL FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED CONTINUOUSLY.
17. THE CONTRACTOR/DEVELOPER SHALL TAKE THE NECESSARY STEPS TO CONTROL WASTE SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER, AND SANITARY WASTE AT THE CONSTRUCTION SITE THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY.
18. CONTRACTORS ARE TO PROVIDE A CONSTRUCTION SCHEDULE AT THE PRECONSTRUCTION MEETING.
19. ALL ACCESS TO AND FROM THE CONSTRUCTION AREA IS TO BE RESTRICTED TO THE CONSTRUCTION ENTRANCE.
20. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE EFFECTIVE PERFORMANCE OF THEIR INTENDED FUNCTION.
21. MAJOR AMENDMENTS OF THE SITE DEVELOPMENT OR EROSION AND SEDIMENTATION CONTROL PLANS SHALL BE SUBMITTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT TO BE APPROVED IN THE SAME MANNER AS THE ORIGINAL PLANS.
22. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING (NOT FLUSHING) BEFORE THE END OF EACH WORKDAY AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL.
23. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER THE FINAL SITE STABILIZATION IS ACHIEVED WITH PERMANENT SOIL STABILIZATION MEASURES.
24. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 7 CALENDAR DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE OR REDISTURBANCE.
25. IF DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. ALL PUMPED DISCHARGES SHALL BE ROUTED THROUGH APPROPRIATELY DESIGNED SEDIMENT TRAPS OR BASINS.
26. MULCH OR SEED AND MULCH MAY BE APPLIED TO PROTECT SOIL FROM WIND AND WATER EROSION.
27. WATER UNTIL THE SURFACE IS WET AND REPEAT AS NEEDED. WATER SHALL BE APPLIED AT RATES SO RUNOFF DOES NOT OCCUR.
28. TREATED SOIL SURFACES THAT RECEIVE VEHICLE TRAFFIC REQUIRE A STONE TRACKING PAD OR TIRE WASHING AT THE CONSTRUCTION ENTRANCE.
29. SILT FENCE, FILTER BARRIERS OR DIVERSIONS AND ANY OTHER APPROPRIATE SEDIMENT OR RUNOFF CONTROL MEASURES SHOULD BE INSTALLED PRIOR TO CLEARING.
30. SOIL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL IN ILLINOIS" SHALL BE FOLLOWED AS DIRECTED BY THE OWNER, ENGINEER, OR VILLAGE ENGINEER. ANY SOIL EROSION CONTROL MEASURES IN ADDITION TO THOSE OUTLINED IN THESE PLANS AND WHICH ARE DEEMED NECESSARY BY THE OWNER, ENGINEER AND/OR VILLAGE ENGINEER, SHALL BE IMPLEMENTED IMMEDIATELY BY THE CONTRACTOR.
31. STREETS ADJACENT TO THE SITE SHALL BE KEPT FREE OF DIRT, MUD AND DEBRIS.
32. NO SEDIMENT SHALL BE ALLOWED TO ENTER THE EXISTING STORM SEWER SYSTEM.
33. IN ACCORDANCE WITH THESE CONSTRUCTION PLANS, TEMPORARY STAKED STORM SEWER STRUCTURES, IN SWALE AREAS OR ALONG PROPERTY LINES UNTIL VEGETATION IS ESTABLISHED AND/OR CONSTRUCTION IS COMPLETE.
34. TOPSOIL STOCKPILES SHALL BE LOCATED TO AVOID EROSION OF SAID STOCKPILE ONTO OFFSITE AREAS. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 12 MONTHS, IT IS REQUIRED THAT THE STOCKPILE BE SEEDDED SO AS TO MINIMIZE SOIL EROSION BY BOTH WIND AND WATER.
35. WHEN STORM WATER IS TO BE ROUTED THROUGH EXISTING OR PROPOSED DETENTION BASINS IN ORDER TO ALLOW SETTLEMENT OF SILT AND DEBRIS, THE BASINS 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.
36. ALL STORM SEWER, CATCH BASINS, SUMPS AND/OR RETENTION BASINS ARE TO BE CLEANED AT THE END OF CONSTRUCTION OF THE PROJECT AND PRIOR TO FINAL ACCEPTANCE. CLEANING MAY ALSO BE REQUIRED DURING THE COURSE OF THE CONSTRUCTION, IF IT IS DETERMINED THAT THE SILT AND DEBRIS TRAPS ARE NOT PROPERLY FUNCTIONING.
37. UNLESS SOIL EROSION CONTROL ITEMS ARE SPECIFICALLY REFERRED TO AS BIO ITEMS (SUCH AS TOPSOIL RESPREAD, SEEDING, ETC.) THEY ARE TO BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.
38. UPON COMPLETION OF TOPSOIL RESPREAD OPERATION, ALL DISTURBED AREAS SHALL BE SEEDDED, SOODED, OR LANDSCAPED AS NOTED ON THE PLAN.
39. SEEDING AND MULCHING SHALL BE IN ACCORDANCE WITH SECTIONS 642 AND 643 OF THE STANDARD SPECIFICATIONS.
40. SODDING SHALL BE IN ACCORDANCE WITH SECTION 644 OF THE IDOT "STANDARD SPECIFICATIONS".

REFER TO LANDSCAPE PLAN FOR PLANTING PLAN, SEEDING RATES, SCHEDULE, AND DETAILS.

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION."

PROJECT NAME: TWO MEN AND A TRUCK

SIGNATURE: _____

NAME: _____

TITLE: _____

COMPANY NAME: _____

COMPANY ADDRESS: _____

COMPANY TELEPHONE NO: _____

PREPARED FOR:
TWO MEN AND A TRUCK
344 ST. PAUL BLVD
CAROL STREAM, IL 60188

STORMWATER POLLUTION PREVENTION PLAN

TWO MEN AND A TRUCK
7420 & 7430 DUVAL DRIVE
TINLEY PARK, ILLINOIS 60477

Date

6/19/18

Scale

1"=40'

Sheet No.

6 OF 9

Project No.

3568

BOHNAK
ENGINEERING, INC.
CIVIL & ENVIRONMENTAL CONSULTANTS
P.O. BOX 143
TINLEY PARK, ILLINOIS 60477
PHONE: (708) 214-7518
FAX: (708) 614-8407
e-mail: bob@bohnaengineering.com

No.	DATE	REVISION
3		
4		
2	1/7/18	PER PLANNING REVIEW
1		

GENERAL CONDITIONS

1. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK PROPOSED HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS, WHICH ARE HEREBY MADE A PART HEREOF:
- A. "STANDARD SPECIFICATIONS BOOK," AS PREPARED BY INDOT, LATEST EDITION.
- B. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS," LATEST EDITION.
- C. TEN STATE STANDARDS (SEWER WORKS): RECOMMENDED STANDARDS FOR SEWAGE WORKS, LATEST EDITION, DEVELOPED BY THE COMMITTEE OF THE GREAT LAKES – UPPER MISSISSIPPI RIVER BOARD OF STATE SANITARY ENGINEERS, LATEST EDITION.
- D. THE SUBDIVISION AND DEVELOPMENT CODES AND STANDARDS OF THE CITY OF CROWN POINT, AS PUBLISHED BY THE MUNICIPALITY.
- F. ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
2. IN EVENT OF CONFLICTING SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
3. THE ABOVE STANDARD SPECIFICATIONS & THESE CONSTRUCTION PLANS ARE TO BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE TO BE CONSIDERED A PART OF THE CONTRACT.
4. NO CONSTRUCTION PLANS SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION." PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. 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 INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THEIR OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
5. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 24 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE VILLAGE OF TINLEY PARK, OTHER APPLICABLE GOVERNMENTAL AGENCIES, AND THE OWNER.
6. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED AND APPROVED BY THE OWNER OR HIS REPRESENTATIVE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. HE SHALL MAKE ALL ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER.
8. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. 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 IMMEDIATELY SO THAT THE CONFLICT MAY BE RESOLVED.
9. 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.
10. 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 THE WATER BECOMES OBSTRUCTED, THIS LOOSE MATERIAL SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY BY THE RESPONSIBLE PARTY. 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.
11. 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. BARRICADES AND WARNING SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE 107.14 OF THE IDOT STANDARD SPECIFICATIONS. ADEQUATE LIGHTING SHALL BE MAINTAINED FROM DUSK TO DAWN AT ALL LOCATIONS WHERE CONSTRUCTION OPERATIONS WARRANT, OR AS DESIGNATED BY THE ENGINEER OR MUNICIPALITY. ALL TRAFFIC CONTROL WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
12. ALL PERMANENT TYPE PAVEMENTS OR OTHER PERMANENT IMPROVEMENTS WHICH ABUT THE PROPOSED IMPROVEMENT AND MUST BE REMOVED, SHALL BE SAWED AS DIRECTED PRIOR TO REMOVAL. ALL ITEMS 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.
13. REMOVED PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. SHALL BE DISPOSED OF BY THE CONTRACTOR AT HIS OWN EXPENSE AT LOCATIONS APPROVED BY THE ENGINEER. IF ON-SITE DISPOSAL IS NOT FEASIBLE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN OFF-SITE DUMP SITE AT HIS OWN EXPENSE.
14. TREES SHALL BE REMOVED ONLY AFTER RECEIVING APPROVAL OF THE OWNER. THE OWNER SHALL DESIGNATE THOSE TREES WHICH ARE TO BE REMOVED. THE CONTRACTOR SHALL ALTER THE ALIGNMENT OF SEWERS, WATER MAINS, PATHWAYS, SIDEWALKS AND DRIVEWAYS AS DIRECTED TO PRESERVE TREES. A CONTRACTOR REMOVING TREES WITHOUT OWNER'S APPROVAL WILL BE RESPONSIBLE FOR REPLACEMENT OF SAID TREE(S) AS DIRECTED BY OWNER AT CONTRACTOR'S EXPENSE.
15. 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 TOWN AS APPROPRIATE.

16. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE MAINTAINED. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATION CONDITION. IF THE TILE LIES IN AN AREA OF CONSTRUCTION, IT SHALL BE REROUTED AS NECESSARY TO MAINTAIN THE SAME DOWNSTREAM OUTLET. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ON-SITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
17. 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 ACCEPTABLE METHOD. 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.
18. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE 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.
19. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF THEIR OWN WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
20. SPECIAL ATTENTION IS DRAWN TO THE FACT THAT THE INDOT STANDARD SPECIFICATIONS REQUIRES THE CONTRACTOR TO HAVE A COMPETENT SUPERINTENDENT ON THE PROJECT SITE AT ALL TIMES RESPECTIVE 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 CONTRACTOR. FAILURE TO COMPLY WITH THIS PROVISION WILL RESULT IN A SUSPENSION OF WORK AS PROVIDED IN THE SPECIFICATION.
21. ELECTRIC, TELEPHONE, NATURAL GAS, AND OTHER UTILITY COMPANIES 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 ILLINOIS UNDERGROUND PLANT PROTECTION SERVICE AT 877-230-0495 FOR UTILITY LOCATIONS.
22. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS (SERIES 1926) AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS OF THE WILLIAMS STELGER OCCUPATIONAL HEALTH STATE SAFETY ACT OF 1970 (REVISED). THE CONTRACTOR, ENGINEER AND OWNER SHALL EACH BE RESPONSIBLE FOR HIS OWN RESPECTIVE AGENTS AND EMPLOYEES.
23. IN ADDITION TO THE INDEMNIFICATION AND INSURANCE REQUIREMENTS DESIGNATED IN OTHER BIDDING OR SPECIFICATION DOCUMENTS, TO THE FULLEST EXTENT PERMITTED BY LAW, THE CONTRACTOR AGREES TO DEFEND INDEMNIFY, AND HOLD HARMLESS TWO MEN AND A TRUCK, AND BOHNAK ENGINEERING, INC., AND THEIR OFFICERS, EMPLOYEES, AND AGENTS, FROM ALL LOSSES, COSTS, LOSS OF USE, DAMAGES OR BODILY INJURY, INCLUDING DEATH, AND ALL ATTORNEY'S FEES AND COSTS RESULTING THEREFROM, CAUSED OR RESULTING OR CLAIMED TO BE CAUSED OR RESULTING FROM THE WORK OR SERVICES OF THE CONTRACTOR OR THOSE FOR WHOM HE IS RESPONSIBLE WITHOUT ANY LIMITATIONS ON TWO MEN AND A TRUCK, OR BOHNAK ENGINEERING, INC.'S OTHER RIGHTS. IN ADDITION, CERTIFICATES OF INSURANCE ADDING TWO MEN AND A TRUCK, BOHNAK ENGINEERING, INC. AND THEIR OFFICERS, EMPLOYEES AND AGENTS AS ADDITIONAL INSURED ON THE CONTRACTOR'S GENERAL PUBLIC LIABILITY AND PROPERTY DAMAGE POLICY AND PROTECTIVE LIABILITY INSURANCE POLICY, SAID CERTIFICATE STATING THAT THE COVERAGE IS FOR THIS SPECIFIC PROJECT AND HAVING A 30-DAY ADVANCE NOTICE CANCELLATION CLAUSE. THE CONTRACTOR WILL NOT BE ABLE TO COMMENCE CONSTRUCTION UNTIL CERTIFICATES OF INSURANCE INDEMNIFYING AND ADDING AS ADDITIONAL INSURED TWO MEN AND A TRUCK AND BOHNAK ENGINEERING, INC. AND THEIR OFFICERS, EMPLOYEES, AND AGENTS, HAVE BEEN DELIVERED TO AND APPROVED BY TWO MEN AND A TRUCK, AND BOHNAK ENGINEERING, INC. THE FOLLOWING ARE THE MINIMUM INSURANCE REQUIREMENTS:
- A. PUBLIC LIABILITY BODILY INSURANCE OF NOT LESS THAN ONE MILLION DOLLARS(\$1,000,000) FOR INJURIES, INCLUDING DEATH, TO ANY ONE PERSON, AND SUBJECT TO THE SAME LIMIT FOR EACH PERSON, IN AN AMOUNT OF NOT LESS THAN TWO MILLION DOLLARS (\$2,000,000)
- B. PUBLIC LIABILITY PROPERTY DAMAGE INSURANCE IN THE AMOUNT OF NOT LESS THAN TWO HUNDRED THOUSAND DOLLARS (\$200,000).
- C. AUTOMOBILE PUBLIC LIABILITY BODILY INJURY \$1,000,000/\$2,000,000 AND PROPERTY DAMAGE \$200,000 LIMITS.
- D. CONTRACTUAL INSURANCE OF THE SAME LIMITS AS REQUIRED UNDER PARAGRAPH A.

UNDERGROUND

1. WORK UNDER THIS SECTION SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES & COMPACTION, AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.
2. ALL UTILITY 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 SELECT GRANULAR BACKFILL (CA-6 OR CA-7) AND THOROUGHLY COMPACTED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.
3. IN ROW AREAS, STORM SEWER PIPE SHALL BE CLASS II REINFORCED CONCRETE PIPE IN CONFORMANCE WITH ASTM C-76 WITH RUBBER "O"-RING GASKET JOINTS CONFORMING TO ASTM C-443 OR AT WATER MAIN CROSSINGS, "O"-RING JOINTS SHALL BE IN ACCORDANCE WITH ASTM C-361.
- IN NON-ROW AREAS, PIPE MAY BE AS ABOVE, OR CORRUGATED HIGH DENSITY POLYETHYLENE, DUAL WALL, SMOOTH INTERIOR PIPE, OR SIMILAR; WITH WATER TIGHT JOINTS IN ACCORDANCE WITH AASHTO M294.
- SANITARY SEWERS SHALL BE PVC SDR 26 FOR DIAMETERS BETWEEN 6 AND 36 INCHES IN ACCORDANCE WITH ASTM D-3034 AND THE JOINTS SHALL BE IN ACCORDANCE WITH ASTM D-3212 OR D-2855

4. STORM SEWER MANHOLES SHALL BE PRECAST STRUCTURES, WITH THE DIAMETER DEPENDENT ON THE PIPE SIZE AND WITH APPROPRIATE FRAME AND LIDS (SEE UTILITY PLANS). LIDS SHALL BE IMPRINTED WITH "STORM SEWER" AND "VILLAGE OF TINLEY PARK".
5. WATER MAIN SHALL BE DUCTILE IRON PIPE, CLASS 52 CONFORMING TO ANSI A-21.51 OR AWWA C-151. GASKETS AND DUCTILE IRON FITTINGS SHALL CONFORM TO ANSI A-21.53 OR AWWA C-153. MINIMUM COVER FROM FINISHED GRADE TO TOP OF WATER MAIN SHALL BE 5.5 FT.
6. WATER MAIN FITTINGS MAY OR MAY NOT BE SPECIFICALLY REFERENCED ON THE CONSTRUCTION PLANS, HOWEVER THEY ARE TO BE CONSIDERED AS INCIDENTAL AND INCLUDED IN THE LINEAL FOOTAGE COST OF THE WATER MAIN.
7. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH A POLYETHYLENE TUBE SUCH AS BLUESHIELD OR GREENSHIELD BY U.S. PIPE AND SHALL COMPLETELY ENCASE AND SEAL THE PIPE, FITTINGS AND ACCESSORIES IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS FOR THE USE OF THE ENCASEMENT TUBE.
8. GATE VALVES IN ACCORDANCE WITH VILLAGE STANDARDS SHALL BE USED WHEREVER VALVES ARE CALLED FOR. VALVES SHALL BE OF PIPE RESILIENT WEDGE TYPE OR EQUAL CONFORMING TO AWWA C-509. ALL VALVES SHALL BE RATED FOR 500 PSI TEST PRESSURE AND 250 PSI WORKING PRESSURE. VALVE BOXES SHALL BE USED AT ALL VALVE LOCATIONS. VALTS SHALL BE USED IN PAVED AREAS OR WHERE NOTED AND SHALL BE PRECAST CONCRETE STRUCTURES, WITH APPROPRIATE FRAME AND LIDS (SEE UTILITY PLANS). LIDS SHALL BE IMPRINTED WITH "WATER" AND "VILLAGE OF TINLEY PARK".
10. HYDRANTS SHALL BE BREAK FLANGE TYPE EQUIPPED WITH AUXILIARY VALVES AND VALVE BOXES IN ACCORDANCE WITH THE TOWN STANDARD. EACH HYDRANT SHALL BE EQUIPPED WITH TWO 2-1/2" HOSE NOZZLE AND ONE 4-1/2" STEAMER NOZZLE. HOSE THREADS SHALL BE THE VILLAGE STANDARD. ALL HYDRANTS SHALL OPEN COUNTER-CLOCKWISE AND BE SET 3 FT BACK OF CURB.
11. WATER SERVICES SHALL BE LAID NOT LESS THAN 4.0 FT BELOW GRADE. WATER SERVICE LINE SHALL BE IN A SEPARATE TRENCH 10 FT FROM THE SANITARY SEWER SERVICE LINE OR IN THE SAME TRENCH BUT ON A SHELF 18" ABOVE THE SEWER LINE, IN WHICH CASE THE SEWER PIPE SHALL BE DUCTILE IRON OR SCHEDULE 40 PVC WITH SOLVENT WELD JOINTS.

