

AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

August 02 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 19, 2018 Regular Meeting

Item #1 PUBLIC HEARING: 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 PUBLIC HEARING: 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.

Item #3 <u>CONSIDERATION FOR APPROVAL</u>: INTERNATIONAL AUTOS ORLAND PARK - 8301 W. 159TH STREET SITE PLAN APPROVAL

Consider granting Site Plan approval to the Petitioner, Simon Yu of Simon Design Group, on the property 8301 W. 159th Street in the B-5 Zoning District with a request to expand the existing parking lot and construct a 9,066 square foot building addition.

Item #4 WORKSHOP: SIP WINE BAR – 17424 OAK PARK AVENUE SITE PLAN APPROVAL AND VARIATIONS

Consider granting Site Plan Approval and consider recommending that the Village Board grant the Petitioner, Neal Hummitsch of SIP Wine Bar, Variations from the Legacy Code to modify an existing building and construct an addition with commercial space and a 1,100 square apartment on the property located at 17424 Oak Park Avenue in the DC (Downtown Core) Zoning District.

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 19, 2018

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on July 19, 2018 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Plan Commissioners: Ken Shaw, Chairman

Eduardo Mani Angela Gatto Tim Stanton Lucas Engel Stephen Vick MaryAnn Aitchison

Absent Plan Commissioner(s): Garrett Gray

Chuck Augustyniak

Village Officials and Staff: Dan Ritter, Senior Planner

Barbara Bennett, Commission Secretary

Guest(s): Jim Richert, Paul Brown

CALL TO ORDER

PLAN COMMISSION CHAIRMAN SHAW called to order the Regular Meeting of the Plan Commission for July 19, 2018 at 7:00 p.m.

COMMUNICATIONS

CHAIRMAN SHAW noted and welcomed the two new PLAN COMMISSIONERS, STEPHEN VICK AND MARYANN AITCHISON.

APPROVAL OF MINUTES

Minutes of the July 5, 2018 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER GATTO, 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 19, 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.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman

Eduardo Mani Angela Gatto Tim Stanton Lucas Engel Stephen Vick MaryAnn Aitchison

Absent Plan Commissioner(s): Garrett Gray

Chuck Augustyniak

Village Officials and Staff: Dan Ritter, Senior Planner

Barbara Bennett, Commission Secretary

Guest(s): Jim Richert

Dan Ritter, Senior Planner noted this is a request for approval of a Site Plan with a Variation to construct a 146 sq. ft. detached accessory structure to provide washroom facilities to be utilized by the customers dining in the outdoor patio for the property located at 6811 Hickory St.

Mr. Ritter displayed a graphic of the site which is in the Downtown Core and is within the Legacy District. The site plan covers the location of the washroom facility and a hand washing area for the servers. The current plan shows it slightly over the property line so the first open item is to revise the plan with the accessory structure completely on private property. Staff also requested a depiction of the proposed fencing around the air handlers on the south side of the building. Prior to the Public Hearing staff would like to see the type of fencing that will be used. Due to the historic significance of this property it may not fit to use PVC fencing as is typically required by the Plan Commission and wood might be more appropriate. The proposed architecture of the accessory structure is primarily 5" lap beige Hardie Board siding with brown architectural shingles. This complies with the Legacy Code material requirements which requires a minimum of 75% brick, stone and fiber cement siding and the roof to be cedar, slate or asphalt shingles. On the submitted proposal the doors were

facing Oak Park Avenue, the petitioner has indicated they would now like to move to face the principal building. The proposal will be revised prior to the Public Hearing. A color rendering has been submitted. Staff suggested the doors being beige rather than one color and the roof shingles darker to match the principal structure. There will be no additional signage or lighting fixtures on the building.

The final Open Item is a Variation to permit a 146 sq. ft. detached accessory structure in a front yard where it is only permitted within a rear yard.

CHAIRMAN SHAW asked for comments or questions from the Commissioners.

COMMISSIONER ENGEL asked if there were any other buildings with outdoor bathrooms in Tinley and if they will be handicap accessible. Mr. Ritter replied there were none in the downtown area. Mr. Richert, Petitioner replied this idea was modeled after the Patton House in Geneva, Illinois, which is also a historic building with outdoor seating. These bathrooms are ADA compliant.

COMMISSIONER GATTO asked how much seating would be lost by adding this building. Mr. Richert replied none as the structure's location was originally going to be used as an outdoor bar, which is being eliminated.

COMMMISSIONERS MANI AND VICK noted they agreed with the color changes to the structure and roof recommended by staff and moving the door locations. Mr. Richert agreed that changing the doors and the colors makes sense.

CHARIMAN SHAW agreed on the suggestions for the color changes recommended by staff and proposed door changes. He also asked about signage and noted directional signage would be allowed and might help. He agreed for the need for screening around the air handles and the fact that PVC fencing may look out of place. Mr. Richert replied the only signage would be for "Men" and "Women". Mr. Richert noted everything would have to be approved by the Illinois Department of Natural Resources due to the fact it is a registered historical building.

COMMISSIONER STANTON asked if there were plans for security cameras. Mr. Richert replied there would be inside and outside security cameras.

Mr. Ritter went over the open items as noted in the Staff Report.

CHAIRMAN SHAW asked for comments from the public. There was none.

The Public Hearing will be on August 2, 2018.

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JULY 19, 2018 REGULAR MEETING

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.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman

Eduardo Mani Angela Gatto Tim Stanton Lucas Engel Stephen Vick MaryAnn Aitchison

Absent Plan Commissioner(s): Garrett Gray

Chuck Augustyniak

Village Officials and Staff: Dan Ritter, Senior Planner

Barbara Bennett, Commission Secretary

Guest(s): Paul Brown

Dan Ritter, Senior Planner noted this is a request for approval of a Site Plan with a Variations. Two Men and a Truck is a moving company planning to relocate their business into an existing building and develop a vacant parcel next to it in order to park their large moving trucks. There will also be additional employee parking in the new parking lot. The Petitioner has gotten some approvals through the Village and the County for tax incentives. This is an older industrial area with long and narrow challenging lots. The Petitioner desires to construct a parking lot along with landscaping and stormwater detention facilities on the vacant property next to the primary building. The existing building has been used for industrial and warehousing purposes and the vacant lot was previously a warehouse/industrial site that was demolished in the late 1980's. There have been various property redevelopments and upgrades over the last 10-20 years on Duvan Drive and the area is in a state of transition from the older auto-oriented industrial area to be more modern in its design. The zoning is ORI (Office and Restricted Industrial, Mixed Use Duvan Drive Overlay District). It is bordered by other industrial uses with the same zoning on the east, west 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).

Mr. Ritter displayed a drawing of the existing site that shows a long industrial building built almost to the property line on the west side and parking on the east and then to the west of that is the vacant site. Typically staff would like to see the lots consolidated, however in this case due to timing and the incentives being tied to the PIN numbers and the parcels it would not be possible. Staff recommend in the deed documents it should be a condition that if the parking lot must be removed and returned to grass if the property is sold and under different ownership. The Variation is based on the fact that these two properties will function together. The Petitioner has agreed to this and the Village Attorney is currently reviewing it.

Open Item #1: The Petitioner has decided not to consolidate the two (2) lots and instead place deed restrictions on them. 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 warehouse building totals 23,500 sq. ft. and there will be 16 truck spaces and 8 additional employee parking spaces. There will be overhead doors added to the west side of the building. For MWRD compliance there will be a large detention area to span both parcels. 41 standard parking spaces are required total in addition to the trucks being parked. 49 parking spaces are proposed in addition to the 16 truck spaces, which is sufficient parking.

The Petitioner is planning to utilize an existing wall sign with a name change. The existing ground sign is not in compliance with the code and will be removed. The appearance of the building is industrial. The Petitioner will install five wall mounted LED wall lights on the building to illuminate the new parking lot and will replace the existing parking lot's lighting with similar fixtures.

The Petitioner has met the Landscaping Code on the main frontage of the site and has carried this around the corner on the west side where there is substantial landscaping. The Petitioner has proposed PVC fencing along the front of the building and screening the parking on Duvan Drive. There has been a fire and code concerns about locking this parking lot area since it would not be open for ingress and egress in the case of an emergency.

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 Petitioner has proposed to remove the requirement for interior landscaping in the parking lot due to the fact that it would be difficult for trucks to maneuver in the lot. Due to the fact that the right of way is narrow on Duvan Drive, it would be difficult to put sidewalks in at this time. A Master Plan would likely need to be considered for future development of the sidewalks in this area.

A 6-8' privacy fence along the north side of the property is required to be placed between residential and non-residential properties. The Petitioner has chosen a wood fence along the property line, to screen the dumpster area and to screen mechanical equipment. Staff has recommended a more durable PVC fence to be used in a neutral color instead of wood.

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.

CHAIRMAN SHAW asked for comments and questions from the COMMISSIONERS.

COMMISSIONER STANTON asked if this is a franchise. The Petitioner, Mr. Paul Brown replied that is was a franchise and he currently has 6 locations in the Chicago area. His plans are to consolidate 3 of those into a larger area like this property. Trucks are what they do and truck parking is crucial to the operations. The lot is very narrow and with the detention area required in the back it has been challenging to try and get the necessary space to operate. All the trucks are

owned by the business. All are within 2 years old and are gasoline, not diesel. There are 12-15 trucks that would be parked in the lot. The trucks are 26' straight trucks.

COMMISSIONER ENGEL noted he would like to see more trees on the west and north sides. Mr. Brown replied due to the trucks turning and being parked in the lot it is challenging to put the type of trees up that would not be too big. He plans to use evergreens where feasible.

COMMISSIONER STANTON asked about security cameras. Mr. Brown replied he would be putting in cameras on-site. There are also dash cams in each of the trucks and they take security of people's belongings seriously.

CHAIRMAN SHAW would like to see continuous trees along the back of the property for screening from the condos instead of the large gap. Mr. Brown replied because there is a solid fence there, would it be necessary to have trees there or would it be redundant. It was agreed an alternative was for the landscape architect to show continuous trees spaced further apart then the current proposal, in order to reduce the cost.

CHAIRMAN SHAW noted agreement on the staff recommendation for PVC fencing rather than wood fencing and the chain link fencing is required to be rust resistant. He also noted his preference would be no Variation for the fence extending beyond the front of the building but that he understood the desire for it for security reasons. All COMMISSIONERS agreed. Mr. Brown replied this would make a big difference and he would lose crucial space for his trucks. It would be very difficult to change the configuration of the lot and the having the fence at the building would be a loss of 2 parking spaces. The narrowness of this lot is the big challenge. CHAIRMAN SHAW clarified he is fine with the parking lot location but not the fence in the front yard. His preference would be to not do the front yard fence Variation but he does not have as much concern about the parking lot. The standard is typically to have the fence at the building line.

COMMISSIONER VICK agreed with the continuous trees along the north property line and PVC instead of wood fencing.

CHAIRMAN SHAW asked about the hours of operation. He also noted he would like to see sidewalks in the future but understands that accommodations would have to be made for them to fit. Within the landscape plan it would be good to accommodate sidewalks for the future. He would not hinge his approval on sidewalk installation but wanted to ensure it is possible in the future and they weren't hindering it. Mr. Ritter noted the typical commercial sidewalk is 6' in width. Staff will review the plans to see if landscape adjustments need to be made to ensure there will be enough width to accommodate a sidewalk in the future.

Mr. Brown replied the hours of operation are 7:30 a.m. to 5 or 6:00 p.m.

CHAIRMAN SHAW asked for additional comments or questions from the COMMISSIONERS.

CHAIRMAN SHAW asked for comments from the public. There was none.

Public Hearing on August 2, 2018.

GOOD OF THE ORDER

- 1. Downtown projects under review include, The Boulevard, Bremen Station, Harmony Square Plaza, North Street and Central Middle School Sites.
- 2. A wine bar and addition at the old Attic Door site.
- 3. TPMH RFP's requested from 3 developers -waiting for state CHAIRMAN SHAW noted he would like a quick idea at the next meeting on how the Plan Commission would be involved. Mr. Ritter stated the Plan Commission would see any site plans, PUDs, rezoning or variations. The specific timing would be dependent on if the property is purchased by the Village and how it is eventually proposed to be developed.

- 4. Haitham property at 159th and Oak Park Ave was approved at the Village Board.
- 5. Small Cell right-of-way ordinance was approved at the Village Board. Design standards for small cell antennas and changes to the larger antenna regulations would be coming back to Plan Commission soon.

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 COMISSIONER STANTON, seconded by PLAN COMMISSIONER MANI, to adjourn the Regular Meeting of the Plan Commission of July 19, 2018 at 8:52 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN SHAW declared the meeting adjourned.



PLAN COMMISSION STAFF REPORT

August 02, 2018

Banging Gavel

6811 Hickory Street

Petitioner

James Richert, Banging Gavel

Property Location

6811 Hickory Street

PIN

28-30-314-032-0000 28-30-314-036-0000

Zoning

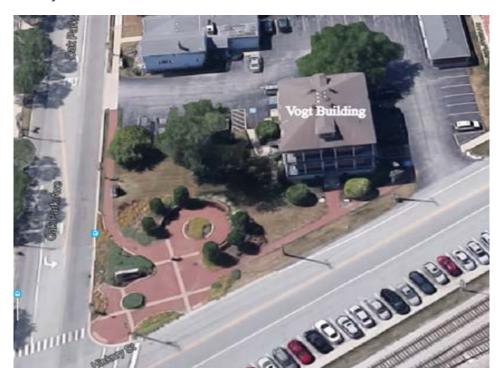
DC (Downtown Core)

Approvals Sought

Site Plan Approval Variation

Project Planner

Kimberly Clarke Planning Manager



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.

Updates from the 07/19/2018 Staff Report are in red.

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).

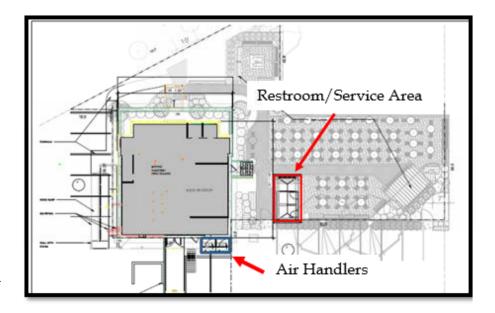
Nearby land uses include commercial properties north of the railroad tracks and to the east and to the south (zoned DC in purple) and multi-family and single-family residential to the west (zoned R-4 in yellow).

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.



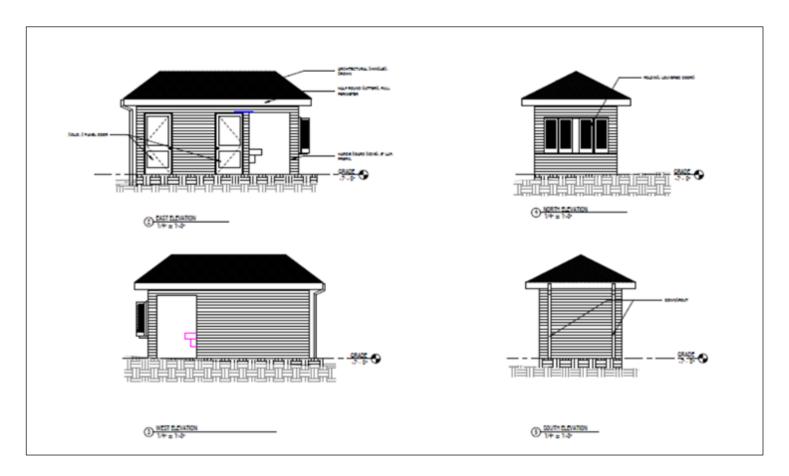
The proposed layout of the seating for the outdoor dining is still conceptual. The owner has not committed to a final layout nor purchased furniture at this time.

Open Item#1: Revise plans that do not show the proposed accessory structure extending over the property line. The applicant will provide revised plans at the meeting that adjusts the structure so that it is no longer extending over the property line. They have also flipped the doors so they are facing the principal building. On the other side, facing Oak Park Avenue, they are going to incorporate a counter and have seating.

Open Item #2: Provide staff an exhibit showing the proposed fencing around the air handlers on the south side of the building. At the Plan Commission meeting, the Commissioner's preferred a wood fence versus a vinyl fence to blend in with the materials of the existing façade. The applicant has agreed to install a wood fence.

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. A color rendering was provided for review at the meeting and it was suggested that the structure incorporate accent colors similar to the principal building instead of the structure being one color throughout. A revised colored elevation has been submitted but it does not show the shutters being paitned. Prior to Village Board approval, the petitioner will need to submit the final color renderings.

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. The Plan Commission questioned if there were any other buildings in the downtown with outdoor bathrooms in the front yard. The focus was on the

aesthetics of the proposed building and if additional signage would be added on it. It was recommended that a color compatible with the principle building be added to the doors, shutters, roof and any other trim work in the proposed accessory structure.

PROPOSED USE

The granting of the Variation will enhance the outdoor dining experience by providing convenient restrooms for the outdoor patio area. 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

Below are the remaining open items from the workshop:

- 1. Provide staff an exhibit showing the proposed fencing around the air handlers on the south side of the building. The applicant has agreed to install a wood fence around the proposed air handlers.
- 2. Prior to Village Board approval, submit a final color rendering that incorporates accent colors similar to the principal building instead of the structure being one color throughout.

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. Accessory structures are permitted in the DC District however not within the front yard. The owner will be redeveloping the principal building into a brewery/restaurant and will be adding an outdoor seating for a beer garden on the east side of the building. In an effort to promote the Village's brand and provide entertainment for patrons at the beer garden, the Petitioner is providing an outdoor stage area where musicians and entertainers can easily hook up their equipment and provide musical performances. The stage will also feature a drop-down screen that will show major sporting events. The Petitioner hopes to promote a community setting in the beer garden. The incorporation of an exterior washroom will provide for a convenient location for washrooms for the times the beer garden is occupied. Otherwise, all customers will have to go to the 2nd floor of the principal building which is not as convenient. The overall patio will be screened with fencing and landscaping and the overall architecture of the accessory structure attempts to blend in with the principal building.
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.