12. THRUST BLOCKING SHALL BE INSTALLED ON WATER MAINS AT ALL BENDS, TEES, ELBOWS, ETC. COST OF SAME SHALL BE MERGED WITH UNIT PRICE FOR PIPE INSTALLED. ALL FITTING JOINTS SHALL BE RESTRAINED W/ MEGA-LUG, FIELD-LOK, OR APPROXIMATELY EQUAL. PRECAST CONCRETE BETWEEN FITTINGS AND NEXT UNRESTRAINED JOINT WHEN USING THRUST BLOCKS. ALL NUTS, BOLTS AND THREADED RODS SHALL BE STAINLESS STEEL.
13. ALL STORM SEWERS AND WATER MAINS SHALL HAVE COMPACTED CA-6 OR CA-7 GRANULAR BEDDING, A MINIMUM OF 4" BELOW THE BOTTOM OF THE PIPE FOR THE FULL LENGTH. CA-6 SHALL EXTEND FROM THE BEDDING TO THE SPRING LINE OF THE PIPE. COST FOR THE BEDDING SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE PIPE.
14. WHEREVER POSSIBLE, A WATER MAIN MUST BE LAID AT LEAST 10 FT HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN OR SEWER LINE. IF CONDITIONS EXIST WHICH WOULD PREVENT A LATERAL SEPARATION OF 10 FT, A WATER MAIN MAY BE LAID CLOSER THAN 10 FT TO A STORM OR SANITARY SEWER PROVIDED THAT THE WATER MAIN INVERT IS AT LEAST 18" ABOVE THE SEWER CROWN, AND IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER. IF IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS DESCRIBED ABOVE, THEN THE SEWER MUST ALSO BE CONSTRUCTED OF WATERMAIN TYPE MATERIAL.
15. WHEREVER WATER MAINS MUST CROSS ANY SEWER, THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION AS TO MAINTAIN THE VERTICAL SEPARATION OF 18" ABOVE THE CROWN OF THE SEWER. THIS VERTICAL SEPARATION MUST BE MAINTAINED FOR THAT PORTION OF THE WATER MAIN LOCATED WITHIN 10 FT HORIZONTALLY OF ANY SEWER CROSSED. THIS MUST BE MEASURED AS THE NORMAL DISTANCE FROM THE WATER MAIN TO THE SEWER. IF IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED ABOVE OR IF IT IS NECESSARY FOR THE WATER MAIN TO PASS UNDER A SEWER, THEN THE SEWER MUST BE CONSTRUCTED OF WATER MAIN TYPE MATERIAL. THIS CONSTRUCTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATER MAIN TO THE SEWER IS AT LEAST 10 FT. IN MAKING SUCH CROSSINGS, CENTER A LENGTH OF WATER MAIN PIPE OVER/UNDER THE SEWER TO BE CROSSED SO THAT THE JOINTS WILL BE EQUIDISTANT FROM THE SEWER AND AS REMOTE THEREFROM AS POSSIBLE. WHERE A WATER MAIN MUST CROSS UNDER A SEWER, A VERTICAL SEPARATION OF 18" BETWEEN THE SEWER CROWN AND THE CROWN OF THE WATER MAIN SHALL BE MAINTAINED, ALONG WITH MEANS TO SUPPORT THE LARGER SIZED SEWER LINES TO PREVENT THEIR SETTLING AND BREAKING THE WATER MAIN.

16. THE UNDERGROUND CONTRACTOR SHALL PLACE AND MOUND EXCESS EXCAVATED TRENCH MATERIAL ADJACENT TO THE TRENCHES IN AN ORDERLY FASHION SO AS NOT TO CREATE A HAZARD OR OBSTRUCTION, AND TO MAINTAIN THE SITE IN A WORKABLE CONDITION. THE DISPOSAL AND PLACEMENT OF ALL EXCESS TRENCH MATERIAL SHALL BE THE RESPONSIBILITY OF THE EARTH EXCAVATING CONTRACTOR.
17. THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY EXCAVATION FOR THE INSTALLATION OF THE SEWER OR WATER SYSTEMS. ANY DEWATERING ENCOUNTERED SHALL BE INCIDENTAL TO THE RESPECTIVE UNDERGROUND UTILITY.
18. ANY ANTICIPATED COST OF SHEETING SHALL BE REFLECTED IN THE CONTRACT AMOUNTS. NO ADDITIONAL COST WILL BE ALLOWED FOR SHEETING OR BRACING.
19. STRUCTURES FOR SANITARY AND STORM SEWERS AND VALVE VAULTS FOR WATER SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.
20. FRAMES AND LIDS OR GRATES FOR SANITARY, WATER, AND STORM STRUCTURES SHALL BE AS INDICATED WITHIN THESE IMPROVEMENT PLANS.
21. ALL STRUCTURES SHALL HAVE A MAXIMUM OF 8" OF ADJUSTING RINGS, UNLESS OTHERWISE NOTED.
22. ALL TOP OF FRAMES FOR STORM AND SANITARY SEWERS AND VALVE VAULTS COVERS AND B-BOXES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE UPON COMPLETION OF FINISHED GRADING AND FINAL TRENCH INSPECTIONS. THIS ADJUSTMENT IS TO BE MADE BY THE UNDERGROUND CONTRACTOR AND THE COST IS TO BE INCIDENTAL. THE UNDERGROUND CONTRACTOR SHALL INSURE THAT ALL ROAD AND PAVEMENT INLETS OR STRUCTURES ARE AT FINISHED GRADE. ANY ADJUSTMENTS NECESSITATED BY THE CURB OR PAVING CONTRACTOR TO ACHIEVE FINAL RIM GRADE, RESULTING IN AN EXTRA FOR SAID ADJUSTMENTS, WILL BE CHARGED TO THE UNDERGROUND CONTRACTOR.

23. THE CONTRACTOR SHALL INSTALL A 2"x4"x8" POST ADJACENT TO THE TERMINUS OF THE SANITARY SERVICE, WATER MAIN SERVICE, SANITARY MANHOLES, STORM STRUCTURES, AND WATER VAULTS. THE POST SHALL EXTEND A MINIMUM OF 4 FT ABOVE THE GROUND. SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY-RED, WATER-BLUE, AND STORM-GREEN.
24. ALL WATER MAINS SHALL BE SUBJECTED TO A PRESSURE TEST AND A SEPARATE LEAKAGE TEST AT SYSTEM PRESSURE FOR 24 HOURS BY THE CONTRACTOR. HYDROSTATIC PRESSURE TEST AND LEAKAGE SHALL BE BASED ON 150 PSI FOR 2 HOURS. WATER MAINS SHALL BE CHLORINATED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
25. THE UNDERGROUND CONTRACTOR SHALL CONSIDER INCIDENTAL TO THE CONTRACT ANY CHLORINATION AND TESTING OF EXISTING WATER MAIN WHERE CONNECTIONS TO AND INCLUSION OF SUCH MAINS IS INDICATED ON THE PLANS. IN THE EVENT THAT THE PRESSURE TESTS INVOLVING EXISTING MAINS FAIL, AND SUCH FAILURES ARE ATTRIBUTABLE TO DEFECTIVE ORIGINAL WORKMANSHIP AND MATERIAL, THEN THE CONTRACTOR SHALL BE ENTITLED TO ADDITIONAL PAYMENT FOR CORRECTING THE DEFICIENCIES.
26. RIP-RAP MATERIAL TO BE PROVIDED IN CONJUNCTION WITH THE UNDERGROUND IMPROVEMENTS, SHALL CONFORM TO SECTION 705, AND IF INDICATED ON THE PLANS SHALL BE GROUTED IN PLACE IN ACCORDANCE WITH SECTION 601 OF THE STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL MAINTAIN A LEGIBLE RECORD ON A SET OF CONSTRUCTION PLANS SO THAT ALL MANHOLES, WYES AND SERVICES, VALVE BOXES, CURB BOXES, ETC. CAN BE LOCATED IN THE FIELD. FINAL CONTRACT PAYMENT SHALL NOT COME DUE UNTIL THIS INFORMATION IS RECEIVED BY THE ENGINEER.
27. 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 FUNCTIONING PROPERLY.

IT SHALL BE THE RESPONSIBILITY OF THE UNDERGROUND 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.

PAVING, CURB & WALKS

1. WORK UNDER THIS SECTION SHALL INCLUDE FINAL SUBGRADE SHAPING AND PREPARATION: FORMING, JOINTING, PLACEMENT OF ROADWAY AND PAVEMENT BASE COURSE MATERIALS AND SUBSEQUENT BINDER AND/OR SURFACE COURSES; PLACEMENT, FINISHING AND CURING OF CONCRETE; FINAL CLEAN-UP; AND ALL RELATED WORK.
2. ALL PAVING, SIDEWALK, AND CURB AND GUTTER WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS (IDOT) AND PER THE VILLAGE OF TINLEY PARK CONSTRUCTION STANDARD DETAILS.
3. SUBGRADE FOR PROPOSED PAVEMENT SHALL BE FINISHED BY THE EXCAVATION CONTRACTOR TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE PAVING CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE PAVING CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE. PRIOR TO PLACEMENT OF PAVEMENT BASE MATERIALS, THE PAVING CONTRACTOR SHALL FINE GRADE THE SUBGRADE SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.
4. THE PROPOSED PAVEMENT SHALL CONSIST OF THE SUB-BASE COURSE, BITUMINOUS AGGREGATE BASE COURSE, BITUMINOUS BINDER COURSE, AND BITUMINOUS SURFACE COURSE, OF THE THICKNESS AND MATERIALS AS SPECIFIED ON THE CONSTRUCTION PLANS. 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 "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
5. WHEN PLACING THE BASE MATERIAL BETWEEN CURBS, THE CONTRACTOR SHALL EITHER MARK (WITH PAINT) ON THE FACE OF THE CURB FLAG THE SURFACE LEVEL OF THE BASE MATERIAL AT 50' INTERVALS, OR USE A GUIDE SHOW ON THE GRADER. THE PURPOSE FOR THIS IS TO PROVIDE A CONTROLLABLE GUIDE FOR THE SURFACE ELEVATION OF THE BASE MATERIAL AND TO INSURE SUFFICIENT DEPTH ALONG FACE OF CURB FLAG FOR THE REQUIRED WEARING SURFACE THICKNESS.
6. AFTER THE INSTALLATION OF THE BASE COURSE, ALL TRAFFIC AFTER BE KEPT OFF THE BASE UNTIL THE BINDER COURSE IS LAID. AFTER INSTALLATION OF THE BINDER COURSE (AND FOR PUBLIC IMPROVEMENTS AFTER THE BINDER COURSE HAS BEEN IN PLACE FOR ONE WINTER) AND UPON THE COMPLETION OF INSPECTION BY THE SAME AND APPROVAL BY THE TOWN AND OWNER, THE PAVEMENT SHALL BE CLEANED, PRIMED AND THE SURFACE COURSE LAID. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB AND GUTTER SHALL BE REPAIRED TO THE SATISFACTION OF THE TOWN AND OWNERS PRIOR TO LAYING THE SURFACE COURSE. THE PAVING CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER IS NECESSARY, INCLUDING THE USE OF POWER BROOMS TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. EQUIPMENT AND MANPOWER TO CLEAN SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE CONTRACT. PRIME COAT OF 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 0.1 GALLONS PER SQUARE YARD.
7. COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE AS DETAILED IN THE CONSTRUCTION PLANS. THE CONCRETE SHALL HAVE AN AIR CONTENT OF NOT LESS THAN 5% NOR MORE THAN 7% OF THE VALUE OF CONCRETE. CONCRETE SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT 14 DAYS. ALL CURB AND GUTTER SHALL BE BROOM FINISHED. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS SECTIONS DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. (THE AGGREGATE BENEATH THE CURB AND GUTTER SHALL BE INCLUDED IN THE UNIT PRICE OF THE CURB AND GUTTER OR THE ROADWAY SUB-BASE AGGREGATE MATERIAL SHALL BE EXTENDED BENEATH THE CURB AND GUTTER AND WILL BE INCLUDED IN THE COST FOR PAVEMENT SUB-BASE).
8. 3/4" THICK PREMOULDED FIBRE EXPANSION JOINTS WITH TWO 3/4" PLAIN ROUND STEEL DOWEL BARS SHALL BE INSTALLED AT THE INTERVALS AND AT ALL P.C.'S, P.T.'S, CURB RETURNS, AND AT THE END OF EACH POUR. ALTERNATED ENDS OF THE DOWEL BARS SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES. 3/4" FIBRE EXPANSION JOINTS SHALL BE USED IN EVERY CASE WHERE THE SIDEWALK COINCIDES WITH THE CURB AND GUTTER. SAWED CONTRACTION JOINTS, 2" DEEP, SHALL BE PROVIDED AT 10' (MAXIMUM) INTERVALS IN THE CURB WITHIN 24 HOURS OF PLACEMENT. THE COST OF THESE JOINTS SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CURB AND GUTTER. ALL POURED IN PLACE CONCRETE CURB AND GUTTER SHALL INCORPORATE TWO NO.4 CONTINUOUS EXCEPT WHERE AN EXPANSION JOINT IS NEEDED. THE COST WHICH SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE CONCRETE CURB AND GUTTER.

<div>BOHNAK ENGINEERING, INC.</div> <div>CIVIL & ENVIRONMENTAL CONSULTANTS</div> <div>P.O. BOX 143 TINLEY PARK, ILLINOIS 60477 PHONE: (708) 214-7518 FAX: (708) 614-8407 e-mail: bob@bohnaengineering.com</div>		PREPARED FOR:		<div>GENERAL NOTES AND SPECIFICATIONS</div> <div>TWO MEN AND A TRUCK</div> <div>344 ST. PAUL BLVD</div> <div>CAROL STREAM, IL 60188</div> <div>TWO MEN AND A TRUCK</div> <div>7420 & 7430 DUVAN DRIVE</div> <div>TINLEY PARK, ILLINOIS 60477</div>			
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No.	DATE	REVISION					

PAVING, CURB & WALKS(CONTINUED)

9.

CURING AND PROTECTION OF ALL EXPOSED CONCRETE SURFACES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. NO HONEY-COMBING OF THE CURB AND GUTTER WILL BE ACCEPTED.
10.

CURBS SHALL BE DEPRESSED AT LOCATIONS WHERE PUBLIC WALKS/PEDESTRIAN PATHS INTERSECT CURB LINES AT STREET INTERSECTIONS AND OTHER LOCATIONS AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESS BY THE HANDICAPPED. (SEE CONSTRUCTION STANDARDS FOR DETAIL).
11.

SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. ALL SIDEWALK CONCRETE SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT 28 DAYS. CONTRACTION JOINTS SHALL BE SET AT 5' CENTERS, AND INCH PREMOULDED FIBRE EXPANSION JOINTS AT 50' CENTERS AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, OR ANOTHER SIDEWALK, OR AT THE END OF EACH POUR. ALL SIDEWALKS CONSTRUCTED OVER UTILITY TRENCHES SHALL BE REINFORCED WITH THREE NO. 4 REINFORCING BARS (10' MINIMUM LENGTH.) ALL SIDEWALKS CROSSING DRIVEWAYS SHALL BE REINFORCED WITH 6x6 #6 WELDED WIRE MESH. ALL SIDEWALK SHALL BE BROOM FINISHED. IF A MANHOLE FRAME FALLS WITHIN THE LIMITS OF A SIDEWALK, A BOX-OUT SECTION SIDEWALK SHALL PLACED AROUND FRAME WITH A 3/4" EXPANSION JOINT.
12.

BACKFILLING OF CURBS OR PAVEMENT SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR.
13.

IT SHALL BE THE RESPONSIBILITY OF THE PAVING 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.
14.