 The proposed accessory structure is set back as close to the main building as possible. The property will be fenced in with a four-foot (4') tall ornamental fence. Landscaping improvements are proposed for the outdoor seating area, including new shrubs, perennials, and trees.
- 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 incorporation of the accessory structure will not impact vehicular ingress/egress. The plans will conform to the ADA requirements and provide for safe movement in and around the outdoor beer garden. The original plans proposed a bar in this location however the owners recognize additional bathrooms will add to the customers use of the outdoor beer garden.
- d. That the Site Plan provides for the safe movement of pedestrians within the site.

 The site plan provides for adequate pedestrian movement within the site. The layout and furniture design of the outdoor patio has not been finalized. At the time of building permit, ADA requirements and Fire Department requirements will be reviewed for compliance.
- e. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public; any part of the Site Plan area not used for buildings, structures, parking, or access-ways shall be landscaped with a mixture of grass, trees, and shrubs.
 - The site is subject to the approved landscape plans that were presented and reviewed when the project originally came forward in 2017.
- f. That all outdoor trash storage areas are adequately screened.

 The site plan proposes an enclosed trash area on the south side of the building with access off the main parking lot.

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 principle use is providing the required number of washroom facilities for the proposed use, however the washrooms are located on the 2nd floor of the building. With the potential to have large crowds occupying the outdoor beer garden, it made sense to provide them a more accessible washroom option. The Vogt building and the proposed business is unique to the downtown and requires a different approach to design.
- 2. The plight of the owner is due to unique circumstances.

 The Legacy Code encourages outdoor dining opportunities. The Vogt building is a historical asset to the downtown and because of that, the owner is trying to keep the building in good historic standing which limits the ability to modify the exterior and interior floor plan. All the washrooms are offered on the second floor of the building which is generally not where new restaurants would place them. Therefore, the proposed accessory structure was proposed in order to offer an accessible washroom option on the ground level that would blend in with the overall building and outdoor patio design as much as possible.
- 3. The Variation, if granted, will not alter the essential character of the locality.

 The structure is approximately 146 sq. ft and is just less than 12 feet in height. The placement of the structure is approximately 62 feet setback from Oak Park Avenue and 20 feet from the principal building which still allows for pedestrian access around it. The structure will be constructed of a Hardie board siding and painted to tie into the principal building and blend in with the overall landscape of the patio. There will be landscaping installed on the southern lot line adjacent to the parking lot to help screen the structure.
- 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; The property has been approved for an outdoor patio and there is nowhere physically on the site this structure can be added accept within the outdoor patio area. In order to maintain the historic classification of the structure, the owner is limited to what improvements can be made to the interior and exterior of the building. The washrooms for the brewery will be located on the 2nd floor of the building which is not as convinient for those customers outside in the beer garden.
 - 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;

 This property is unique because of its historical significance. There are no other buildings in the downtown that have the same constraints as this property does.
 - The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;

The property complies with the minimum required restrooms. The additional restrooms are a convenience for those customers utilizing the outdoor beer garden.

- d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - The owner agreed to subdividing their property so that the Village could maintain a public parking lot adjacent to this structure. This will be a benefit to the overall downtown and by doing this, the owner has reduced the amount of land available to him to use for his brewery.
- 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 *All efforts are being made through architecture, location and landscaping to incorporate this structure within the overall theme of 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.
 - The adjacent property is being redeveloped for a future wine bar use with outdoor seating in the front and in the rear of the property. The construction of an accessory structure in the front yard will not dimish the property values within the neighborhood due to the fact it will comply with all current building codes and its design is to blend in with the overall site. The accessory structure will be within the outdoor seating area of the business and will not impact traffic on the streets in any way.

RECOMMENDED ACTION

Following a successful workshop, the Petitioner will proceed to a Public Hearing at the August 02, 2018 Plan Commission meeting.

MOTION TO CONSIDER

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

Motion 1: "...make a motion to grant the Petitioner, James Richert of Banging Gavel Properties, LLC, Site Plan Approval at the property located at 6811 Hickory Street in accordance with the plans submitted and listed herein subject to the following conditions:

- 1) Prior to Village Board approval, submit a rendering of wood fence to screen the proposed air handlers.
- 2) Prior to Village board approval, submit a color rendering that incorporates accent colors similar to the principal building instead of the structure being one color throughout.

[any conditions that the Commissioners would like to add]

Motion 2: "...make a motion to recommend that the Village Board grant a Variation to the Petitioner, James Richert of Banging Gavel Properties, LLC, the following Variations at the property located at 6811 Hickory Street in accordance with the plans submitted and listed herein.

- (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 subject to the following conditions:
 - (i) The doors, shutters and trim will be painted an accent color that is complementary to the principal building.

[any conditions that the Commissioners would like to add]

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		

VILLAGE OF TINLEY PARK APPLICATION FOR ZONING ORDINANCE VAR

WIUN 1 8 2018

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	Evening F	Phone:
Cell Phone	Fax Num	ber:
Email Address: jim@bangingavel.com		
Nature of Petitioner's Interest in the pro (Applications received on behalf of the owner of Property Owner		
PROPERTY INFORMATION		
Street Address: 6811 Hickory Street		
Owners: _James G. Richert (Banging Gavel F	roperties, 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: Date: 6/14/2018 Signature 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)

Н.	Describe how the requested Variance will not:
1. None	Impair an adequate supply of light and air to adjacent properties.
2. None	Substantially increase the congestion of the public streets.
3. None	Increase the danger of fire.
4. None	Impair natural drainage or create drainage problems on adjacent property.
5. None	Endanger the public safety.
6. None	Substantially diminish or impair property values within the neighborhood.

VILLAGE OF TINLEY PARK

APPLICATION FOR SITE PLAN APPRO



PROJECT NAME:	Banging Gavel Brewery	LOCATION:	6811 Hickory Street
	reby requests that the Plan Commiss er authorizing Site Plan Approval for		Village Board of the Village of Tinley ribed within.
APPLICANT INFO	ORMATION		
Name:	James G. Richert		
Company:	Banging Gavel Properties, LLC		
Mailing Address:	10723 W. 159th Street, Orland Park, IL 60467		
Phone (Office):			
Phone (Cell):			
Fax:			
Email:	jim@bangingavel.com		
the relationship to the			
PROPERTY INFO	ORMATION		
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:	James Dishort		
Property Owner(s): Mailing Address:	James Richert 10723 W. 159th Street, Orland Park, IL 60462		
Mailing Address.	10723 W. 139th Street, Offarid Park, IL 00402		
APPLICATION IN Description of proportion of proportion of proportion of proportion (a) and the proportion of propo	NFORMATION osed project (use additional attachmen	nts as necessary):	
explain and note tha	are of any variations required from the at a separate Variation Application is a Yes:		
	fies that all of the above statements an		ion submitted as part of this

6/14/2018

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL CONTACT INFORMATION

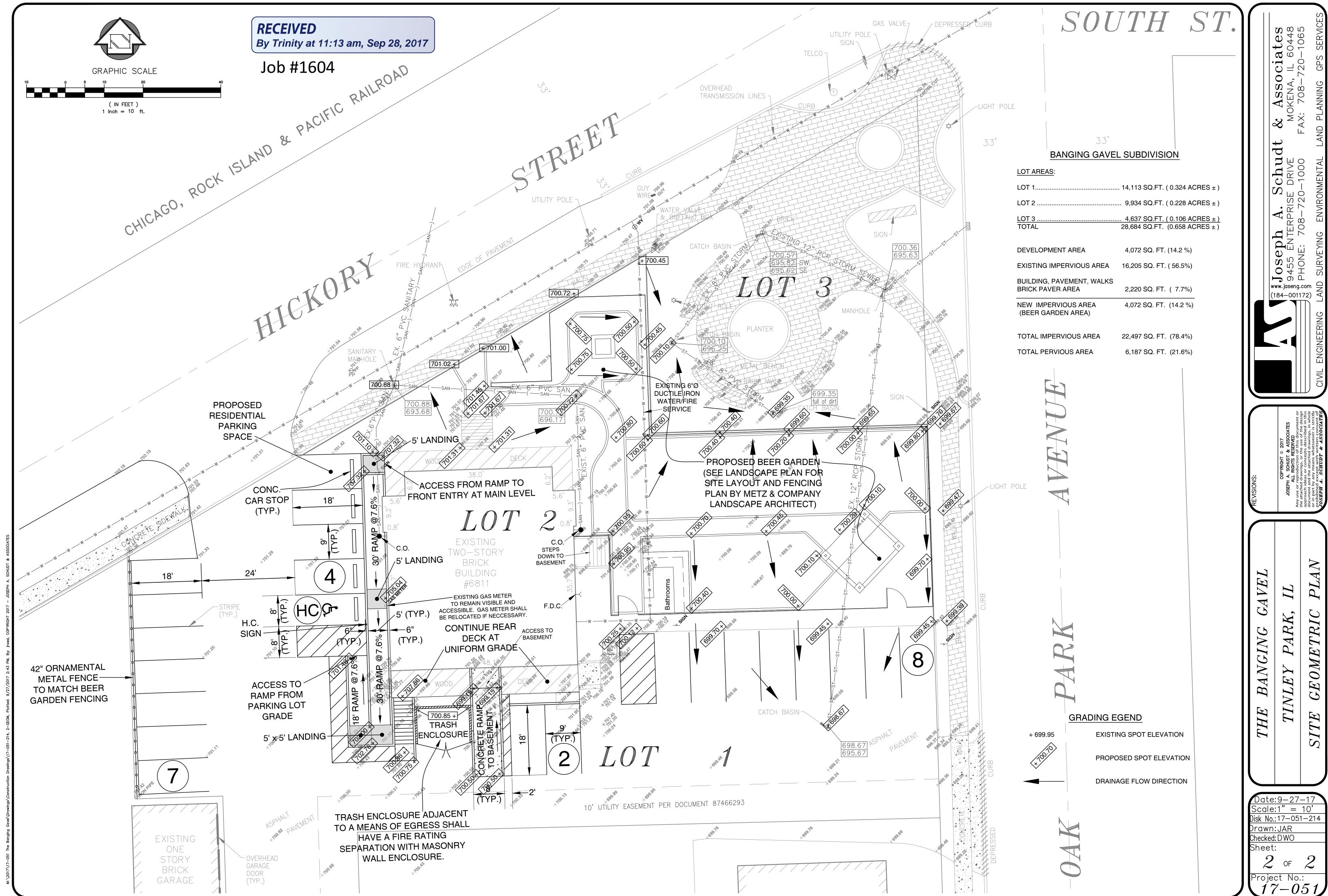
PROJECT	NAME: Banging Gavel Brewery	LOCATIO	ON: 6811 Hickory Street
following of	expedite your site plan submission through contact information. Please provide the information is greatly appreciated.	the planning production requested a	cess, the Village of Tinley Park requires the und return to the Planning Department. Your
CURREN'	F PROPERTY OWNER OF RECORD	PROJECT	ARCHITECT
Name:	James G. Richert	Name:	Joakim Backstrom
Company:	Banging Gavel Properties, LLC	Company:	Altusworks, Inc.
Address:	10723 W. 159th St., Orland Park, IL 60467	Address:	4224 N. Milwaukee Ave.
Phone:		Phone:	
Fax:		Fax:	
Email:	jim@bangingavel.com	Email:	jbackstrom@altusworks.com
PROJECT Name: Company: Address: Phone: Fax: Email:	ENGINEER	Name: Company: Address: Phone: Fax: Email:	LANDSCAPE ARCHITECT
ATTORN		END USE	
Name:	James G. Richert	Name:	James G. Richert
Company:	Law Office of James G. Richert	Company:	Banging Gavel Properties, LLC
Address:	10723 W. 159th St., Orland Park, IL 60467	Address:	10723 W. 159th St., Orland Park, IL 60467
Phone:		Phone:	
Fax:		Fax:	
Email:	richertlaw@att.net	Email:	jim@baningavel.com