TESTING OF THE SUB-BASE, BASE COURSE, BINDER COURSE, SURFACE COURSE AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH THE IDOT "STANDARD SPECIFICATIONS BOOK" LATEST EDITION, AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE TOWN. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED BY THE DEVELOPER TO PERFORM THE REQUIRED TESTS AND PROVIDE THE RESULTS TO THE ENGINEER AND THE TOWN.
15.

PAINTED PAVEMENT MARKINGS AND SYMBOLS, OF THE TYPE AND COLOR AS NOTED ON THE CONSTRUCTION PLANS, SHALL BE INSTALLED IN ACCORDANCE WITH SECTION T-502 OF SAME SPECIFICATIONS.
16.

PAINTED PAVEMENT MARKINGS AND SYMBOLS SHALL BE INSTALLED ONLY WHEN THE AMBIENT AIR TEMPERATURE IS 40°F OF AND THE FORECAST CALLS FOR RISING TEMPERATURES.
17.

STREETS SHALL BE CONSTRUCTED ON A SUBGRADE HAVING AN ILLINOIS BEARING RATIO (IBR) OF 3.5 OR GREATER. IF THE IBR IS LESS THAN 3.5 OR A SILT CONTENT EQUAL TO OR GREATER THAN 10%, AN APPROVED NON-WOVEN PAVEMENT FABRIC SHALL BE USED. AN IBR OF 3.0 IS THE MINIMUM ALLOWED.

EARTHWORK

1.

WORK UNDER THIS SECTION SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
- A.

CLEARING AND REMOVAL OF ALL UNDESIRABLE TREES AND OTHER VEGETATIVE GROWTH WITHIN THE CONSTRUCTION AREA. TREE REMOVAL SHALL BE AS DESIGNATED BY THE OWNER AND SHALL BE KEPT TO A MINIMUM. WHERE FEASIBLE AND WHEN PERMITTED BY OWNER, TREES AND BRUSH REMOVED MAY BE BURIED ONSITE IN FUTURE YARD AND OPEN SPACE AREAS. IF ADEQUATE AND APPROPRIATE SPACE IS NOT AVAILABLE FOR ONSITE BURIAL, THE TREES AND BRUSH SHALL BE DISPOSED OFFSITE.
- B.

STRIPPING OF TOPSOIL FROM ALL STREET, PARKING LOT, RIGHT-OF-WAY, BUILDING PAD, AND OTHER DESIGNATED STRUCTURAL AREAS.
- C.

STOCKPILING OF TOPSOIL AT LOCATIONS AS DIRECTED BY THE OWNER. 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 EXTRANEOUS MATERIALS NOT CONDUCTIVE TO PLANT GROWTH. TOPSOIL SHALL BE STOCKPILED IN SEQUENCE TO ELIMINATE ANY REHANDLING OR DOUBLE MOVEMENTS BY THE CONTRACTOR. FAILURE TO PROPERLY SEQUENCE THE STOCKPILING OPERATIONS SHALL NOT CONSTITUTE A CLAIM FOR ADDITIONAL COMPENSATION. NO MATERIAL SHALL BE STOCKPILED IN FRONT YARDS, OVERLAND DRAINAGE SWALES (FLOOD ROUTING AREAS), IN PROPOSED UTILITY LOCATIONS, IN UTILITY EASEMENTS, OR IN THE RIGHT-OF-WAY.
- D.

REMOVING UNSUITABLE MATERIALS AS SPECIFIED FROM ROADWAY, DRIVEWAY/PARKING, BUILDING PAD, AND OTHER DESIGNATED AREAS.
- E.

DEMOLITION AND REMOVAL OF EXISTING BUILDINGS AND/OR PAVEMENTS INCLUDING OFFSITE DISPOSAL OF SAME, AT A DUMP SITE AS SELECTED BY THE CONTRACTOR. ONSITE DISPOSAL WILL NOT BE ALLOWED.
- F.

CLAY CUT AND CLAY FILL WITH COMPACTION WITHIN ROADWAY, DRIVEWAY/PARKING, BUILDING PAD, AND OTHER DESIGNATED AREAS.
- G.

EXCAVATION AND GRADING OF THE OPEN SPACE AND/OR YARD AREAS PER PLAN INCLUDING CONSTRUCTION OF BERMS, ETC.
- H.

PLACEMENT AND COMPACTION OF CLAY TO STANDARDS AND DETAILS 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 AND/OR TOPSOIL REPLACEMENT THICKNESS MUST BE SUBTRACTED TO DETERMINE SUBGRADE ELEVATIONS.
- I.

PLACEMENT AND COMPACTION OF NON-STRUCTURAL FILLS.
- J.

IF REQUIRED, REMOVAL FROM SITE AND DISPOSAL OF ANY EXCESS OR UNSUITABLE MATERIAL UPON COMPLETION OF MASS GRADING.
- K.

MOVEMENT AND COMPACTION OF SPOIL MATERIAL FROM THE CONSTRUCTION OF UNDERGROUND UTILITIES.
- L.

BACKFILLING OF CURBS AND/OR PAVEMENT AND SIDEWALK AFTER INSTALLATION OF SAME BY THE PAVING CONTRACTOR.
- M.

FINAL SHAPING AND TRIMMING TO THE LINES, GRADES, AND CROSS-SECTIONS SHOWN IN THESE PLANS; AND TOPSOIL PLACEMENT TO DESIGN FINISHED GRADE ELEVATIONS.
- N.

SOIL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS.

2.

PRIOR TO ONSET OF MASS GRADING OPERATIONS THE EARTHWORK CONTRACTOR SHALL BE FAMILIAR WITH THE SOIL EROSION CONTROL SPECIFICATIONS. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF FILTER FENCING, ETC. TO PROTECT ADJACENT PROPERTY SHALL OCCUR BEFORE MASS GRADING BEGINS, AND IN ACCORDANCE WITH THE SOIL EROSION CONTROL CONSTRUCTION SCHEDULE.
3.

THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS OR BUILDING PADS, BY THE SOILS ENGINEER OR THEIR REPRESENTATIVE. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE SOILS ENGINEER.
4.

THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.
5.

THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADES. A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED.
6.

THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY SIX INCHES (6"); IF COMPACTION EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT GREATER THICKNESSES, THEN A GREATER THICKNESS MAY BE SPECIFIED. EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY.
7.

EMBANKMENT MATERIAL WITHIN ROADWAY, PARKING LOT, AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE PERCENT (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER. EMBANKMENT MATERIAL FOR BUILDING PADS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE PERCENT (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 (MODIFIED PROCTOR METHOD) OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOIL ENGINEER.

8.

EMBANKMENT MATERIAL (RANDOM FILL) WITHIN NON-STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD).
9.

THE SURFACE VEGETATION, TOPSOIL, AND ANY OBVIOUSLY SOFT UNDERLYING SOIL SHOULD BE STRIPPED FROM ALL AREAS TO RECEIVE CLAY FILL. IF THE UNDERLYING SUBGRADE SOILS RUT DEEPER THAN ONE INCH UNDER THE CONSTRUCTION EQUIPMENT OR IF THE MOISTURE CONTENT EXCEEDS THAT NEEDED FOR PROPER COMPACTION, THE SOIL SHALL BE SCARIFIED, DRIED AND RECOMPACTED TO THE REQUIRED SPECIFICATIONS (SEE SECTION 212.03 OF THE IDOT SPECIFICATIONS).
10.

ALL PAVEMENT SUBGRADE SHALL HAVE A MINIMUM IBR = 3.5 AS DETERMINED BY THE SOILS ENGINEER. THE PROPOSED PAVEMENT DESIGN HAS BEEN BASED ON A MINIMUM IBR = 3.5. THEREFORE, IF AREAS OF PAVEMENT SUBGRADE ARE ENCOUNTERED WHICH DO NOT PROVIDE A MINIMUM IBR = 3.5, SUBGRADE REPLACEMENT OR PAVEMENT DESIGN REVISIONS SHALL BE PROVIDED WHICH ARE ADEQUATE TO OBTAIN EQUIVALENT PAVEMENT STRENGTH, AS DETERMINED BY THE ENGINEER AND SOILS ENGINEER.
11.

PRIOR TO UTILITY CONSTRUCTION, PROPOSED PAVEMENT AREAS, BUILDING PADS, SIDEWALKS AND YARD/OPEN SPACE AREAS SHALL BE ROUGH EXCAVATED OR FILLED TO PLUS OR MINUS ONE FOOT (1.0') OF DESIGN SUBGRADE ELEVATIONS BY THE CONTRACTOR.
12.

THE SUBGRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR AND ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE SOILS ENGINEER.
13.

FINISHED FINE GRADE FOR PROPOSED PAVEMENT SUBGRADE AREAS, BUILDING PADS, SIDEWALKS AND OPEN YARD AREAS SHALL BE WITHIN A TOLERANCE OF +\− 0.1 FOOT OF THE DESIGN SUBGRADE ELEVATIONS.
14.

UPON COMPLETION OF THE SURFACE IMPROVEMENTS, THE EXCAVATION CONTRACTOR SHALL RESPREAD A 6" LAYER OF TOPSOIL ON ALL DESIGNATED LANDSCAPE AREAS AND OTHER NON-STRUCTURAL AREAS PER PLAN.
15.

RIP RAP MATERIAL TO BE PROVIDED IN CONJUNCTION WITH THE EARTHWORK IMPROVEMENTS SHALL CONFORM TO INDOT SPECIFICATIONS, UNLESS NOTED OTHERWISE ON THE PLANS.
16.

SOIL BORING REPORTS, AVAILABLE AT THE OFFICE OF THE ENGINEER AND THE OWNER, ARE SOLELY FOR THE INFORMATION AND GUIDANCE OF THE CONTRACTORS. THE OWNER AND ENGINEER MAKE NO REPRESENTATION OR WARRANTY REGARDING THE INFORMATION CONTAINED IN THE BORING LOGS. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND SHALL PLAN HIS WORK ACCORDINGLY. ARRANGEMENTS TO ENTER THE PROPERTY DURING THE BIDDING PHASE MAY BE MADE UPON REQUEST OF THE OWNER. THERE WILL BE NO ADDITIONAL PAYMENT FOR EXPENSES INCURRED BY THE CONTRACTOR RESULTING FROM ADVERSE SOIL OR GROUND WATER CONDITIONS.
17.

IF SHOWN ON THE PLANS, OPEN AREAS TO BE SEEDED SHALL BE SEEDED IN ACCORDANCE WITH THE SOIL EROSION CONTROL SPECIFICATIONS.
18.

IT SHALL BE THE RESPONSIBILITY OF THE EXCAVATION CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM THEIR CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

EROSION CONTROL

1.

SOIL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL IN ILLINOIS", LATEST EDITION SHALL BE FOLLOWED AS DIRECTED BY THE OWNER, ENGINEER, OR TOWN ENGINEER. ANY SOIL EROSION CONTROL MEASURES, IN ADDITION TO THOSE OUTLINED IN THESE PLANS AND WHICH ARE DEEMED NECESSARY BY THE OWNER, ENGINEER AND/OR TOWN ENGINEER, SHALL BE IMPLEMENTED IMMEDIATELY BY THE CONTRACTOR.
2.

STREETS ADJACENT TO THE SITE SHALL BE KEPT FREE OF DIRT, MUD, AND DEBRIS.
3.

NO SEDIMENT SHALL BE ALLOWED TO ENTER THE EXISTING STORM SEWER SYSTEM.
4.

IN ACCORDANCE WITH THESE CONSTRUCTION PLANS, TEMPORARY STAKED STORM SEWER STRUCTURES, IN SWALE AREAS OR ALONG PROPOERTY LINES UNTIL VEGETATION IS ESTABLISHED AND/OR CONSTRUCTION IS COMPLETE.
5.

TOPSOIL STOCKPILES SHALL BE LOCATED TO AVOID EROSION OF SAID STOCKPILE ONTO OFFSITE AREAS. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 12 MONTHS, IT IS REQUIRED THAT THE STOCKPILE BE SEEDED SO AS TO MINIMIZE SOIL EROSION BY BOTH WIND AND WATER.
6.

WHEN STORM WATER IS TO BE ROUTED THROUGH EXISTING OR PROPOSED DETENTION BASINS IN ORDER TO ALLOW SETTLEMENT OF SILT AND DEBRIS, THE BASINS 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.
7.

ALL STORM SEWER, CATCH BASINS, SUMPS AND/OR RETENTION BASINS ARE TO BE CLEANED AT THE END OF CONSTRUCTION OF THE PROJECT AND PRIOR TO FINAL ACCEPTANCE. CLEANING MAY ALSO BE REQUIRED DURING THE COURSE OF THE CONSTRUCTION, IF IT IS DETERMINED THAT THE SILT AND DEBRIS TRAPS ARE NOT PROPERLY FUNCTIONING.
8.

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.
9.

UPON COMPLETION OF TOPSOIL RESPREAD OPERATION, ALL DISTURBED AREAS SHALL BE SEEDED, SODDED, OR LANDSCAPED AS NOTED ON THE PLAN.
10.

SEEDING AND MULCHING SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
11.

SODDING SHALL BE IN ACCORDANCE WITH INDOT "STANDARD SPECIFICATIONS".

SPECIFICATIONS

Date

6/19/18

Scale

NONE

Sheet No.

8 OF 9

Project No.

3568

PREPARED FOR:

TWO MEN AND A TRUCK
344 ST. PAUL BLVD
CAROL STREAM, IL 60188

TWO MEN AND A TRUCK
7420 & 7430 DUVAN DRIVE
TINLEY PARK, ILLINOIS 60477

 **BOHNAK**
ENGINEERING, INC.

CIVIL & ENVIRONMENTAL CONSULTANTS

P.O. BOX 143
TINLEY PARK, ILLINOIS 60477

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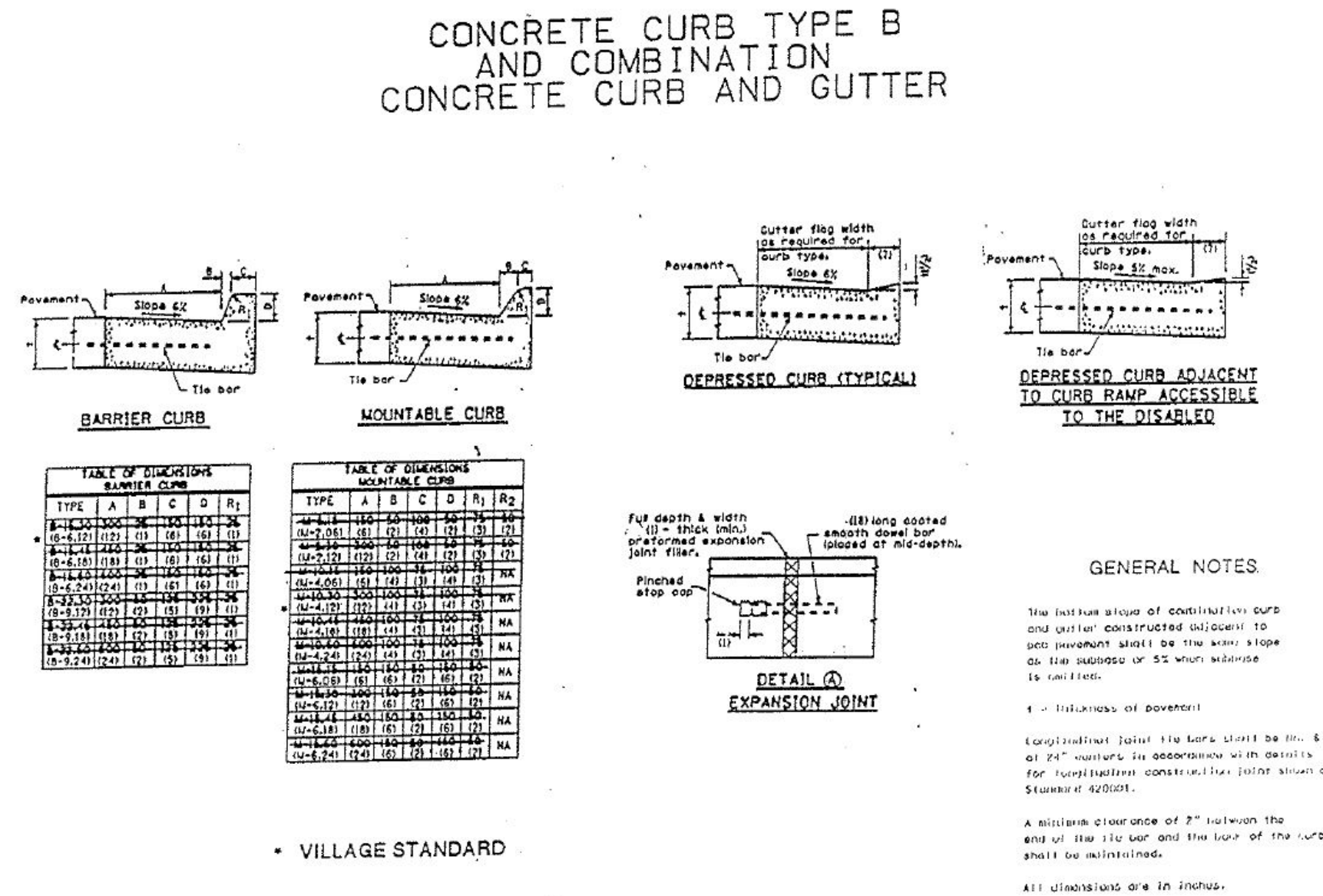
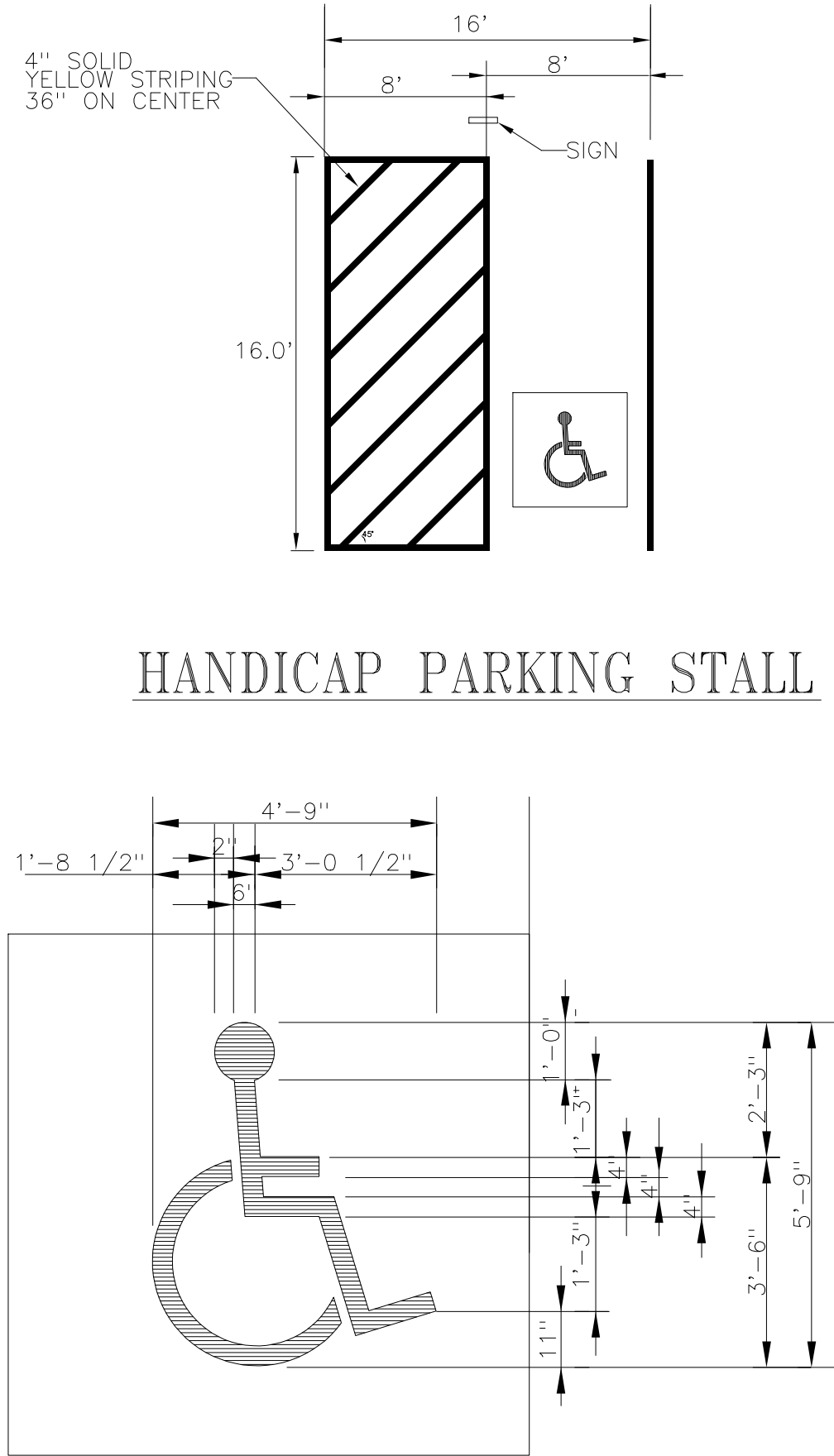
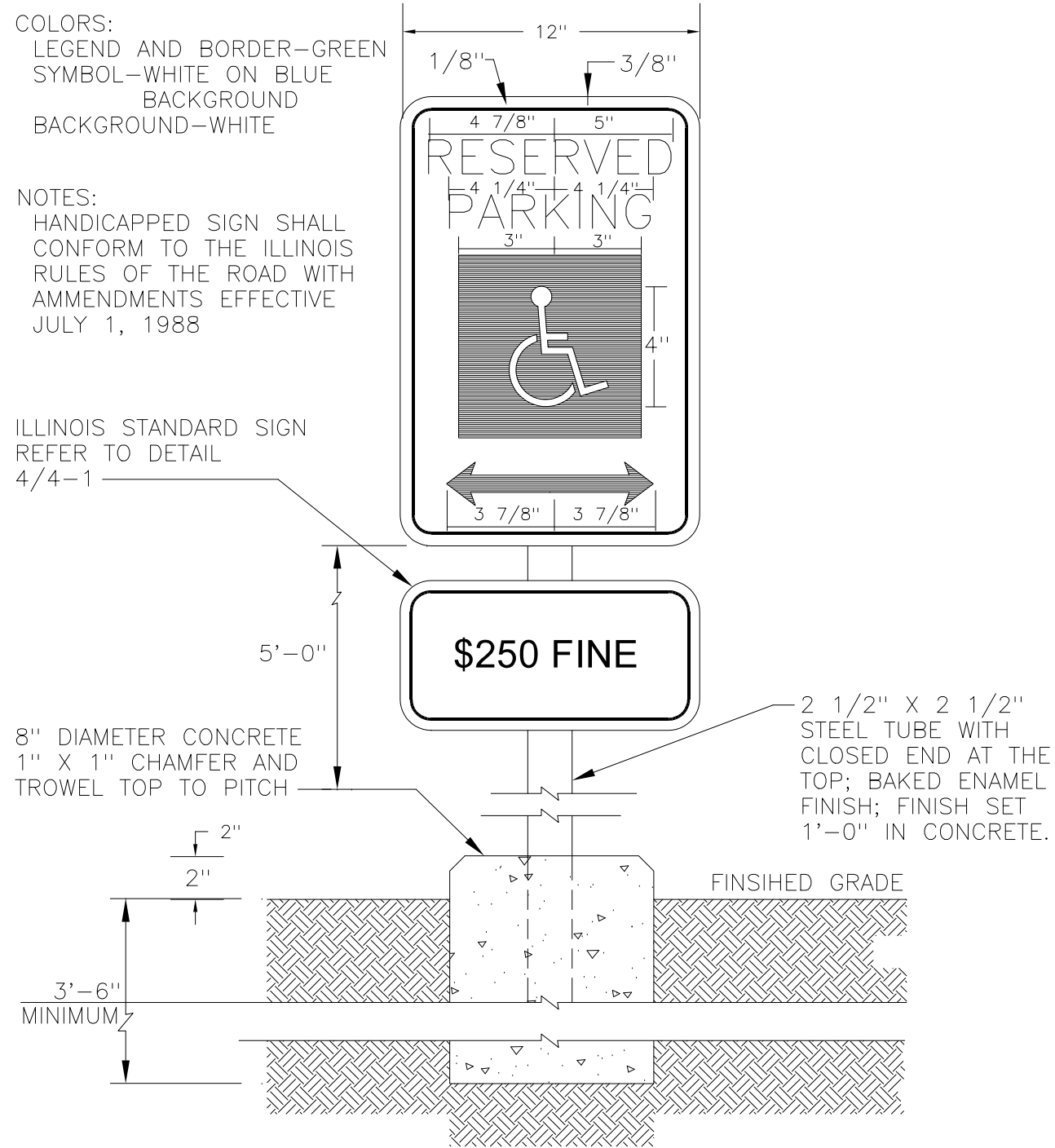
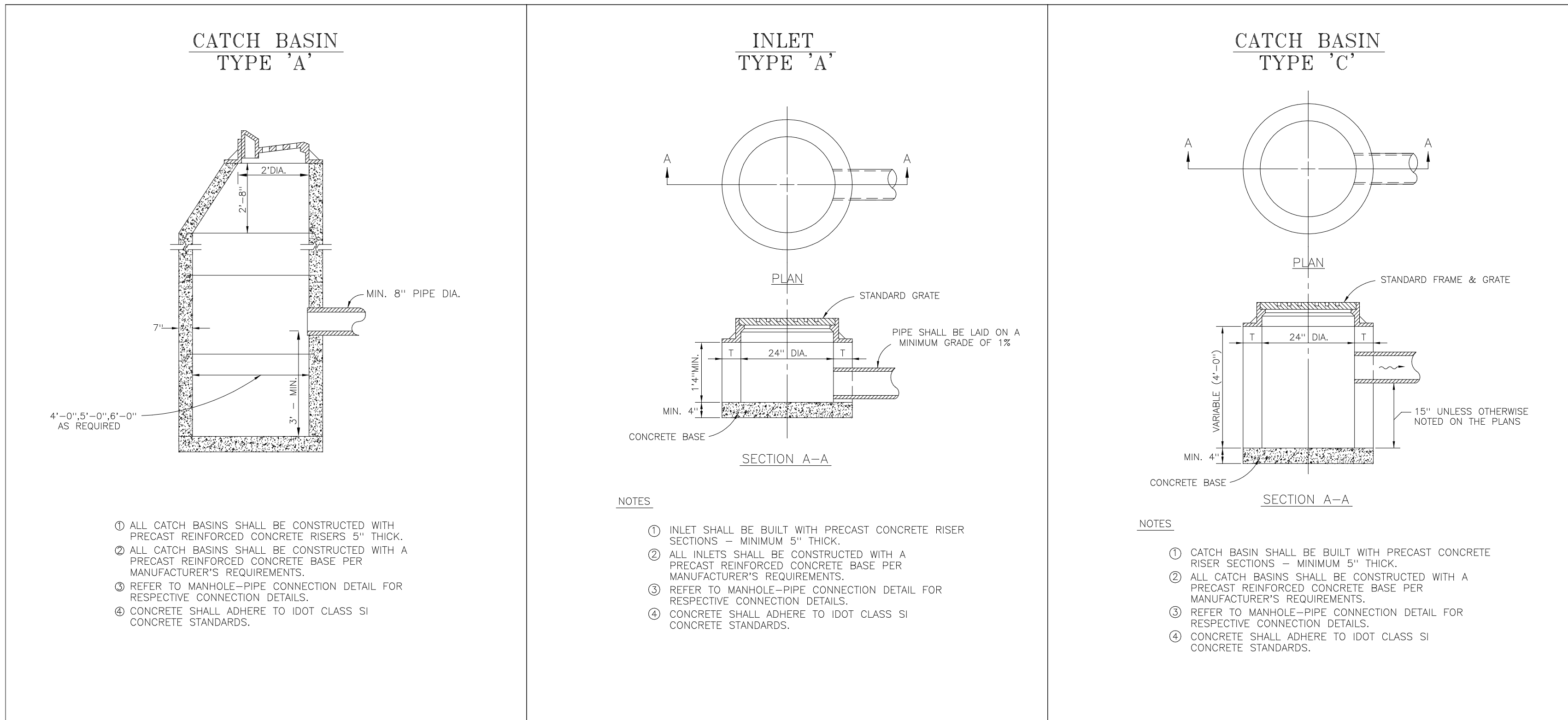
e-mail: bob@bohnakeningeering.com

PER PLANNING REVIEW

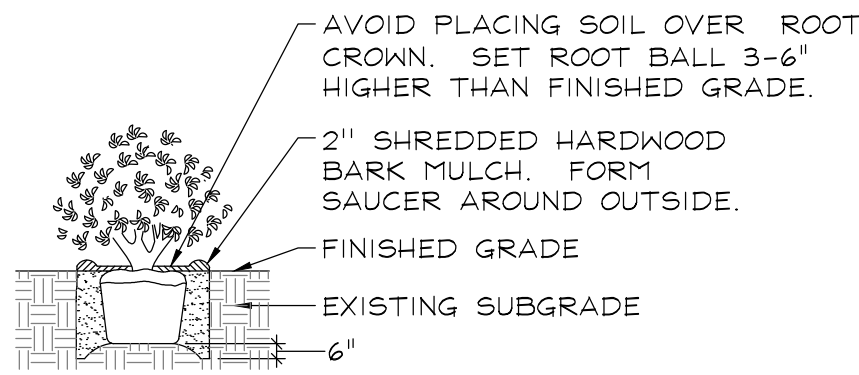
REVISION

DATE

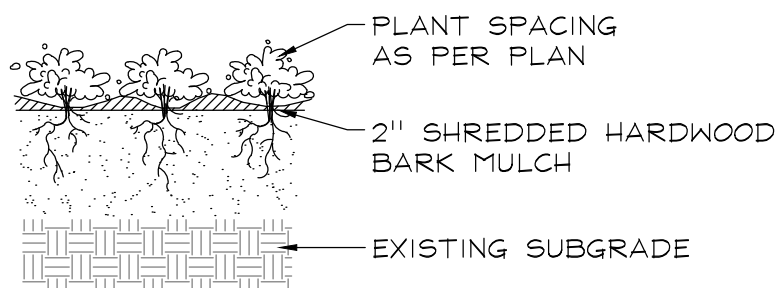
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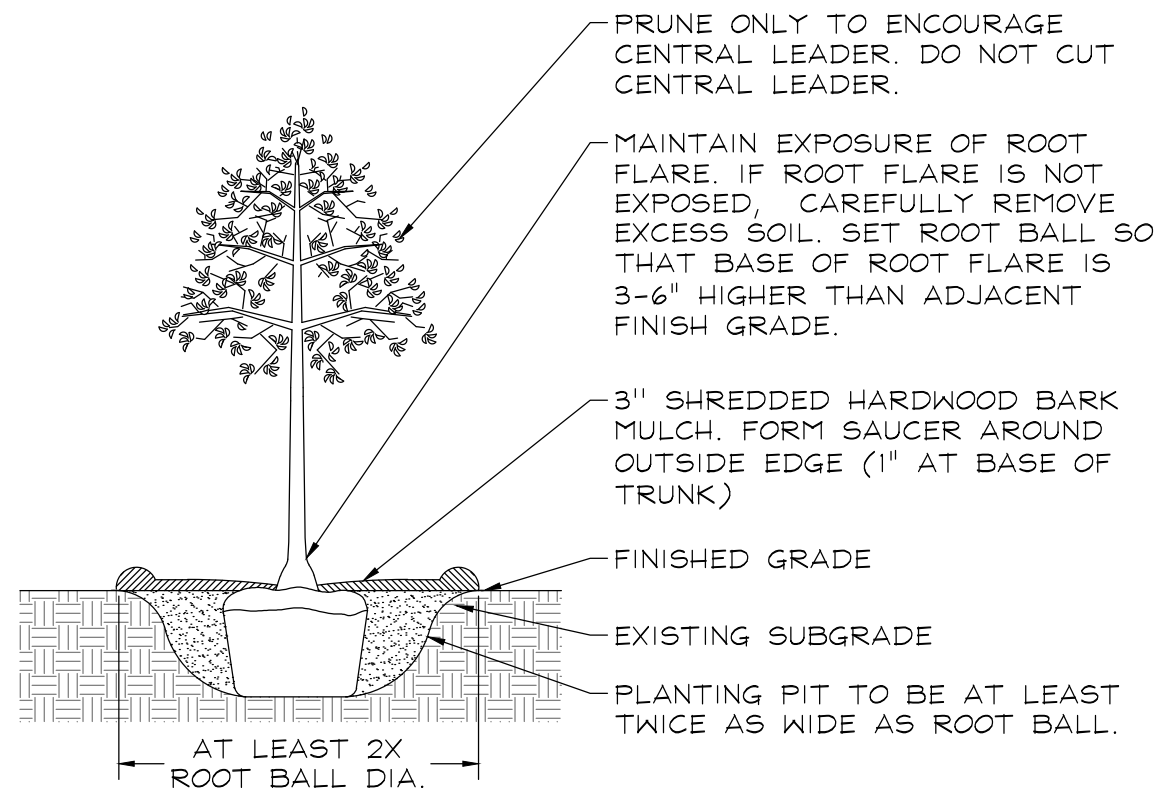
PLANTING DETAILS



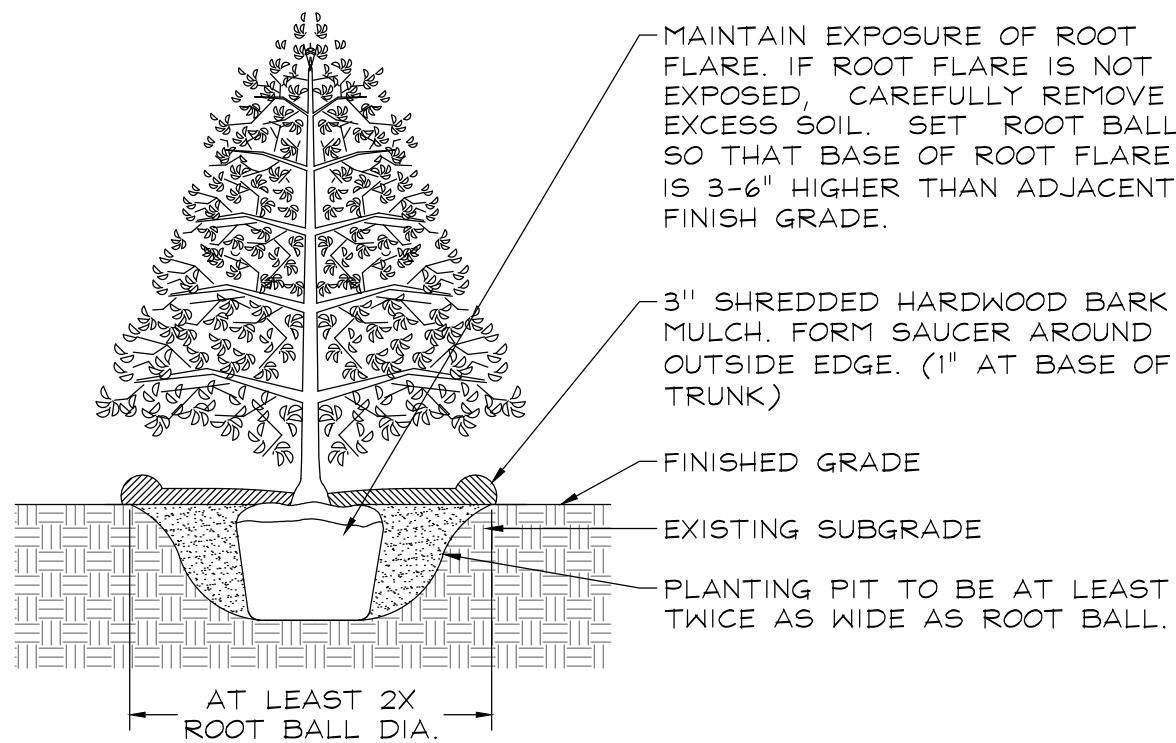
DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