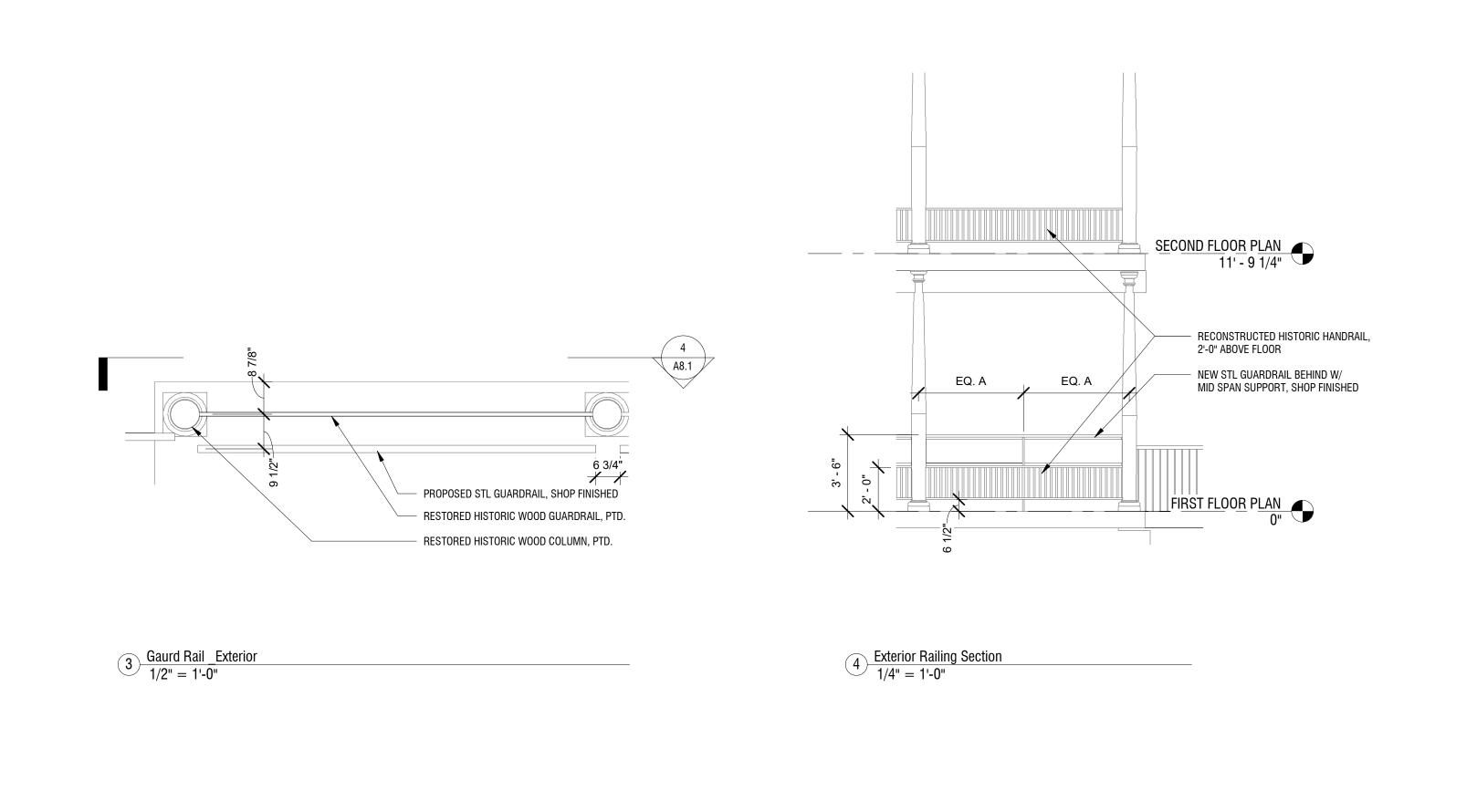
VILLAGE OF TINLEY PARK

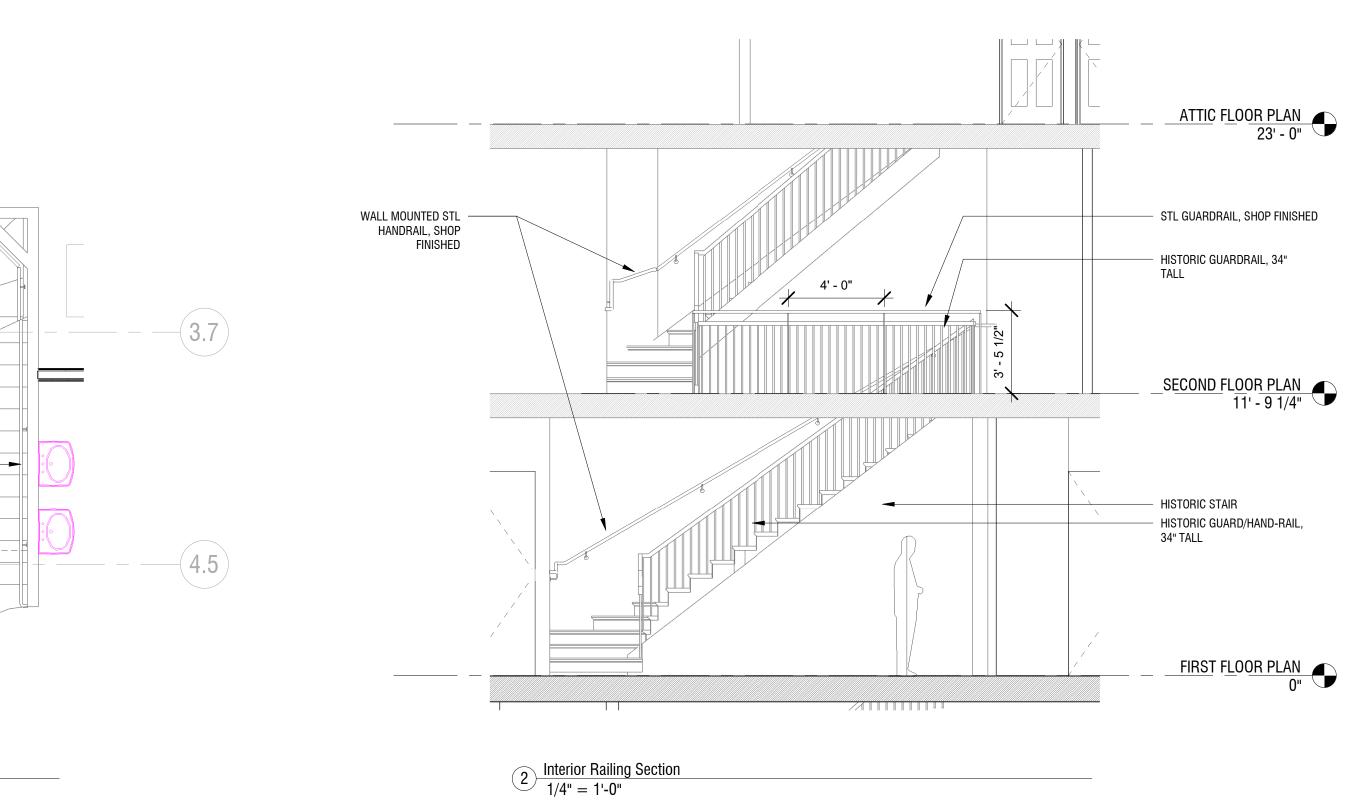
SITE PLAN APPROVAL **RESPONSIBLE PARTIES**

PROJECT	Γ NAME:	Banging Gavel Brewery	LOCATIO	ON: 6811 Hickory Street
review, en	gineering, la	address and telephone number of ndscaping, attorney and building per, please list that party's contact inform	mit fees in the sp	that will be responsible for payment of plan pace provided below. If only one party will be eneral Billing."
GENERA	L BILLING	, and the second	RESPONS	SIBLE FOR PLAN REVIEW FEES
Name:	James G. Ri	chert	Name:	James G. Richert
Company:	Banging Gav	el Properties, LLC	Company:	Banging Gavel Properties, LLC
Address:	10723 W. 15	9th St., Orland Park, IL 60467	Address:	10723 W. 159th St., Orland Park, IL 60467
Phone:			Phone:	
Fax:			Fax:	
Email:	jim@banging	avel.com	Email:	jim@bangingavel.com
Name: Company: Address: Phone: Fax: Email:	James G. Rig Banging Gav	el Properties, LLC Oth St., Orland Park, IL 60467	Name: Company: Address: Phone: Fax: Email:	James G. Richert Banging Gavel Properties, LLC 10723 W. 159th St., Orland Park, IL 60467 jim@bangingavel.com
		R ENGINEERING/ VERSIGHT FEES chert	RESPONS FEES Name:	James G. Richert
Company:	Banging Gav	el Properties, LLC	Company:	Banging Gavel Properties, LLC
Address:	10723 W. 15	9th St., Orland Park, IL 60467	Address:	10723 W. 159th St., Orland Park, IL 60467
Phone:			Phone:	
Fax:			Fax:	
Email:	jim@banging	avel.com	Email:	jim@bangingavel.com

Email:







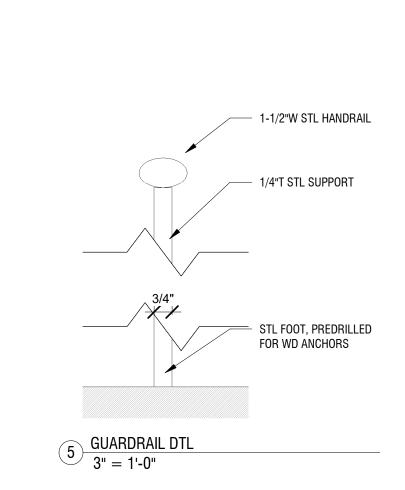


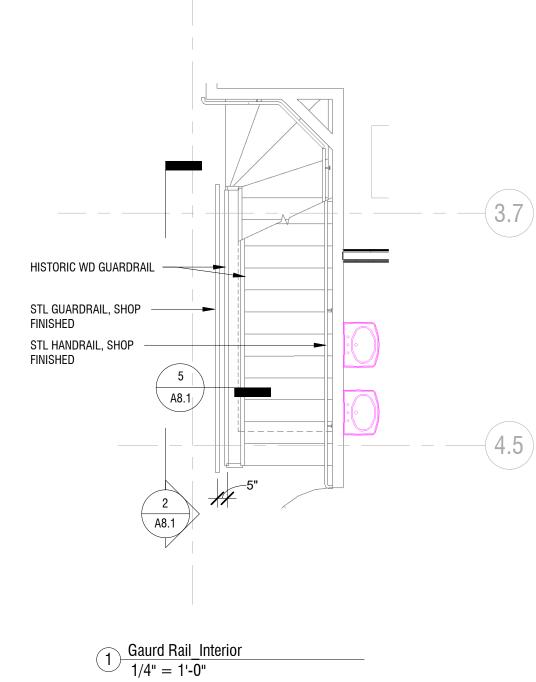
No.	Description	Date

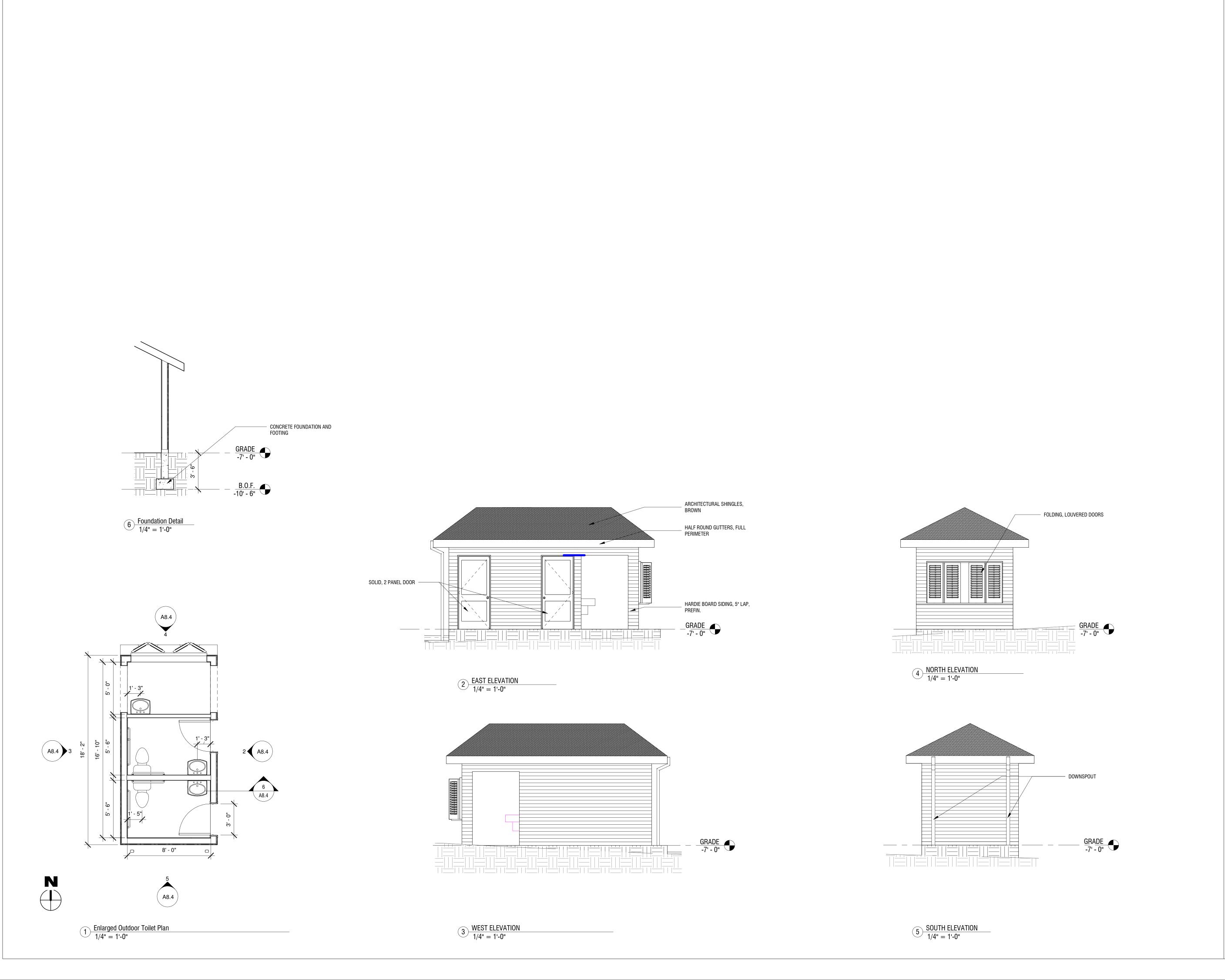
Banging Gavel Brews
17400 Oak Park Avenue
Tinley Park, Illinois 60477
BANGING GAVEL BREWPUB

RAILING DETAILS

Seal	Project No.	17-014
	Drawn By	KAS/KAKP
	Checked By	AJB
	Approved By	EFS
	Drawing No.	
	A	8.1
Scale		As indicated









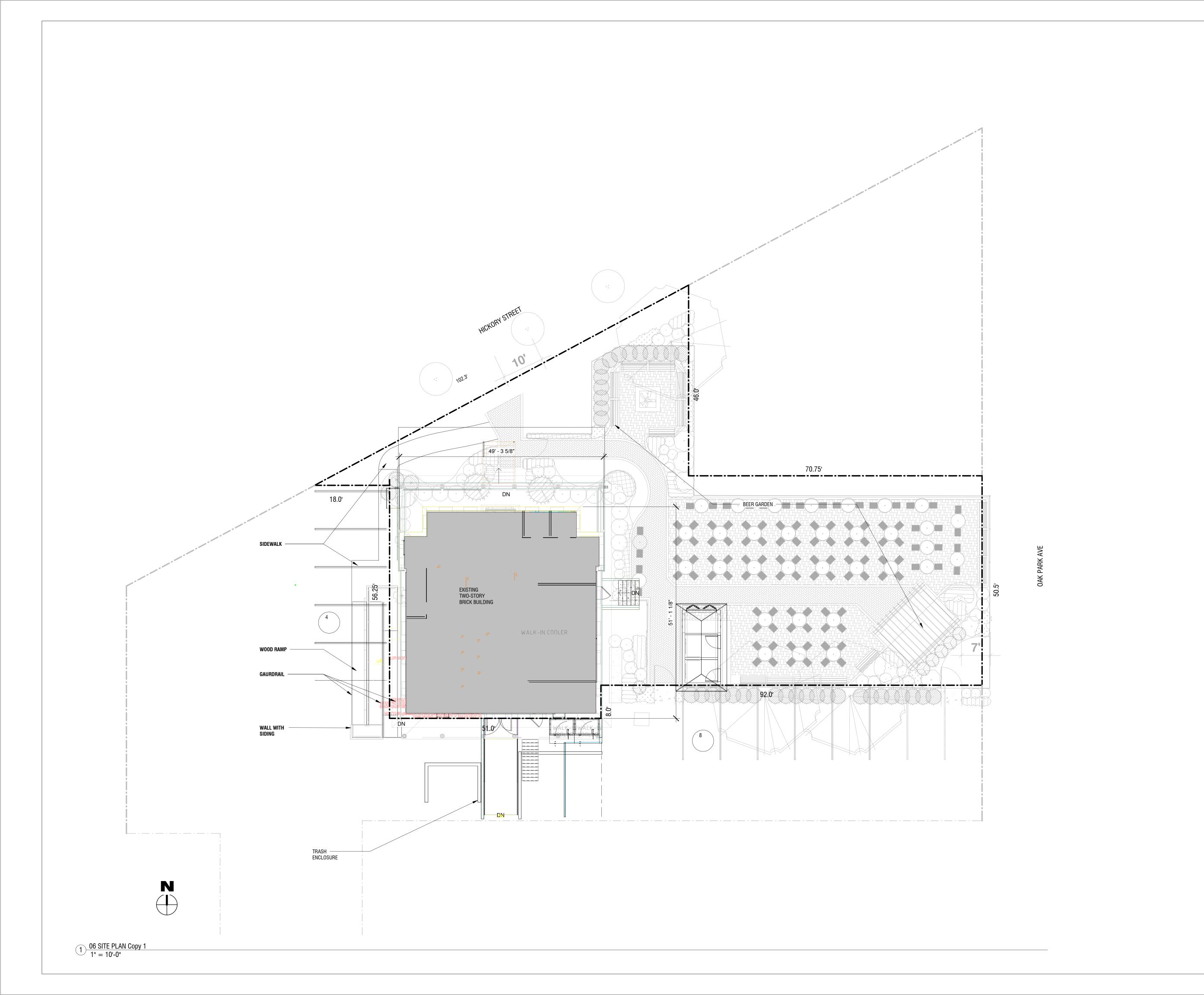
No.	Description	Date

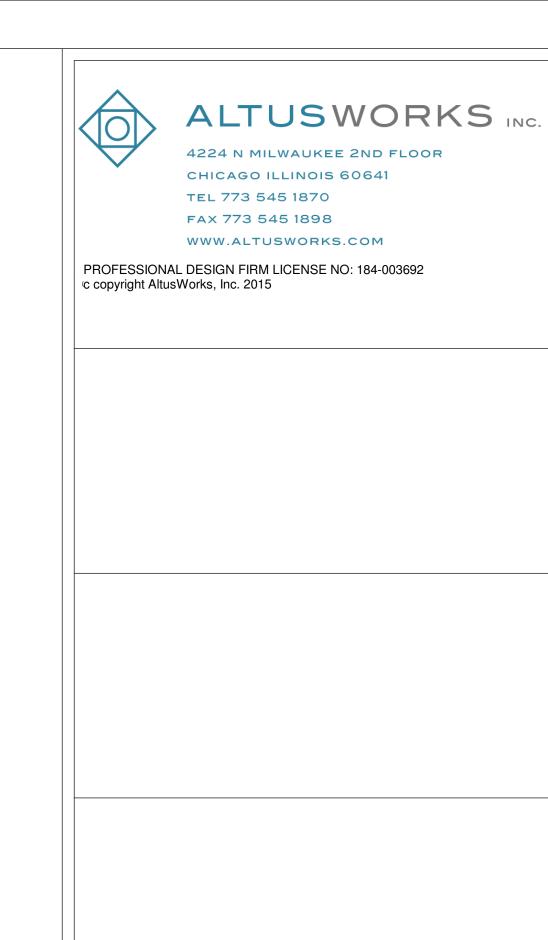
Banging Gavel Brews
17400 Oak Park Avenue
Tinley Park, Illinois 60477
BANGING GAVEL BREWPUB

OUTDOOR SHED

ale		1/4" = 1'-0"
	A	8.4
	Drawing No.	
	Approved By	Approver
	Checked By	Checker
	Drawn By	Author
al	Project No.	17-014

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No.	Description	Date

Banging Gavel Brews 17400 Oak Park Avenue Tinley Park, Illinois 60477

BANGING GAVEL BREWPUB

SITE PLAN

Scale	1'	' = 10'-0"
	AS	0.1
	Drawing No.	
	Approved By	EFS
	Checked By	AJB
	Drawn By	(AS/KAKP
Seal	Project No.	17-014

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Tinley Park

PLAN COMMISSION STAFF REPORT

August 2, 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.

UPDATES FROM THE 7/19/2018 STAFF REPORT ARE IN RED

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.

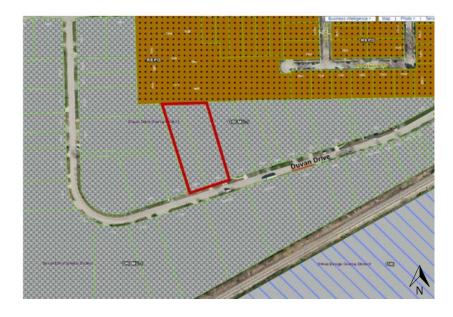
The Petitioner is proposing to develop a parking lot on a vacant property (7430 Duvan Drive) that is immediately adjacent to an existing industrial building (7420 Duvan Drive). The proposed parking lot would supplement the parking required to operate the Petitioner's moving business and would primarily 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 multifamily 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.



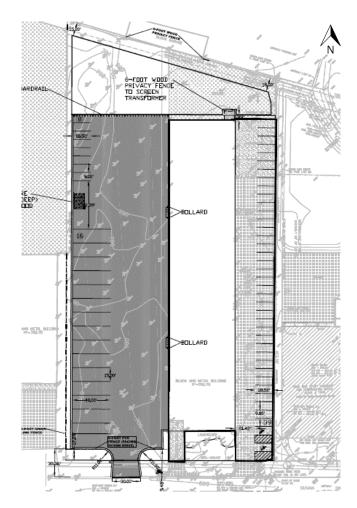
SITE PLAN

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 codependently. 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.

A recommended condition has been added to the motion requiring removal of the parking lot and installation of grass be placed on the Site Plan and Variation approvals. This also exists in the deed restriction, but the conditions will make it more likely that this requirement is not missed in the future. A final draft of the deed restriction was reviewed by the Village attorney and is attached to the packet. A recommended condition requiring that the deed restriction be recorded prior to any building permit approvals has been added to the motion.

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.

There is a clearance ranging from seven to nine feet (7'-9') going through the site and right-of-way are that would be unimpeded by trees (there is some smaller shrub and ground cover landscaping) and could be used for placement of sidewalk in the future. Due to the lack of engineering review comments, a recommended condition has been added requiring that the approval is subject to addressing all engineering comments and obtaining an MWRD permit.

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 (complete analysis of code requirements 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.

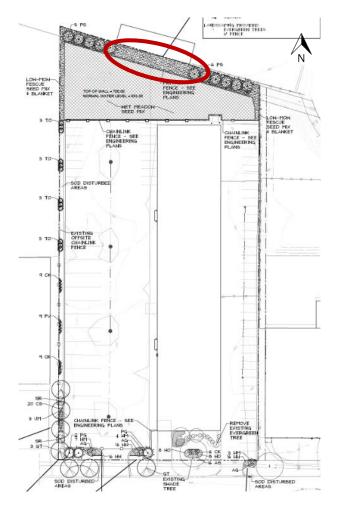
While some canopy and buffer trees have been added, there are some additional areas that canopy and shade trees can be placed to meet the bufferyard requirements and help offset the loss of interior parking lot landscaping and trees.

The petitioner agreed to add additional trees to the rear/north property line abutting the residential property. It was recommended that the proposed trees could be spaced further apart based on their landscaper's recommendation with the result should be a consistent tree line across the property line that reduces visibility to the industrial property.

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 then 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.

The petitioner has agreed that the fencing on the north property line for screening the dumpster enclosure and mechanical equipment will be made of PVC instead of wood.

Revised plans were not completed with the agreed upon fence material and landscape changes in time for distribution for the public hearing. A recommended condition has been added that revised plans shall be submitted prior to the Village Board first reading.



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.

REQUESTED VARIATIONS

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.

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.
 - Warehouse and light-industrial uses are permitted in the ORI MU-1 Zoning District. Moving the
 applicant's headquarters to this location and the design of a landscaped parking lot will bring new life
 to a transitioning area, in need of new investment. If the lots are ever placed under different ownership,
 the new parking lot will be required to be removed, as parking is not permitted as a primary use.
- 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 the site safely. There is limited design options for parking trucks on a narrow site.
- 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 and limits the opportunity to add pedestrian
 amenities. Visitors and employees will have access through the existing parking lot on the east side of
 the building. Space exists at the front of the site if a public sidewalk is ever installed along Duvan Drive.
- 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 natural color PVC fencing.

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.

- 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 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;
 - 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;
 - 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;
 - 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;
 - 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
 - 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. 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.
 - 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. The increased landscaping will increase the look and environmental quality of the area.

APPROPRIATE MOTION

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

Motion 1: "...make a motion to grant the Petitioner, Paul Brown of Two Men and a Truck, Site Plan Approval in accordance with the plans submitted and listed herein with the following conditions:

- 1. The parking lot and all associated material located on the 7430 Duvan Drive site shall be completely removed and replaced with grass if the property is sold or under different ownership then the property located at 7420 Duvan Drive.
- 2. All Public Works and Engineering comments must be addressed and an MWRD permit must be obtained prior to permitting.
- 3. Revised plans shall be submitted with proposed landscaping and fencing material changes prior to the Village Board first reading.

[any other conditions the Plan Commission would like to add]

Motion 2: "...make a motion to consider recommending that the Village Board grant the Petitioner, Paul Brown of Two Men and a Truck, the following Variations in the ORI MU-1 (Office and Restricted Industrial, Mixed Use Duvan Drive Overlay) Zoning District located at 7420 & 7430 Duvan Drive in accordance with the plans submitted and listed herein.

- 1. Section VIII.A.7 To permit parking in a front yard along Duvan Drive.
- 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 have a setback of 12.29 feet instead of a required setback of 24 feet along Duvan Drive.
- 3. Section III.J.2.a.(1) To permit a fence to be located in front of the required building setback line.

With the following condition(s):

- 1. The parking lot and all associated material located on the 7430 Duvan Drive site shall be completely removed and replaced with grass if the property is sold or under different ownership then the property located at 7420 Duvan Drive.
- 2. Revised plans shall be submitted with proposed landscaping and fencing material changes prior to the Village Board first reading.

[any other conditions the Plan Commission would like to add]

LIST OF REVIEWED PLANS

	Submitted Sheet Name	Prepared By	Date On Sheet
1	Cover	Bohnak	7-9-18
2	Existing Conditions and Demolition Plan	Bohnak	7-9-18
3			7-9-18
4	Grading Plan	Bohnak	7-9-18
5	Utility Plan	Bohnak	7-9-18
6	Stormwater Pollution Prevention Plan	Bohnak	7-9-18
7	General Notes & Specifications	Bohnak	7-9-18
8	Specifications	Bohnak	7-9-18
9	Details	Bohnak	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

Bohnak = Bohnak Engineering, Inc. GRWA = Gary R. Weber Associates, Inc. RAB = RAB Lighting Owner = Paul Brown, Two Men and a Truck Please note the following abbreviations: CT = Canopy Tree, US = Understory Tree, SH = Shrub, T = Tree.

		В	UFFERYARD F	REQUIREMENTS	5		
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		

VILLAGE OF TINLEY PARK

APPLICATION FOR SITE PLAN APPROVAL

PROJECT NAME:	Two Men And A Truck	LOCATION:	7420 Duvan Dr, Tinley Park, IL
	ereby requests that the Plan Cler authorizing Site Plan Appro		Village Board of the Village of Tinley ribed within.
APPLICANT INF	ORMATION		
Name:	Paul M Brown		
Company:	HLJ REAL ESTATE-7420 DUVAN SEF	RIES	
Mailing Address:	642 S. Hawthorne Ave, Elmhurst, IL 60	126	
Phone (Office):			
Phone (Cell):			
Fax:	N/A		10.00
Email:	paul.brown@twomen.com		
the relationship to the			icant's interest in the property and/or proval and permiting
PROPERTY INFO	RMATION		
Property Address:	7420 DUVAN DR, TINLEY PARK, IL 60)477	
PIN(s):	27-36-205-032 = VACANT LAND & 27-	36-205-026 = EXISTING BUILDI	NG
Existing Land Use:	Industrial / Warehouse		
Zoning District:	MU-1 ORI		
Lot Dimensions:	BOTH PARCELS ARE IRREGULAR SH	HAPED BUT ~ 100' W X 430' L F	OR EACH
Property Owner(s):	NINO SILIC / TP PROPERTIES, LLC		
Mailing Address:	7420 DUVAN DR, TINLEY PARK, IL 60)477	
HLJ REAL ESTATE - 7420	osed project (use additional att	O MEN AND A TRUCK MOVING	COMPANY WILL UTILIZE EXISTING BUILDING
explain and note that	re of any variations required for a separate Variation Applica Yes: SEE SEPERATE VARIATION	tion is required with the	ning Ordinance? If yes, please submittal.
	ies that all of the above statem and correct to the best of his o		ion submitted as part of this
	Digitally signed by Paul Brown Date: 2018 06:20 08:07:35 -05'00'	06	6/20/18
Signature of Applica	nt		Date

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL CONTACT INFORMATION

PROJEC'	T NAME: Two Men And A Truck	LOCATIO	N:	7420 Duvan Dr, Tinley Park, IL
following	o expedite your site plan submission through the period contact information. Please provide the information ention is greatly appreciated.	planning proc n requested a	cess, t	the Village of Tinley Park requires the turn to the Planning Department. You
CURREN	T PROPERTY OWNER OF RECORD	PROJECT	ARC	CHITECT
Name:	NINO SILIC	Name:	NOT /	APPLICABLE. NO STRUCTURES
Company:	TP PROPERTIES, LLC DBA FAC	Company:		
Address:	7420 DUVAN DR, TINLEY PARK, IL 60477	Address:		
Phone:		Phone:		
Fax:	N/A	Fax:		
Email:	N/A	Email:		
PROJECT	T ENGINEER	PROJECT	LAN	DSCAPE ARCHITECT
Name:	BOB BOHNAK	Name:	CARL	PETERSON
Company:	BOHNAK ENGINEERING	Company:	GARY	R WEBER ASSOCIATES
Address:	PO BOX 143, TINLEY PARK, IL 60477	Address:	212 S.	. MAIN ST
Phone:		Phone:		
Fax:	N/A	Fax:	N/A	
Email:	bob@bohnakengineering.com	Email:	CPET	ERSON@GRWAINC.COM
ATTORN	EY	END USER	₹	
Name:	MICHAEL BALOURDOS	Name:	PAUL	BROWN
Company:	BALOURDOS & MIKUZIS, LLP	Company:	TWO	MEN AND A TRUCK
Address:	535 N. MICHIGAN AVE SUITE 200	Address:	642 S.	HAWTHORNE AVE, ELMHURST, IL 60126
Phone:		Phone:		
Fax:		Fax:	N/A	
Email:	mbalourdos@bmlawllp.com	Email:	PAUL.	.BROWN@TWOMEN.COM

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL RESPONSIBLE PARTIES

PROJEC'	Γ NAME:	Two Men And A Truck	LOCATION:	7420 Duvan Dr, Tinley Park, IL
review, en	gineering, la	address and telephone number of andscaping, attorney and building per s, please list that party's contact informations.	mit fees in the space p	will be responsible for payment of plan provided below. If only one party will be I Billing."
GENERA	L BILLING	G	RESPONSIBLI	E FOR PLAN REVIEW FEES
Name:	PAUL BROV	WN	Name:	
Company:	HLJ REAL E	STATE, LLC - 7420 DUVAN SERIES	G	
Address:	642 S. HAW	THORNE AVE, ELMHURST, IL 60126	A didungar	
Phone:			Phone:	
Fax:	N/A		Fax:	
Email:	PAUL.BROW	/N@TWOMEN.COM	Email:	
RESPONS Name: Company: Address: Phone: Fax: Email:		R BUILDING PERMIT FEES	Name: Company: Address: Phone:	E FOR ATTORNEY FEES
	CTION O	E ENGINEERING/ VERSIGHT FEES	FEES	E FOR LANDSCAPE REVIEW
Company:				
Address:			A didungar	
Phone:			Dlagge	
Fax:			Fax:	
Email:			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

City: ELMHURST	State: IL	Zip: 60126		
Day Phone:	Evening .	Phone:	_	
Cell Phone:	ell Phone: Fax Number: N/A			
Email Address: PAUL.BROV	VN@TWOMEN.COM	A STATE OF THE STA		
Nature of Petitioner's Inter-	est in the property and/or relations	nip to the owner: nies by a signed letter of authorization). MENT. ATTACHED IS OWNER AUTHORIZAT	ION LETT	
Nature of Petitioner's Inter- (Applications received on behalf PROPERTY IS UNDER	est in the property and/or relations of the owner of record must be accompan SIGNED PURCHASE SELLER AGREEM	hip to the owner: nies by a signed letter of authorization). MENT. ATTACHED IS OWNER AUTHORIZAT	ION LETT	
Nature of Petitioner's Inter- (Applications received on behalf PROPERTY IS UNDER- PROPERTY INFORM	est in the property and/or relations of the owner of record must be accompan SIGNED PURCHASE SELLER AGREEM	hip to the owner: nies by a signed letter of authorization). MENT. ATTACHED IS OWNER AUTHORIZAT	ON LETT	

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.

Page 1

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

PLEASE SEE ATTACHMENT

Examples of Reasons that the Variance i	is needed:				
	et toward the street from the front corner of the house so that dscaping, trees, side entrance, etc., and provide a safe area for				
"We would like to build an oversized garage on our property so that we may store our antique veh snow mobiles, riding lawn mower, etc., inside, as well as our two other cars, which are currently pa in the driveway"					
The Petitioner certifies that all of the above Application and Findings of Fact are true a Signature:	ve statements and other information submitted as part of this and correct to the best of his or her knowledge: 6//1/3 Date: June 19, 2018				
Printed Name: Manue: Manuel Ma	Production (C. 100 - 100 out and country)				
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?

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.

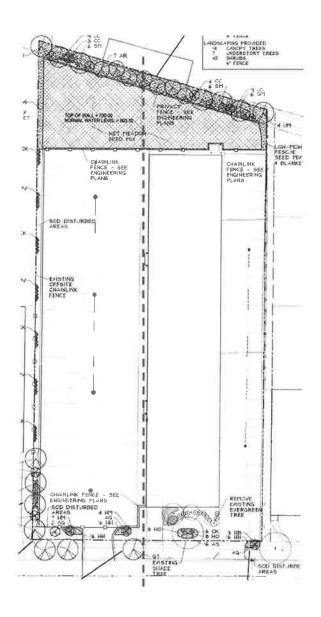
REASONING: We are requesting that we be allowed to have our new parking lot extend slightly into the front yard area of the property. We are requesting that the new parking lot be set back 30' from the street which is in line with the beginning of the asphalt pavement of the neighbor (Kern Konstruction) 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.

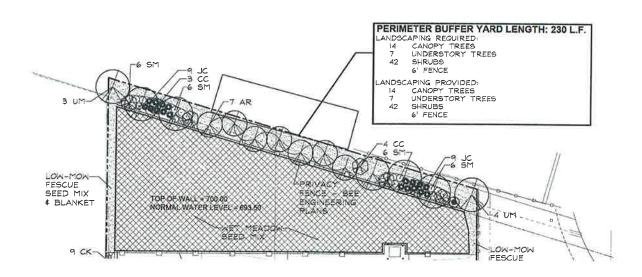


VARIANCE: Landscape buffering in rear is requested to be reduced (not eliminated) by 85' behind existing apartment complex detached garage which already provides screening.

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 $^{\sim}12'$ high x 85' wide structure. All other areas of the remaining $^{\sim}145'$ of rear property line will be landscaped to code and have a 6' privacy fence running along the complete $^{\sim}230'$ rear property line including the 85' garage width.





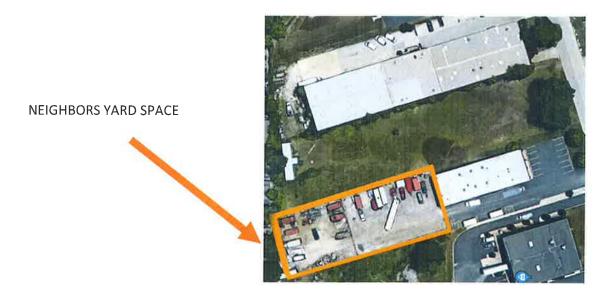


VARIANCE: Landscape buffering on west side property line is requested to be reduced along neighbor's industrial building and yard space. Neighboring property owner has provided a letter in agreement (attached).

REASONING: The immediate property to the west is an industrial property (Kern Konstruction) 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)





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.

COMPANY NAME POSITION

BAISN KEAN
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

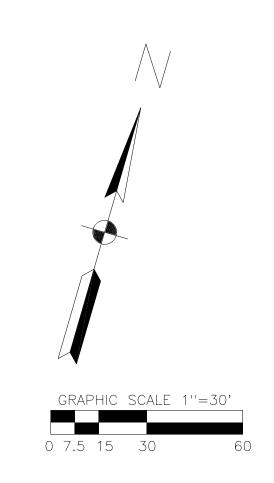
INVESTMENT IN TINLEY PARK: TWO MEN AND A TRUCK® would be making a ~\$1,100,000 investment in Tinley Park real estate. ~\$725,000 for the building/land and another ~\$375,000+ for improvements to the vacant land. The improvements would be developing the raw land into additional parking for the building 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.

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





LOCATION MAP

DRAWING INDEX

SHEET	TITLE
1	COVER
2	EXISTING CONDITIONS AND DEMOLITION PLAN
3	PAVING AND DIMENSIONAL CONTROL PLAN
4	GRADING PLAN
5	UTILITY PLAN
6	SWPPP
7	GENERAL NOTES & SPECIFICATIONS
8	SPECIFICATIONS
9	DETAILS



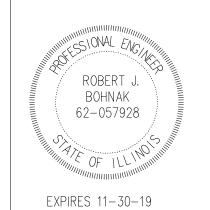
LEGEND

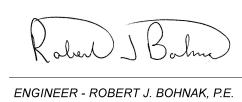
CATCH BASIN		
INLET		
FIRE HYDRANT		
LIGHT POLE	\(\frac{1}{2}\)	
POWER POLE		
SANITARY MANHOLE		
STORM MANHOLE		lefton
WATER SHUT OFF	N20	
WATER VALVE		
WATER VALVE VAULT	$\overline{\bigcirc}$	
SANITARY SEWER	>>	
STORM SEWER))	>
WATER SERVICE	W W	
NORMAL PITCH CURB AND GUTTER		
REVERSE PITCH CURB AND	GUTTER	
PROPOSED SILTFENCE		
EMERGENCY OVERLAND FLO		
CONTOUR	690	690
SPOT ELEVATION	B/W=692.83	691.23

TOPOGRAPHIC SURVEY BY BOHNAK ENGINEERING,INC. MAY 17, 2018

BENCH MARKS:
FLANGE BOLT OF FIRE HYDRANT
LOCATED WEST OF LOADING DOCK
AT 7420 & 7430 DUVAN DRIVE

ELEVATION =700.56





SIGNATURE OF THE ENGINEER

THE PLANS, OR ANY PART THEREOF, SHALL BE CONSIDERED VOID WITHOUT THE ORIGINAL

7/9/18

DATE

Date 06/19/18
Scale

1 OF 9

oct No. **356**

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 PRINICPAL 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.