DECIDUOUS TREES
NOT TO SCALE



EVERGREEN TREES
NOT TO SCALE

PLANT LIST

Key	Qty.	Botanical/Common Name	Size	Remarks
SHADE TREES				
GT	4	Gleditsia triacanthos (inermis 'Skycole' SKYLINE HONEYLOCUST	2 1/2" Cal.	
UM	3	Ulmus 'Morton' ACCOLADE ELM	2 1/2" Cal.	
ORNAMENTAL TREES				
AG	3	Amelanchier grandiflora APPLE SERVICEBERRY	6' Ht.	Multi-Stem
SR	2	Syringa reticulata JAPANESE TREE LILAC	6' Ht.	Multi-Stem
EVERGREEN TREES				
PG	3	Picea glauca 'Densata' BLACK HILLS SPRUCE	6' Ht.	
PS	11	Pinus strobus WHITE PINE	6' Ht.	
TO	12	Thuja occidentalis 'Brabant' BRABANT ARBORVITAE	6' Ht.	
DECIDUOUS SHRUBS				
CS	20	Cornus sericea 'Farrow' ARCTIC FIRE RED-OSIER DOGWOOD	24" Tall	3' O.C.
HM	14	Hydrangea macrophylla 'Bailmer' ENDLESS SUMMER HYDRANGEA	24" Tall	3' O.C.
PERENNIALS & ORNAMENTAL GRASSES				
AS	16	Allium 'Summer Beauty' SUMMER BEAUTY ONION	1 Gal.	18" O.C.
CK	24	Calamagrostis x acutiflora 'Karl Foerster' 'KARL FOERSTER' FEATHER REED GRASS	1 Gal.	30" O.C.
HH	48	Heemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	1 Gal.	18" O.C.
HO	16	Hosta 'Patriot' PATRIOT HOSTA	1 Gal.	18" O.C.
PV	9	Panicum virgatum 'Northwind' NORTHWIND SWITCH GRASS	1 Gal.	30" O.C.
MISC. MATERIALS				
	11	Shredded Hardwood Bark Mulch	C.Y.	
AS REQ'D		Sod	S.Y.	
	0.11	Low Mow Fescue Seed Mix & Erosion Control Blanket	AC.	
	0.26	Wet Meadow Seed Mix & Erosion Control Blanket	AC.	

GENERAL NOTES

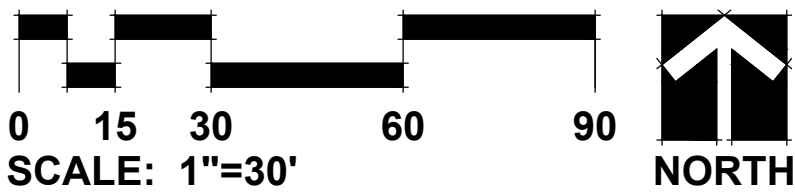
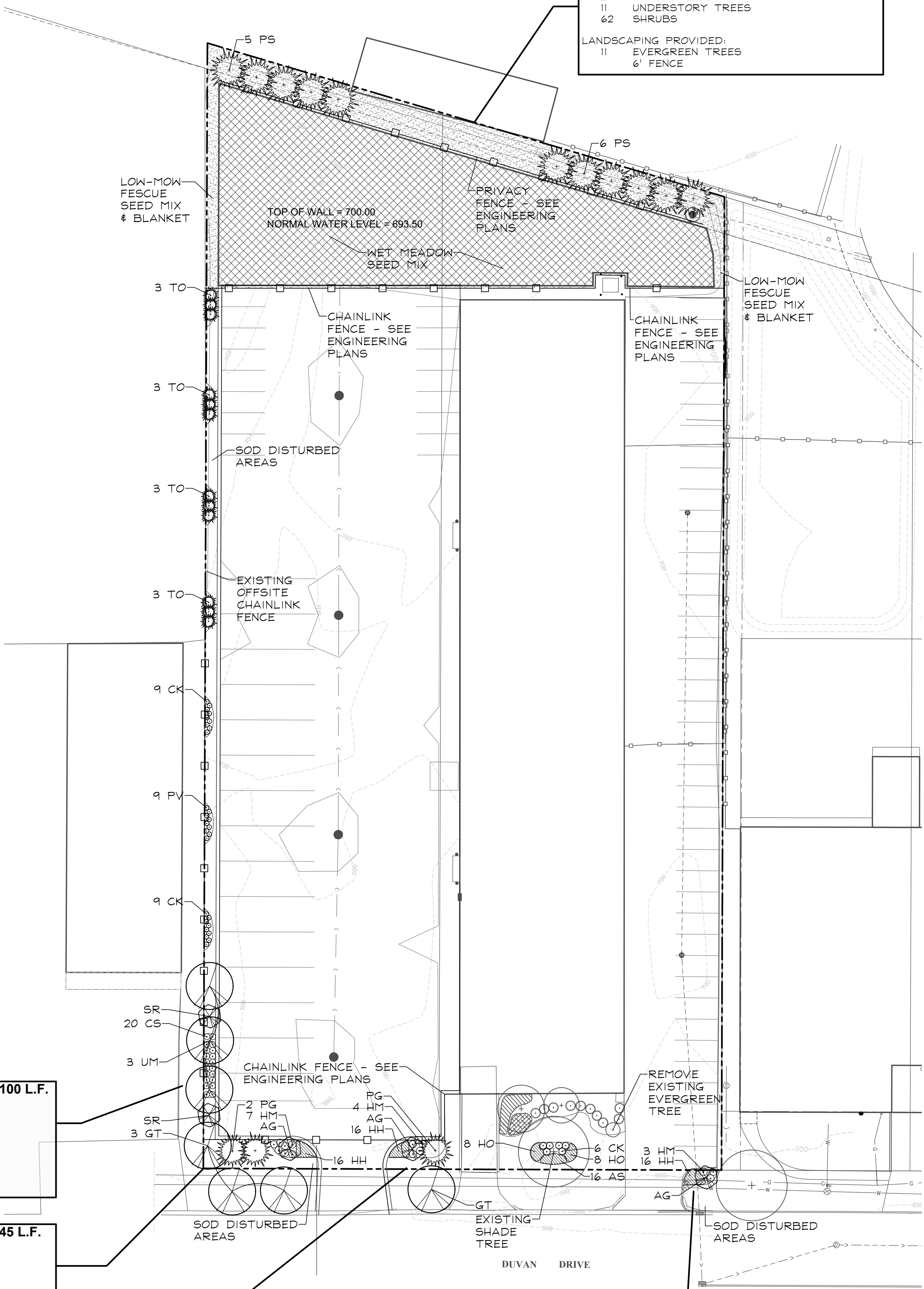
- Within wetland buffer area, existing landscaping to remain, disturbed areas to be planted similar to naturalized detention areas.
- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractor's convenience only. The contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to american standard for nursery stock, state of illinois horticultural standards, and local municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See general conditions and specifications for landscape work for additional requirements.

PERIMETER BUFFER YARD LENGTH: 100 L.F.
LANDSCAPING REQUIRED:
4 CANOPY TREES
2 UNDERSTORY TREES
20 SHRUBS
LANDSCAPING PROVIDED:
4 CANOPY TREES
2 UNDERSTORY TREES
20 SHRUBS

PERIMETER BUFFER YARD LENGTH: 45 L.F.
LANDSCAPING REQUIRED:
2 CANOPY TREES
1 UNDERSTORY TREE
7 SHRUBS
LANDSCAPING PROVIDED:
2 EVERGREEN TREES
1 UNDERSTORY TREE
7 SHRUBS

PERIMETER BUFFER YARD LENGTH: 25 L.F.
LANDSCAPING REQUIRED:
1 CANOPY TREES
1 UNDERSTORY TREES
4 SHRUBS
LANDSCAPING PROVIDED:
1 EVERGREEN TREE
1 UNDERSTORY TREE
4 SHRUBS

PERIMETER BUFFER YARD LENGTH: 230 L.F.
LANDSCAPING REQUIRED:
21 CANOPY TREES
11 UNDERSTORY TREES
62 SHRUBS
LANDSCAPING PROVIDED:
11 EVERGREEN TREES
6' FENCE



PERIMETER BUFFER YARD LENGTH: 18 L.F.
LANDSCAPING REQUIRED:
1 CANOPY TREES
1 UNDERSTORY TREES
3 SHRUBS
LANDSCAPING PROVIDED:
1 UNDERSTORY TREES
3 SHRUBS
SHADE TREE NOT PROVIDED DUE TO PROXIMITY TO EXISTING OFFSITE SHADE TREE.

LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

- The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
- The provision of post-planting management as specified herein;
- Any remedial operations necessary in conformance with the plans as specified in this document;
- Permits which may be required.

1.2 QUALITY ASSURANCE

- Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.
- Quality Control Procedures:
 - Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.
 - Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.
 - Analysis and Standards: Package standard products with manufacturer's certified analysis.

1.3 SUBMITTALS

- Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting
- Maintenance Instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.
- Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.
- Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.
- Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

- Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.
- Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.
- Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

- Guarantee seeded and sodded areas through the specified maintenance period and until final acceptance.
- Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.
- Native Planting Area Performance Criteria

1st Full Growing Season: 90% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas. At least 25% of vegetation coverage shall be native, non-invasive species. At least 50% of the emergent species, if planted as plugs shall be alive and apparent.

2nd Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.

3rd Full Growing Season: At least 75% of vegetation coverage shall be native, non-invasive species. Non-native species shall constitute no more than 25% relative aerial coverage of the planted area. Non-native/ invasive species for this project shall include but are not limited to the following: *Ambrosia artemisiifolia* ♀ trifida (Common ♀ Giant Ragweed), *Cirsium arvense* (Canada Thistle), *Dipsacus laciniatus* (Cut-leaved Teasel), *Dipsacus sylvestris* (Common Teasel), *Lythrum salicaria* (Purple Loosestrife), *Melilotus* sp. (Sweet Clover), *Phalaris arundinacea* (Reed Canary Grass), *Phragmites australis* (Giant Reed), *Polygonum cuspidatum* (Fallopia japonica) (Japanese Knotweed), *Rhamnus cathartica* ♀ *Frangula* (Common ♀ Glossy Buckthorn), *Typha* sp. (Broadleaf, Narrowleaf, and Hybrid Cattail).

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) wide 4" and long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

2.2 LAWN SEED MIXTURE

- Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.
- Lawn Seed Mixture - 5 lbs./1,000 sq. ft.
 - 50% Kentucky Bluegrass 98/85
 - 15% Cutter Perennial Ryegrass
 - 10% Spartan Hard Fescue
 - 10% Edge Perennial Ryegrass
 - 10% Express Perennial Ryegrass
 - 5% Fernlaun Creeping Red Fescue
 - Temporary Lawn Seed Mixture - 5 lbs./1,000 sq.ft.
 - 40% Kentucky Bluegrass 98/85
 - 40% Perennial Ryegrass
 - 20% Annual Ryegrass
 - Compensatory Storage Seed Mixture - 7 lbs./1000 sq. ft.
 - 55% Red Top
 - 25% Bent Grass
 - 10% Virginia Wild Rye
 - 10% Canada Rye

2.3 NATIVE PLANTING MIXTURES

Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources east of the Mississippi River within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.

It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

A. Temporary Cover Crops:

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

For spring plantings use Seed Oats at the specified rate below:

Botanical Name	Common Name	lbs /AC
<i>Avena sativa</i>	Seed Oats	30.0 lbs.

For fall or dormant plantings, use Regreen at the specified rates below:

Botanical Name	Common Name	lbs /AC
<i>Triticum aestivum</i>	Regreen	10.0 lbs.

B. Wet Meadow Seed Mixture - Lower slopes of basin

Botanical Name	Common Name	lbs /AC
Grasses and Sedges		
<i>Carex bebbii</i>	Bebbs Oval Sedge	0.250
<i>Carex bicknellii</i>	Bicknell's Sedge	0.125
<i>Carex brevior</i>	Plains Oval Sedge	0.250
<i>Carex cristatella</i>	Crested Oval Sedge	0.060
<i>Carex muhlenbergii</i>	Field Oval Sedge	0.250
<i>Carex normalis</i>	Spreading Oval Sedge	0.015
<i>Carex scirpoides</i>	Pointed Broom Sedge	0.190
<i>Carex stipata</i>	Common Fox Sedge	0.060
<i>Carex vulpinoidea</i>	Brown Fox Sedge	0.250
<i>Elymus virginicus</i>	Virginia Wild Rye	3.000
<i>Glyceria striata</i>	Fowl manna grass	0.130
<i>Juncus dudleyi</i>	Dudley's Rush	0.020
<i>Juncus torreyi</i>	Torrey's Rush	0.031
<i>Panicum virgatum</i>	Switch Grass	3.000
<i>Scirpus atrovirens</i>	Dark Green Rush	0.060
<i>Scirpus cyperinus</i>	Wool Grass	0.030
Total Grasses and Sedges:		0.036

Wildflowers/Broadleaves

<i>Alscepias incarnata</i>	Swamp Milkweed	0.125
<i>Bidens cernua</i>	Nodding Bur Marigold	0.190
<i>Boltonia asteroides</i>	False Aster	0.031
<i>Chamaecrista fasciculata</i>	Partridge pea	0.188
<i>Euthamia graminifolia</i>	Grassleaved Goldenrod	0.300
<i>Eupatorium perfoliatum</i>	Common Boneset	0.015
<i>Helenium autumnale</i>	Sneezeweed	0.063
<i>Iris virginica</i>	Blue Flag	1.000
<i>Loebelia siphilitica</i>	Great Blue Lobelia	0.031
<i>Mimulus ringens</i>	Monkey Flower	0.031
<i>Symphoricarum novae-angliae</i>	New England Aster	0.250
<i>Pycnanthemum virginianum</i>	Common Mountain Mint	0.063
<i>Rudebeckia fulgida var.sulcatilii</i>	Showy Black-Eyed Susan	0.250
<i>Zizia aurea</i>	Golden Alexanders	0.500
Total Wildflowers/Broadleaves:		3.037
Total Wet Meadow Seed Mixture:		11.073

C. Low Mow Fescue Seed Mix

Common Name	lbs /AC
Discovery Hard Fescue	75.000
Tiffany Cheeping Fescue	75.000
Florentine Creeping Red Fescue	75.000
Bighorn Sheeps Fescue	75.000
Total:	300.000

2.4 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.5 TREES AND SHRUBS

- Name and Variety: Provide nursery grown plant material true to name and variety.
- Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.
- Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.
- Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.
- Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B&B) evergreen trees and containerized shrubs.
- Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.6 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in I.3.C.

2.7 EROSION CONTROL

- Lawn Seed Areas Erosion Control Blanket: North American Green DS75, or equivalent approved equal.
- Native Areas Erosion Control Blanket: North American Green S150, or equivalent approved equal.
- Shoreline and Sloped Berm Areas Erosion Control Blanket: North American Green SC150, or approved equal. To be installed per manufacturer's recommendations.

2.8 MULCH

Provide mulch consisting of shredded hardwood. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

A. Sodding New Lawns

- Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.
- Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
- Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.
- Lay sod within 24 hours from time of arriving.
- Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips, do not overlap in stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.
- Water sod thoroughly with a fine spray immediately after planting.

B. Seeding New Lawns

- Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.
- Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
- Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.
- Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.
- Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.
- Sow not less than specified rate.
- Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.
- After the seeding operation is completed, spray a wood fiber mulch (Comueb 2000 with tacifier or approved equal) over the entire grassed area at the rate of 2,000 lbs. per acre. Use a mechanical spray unit to insure uniform coverage. Exercise care to protect buildings, automobiles and people during the application of the mulch.