HINLEY PARK, ILLI

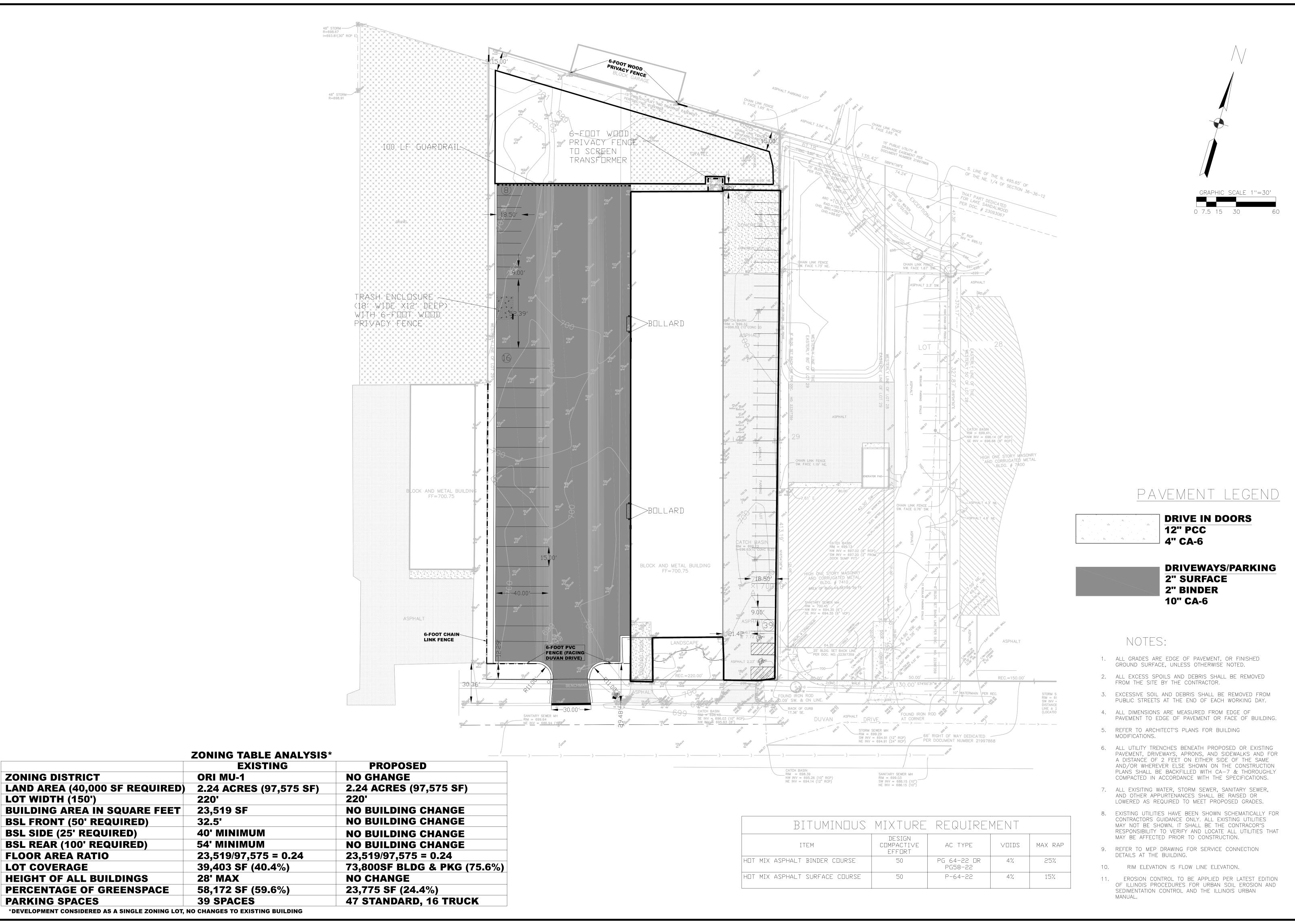
TWO MEN AND A TRUCE
344 ST. PAUL BLVD

CONDITIONS AND DEMOLITION PLAN

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

Date
6/19/18
Scale
1"=30'
Sheet No.

2 OF 9
Project No.



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

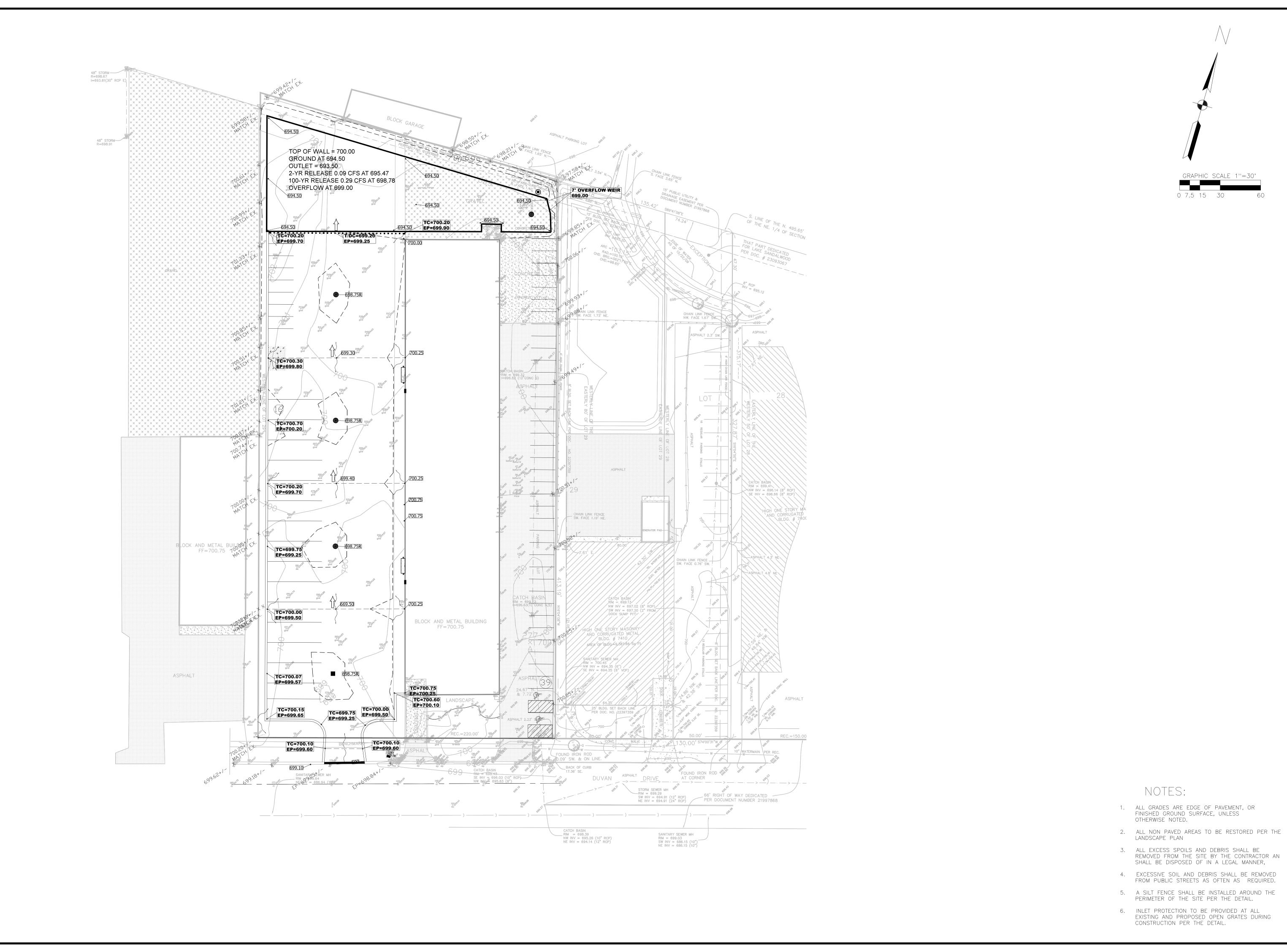
DIMENSIONAL

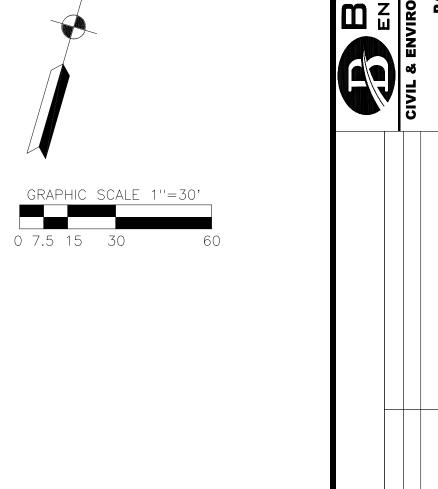
TW0 M 344 ST CAROL

6/19/18

1"=30' Sheet No.

3 **OF** 9 Project No. 3568





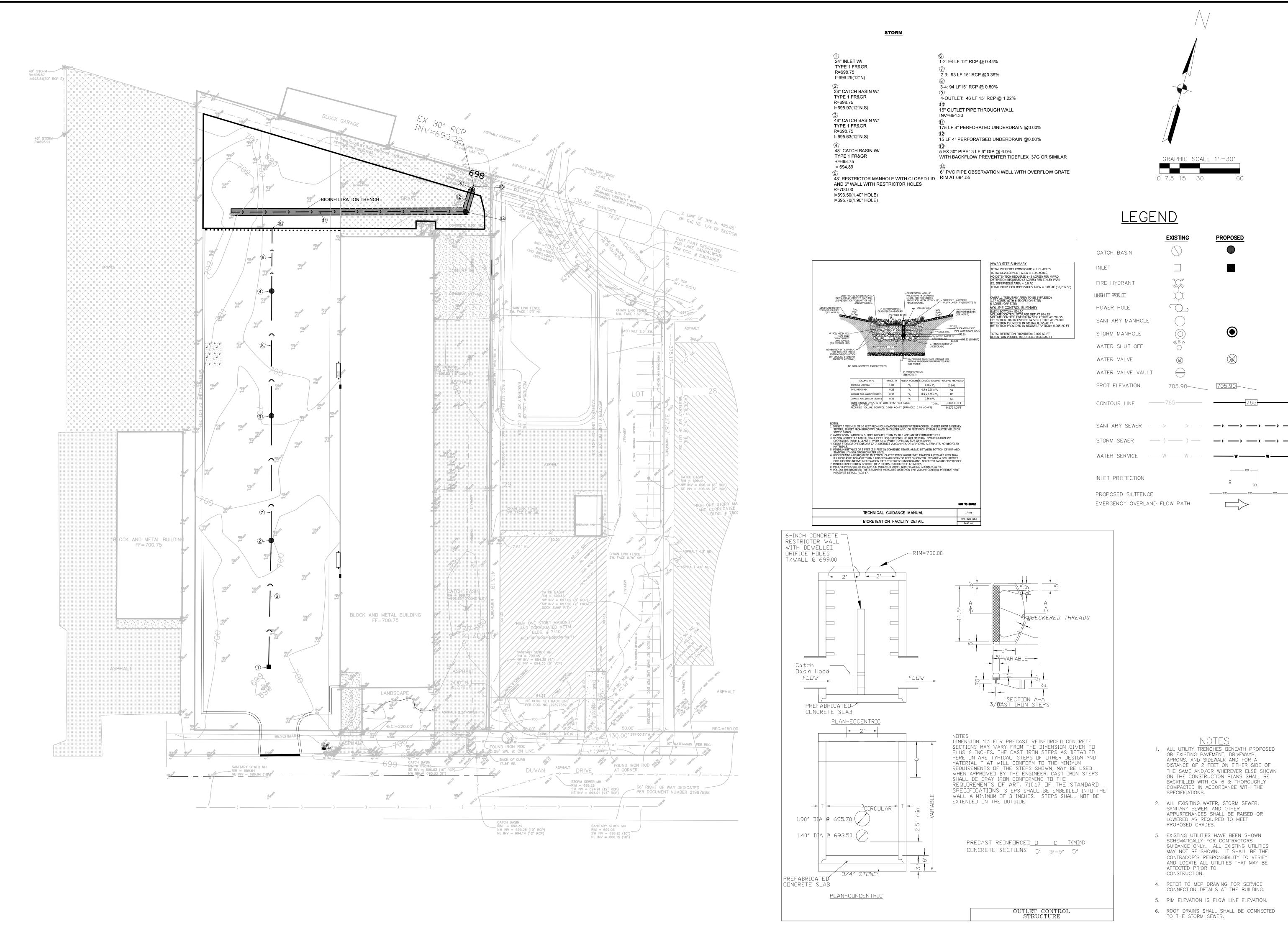
TWO MEN AND A TRUCK 7420 & 7430 DUVAN DRIVE TINLEY PARK, ILLINOIS 60477

GRADING

Project No.

6/19/18 Scale 1"=30' Sheet No.

4 OF 9



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

RUC

MEN .

6/19/18 Scale 1"=30' Sheet No.

5 OF 9 Project No. 3568



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.

STABILIZED CONSTRUCTION ENTRANCE PLAN

_ Wash Rack

(Optional)

LPositive Drainage

Trapping Device.

To Sediment

PLAN VIEW

A —

SIDE ELEVATION

В —

Existina

oarse Aggregate —

Operation.

* Must Extend Full Width

Of Ingress And Egress

L Existing Ground

and Class III compaction.

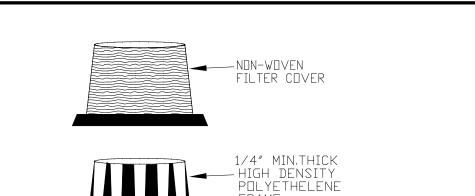
SCALE: NTS

-Existing

Pavement

Filter Fabric -

SECTION A-A



DESCRIPTION OF THE INTENDED SEQUENCE OF MAJOR ACTIVITES WHICH DISTURB SOIL FOR MAJOR PORTIONS OF THE SITE(I.E. GRUBBING, EXCAVATION, GRADING) THE PROPOSED GENERAL SEQUENCE OF CONSTRUCTION ACTIVITES 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 ACTIVITES. UPON

GENERAL SITE INFORMATION NOTES

PERMIT NUMBER ILR10, ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY FOR STORMWATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES.

THE PROPOSED DEVELOPMENT IS A PARKING LOT AND ASSOCIATED DETENTION

A. DESCRIPTION OF THE NATURE OF THE CONSTRUCTION ACTIVITY.

BASIN FOR USE WITH THE EXISTING BUILDING.

COMPLETION OF CONSTRUCTION PERMANENT SEEDING WILL BE INSTALLED. C. THE TOTAL AREA OF THE SITE IS 2.24 ACRES

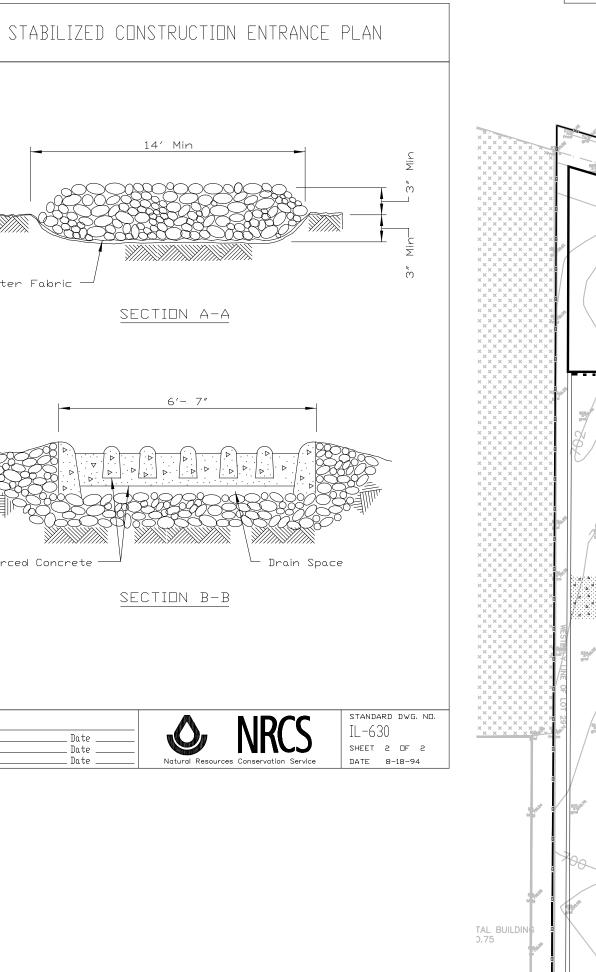
1. SITE DESCRIPTION:

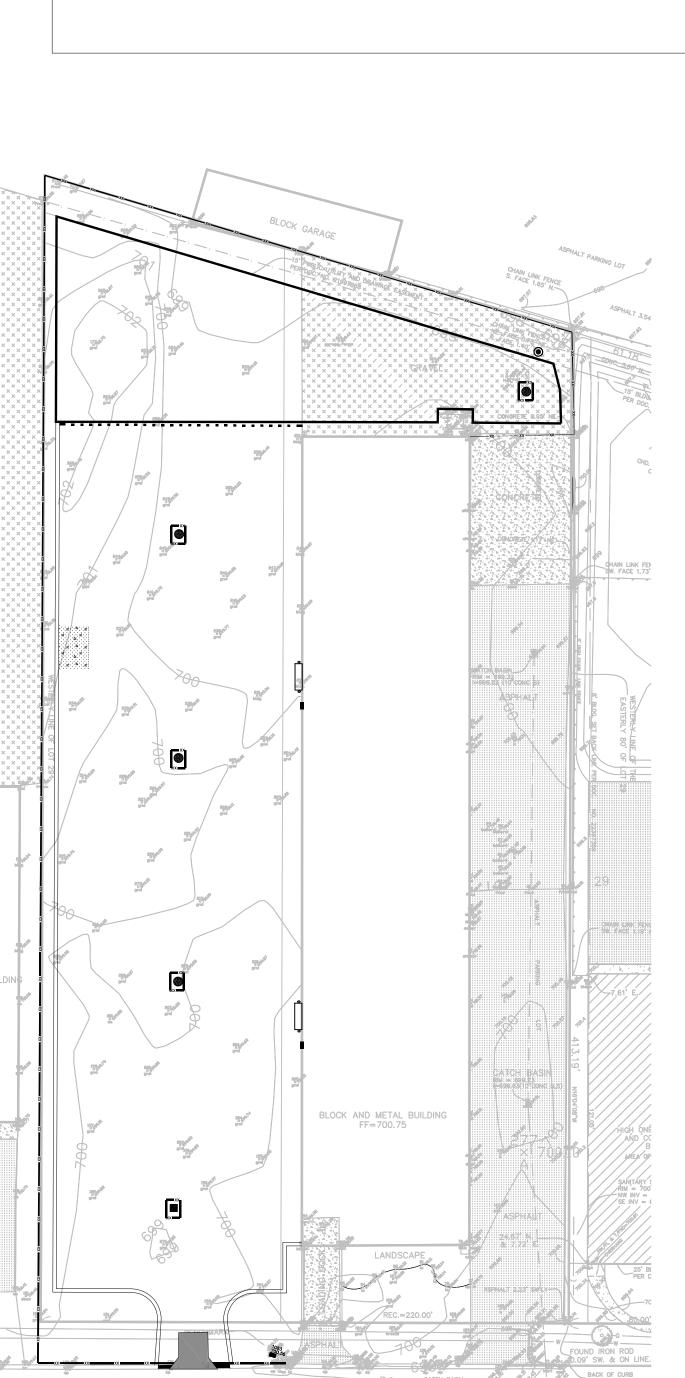
THE TOTAL AREA OF THE SITE EXPECTED TO BE DISTURBED BY EXCAVATION, GRADING, OR OTHER ACTIVITIES IS 1.35 ACRES.

- STORMWATER MANAGEMENT FOR THIS DEVELOPMENT IS PER THE VILLAGE OF TINLEY PARK AND MWRD.
- E. A SITE MAP INDICATING DRAINAGE PATTERNS AND APPROXIMATE SLOPES ANTICIPATED BEFORE AND AFTER MAJOR GRADING ACTIVITES, 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 DISCHARED TO SURFACE WATER

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

THE RECEIVING STREAM IS AN UNNAMED TRIBUTARY TO MIDLOTHIAN CREEK





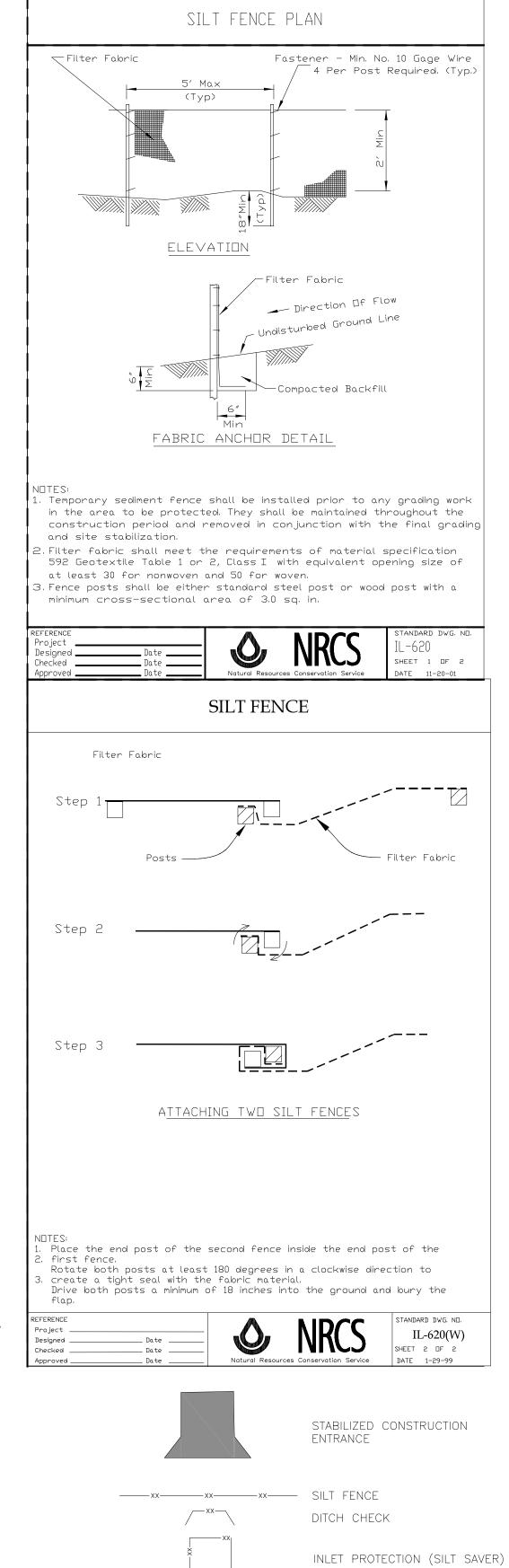
Qualified personnel must inspect the site at least once every 7 caledar days and within 24 hours of the end of a $rac{1}{2}$ inch or greater rain event. The following regions must be inspected, and a report filed with the VILLAGE within 48 hours of any inspection:

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
- Site Development Permit Number issued by the VILLAGE.
- d. VILLAGE Building Department address and telephone number.
- Contractor's working hours.
- Statement that trash shall be picked up daily. a. 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



SOIL EROSION AND SEDIMENTATION CONTROL NOTES 1. THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE VILLAGE OF TINLEY PARKAND THE 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 ANYWORK ON THE SITE. THE ENTRANCE SHALL BE MAINTAINED AT ALL TIMES FOR ITSE FFECTIVENESS 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

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

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.

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 AREASDOWNSTREAM FROM SUCH DEVELOPMENT SITES SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION CONTROL SHALL BE PROVIDED FOR SUCH

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 SEDIMENT 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

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

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

33. IN ACCORDANCE WITH THESE CONSTRUCTION PLANS, TEMPORARY STAKED STORM SEWER STRUCTURES, IN SWALE AREAS

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 SEEDED SO AS TO MINIMIZE SOIL

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

36. ALL STORM SEWER, CATCH BASINS, SUMPS AND/OR RETENTION BASINS ARE TO BE CLEANED AT THE END OF CONSTRUCTION

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 BID ITEMS (SUCH AS TOPSOIL RESPREAD, SEEDING, ETC.) THEY ARE TO BE CONSIDERED AS INCIDENTAL TO THE COST OF THECONTRACT.

38. UPON COMPLETION OF TOPSOIL RESPREAD OPERATION, ALL DISTURBED AREAS SHALL BE SEEDED, SODDED, OR

COMPANY NAME:

COMPANY ADDRESS:

COMPANY TELEPHONE NO: .

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 LANSCAPE PLAN FOR PLANTING PLAN, SEEDING RATES, SCHEDULE, AND DETAILS.

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"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:	H
NAME:	

Scale

6/19/18 1"=40'

Sheet No. 6 OF 9

Project No.

SHOULD BE INSTALLED PRIOR TO CLEARING. 1.Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock. SECTION B-B 2.Rock or reclaimed concrete shall meet one of the following ID□T coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 31. SREETS ADJACENT TO THE SITE SHALL BE KEPT FREE OF DIRT, MUD AND DEBRIS. 3.Any drainage facilities required because of washing shall be 32. NO SEDIMENT SHALL BE ALLOWED TO ENTER THE EXISTING STORM SEWER SYSTEM. constructed according to manufacturers specifications. 4.If wash racks are used they shall be installed according to the manufacturer's specifications. OR ALONG PROPOERTY LINES UNTIL VEGETATION IS ESTABLISHED AND/OR CONSTRUCTION IS COMPLETE. OF THE PROJECT AND PRIOR TO FINAL ACCEPTANCE. CLEANING MAY ALSO BE REQUIRED DURING THE COURSE OF THE LANDSCAPED AS NOTED ON THE PLAN.

GENERAL CONDITIONS

- 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 THER 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 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 WATER IS 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 ONSITE DISPOSAL IS NOT FEASIBLE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN OFFSITE 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 MAINTIAN THE SAME DOWNSTREAM OUTLET. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ONSITE 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 SOLEY 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 IRRESPECTIVE OF THE AMOUNT OF WORK SUBLET. THE
 SUPERINTENDENT SHALL BE CAPABLE OF READING AND UNDERSTANDING
 THE PLANS AND SPECIFICATIONS, SHALL HAVE FULL AUTHORITY TO
 EXECUTE ORDERS TO EXPEDITE THE PROJECT, AND SHALL BE
 RESPONSIBLE FOR SCHEDULING AND HAVE CONTROL OF ALL WORK AS THE
 AGENT OF THE 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 ADDITON 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 CAUSED OR RESULTING FROM THE WORK OR SERVCES 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 ADDITONAL 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 LIABILTIY PROPERTY DAMAGE INSURANCE IN THE AMOUNT OF NOT LESS THAN TWO HUNDRED THAOUSAND DOLLARS (\$200,000).
- C. AUTOMOBILE PUBLIC LIABILITY BODILY INJURY \$1,000,000/\$2,000,000 AND PROPERTY DAMAGE \$200,000 LIMITS.
- D. CONTRACTURAL INSURANCE OF THE SAME LIMITS AS REQUIRED UNDER PARAGRAPH A.

<u>UNDE</u>RGROUND

- 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 IV 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-INCHES AND 15-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

- 5. WATER MATH SHALL "STORM STEWER" AND PIPE, CLASS OF 2 TINLEY PARK" 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 <u>COMPLETELY ENCASE</u> AND SEAL THE PIPE, FITTINGS AND ACCESSORIES IN ACCORADANCE 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 U.S. 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. VAULTS 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 MJ. MEGA-LUG, FIELD-LOK, OR APPROVED EQUAL. A MINIMUM OF 10' 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 THAT THE INVERT OF THE WATER MAIN IS 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 INVERT OF THE SEWER 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 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.

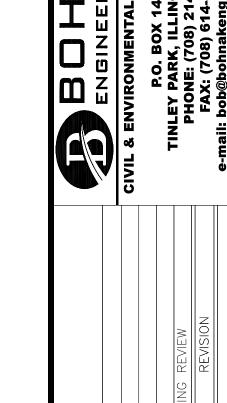
- 23. THE CONTRACTOR SHALL INSTALL A 2"x4"x8' POST ADJACENT TO THE TERMINUS OF THE SANITARY SERVICE, WATER MAIN SERVICE, SANITARY MANHOLES, STORM STRUCTURES, AND WATER VAULTS. THE POST SHALL EXTEND A MINIMUM OF 4 FT ABOVE THE GROUND. SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY—RED, WATER—BLUE, AND 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
- 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.

CHLORINATED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

- 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.
- 28 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 OWNER, PRIOR TO LAYING THESURFACE 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 CONTRACT. 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.



NONE Sheet No.

7 OF 9Project No.

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
 - 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 CONDUCIVE 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.
- 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 DIAN
- 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,
- 3. NO SEDIMENT SHALL BE ALLOWED TO ENTER THE EXISTING STORM SEWER
- 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".

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7/9/18 PER PLANNING REVIEW
No. DATE REVISION

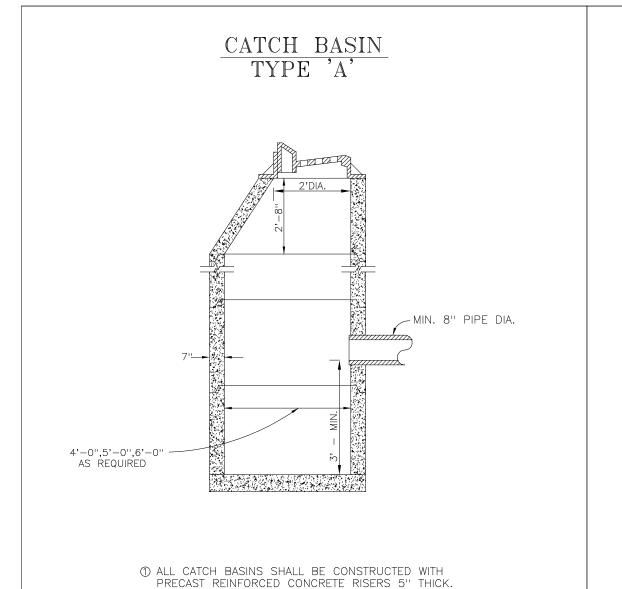
TWO MEN AND A TRUCE 344 ST. PAUL BLVD CAROL STREAM, IL 601

& 7430 DUVAN DRIVE EY PARK, ILLINOIS 60477

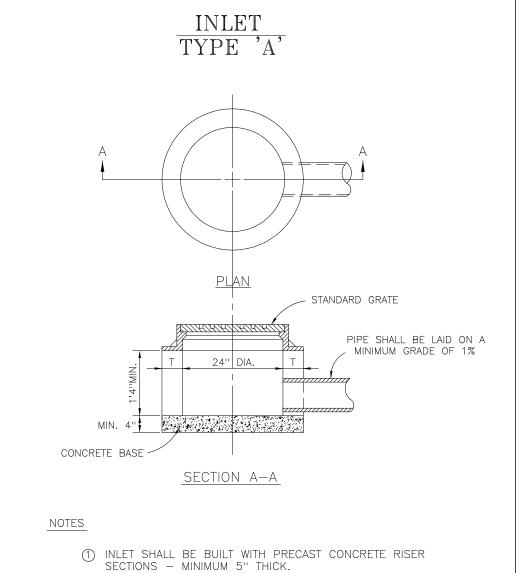
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Scale
NONE

Sheet No. 8 OF 9

Project No. **3568**



- ② ALL CATCH BASINS SHALL BE CONSTRUCTED WITH A PRECAST REINFORCED CONCRETE BASE PER
- MANUFACTURER'S REQUIREMENTS. 3 REFER TO MANHOLE-PIPE CONNECTION DETAIL FOR RESPECTIVE CONNECTION DETAILS.



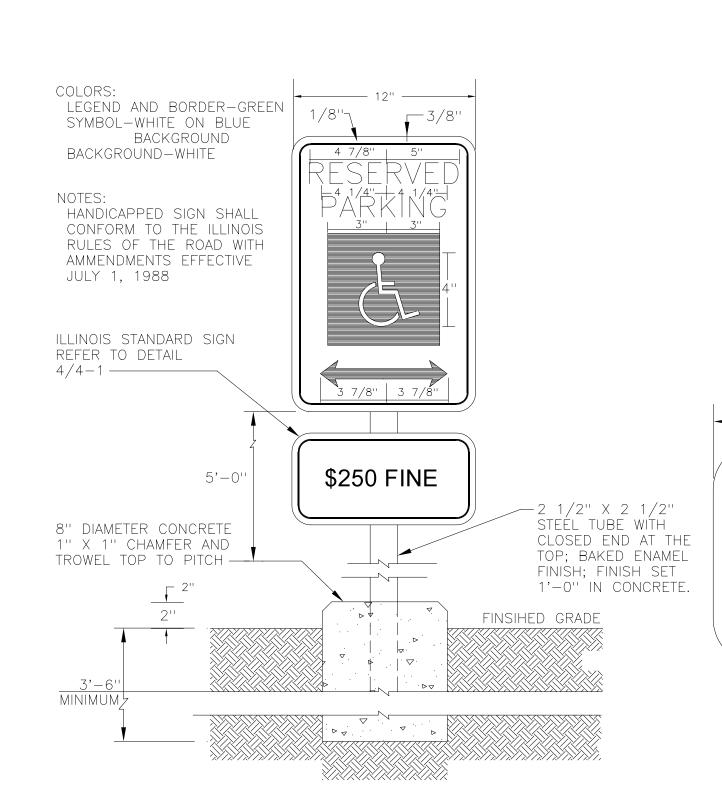
② ALL INLETS SHALL BE CONSTRUCTED WITH A PRECAST REINFORCED CONCRETE BASE PER MANUFACTURER'S REQUIREMENTS.

(4) CONCRETE SHALL ADHERE TO IDOT CLASS SI CONCRETE STANDARDS.

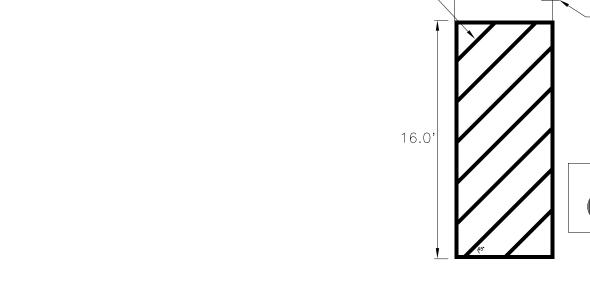
RESPECTIVE CONNECTION DETAILS.

3 REFER TO MANHOLE-PIPE CONNECTION DETAIL FOR

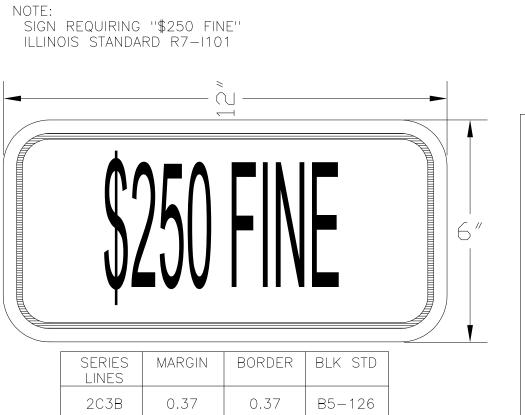
CATCH BASIN - STANDARD FRAME & GRATE MIN. 4" CONCRETE BASE -SECTION A-A NOTES ① CATCH BASIN SHALL BE BUILT WITH PRECAST CONCRETE RISER SECTIONS — MINIMUM 5" THICK. (2) ALL CATCH BASINS SHALL BE CONSTRUCTED WITH A PRECAST REINFORCED CONCRETE BASE PER MANUFACTURER'S REQUIREMENTS. REFER TO MANHOLE—PIPE CONNECTION DETAIL FOR RESPECTIVE CONNECTION DETAILS. (4) CONCRETE SHALL ADHERE TO IDOT CLASS SI CONCRETE STANDARDS.