C. Seeding Native Areas

- The period for planting prairie seed shall be from April 1 to June 15 or September 15 to just before the first frost. Seeding outside of these timeframes must be approved by the landscape architect.
 - The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seeded prior to seeding. All areas must be properly prepared before seeding begins. Equipment having low unit pressure ground contact shall be utilized within the planting areas.
 - If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may, at the direction of the Wetland Consultant, involve ripping from 12 to 18 inches of the soil horizon prior to diskimg.
 - Prior to seeding, planting areas shall have at least twelve inches of clean un-compacted topsoil. Clumps, clods, stones over 2" diameter, roots and other extraneous matter shall be removed and disposed of legally off-site.
 - Granular mycorrhizal inoculants shall be installed with the seed mix at a rate of 40lbs/ acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. Native areas shall not receive fertilizer.
 - Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.
 - Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax seeder, or comparable equipment designed specifically for installation of native seed. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Hand broadcast seed shall be spread at twice the specified rate. Other methods of seed installation may be used with prior approval from the Landscape Architect.
 - Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the Owner.
 - Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.
 - Wet mesic and emergent areas shall be planted, and seed allowed to germinate (if possible), prior to flooding with significant amounts of water. Any areas of significant permanent water located within the planting area will receive live plugs in lieu of seed.
 - After the seeding operation is completed, install erosion control blanket per manufacturer's specifications.
 - Emergent plugs shall be planted in natural groupings within designed areas containing saturated soils or shallow inundation. Plants within groupings shall be planted at 2 foot centers.
 - Emergent plugs shall not be planted less than the specified rate and shall be protected with goose exclosures surrounding all natural groupings of plugs.
- Groundcover and Perennial Beds
- Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.
- Trees and Shrubs
- Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
 - Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.
 - Mulch pits, trenches and planted areas. Provide not less than 2" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.
 - Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.
 - Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.
 - The Contractor shall be wholly responsible for assuring that all trees are planted in vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

- Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.
 - Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.
 - Compensatory Storage and Native Planting areas are to be mowed only once per spring during the initial three year establishment period.
- 3.4 NATIVE LANDSCAPED AREAS CONTINUED MONITORING & MAINTENANCE

A. Monitoring

The Owner shall notify the County upon completion of plantings. The Owner's Environmental Specialist shall inspect the plantings and provide the County with a copy of the planting locations, species, and quantities for verification by the County.

The Owner's Environmental Specialist shall inspect the plantings at least twice per year during the three-year term of the Establishment and Maintenance Cash Bond or Letter of Credit, to determine compliance with the minimum annual performance criteria (See I.B.C. Guarantees). A monitoring report will be provided to the County by January 31st following each growing season.

B. Maintenance:

First Season

With the exception of the emergent area, native seeding areas should be mowed to a height of 6" to control annual nonnative and invasive species early in the growing season. Mowing, including weed whipping, should be conducted during prior to weed seed production. Mowing height and timing may need to be adjusted per target species. Small quantities of undesirable plant species, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. Herbicide should be applied as necessary by a trained and licensed operator that is competent in the identification of native and nonnative herbaceous plants. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Second Season

Control of undesirable plant species during the second growing season shall consist primarily of precise herbicide application. Mowing and weed whipping shall be conducted as needed during the early growing season and as needed to a height of 6 to 8 inches to prevent annual weeds from producing seed. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Third Season

Seasonal mowing and herbicide will continue as above but should be reduced over time. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary. At the completion of the third growing season (dependent on fuel availability; dominance of graminoid species; and favorable weather conditions), fire may be introduced to the planted areas as the primary management tool.

State and local permits shall be required prior to controlled burning. Burning shall be conducted by trained professionals experienced in managing smoke in urban environments.. Prior to a controlled burn, surrounding property owners as well as local fire and police departments shall be notified. A burn plan detailing preferred wind direction and speed, location of fire breaks, and necessary personnel and equipment shall be prepared and utilized in planning and burn implementation.

The initial burn shall be dependent on fuel availability which is directly related to the quantity and quality of grasses contained within the plant matrix. Timing of the burn shall be determined based on results of the annual monitoring indicating species composition of the management area and other analysis of management goals. Generally, burns shall be scheduled from spring to fall on a rotational basis. Burn frequency shall also be dependent on the species composition within the management area. Generally, a new prairie restoration area shall be burned annually for two years after the second or third growing season after planting and then every 2-3 years thereafter, burning 50-75% of the area.

C. Long Term Wetland and Prairie Management/Maintenance

A final compliance report and Long-Term Operation and Maintenance Plan shall be submitted by the Developer/Owner's Environmental Specialist no less than 60 days prior to the expiration of any landscape Cash Bond or Letter of Credit posted for the native areas. Final acceptance and release shall be determined by the County or Municipality upon inspection of the site to verify compliance.

The Long -Term Operation and Maintenance Plan shall be written to include guidelines and schedules for burning, mowing, application of herbicide, debris/litter removal and inspection schedule for storm structures and sediment removal.

3.5 CLEAN UP AND PROTECTION

- During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.
- Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.6 INSPECTION AND ACCEPTANCE

- The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.
- Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.
- Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.
- When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.



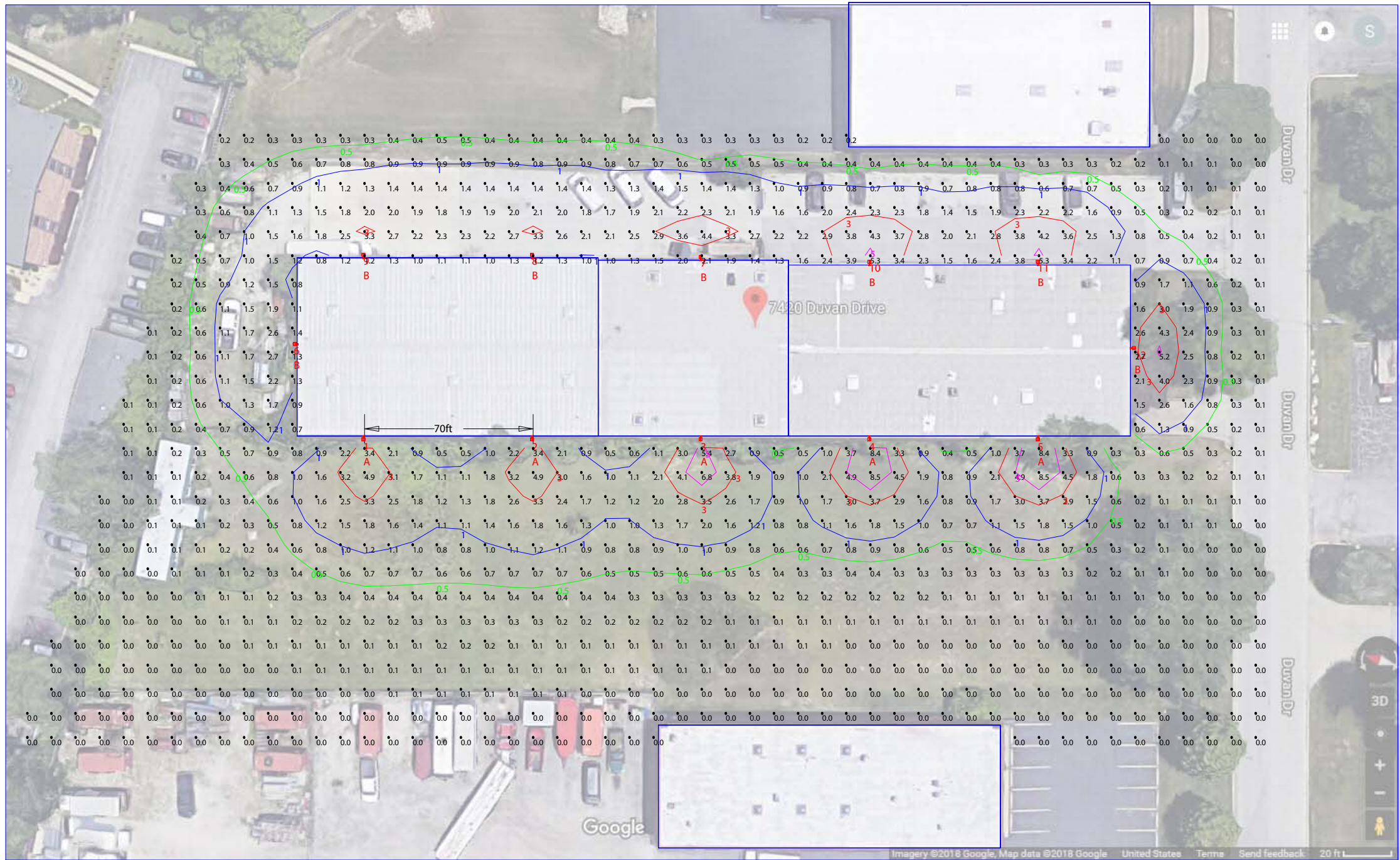
GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
212 SOUTH MAIN STREET
WHEATON, ILLINOIS 60187
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ENGINEER
BOHNAK ENGINEERING, INC.
P.O. BOX 143
TINLEY PARK, ILLINOIS 60477

7420 & 7430 DUVAN DRIVE
TINELY PARK, ILLINOIS
SPECIFICATIONS

2	7.09.2018
1	6.19.2018
REVISIONS	

DATE	6.15.2018
PROJECT NO.	TMT1801
DRAWN	LK
CHECKED	GFB
SHEET NO.	



Scale: 1 inch= 50 Ft.



Plan View Image from Google

<div><div><div>RAB®</div><div>LIGHTING</div><div>170 Ludlow Avenue, Northvale, NJ 07647</div><div>888 722-1000 • RABWEB.COM</div></div></div>	<div>Prepared For: Casey Electric Sales 1001 Industrial Dr Bensenville, IL 60106</div>	<div>Job Name: Two Men and a Truck Lighting Layout Version A</div>	Scale: as noted		<div>The Lighting Analysis, ezLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by the RAB Lighting Inc. ("RAB") represent an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured r esults may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.</div> <div>RAB neither warranties, either implied or stated with regard to actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design. RAB neither warranties, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design intent as compliant with any applicable regulatory code requirements with the exception of those specifically stated on drawings created and submitted by RAB. The Lighting design is issued, in whole or in part, as advisory documents for informational purposes and is not intended for construction nor as being part of a project's construction documentation package.</div>
			Date:6/15/2018	CASE # : 00185503	
			Filename: Two Men and a Truck Layout 00185503A.AGI		
			Drawn By: S Elliott		
Filename: Z:\Job Files\ Specification Projects\Casey Electric Sales\FSG Lighting\Chicago 108247\Two Men and a Truck\Working Files\AGI\Two Men and a Truck Layout 00185503A.AGI					



Ultra high output, high efficiency 50 Watt LED wallpacks. Patent Pending airflow technology ensures long LED and driver lifespan. 5-year, no-compromise warranty.

Color: Bronze

Weight: 34.8 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type: Constant Current
120V: 0.46A
208V: 0.27A
240V: 0.23A
277V: 0.20A
Input Watts: 55W
Efficiency: 91%

LED Info

Watts: 50W
Color Temp: 5000K
Color Accuracy: 71 CRI
L70 Lifespan: 100000
Lumens: 6855
Efficacy: 124 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations as a downlight

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

DLC Product Code: P00001794

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments

Housing:

Die cast aluminum housing, lens frame and mounting arm

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone gaskets

Finish:

Formulated for high-durability and long lasting color

Green Technology:

Mercury and UV-free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOCs or toxic heavy metals.

Electrical

Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

Surge Protection:

6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

THD:

6.1% at 120V, 9.4% at 277V

Power Factor:

99.6% at 120V, 96% at 277V

Other

Patents:

The WPLED™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

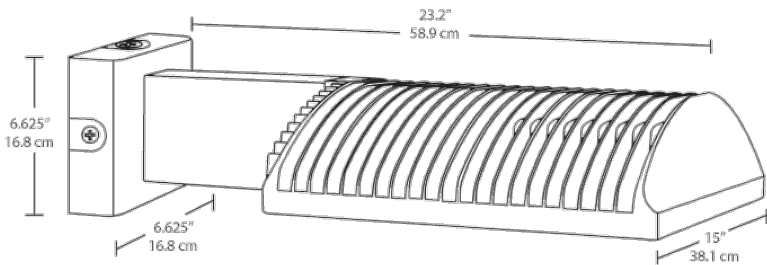
Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Technical Specifications (continued)

Other	Buy American Act Compliance:	Optical
Equivalency: Replaces 200W Metal Halide	RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.	BUG Rating: B1 U0 G2

Dimensions

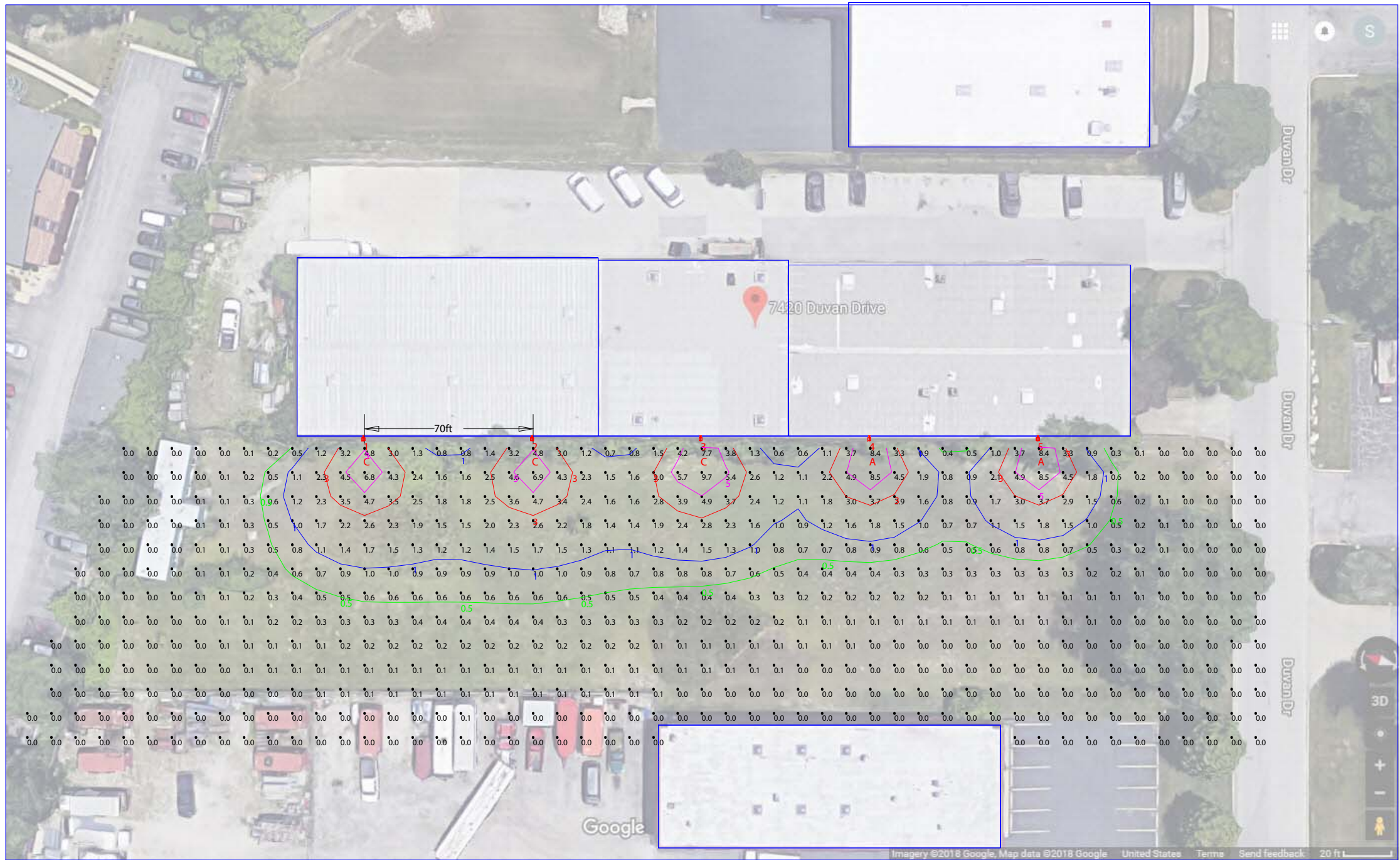


Features

- High output, high efficiency LED
- Maintains 70% of initial lumens at 100,000 hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- 100 up to 277 Volts
- 5-year, no-compromise warranty

Ordering Matrix

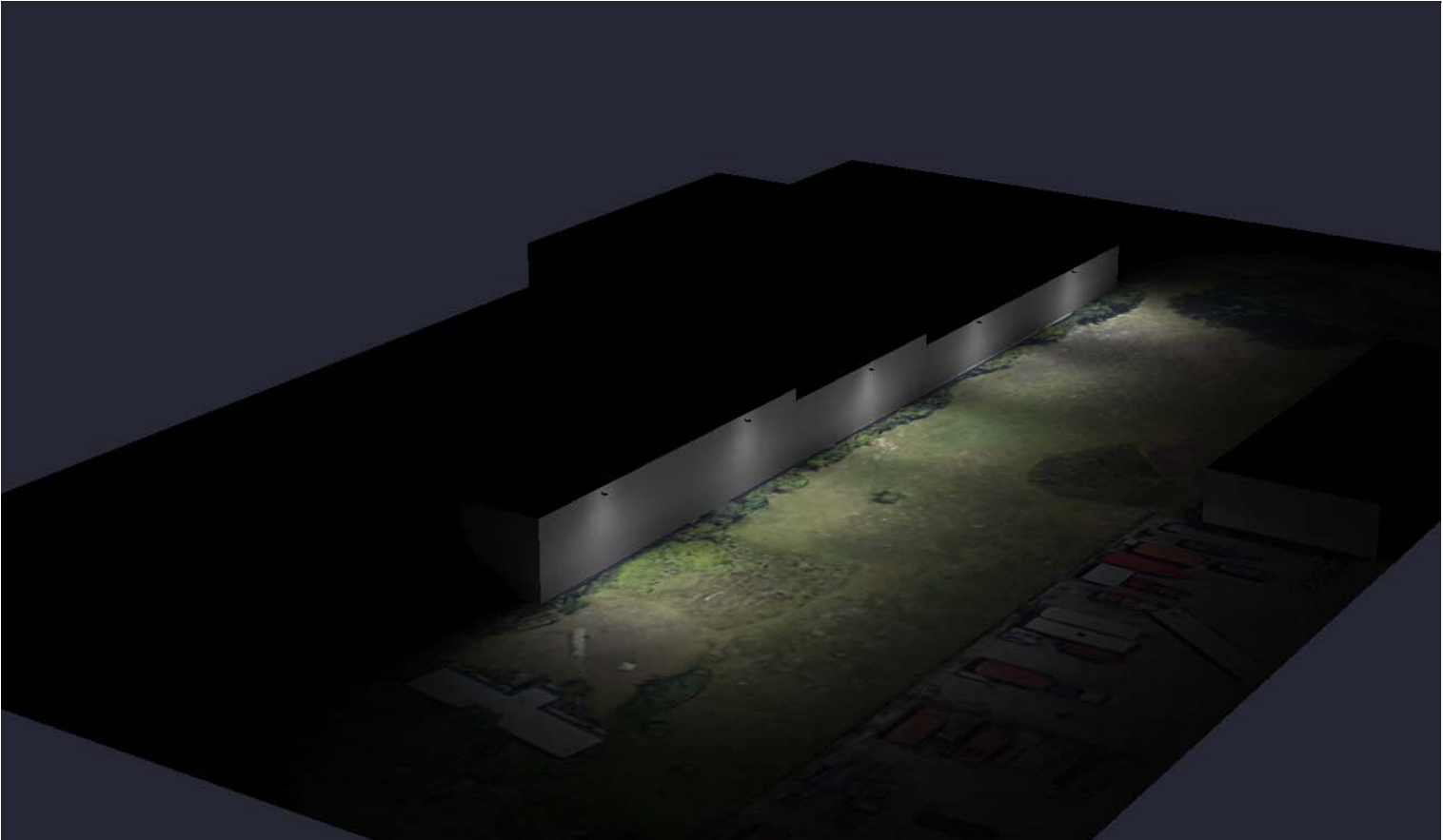
Family	Distribution	Wattage	Color Temp	Mount	Finish	Voltage	Photocell	Dimming	Sensor	Bi-Level
WPLED										
	2T = Type II 3T = Type III 4T = Type IV	50 = 50W	Blank = 5000K (Cool) Y = 3000K (Warm) N = 4000K (Neutral)	Blank = Standard FX = Flat Wall	Blank = Bronze W = White	Blank = 120-277V /480 = 480V	Blank = No Photocell /PC = 120V Button /PC2 = 277 Button /PCS = 120V Swivel /PCS2 = 277V Swivel /PCT = 120-277V Twistlock /PCS4 = 480V Swivel /PCT4 = 480V Twistlock	Blank = No Dimming /D10 = Dimmable	/WS2 = Multi-Level Motion Sensor (Only available for 120-277V with /D10 for 50W)	Blank = No Bi-Level /BL = Bi-Level



Scale: 1 inch= 50 Ft.





Plan View Image from Google



Iso View Image from Google

Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpclR	PtSpctb	Meter Type
CalcPts Parking	Illuminance	Fc	0.71	9.7	0.0	N.A.	N.A.	Readings Taken at 0'-0"AFG	10	10	Horizontal

Luminaire Schedule												
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	Filename
	2	A	WPLED4T50	SINGLE	7195	7195	1.000	Wall Mount (Type 4)	54.7	54.7	109.4	WPLED4T50 - RAB02138MOD5050.IES
	3	C	WPLED4T78	SINGLE	10157	10157	1.000	Wall Mount (Type 4)	77.1	77.1	231.3	WPLED4T78 - Cool - RAB02138MOD50.IES

Expanded Luminaire Location Summary							
LumNo	Tag	X	Y	MTG HT	Orient	Tilt	
1	C	148.548	174.061	22	270	0	
2	C	218.548	174.061	22	270	0	
3	C	288.548	174.061	18	270	0	
4	A	358.548	174.061	15	270	0	
5	A	428.548	174.061	15	270	0	
Total Quantity: 5							

NOTES:

* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.



Prepared For:
Casey Electric Sales
1001 Industrial Dr
Bensenville, IL 60106

Job Name:
Two Men and a Truck
Lighting Layout
Version B

Scale: as noted	
Date:6/15/2018	CASE # : 00186219
Filename: Two Men and a Truck Layout 00186219B.AGI	
Drawn By: S Elliott	

Filename: Z:\Job Files\ Specification Projects\Casey Electric Sales\FSG Lighting\Chicago 108247\Two Men and a Truck\Working Files\AGI\Two Men and a Truck Layout 00186219B.AGI

The Lighting Analysis, ezLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by the RAB Lighting Inc. ("RAB") represent an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured r esults may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.

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Ultra high output, high efficiency 50 Watt LED wallpacks. Patent Pending airflow technology ensures long LED and driver lifespan. 5-year, no-compromise warranty.

Color: Bronze

Weight: 34.8 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type:	Constant Current
120V:	0.46A
208V:	0.27A
240V:	0.23A
277V:	0.20A
Input Watts:	55W
Efficiency:	90%

LED Info

Watts:	50W
Color Temp:	5000K
Color Accuracy:	71 CRI
L70 Lifespan:	100000
Lumens:	7517
Efficacy:	136 LPW

Technical Specifications

Lifespans

UL Listing:

Suitable for wet locations as a downlight

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

DLC Product Code: P00001797

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

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Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period

Color Uniformity:

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Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments

Housing:

Die cast aluminum housing, lens frame and mounting arm

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone gaskets

Finish:

Formulated for high-durability and long lasting color

Green Technology:

Mercury and UV-free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOCs or toxic heavy metals.

Electrical

Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

Surge Protection:

6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

THD:

6.1% at 120V, 9.4% at 277V

Power Factor:

99.6% at 120V, 96% at 277V

Other

Patents:

The WPLED™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

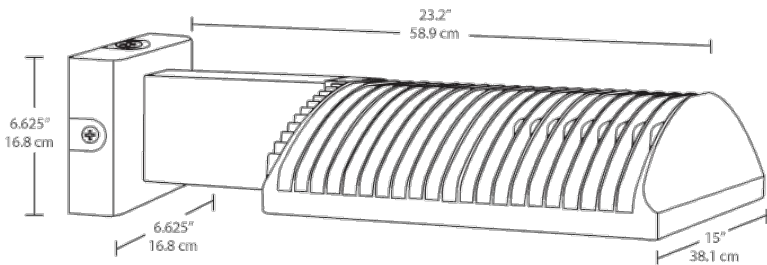
Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Technical Specifications (continued)

Other	Buy American Act Compliance:	Optical
Equivalency: Replaces 200W Metal Halide	RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.	BUG Rating: B0 U0 G2

Dimensions



Features

- High output, high efficiency LED
- Maintains 70% of initial lumens at 100,000 hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- 100 up to 277 Volts
- 5-year, no-compromise warranty

Ordering Matrix

Family	Distribution	Wattage	Color Temp	Mount	Finish	Voltage	Photocell	Dimming	Sensor	Bi-Level
WPLED										
	2T = Type II 3T = Type III 4T = Type IV	50 = 50W	Blank = 5000K (Cool) Y = 3000K (Warm) N = 4000K (Neutral)	Blank = Standard FX = Flat Wall	Blank = Bronze W = White	Blank = 120-277V /480 = 480V	Blank = No Photocell /PC = 120V Button /PC2 = 277 Button /PCS = 120V Swivel /PCS2 = 277V Swivel /PCT = 120-277V Twistlock /PCS4 = 480V Swivel /PCT4 = 480V Twistlock	Blank = No Dimming /D10 = Dimmable	/WS2 = Multi-Level Motion Sensor (Only available for 120-277V with /D10 for 50W)	Blank = No Bi-Level /BL = Bi-Level



LED 78W Wallpacks. 3 cutoff options. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5-year, no-compromise warranty.

Color: Bronze

Weight: 34.8 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type: Constant Current
120V: 0.66A
208V: 0.41A
240V: 0.35A
277V: 0.30A
Input Watts: 77W
Efficiency: N/A

LED Info

Watts: 78W
Color Temp: 5000K
Color Accuracy: 71 CRI
L70 Lifespan: 100000
Lumens: 10157
Efficacy: 132 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations as a downlight

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

DLC Product Code: P0000170Y

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Six (6) multi-chip, 13W, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Housing:

Die cast aluminum housing, lens frame and mounting arm

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone gaskets

Finish:

Formulated for high-durability and long lasting color

Green Technology:

Mercury and UV-free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOCs or toxic heavy metals.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction

Optical

Specification Grade Optics:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semi-circular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

BUG Rating:

B1 U0 G2

Electrical

Driver:

Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

THD:

5.1% at 120V, 13.2% at 277V

Surge Protection:

6kV

Other

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Patents:

The WPLED design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

Replacement:

Replaces 400W Metal Halide

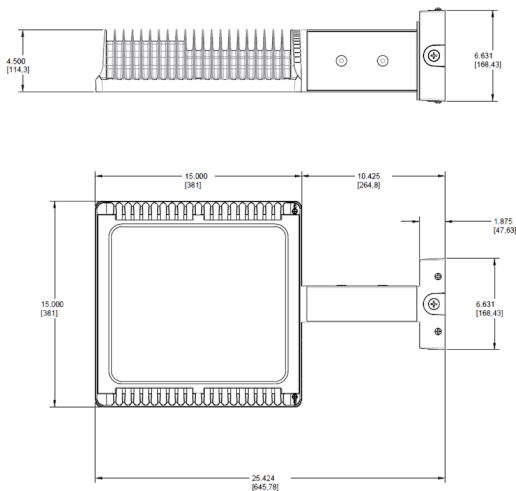
Technical Specifications (continued)

Other

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000 hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- Replaces 400W MH
- 100 up to 277 Volts
- 5-year, no-compromise warranty

Ordering Matrix

Family	Distribution	Wattage	Color Temp	Mount	Finish	Voltage	Photocell	Dimming	Sensor	Bi-Level
WPLED										
	2T = Type II 3T = Type III 4T = Type IV	78 = 78W	Blank = 5000K (Cool) Y = 3000K (Warm) N = 4000K (Neutral)	Blank = Standard FX = Flat Wall	Blank = Bronze W = White	Blank = 120-277V /480 = 480V	Blank = No Photocell /PC = 120V Button /PC2 = 277 Button /PCS = 120V Swivel /PCS2 = 277V Swivel /PCS4 = 480V Swivel	Blank = No Dimming /D10 = Dimmable	/WS2 = Multi-Level Motion Sensor (Only available for 120-277V with /D10 for 50W)	Blank = No Bi-Level /BL = Bi-Level

7420 AND 7430 DUVAN DR, TINLEY PARK

SAMPLE PICTURE OF DETENTION AREA



7420 AND 7430 DUVAN DR, TINLEY PARK

SIGNAGE

Per discussion with Dan Ritter we will be removing the sign in the yard and replacing the sign panel on the building sign. We will comply with city requirements.



PLAN COMMISSION STAFF REPORT

July 19, 2018

Petitioner

James Richert, Banging Gavel

Property Location

6811 Hickory Street

PIN

28-30-314-032-0000

28-30-314-036-0000

Zoning

DC (Downtown Core)

Approvals Sought

Site Plan Approval
Variation

Project Planner

Kimberly Clarke
Planning Manager

Banging Gavel

6811 Hickory Street



EXECUTIVE SUMMARY

The Petitioner, James Richert of Banging Gavel, is requesting Site Plan approval to construct a 146 sq. ft detached accessory structure for the property located at 6811 Hickory Street (also known as the Vogt Building) in the DC (Downtown Core) Zoning District with a request to consider granting the following Variation:

1. A Variation from Section III.H. (Table 2) of the Zoning Ordinance to permit a 146 sq. ft. detached accessory structure in a front yard where it is only permitted within a rear yard.

The approval of the Site Plan with the above Variation, will allow the applicant to provide an accessory building with additional washroom facilities to be utilized by the customers dining in the outdoor patio. There will also be an area for servers to wash their hands and store dishes and other necessary items for the use of the outdoor dining area.

EXISTING SITE & HISTORY

The subject property, 6811 Hickory Street, is located in the southwest corner of Oak Park Avenue and Hickory Street in the downtown area of Tinley Park. This building is known as the Vogt Building and is on the National Register of Historic Places.

The Petitioner was granted a Special Use Permit to operate a brewery per Ordinance Number 2017-O-034. At the time of the Special Use Permit request, the Petitioner did not have plans prepared for the exterior site improvements. All renovations to the exterior of the Vogt Building will maintain the historical integrity of the structure as well as its registration on the National Register of Historic Places.



ZONING & NEARBY LAND USES



The subject property (see yellow star on graphic to the left) is zoned DC (Downtown Core) and is within the Legacy District. The property is subject to the Zoning Code regulations for the location, size and height of accessory structures per Section III. H. (Table 2).

Nearby land uses include commercial properties north of the railroad tracks and to the east and to the south (zoned DC in purple) and multi-family and single-family residential to the west (zoned R-4 in yellow).

Notable nearby businesses include Citibank to the east, and Hollstein's to the north of the railroad tracks. The site is southwest of the Oak Park Avenue Metra station.

SITE PLAN

The Petitioner proposes to add an outdoor accessory structure in the approved outdoor patio area that is within the front yard facing Oak Park Avenue (Outlined in red). The 164 sq. ft. accessory structure will have two (2) washroom stalls and a walk through area with a sink for servers to wash their hands and place dishes from the outdoor patio area. The current plans indicate the structure extending over the property line which will need to be revised.

In addition to the accessory structure, there will also be mechanical equipment (air handlers) placed on the south side of the primary building. (Outlined in blue). These air handlers will be at grade and will be screened by a fence.

The proposed layout of the seating for the outdoor dining is still conceptual. The owner has not committed to a final layout nor purchased furniture at this time.

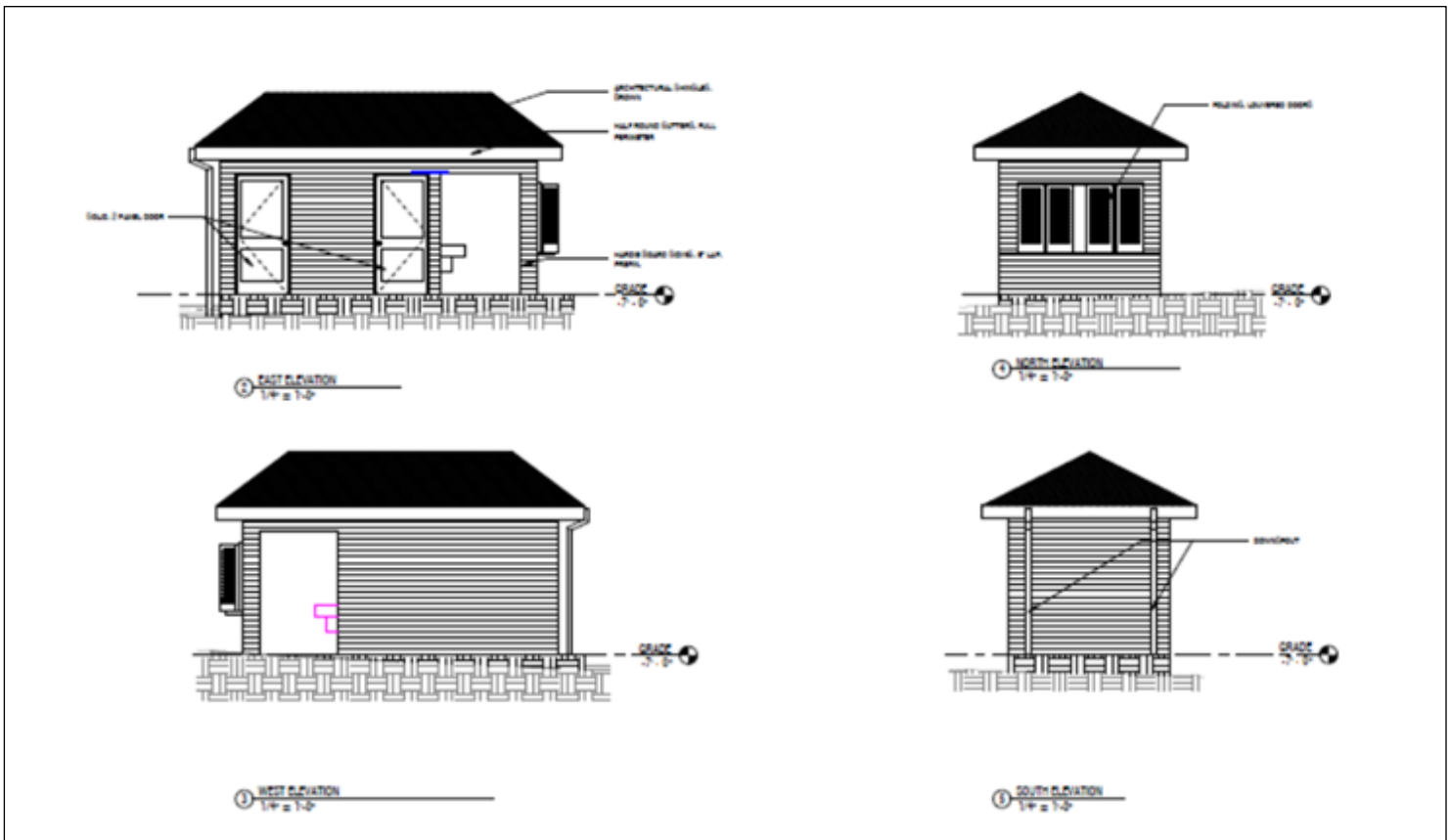
Open Item#1: Revise plans that do not show the proposed accessory structure extending over the property line.