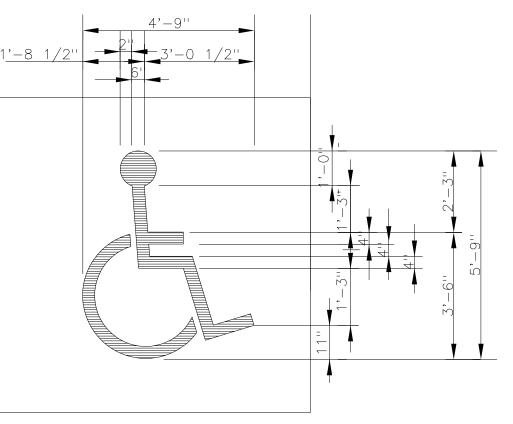


HANDICAP PARKING STALL LEGENDS AND BORDER GREEN NON REFLECTORIZED BACKGROUND WHITE REFLECTORIZED



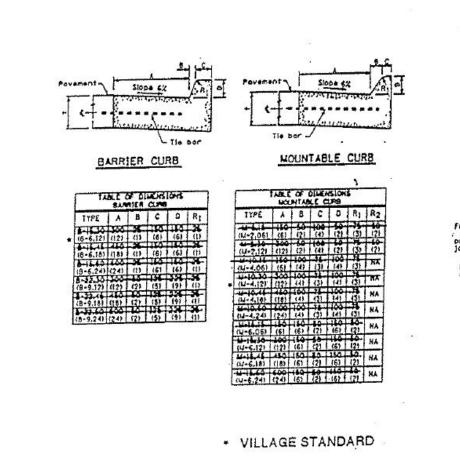
HANDICAP SIGN DETAIL

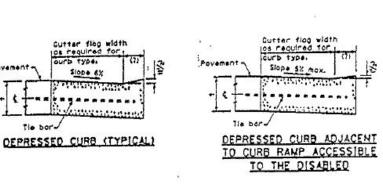
ALL DIMENSIONS ARE IN INCHES.
TO BE USED WITH R7-8 ("S-2C "1",2" 8 X 5)



HANDICAP SYMBOL DETAIL

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER





The bottom stope of continuities curb DETAIL (A)
EXPANSION JOINT

and guiller constructed disposers to occ privations stiglt be the scar slope as the subbose or 5% when subtrise 1 - Inflances of poverent torgization to but the bars should be lin. \$ of 24" authors in good which with details for tompligation construction foliat slown on Standard 420001. A mission of coronce of 2" nativen the end of the lite our and the boar of the lord shall be maintained. All dimensions are in inchus.

GENERAL NOTES.

DETAIL

Scale **NONE** Sheet No. 9 OF 9

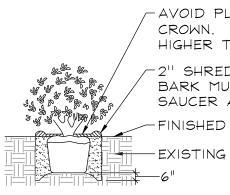
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TWO MEN AND A TRUCK 7420 & 7430 DUVAN DRIVE TINLEY PARK, ILLINOIS 60477 6/19/18

3568

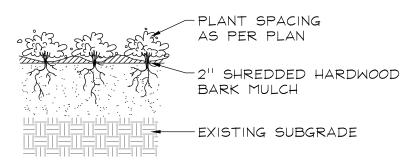
PLANTING DETAILS



- AVOID PLACING SOIL OVER ROOT CROWN. SET ROOT BALL 3-6" HIGHER THAN FINISHED GRADE -2" SHREDDED HARDWOOD BARK MULCH. FORM SAUCER AROUND OUTSIDE. -FINISHED GRADE

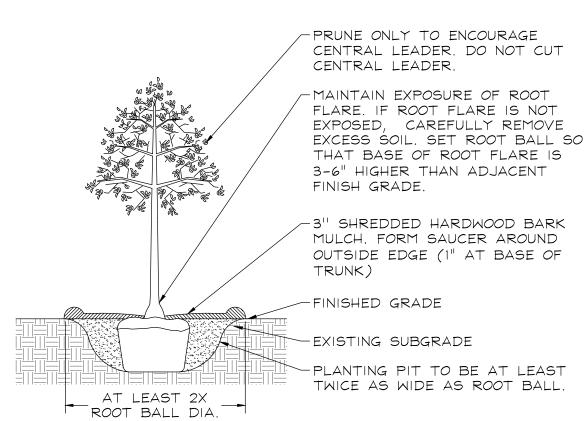
EXISTING SUBGRADE

DECIDUOUS AND EVERGREEN SHRUBS NOT TO SCALE

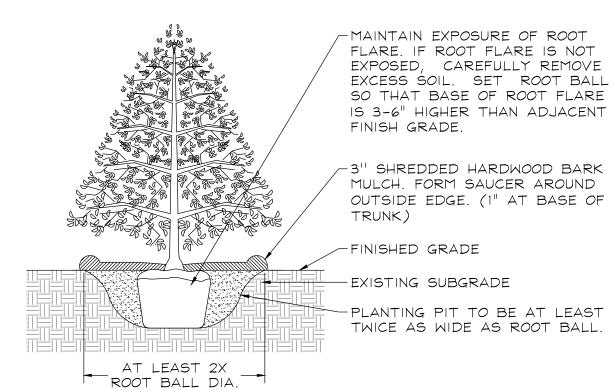


PERENNIALS AND GROUNDCOVERS

NOT TO SCALE



DECIDUOUS TREES NOT TO SCALE



EVERGREEN TREES NOT TO SCALE

Key	Qty.	Botanical/Common Name	Size
		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.
SR	2	Syringa reticulata JAPANESE TREE LILAC	6' Ht.
		EVERGREEN TREES	
PG	3	Picea glauca 'Densata' BLACK HILLS SPRUCE	6' Ht.
PS PS	11	Pinus strobus WHITE PINE	6' Ht.
ТО	12	Thuja occidentalis 'Brabant' BRABANT ARBORVITAE	6' Ht.
		DECIDUOUS SHRUBS	
CS	20	Cornus sericea 'Farrow' ARCTIC FIRE RED-OSIER DOGWOOD	24" Tall
НМ	14	Hydrangea macrophylla 'Bailmer'. ENDLESS SUMMER HYDRANGEA	24" Tall
		PERENNIALS & ORNAMENTAL GRAS	SES
AS	16	Allium 'Summer Beauty' SUMMER BEAUTY ONION	1 Gal.
CK	24	Calamagrostis x acutiflora 'Karl Foerster' 'KARL FOERSTER' FEATHER REED GRASS	1 Gal.
HH	48	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	1 Gal.
H0	16	Hosta 'Patriot' PATRIOT HOSTA	1 Gal.
PV	9	Panicum virgatum 'Northwind' NORTHWIND SWITCH GRASS	1 Gal.
		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.

- 3. Contractor shall verify all existing conditions in the
- 4. Material quantities shown are for contractor's convenience only. The contractor must verify all
- 5. The landscape architect reserves the right to inspect
- this work and comply with all codes applicable to this work.

LANDSCAPING REQUIRED:

ANDSCAPING PROVIDED:

SHRUBS

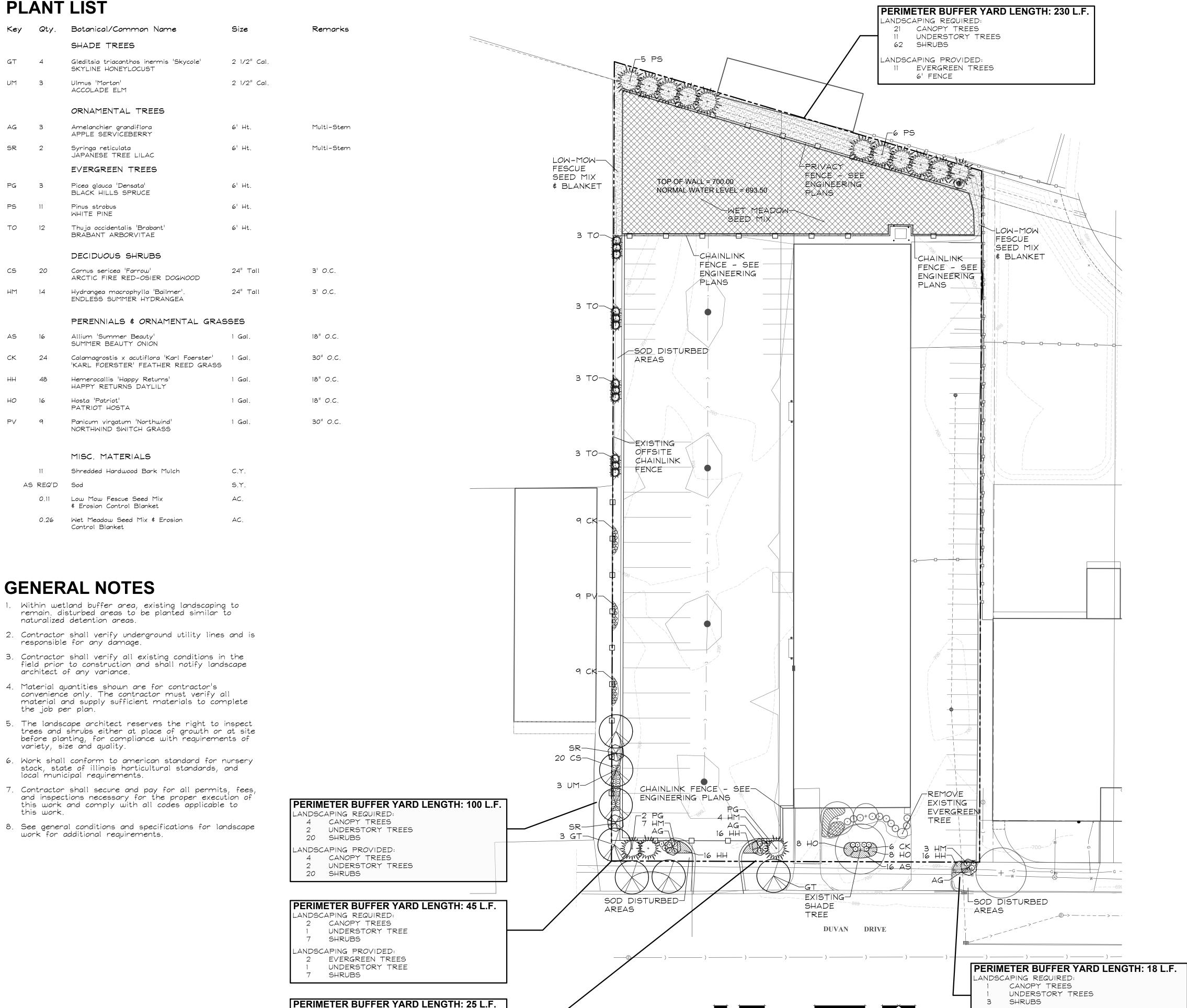
4 SHRUBS

CANOPY TREES

UNDERSTORY TREES

EVERGREEN TREE UNDERSTORY TREE

PLANT LIST



SCALE: 1"=30'



GARY R. WEBER ASSOCIATES, INC. LAND PLANNING ECOLOGICAL CONSULTING LANDSCAPE ARCHITECTURE 212 SOUTH MAIN STREET WHEATON, ILLINOIS 60187 PHONE: 630-668-7197

ENGINEER BOHNAK ENGINEERING, INC. P.O. BOX 143 TINLEY PARK, ILLINOIS 60477

DRIVE

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7.09.2018 6.19.2018 REVISIONS

DATE 6.15.2018 PROJECT NO. TMT1801 DRAWN CHECKED SHEET NO.

LANDSCAPING PROVIDED:

3 SHRUBS

UNDERSTORY TREES

SHADE TREE NOT PROVIDED DUE TO

PROXIMITY TO EXISTING OFFSITE SHADE

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

- 1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on
- Landscape Plan; 2. The provision of post-planting management as specified herein;
- 3. Any remedial operations necessary in conformance with the plans as specified in this 4. Permits which may be required.

1.2 QUALITY ASSURANCE

- A. Work shall conform to State of Illinois Horticultural Standards and local municipal reauirements
- B. Quality Control Procedures:
- 1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.
- 2. 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
- 3. Analysis and Standards: Package standard products with manufacturer's certified

1.3 SUBMITTALS

A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type

B. 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.

- C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.
- D. 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
- E. 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

- A. 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.
- B. 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.
- C. 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

- A. Guarantee seeded and sodded areas through the specified maintenance period and until final acceptance.
- B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resultina from nealect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.
- C. Native Plantina 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), Phragmides australis (Giant Reed), Polygonum cuspidatum (Fallopia japonica) (Japanese Knotweed), Rhamnus cathardica \$ 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) and in strips not more than 18" wide x 4' 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 arass species, proportions and maximum percentage of weed seed, as specified.

- A. Lawn Seed Mixture 5 lbs./1,000 sq. ft.
- 50% Kentucky Bluegrass 98/85 15% Cutter Perennial Ryearass
- 10% Spartan Hard Fescue 10% Edge Perennial Ryegrass
- 10% Express Perennial Ryegrass
- 5% Pennlawn Creeping Red Fescue
- B. Temporary Lawn Seed Mixture 5 lbs./1,000 sq.ft. 40% Kentucky Bluegrass 98/85
- 40% Perennial Ryegrass 20% Annual Ryegrass
- C. Compensatory Storage Seed Mixture 7 lbs./1000 sq. ft.
- 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. <u>Temporary Cover Crop</u>:

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:

Common Name 30.0 lbs. Seed Oats Avena sativa

For fall or dormant plantings, use Regreen at the specified rates below: <u>Botanical Name</u> Common Name

Tricticum aestivum Regreen

B. Wet Meadow Seed Mixture - Lower slopes of basin

<u>Botanical Name</u>	Common Name	lbs /AC
Grasses and Sedges		
Carex bebbii Carex bicknellii Carex brevior Carex cristatella Carex molesta Carex normalis Carex scorparia Carex stipata Carex vulpinoidea Elymus virginicus Glyceria striata Juncus dudleyi Juncus torreyi Panicum virgatum Scirpus atrovirens Scirpus cyperinus	Bebbs Oval Sedge Bicknells Sedge Plains Oval Sedge Crested Oval Sedge Field Oval Sedge Speading Oval Sedge Pointed Broom Sedge Common Fox Sedge Brown Fox Sedge Virginia Wild Rye Fowl manna grass Dudleys Rush Torreys Rush Switch Grass Dark Green Rush Wool Grass	0.250 0.125 0.250 0.060 0.250 0.015 0.190 0.060 0.250 3.000 0.130 0.020 0.031 3.000 0.060 0.030
Total Grasses and	Sedges:	8.036
Wildflowers/Broadleaves		
Alsclepias incarnata	Swamp Milkweed	0.125

False Aster	0.03
Partridge pea	0.18
Grassleaved Goldenrod	0.30
Common Boneset	0.01
Sneezeweed	0.00
Blue Flag	1.00
Great Blue Lobelia	0.03
Monkey Flower	0.03
New England Aster	0.25
Common Mountain Mint	0.00
Showy Black-Eyed Susan	0.25
	Partridge pea Grassleaved Goldenrod Common Boneset Sneezeweed Blue Flag Great Blue Lobelia Monkey Flower New England Aster Common Mountain Mint

Golden Alexanders 0.500 Zizia aurea Total Wildflowers/Broadleaves: 3.037 11*.0*73 Total Wet Meadow Seed Mixture:

Nodding Bur Marigold

0.190

C. Low Mow Fescue Seed Mix

Bidens cernua

<u>lbs /A</u>
75.000
75.000 75.000
75.000
75. <i>000</i>
300.00

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

- A. Name and Variety: Provide nursery grown plant material true to name and variety.
- B. 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.
- C. 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.
- D. 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.
- E. 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.
- F. 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 1.3.C.

2.7 EROSION CONTROL

- A. Lawn Seed Areas Erosion Control Blanket: North American Green DS75, or equivalent approved eaual
- B. Native Areas Erosion Control Blanket: North American Green S150, or equivalent
- C. 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

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.

- 2. 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.
- 3. 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.
- 4. Lay sod within 24 hours from time of stripping.
- 5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. 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.
- 6. Water sod thoroughly with a fine spray immediately after planting.

B. Seeding New Lawns

- 1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.
- 2. 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.
- 3. 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.
- 4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or
- 5. 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.
- 6. Sow not less than specified rate.
- 7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.
- 8. After the seeding operation is completed, spray a wood fiber mulch (Conweb 2000 with tacifier or approved equal) over the entire grassed area at the rate of 2,000 1bs. 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
- 1. 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.
- 2. The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed 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
- 3. 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 disking.
- 4. 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.
- 5. Granular mycorrhizal innoculants shall be installed with the seed mix at a rate of 401bs/ acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. Native areas shall not receive fertilizer.
- 6. 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
- 7. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Trillion 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.
- 8. 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.
- 9. 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.
- 10. 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
- 11. After the seeding operation is completed, install erosion control blanket per
- 12. 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
- 13. Emergent plugs shall not be planted less than the specified rate and shall be protected with goose exclosures surrounding all natural groupings of plugs.
- E. Groundcover and Perennial Beds

manufacturer's specifications.

- 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.
- F. Trees and Shrubs
- 1. 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.
- 2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.
- and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times. 4. Prune only injured or dead branches from flowering trees, if any. Protect central

3. Mulch pits, trenches and planted areas. Provide not less than 2" thickness of mulch

- leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.
- 5. Remove and replace excessively pruned or ill-formed stock resulting from improper
- 6. The Contractor shall be wholly responsible for assuring that all trees are planted in a 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

- A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.
- B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare
- C. 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

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 1.5C 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 arowing 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

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 dependant 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

- A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.
- B. 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

- A. 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.
- B. 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. D. 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.

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7.09.2018

6.19.2018

DATE 6.15.2018 PROJECT NO. TMT1801 DRAWN GFB CHECKED

SHEET NO.