Open Item #2: Provide staff an exhibit showing the proposed fencing around the air handlers on the south side of the building.



ARCHITECTURE

The proposed accessory structure will be comprised of a prefinished 5" Lap Hardie Board Siding with brown architectural shingles. This complies with the Legacy Code Section 3.B.7.a which requires a minimum of 75% of all facades to be comprised of Brick, Stone and Fiber Cement Siding and the roof to be Cedar, Slate or Asphalt Shingles. The north elevation facing the outdoor patio will have folding louvered doors that open out to a counter that can be used by staff. The solid 2 panel doors on the bathroom will face east towards the main outdoor dining area an Oak Park Avenue. Staff has requested color elevations to ensure that the accessory structure will complement and blend in with the primary building.



Open Item #3: Provide a color rendering of the accessory structure. The accessory structure shall compliment/match the principle structure.

SIGNAGE

No additional signage is being proposed with the new accessory structure.

LIGHTING

The plans do not propose any lighting fixtures at this time. If any are proposed, cut sheets of the fixtures shall be provided.

VARIATION REQUEST

The Legacy Code Section 3.B. Entitled Building Standards paragraph B states that accessory structures shall follow Section III.I of the Zoning Ordinance. Accessory structures are not permitted within a front yard of commercial properties.

Open Item #4: A Variation from Section III.H. (Table 2) of the Zoning Ordinance to permit a 146 sq. ft. detached accessory structure in a front yard where it is only permitted within a rear yard.

PROPOSED USE

The granting of the Variation will enhance the outdoor dining experience by providing convenient restrooms nearby the outdoor patio area. This will eliminate the need for customers to have to walk inside the building. With the existing site plan, there is nowhere else to place the accessory structure except for within the front yard area.

SUMMARY OF OPEN ITEMS

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

- 1) Revise plans that do not show the proposed accessory structure extending over the property line.***
- 2) Provide staff an exhibit showing the proposed fencing around the air handlers on the south side of the building.***
- 3) Provide a color rendering of the accessory structure. The accessory structure shall compliment/match the principle structure.***
- 4) A Variation from Section III.H. (Table 2) of the Zoning Ordinance to permit a 146 sq. ft. detached accessory structure in a front yard where it is only permitted within a rear yard.***

STANDARDS FOR SITE PLAN APPROVAL

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

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

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

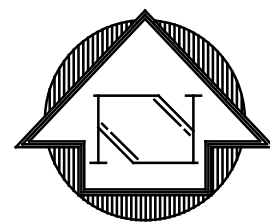
RECOMMENDED ACTION

Receive comments from the Plan Commission in relation to the proposed Variation request.

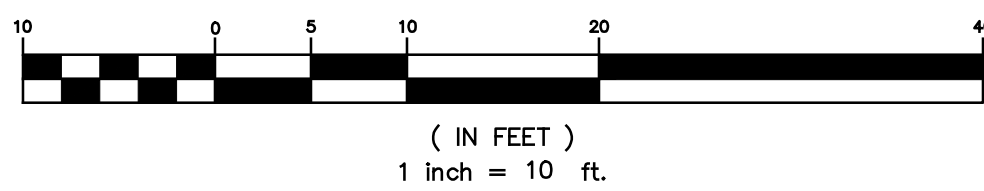
A Public Hearing for the Applicant's request for a Variation is scheduled for the Plan Commission meeting on August 2, 2018

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
Sheet A8.1	Banging Gavel Brewpub Railing Details	AltusWorks	4.17.18
Sheet A8.4	Banging Gavel Brewpub outdoor shed	AltusWorks	4.17.18
Sheet AS0.1	Banging Gavel Brewpub Site Plan	AltusWorks	4.17.18
Sheet 2	The Banging Gavel Site Geometric Plan	JAS&A	9.27.17
	AltusWorks		
	Joseph A. Schudt & Associates		



GRAPHIC SCALE



RECEIVED

By Trinity at 11:13 am, Sep 28, 2017

Job #1604

CHICAGO, ROCK ISLAND & PACIFIC RAILROAD

HICKORY STREET

STREET

SOUTH ST.

BANGING GAVEL SUBDIVISION

LOT AREAS:

LOT 1.....	14,113 SQ.FT. (0.324 ACRES ±)
LOT 2.....	9,934 SQ.FT. (0.228 ACRES ±)
LOT 3.....	4,637 SQ.FT. (0.106 ACRES ±)
TOTAL.....	28,684 SQ.FT. (0.658 ACRES ±)

DEVELOPMENT AREA 4,072 SQ. FT. (14.2 %)

EXISTING IMPERVIOUS AREA 16,205 SQ. FT. (56.5 %)

BUILDING, PAVEMENT, WALKS
BRICK PAVER AREA 2,220 SQ. FT. (7.7 %)

NEW IMPERVIOUS AREA
(BEER GARDEN AREA) 4,072 SQ. FT. (14.2 %)

TOTAL IMPERVIOUS AREA 22,497 SQ. FT. (78.4 %)

TOTAL PERVIOUS AREA 6,187 SQ. FT. (21.6 %)

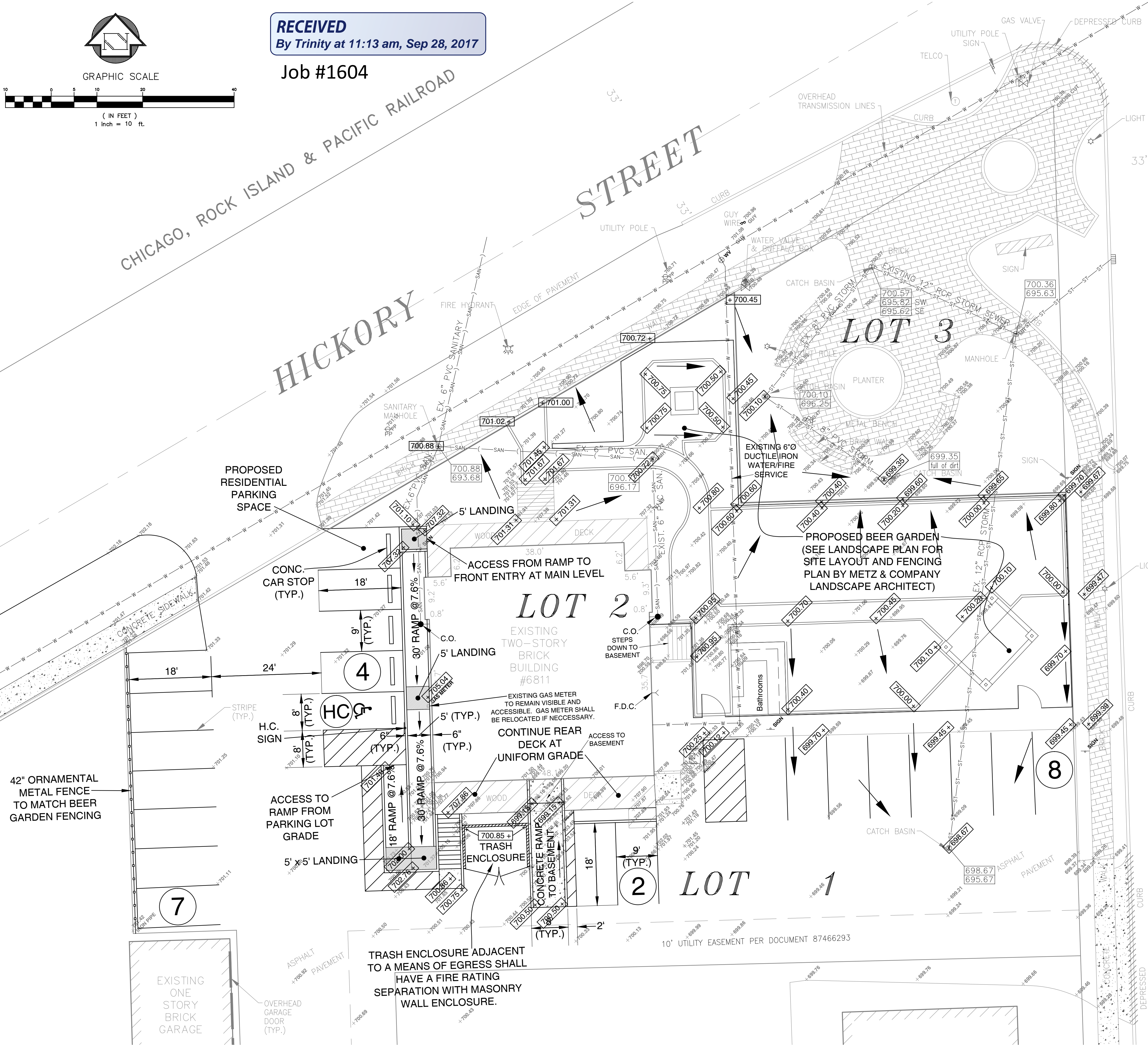
PARK AVENUE

PARK

OAK

GRADING EGEND

- + 699.95 EXISTING SPOT ELEVATION
- + 700.70 PROPOSED SPOT ELEVATION
- DRAINAGE FLOW DIRECTION

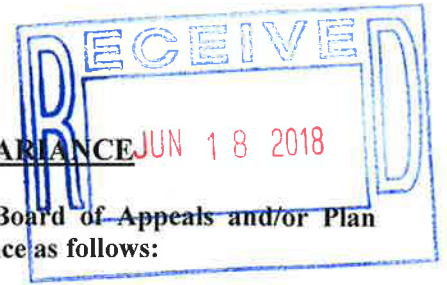


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THE BANGING GAVEL
TINLEY PARK, IL
SITE GEOMETRIC PLAN

Date: 9-27-17
Scale: 1" = 10'
Disk No.: 17-051-214
Drawn: JAR
Checked: DWO
Sheet:
2 OF 2
Project No.:
17-051

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: James G. Richert

Mailing Address: 10723 W. 159th Street

City: Orland Park State: IL Zip: 60467

Day Phone: [REDACTED] Evening Phone: [REDACTED]

Cell Phone: [REDACTED] Fax Number:

Email Address: jim@bangingavel.com

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 Owner

PROPERTY INFORMATION

Street Address: 6811 Hickory Street

Owners: James G. Richert (Banging Gavel Properties, LLC)

SPECIFIC TYPE OF VARIANCE REQUESTED (See Examples Below):

Outdoor bathroom

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)

To add two outside bathrooms for the beer garden

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:

6/14/2018

Printed Name: James G. Richert

OFFICE USE ONLY:

Current Zoning on Property _____ Present Use _____

Notes

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?

There are no bathrooms for the outside beer garden

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

There are no bathrooms for the outside beer garden

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

There are no bathrooms for the outside beer garden

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.

There are no bathrooms for the outside beer garden

- 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.

To accomodate patrons of the outside beer garden

- 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).

Structure will blend in with the design of the existing historical building

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

Structure will blend in with the design of the existing historical building

FINDINGS OF FACT (Continued)

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

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

None

2. Substantially increase the congestion of the public streets.

None

3. Increase the danger of fire.

None

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

None

5. Endanger the public safety.

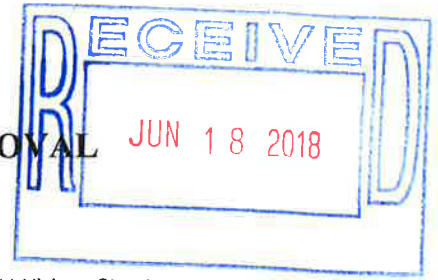
None

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

None

VILLAGE OF TINLEY PARK

APPLICATION FOR SITE PLAN APPROVAL



PROJECT NAME: Banging Gavel Brewery

LOCATION: 6811 Hickory Street

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: James G. Richert
Company: Banging Gavel Properties, LLC
Mailing Address: 10723 W. 159th Street, Orland Park, IL 60467
Phone (Office): [REDACTED]
Phone (Cell): [REDACTED]
Fax: _____
Email: jim@bangingavel.com

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: 6811 Hickory Street
PIN(s): 28-30-314-032 and 28-30-314-036
Existing Land Use: vacant office building with apartment
Zoning District: DC
Lot Dimensions: _____
Property Owner(s): James Richert
Mailing Address: 10723 W. 159th Street, Orland Park, IL 60462

APPLICATION INFORMATION

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

Outdoor bathroom

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

☐ No ☒ Yes: _____

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

[REDACTED]

6/14/2018
Date

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL CONTACT INFORMATION

PROJECT NAME: Banging Gavel Brewery

LOCATION: 6811 Hickory Street

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: James G. Richert
Company: Banging Gavel Properties, LLC
Address: 10723 W. 159th St., Orland Park, IL 60467
Phone: [REDACTED]
Fax: _____
Email: jim@bangingavel.com

PROJECT ARCHITECT

Name: Joakim Backstrom
Company: Altusworks, Inc.
Address: 4224 N. Milwaukee Ave.
Phone: [REDACTED]
Fax: _____
Email: jbackstrom@altusworks.com

PROJECT ENGINEER

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

PROJECT LANDSCAPE ARCHITECT

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

ATTORNEY

Name: James G. Richert
Company: Law Office of James G. Richert
Address: 10723 W. 159th St., Orland Park, IL 60467
Phone: [REDACTED]
Fax: _____
Email: richertlaw@att.net

END USER

Name: James G. Richert
Company: Banging Gavel Properties, LLC
Address: 10723 W. 159th St., Orland Park, IL 60467
Phone: [REDACTED]
Fax: _____
Email: jim@bangingavel.com

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL RESPONSIBLE PARTIES

PROJECT NAME: Banging Gavel Brewery

LOCATION: 6811 Hickory Street

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: James G. Richert
Company: Banging Gavel Properties, LLC
Address: 10723 W. 159th St., Orland Park, IL 60467
Phone: [REDACTED]
Fax: [REDACTED]
Email: jim@bangingavel.com

RESPONSIBLE FOR PLAN REVIEW FEES

Name: James G. Richert
Company: Banging Gavel Properties, LLC
Address: 10723 W. 159th St., Orland Park, IL 60467
Phone: [REDACTED]
Fax: [REDACTED]
Email: jim@bangingavel.com

RESPONSIBLE FOR BUILDING PERMIT FEES

Name: James G. Richert
Company: Banging Gavel Properties, LLC
Address: 10723 W. 159th St., Orland Park, IL 60467
Phone: [REDACTED]
Fax: [REDACTED]
Email: jim@bangingavel.com

RESPONSIBLE FOR ATTORNEY FEES

Name: James G. Richert
Company: Banging Gavel Properties, LLC
Address: 10723 W. 159th St., Orland Park, IL 60467
Phone: [REDACTED]
Fax: [REDACTED]
Email: jim@bangingavel.com

RESPONSIBLE FOR ENGINEERING/ CONSTRUCTION OVERSIGHT FEES

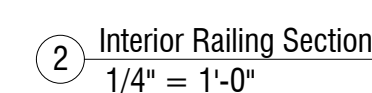
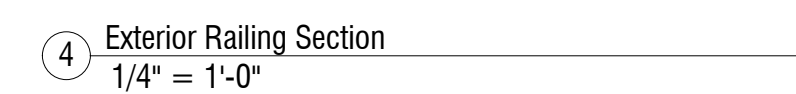
Name: James G. Richert
Company: Banging Gavel Properties, LLC
Address: 10723 W. 159th St., Orland Park, IL 60467
Phone: [REDACTED]
Fax: [REDACTED]
Email: jim@bangingavel.com

RESPONSIBLE FOR LANDSCAPE REVIEW FEES

Name: James G. Richert
Company: Banging Gavel Properties, LLC
Address: 10723 W. 159th St., Orland Park, IL 60467
Phone: [REDACTED]
Fax: [REDACTED]
Email: jim@bangingavel.com



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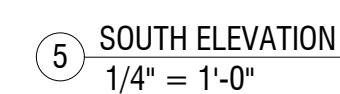
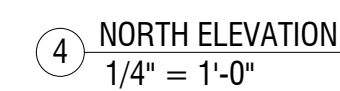
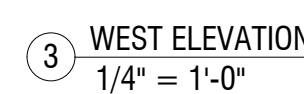
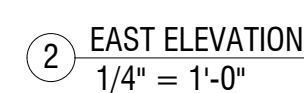
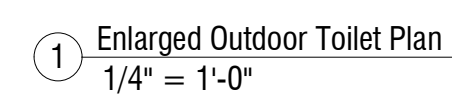
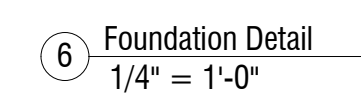


Banging Gavel Brews
17400 Oak Park Avenue
Tinley Park, Illinois 60477
BANGING GAVEL BREWPUB

Seal	Project No.	17-014
	Drawn By	KAS/KAKP
	Checked By	AJB
	Approved By	EFS
	Drawing No.	A8.1
Seal		As indicated



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BANGING GAVEL BREWPUB

OUTDOOR SHED

Seal	Project No.	17-014
	Drawn By	Author
	Checked By	Checker
	Approved By	Approver
	Drawing No.	

Scale	1/4" = 1'-0"
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1 06 SITE PLAN Copy 1
1" = 10'-0"

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BANGING GAVEL BREWPUB

SITE PLAN

Seal	Project No.	17-014
	Drawn By	KAS/KAKF
	Checked By	AJE
	Approved By	EFS
	Drawing No.	AS0.1
Scale		1" = 10'-0"

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