REVISIONS



Scale: 1 inch= 50 Ft.



Prepared For: Casey Electric Sales 1001 Industrial Dr Bensenville, IL 60106 Job Name: Two Men and a Truck Lighting Layout Version A

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.

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.



Plan View Image from Google



Prepared For: Casey Electric Sales 1001 Industrial Dr Bensenville, IL 60106 Job Name: Two Men and a Truck Lighting Layout Version A 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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Calculation Summary	1										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
CalcPts Parking	Illuminance	Fc	0.80	8.5	0.0	N.A.	N.A.	Readings Taken at 0'-0"AFG	10	10	Horizontal

Luminai	re Schedi	ule										
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	Filename
	5	В	WPLED3T50	SINGLE	6562	6562	1.000	Wall Mount (Type 3)	54.5	54.5	381.5	WPLED3T50 - RAB02155MOD50.IES
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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 A 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.

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.

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

WPLED3T50



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:	Туре:
Prepared By:	Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	50W
120V:	0.46A	Color Temp:	5000K
208V:	0.27A	Color Accuracy:	71 CRI
240V:	0.23A	L70 Lifespan:	100000
277V:	0.20A	Lumens:	6855
Input Watts:	55W	Efficacy:	124 LPW
Efficiency:	91%		

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:

SuitableFor 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

Equivalency:

Replaces 200W Metal Halide

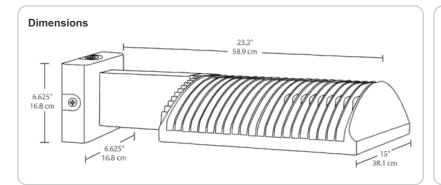
Buy American Act Compliance:

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.

Optical

BUG Rating:

B1 U0 G2



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 Mat	rix									
Family	Distribution V	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.



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

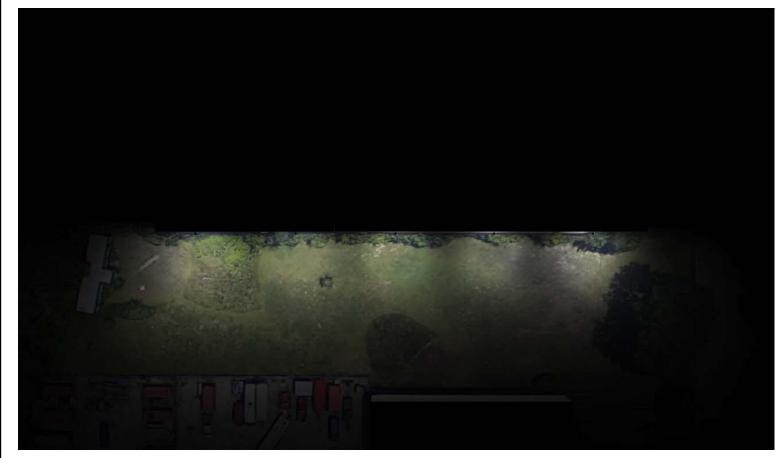
Date:6/15/2018 CASE #:00186219

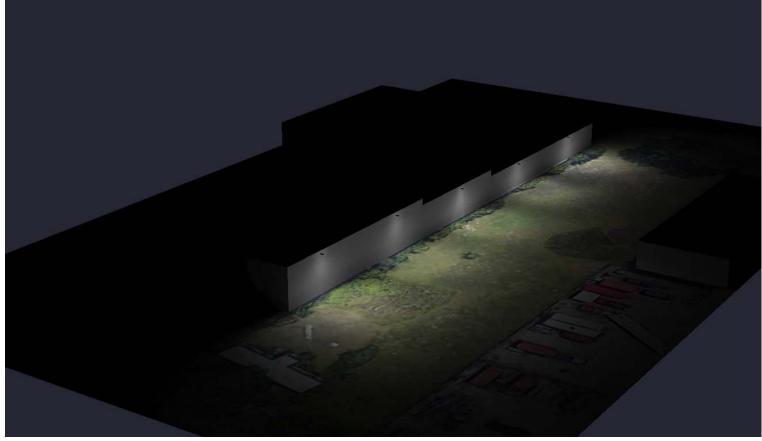
Filename: Two Men and a Truck Layout 00186219B.AGI

Drawn By: S Elliott

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.

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.





Plan View Image from Google

Iso View Image from Google



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

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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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

Calculation Summary	у										
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 Schedu	
	Δ

Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	Filename
	2	Α	WPLED4T50	SINGLE	7195	7195	1.000	Wall Mount (Type 4)	54.7	54.7	109.4	WPLED4T50 - RAB02138MOD5050.IES
	3	С	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	Х	Υ	MTG HT	Orient	Tilt				
1	С	148.548	174.061	22	270	0				
2	С	218.548	174.061	22	270	0				
3	С	288.548	174.061	18	270	0				
4	Α	358.548	174.061	15	270	0				
5	Α	428.548	174.061	15	270	0				
Total Qua	ntity: 5					'				

NOTE

- * 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

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.

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.

WPLED4T50 RAB



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:	Туре:
Prepared By:	Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	50W
120V:	0.46A	Color Temp:	5000K
208V:	0.27A	Color Accuracy:	71 CRI
240V:	0.23A	L70 Lifespan:	100000
277V:	0.20A	Lumens:	7517
Input Watts:	55W	Efficacy:	136 LPW
Efficiency:	90%		

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: 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:

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 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:

SuitableFor 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

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.

WPLED4T50



Technical Specifications (continued)

Other

Equivalency:

Replaces 200W Metal Halide

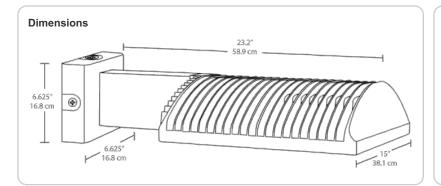
Buy American Act Compliance:

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.

Optical

BUG Rating:

B0 U0 G2



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	

WPLED4T78 RAB



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:	Туре:
Prepared By:	Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	78W
120V:	0.66A	Color Temp:	5000K
208V:	0.41A	Color Accuracy:	71 CRI
240V:	0.35A	L70 Lifespan:	100000
277V:	0.30A	Lumens:	10157
Input Watts:	77W	Efficacy:	132 LPW
Efficiency:	N/A		

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:

SuitableFor 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

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 semiCircular 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

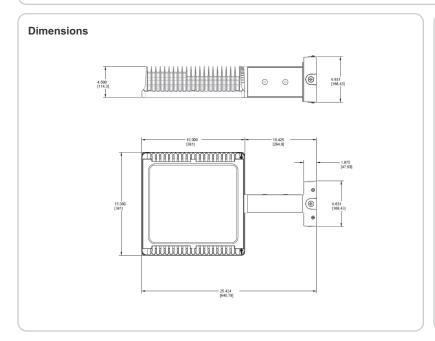


Technical Specifications (continued)

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.



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

Family	Distribution	Wattage	Color Temp	Mount	Finish	Voltage	Photocell	Dimming	Sensor	Bi-Level
WPLED										
	2T = Type II	78 = 78W	Blank = 5000K	Blank = Standard	Blank = Bronze	Blank = 120-277V	Blank = No Photocell	Blank = No Dimming	/WS2 = Multi-Level Motion Sensor (Only available for 120-277V with /D10 for 50W)	Blank = N Bi-Level
	3T = Type III 4T = Type IV	7000	(Cool) Y = 3000K	FX = Flat Wall		/ 480 = 480V	/PC = 120V Button	/D10 = Dimmable	available for 120 277 v with 75 for for sowy	/BL = Bi- Level
			(Warm) N = 4000K				/ PC2 = 277 Button			
			(Neutral)				/PCS = 120V			
							Swivel /PCS2 =			
							277V Swivel			
							/PCS4 = 480V			
							Swivel			

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.





SPECIAL WARRANTY DEED

ILLINOIS STATUTORY LIMITED LIABILITY COMPANY

THE GRANTOR(S), TP PROPERTIES, LLC an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN DOLLARS (\$10.00), in hand paid, and pursuant to authority given by the members of said limited liability company, as well as by the authority of the Illinois Limited Liability Company Act, 805 ILCS 180/1, et seq., and the limited liability company's operating agreement dated ______, does hereby Grant, Sell, Bargain and Covey to HLJ REAL ESTATE, LLC - 7420 DUVAN SERIES an Illinois limited liability company, created and existing under and by the virtue of the laws of the State of Illinois having its principal office at the following address of 642 S. Hawthorne Ave., Elmhurst, IL 60126 (Grantee's Address) of the County of Cook, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

LOT 29 (EXCEPT THE EASTERLY 80 FEET) IN THE TINLEY INDUSTRIAL PARK BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST ¼ OF 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 (EXCEPT THEREOF THE WEST 1534.6 FEET OF THE EAST 2009.6 FEET OF THE NORTH 495.6 FEET).

Commonly refered to as 7420 Duvan Drive.

PARCEL 2:

THE EAST 100 FEET (AS MEASURED ALONG THE SOUTH LINE FRONTING ON DUVAN DRIVE) OF LOT 30 IN TINLEY INDUSTRIAL PARK, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST ¼ OF 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) ALL IN COOK COUNTY, ILLINOIS.

Commonly refered to as 7430 Duvan Drive.

SUBJECT TO:

Parcel 2 may not be conveyed separately from Parcel 1 unless Parcel 1 is in compliance with the Village of Tinley Park's parking space requirements for Parcel 1.

If Parcel 2 is conveyed in accordance with the above restriction, then Parcel 2 parking lot must be removed and restored to a stand of grass and no parking shall be allowed on Parcel 2 without a permitted principal building on said parcel.

Covenants, conditions and restrictions of record, public and utility easements and general real estate taxes for 2017 and subsequent years.

Dated this day of,	
TP PROPERTIES, LLC	
THO ENTES, EES	
Nino Silic, member of TP Properties, LLC	_
STATE OF ILLINOIS, COUNTY OF	SS.
I, the undersigned, a Notary Public in and for said County, in the State TP PROPERTIES, LLC personally known to me to be the person instrument, appeared before me this day in person, and acknowled instrument as his free and voluntary act, for the uses and purposes the right of homestead.	n(s) whose name(s) is subscribed to the foregoing dged that he signed, sealed, and delivered the said
Given under my hand and official seal, this	day of,
	(Notary Public)
	(Notally Public)
Prepared By:	
Scott R. Wheaton & Associates 3108 Ridge Road Lansing, IL 60438	
Mail To:	
Balourdos & Mikuzis, LLP Attn: Michael Balourdos, Esq. 535 N. Michigan Ave., Suite 200 Chicago, IL 60611	

Address of Real Estate: 7420 AND 7430 DUVAN DRIVE, TINLEY PARK, IL 60477

Name and Address of Taxpayer: HLJ Real Estate, LLC – 7420 Duvan Series 642 S. Hawthorne Ave. Elmhurst, IL 60126



PLAN COMMISSION STAFF REPORT

August 02, 2018

Petitioner

Simon Yu, Simon Design Group

Property Location

8301 W. 159th Street

PIN

27-23-202-010-0000

Zoning

B-5 (Automotive Service)

Approvals Sought

Site Plan Approval

Project Planner

Kimberly Clarke Planning Manager

International Autos Orland Park

8301 W. 159th Street



EXECUTIVE SUMMARY

The Petitioner, Simon Yu of Simon Design Group, is requesting Site Plan approval for a 9,066 square foot (SF) building addition for purposes of relocating Jaguar and Land Rover from their current shared location with Subaru at 8031 W. 159th Street into their own standalone building. In addition, they are proposing to expand the rear parking lot in order to make up for the parking stalls lost due to the building expansion. Landscaping is proposed as part of the site improvements.

The Petitioner proposes to construct the front addition with a metal panel system and the rear with corrugated metal panel system. The materials proposed are consistent with adjacent dealerships in the area.

EXISTING SITE & HISTORY

The subject property, 8301 W. 159th Street, is located on the south side of 159th Street approximately 500 feet east of 84th Avenue. This section of 159th Street is commonly referred to as "Dealership Row" due to the number of dealerships that exist along this commercial corridor.

The building was originally constructed around 2003 for Gartner Buick, Hyundai & Saab's new car dealership. In 2010, a new owner took over the property and the building was remodeled for a Mini Cooper car dealership. A sign variation was granted per Ordinance No. 2011-O-026 which allowed for a variation to allow building-mounted full-sized plastic model Mini Cooper vehicle signs and to allow the use of illuminated tubing within the colored frame on an exterior of the building. Another sign variation was granted to Mini Cooper in 2014 per Ordinance No. 2014-O-002 to increase the size of a monument sign from ten feet (10') to 15 feet. Then in 2015, the property changed hands again and International Kia relocated there and were also granted several sign variations. Kia was working with staff on a site plan that proposed expanding the rear parking lot which required a retaining wall agreement between the Village and the owner. The plans to expand the parking lot were abandoned and Kia has since relocated their dealership within the past month and the property is currently vacant.





July 25, 2018

ZONING & NEARBY LAND USES



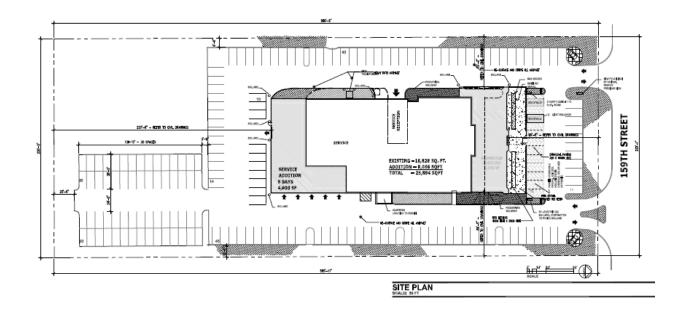
The subject property (outlined in red on the graphic to the left) is zoned B-5 (Automotive Service). The property is subject to the Zoning Code regulations for site plan approval for the proposed expansion of the building and parking lot per Section III. U. of the Zoning Code.

Nearby land uses include Orland Park commercial properties to the north and commercial properties to the east and west and multifamily residential to the south (zoned R-5 PD in yellow).

Notable nearby businesses include Bettenhausen Chrysler/Dodge/Jeep/Ram dealership to the west and Extra Space Storage to the east, Honda and Lexus of Orland Park are to the north.

SITE PLAN

The Petitioner proposes to add a 4,166 Sq. Ft. showroom addition to the front of the building and a 4,900 S.F. service addition to the rear that would include five (5) new overhead doors. There is currently an area of open space at the rear of the property that is being used for stormwater management on the site. Any modifications to the stormwater will be regulated and permitted by the Metropolitan Water Reclamation District (MWRD). The plan proposes to expand the parking lot to provide for an additional 60 parking stalls make up for the loss of parking stalls with the proposed additions. There is an existing 20-foot public utility easement along the rear lot line that will be maintained and landscaped.



Open Item #1: The owner will need to enter into a retaining wall agreement for the construction of a wall within the existing 20 foot public utility easement.

Open Item #2: The Petitioner will need to submit engineering plans for review. All approvals are subject to engineering.

LANDSCAPE

The Petitioner has provided a partial landscape plan showing landscaping just around the new rear parking lot. This landscape plan was presented in 2015 when the then Kia was proposing the same parking lot expansion. The applicant will need to submit a final landscape plan for the entire site. It should be noted there are four (4) dead trees on the west property line and one (1) dead tree on the east property line that will need to be replaced.

Open Item #3: Submit a final landscape plan to be reviewed by staff prior to building permit issuance.

ARCHITECTURE

The proposed 4,166 Sq. Ft addition to the front of the building will extend an additional 37 feet. The front addition will allow for an expanded showroom to house both Jaguar and Land Rover vehicles for display. Material will be a grey metallic aluminum composite material (ACM). Aluminum composite panels (ACP), made of aluminum composite material (ACM), are flat panels consisting of two thin coil-coated aluminum sheets bonded to a non-aluminum core. ACPs are frequently used for external cladding or facades of buildings, insulation, and signage. The rear addition will expand the service bay area for the dealership giving them a total of 16 service bays instead of the seven (7) that exist today. The material for the rear addition will be a grey corrugated metal panel system which has been used in other dealerships in the area. More importantly the rear of the building will not be visible from 159th Street and the focus is on the front façade which is the focus of the front addition.

SIGNAGE

A few wall signs remain on the building from the former tenant, however the former Kia ground-based sign has been removed. The new elevations propose two (2) wall signs on the north elevation (front); In 2016 per Ordinance No. 2016-O-029 the then Kia dealership was granted a sign variation to permit a total of three (3) wall signs when the code permitted only one (1) wall sign.

PARKING

The required parking for a motor vehicle sales use is one (1) stall per 600 sq. ft. plus one (1) stall per employee. The new building square footage will total 25,894 Sq. Ft and there will be a total of 20 employees at this location. Therefore the required number of parking stall is (25,894/600 + 20) 63. The plan provides for a total of 187 stalls of which the majority will be used for inventory of vehicles. The site plan shall identify on the plan stalls dedicated for employees, inventory and customer parking.

Open Item #4: Revise the site plan to identify parking stalls dedicated for employees, inventory and customer parking.

LIGHTING

The plans do not show the installation of any new parking lot lights or provide any detail on lights to be installed on the building. Prior to building permit issuance, all proposed light fixtures will need to be reviewed for compliance with the Village's code.

Open Item #5: Prior to building permit issuance, submit a photometric plan including cut sheets of light fixtures to ensure the plan is in compliance with Village Code of .5 foot candles at the property line.

PROPOSED USE

The proposed Jaguar/Land Rover dealership will be occupying a vacant building that has historically been used a dealership. The use is compatible with the existing commercial uses in the area and it is located along a major arterial roadway that is auto orientated. The property is zoned B-5 (Automotive Service District) which was is intended to support such auto orientated businesses. The re-use of an existing building for a dealership will help support the economic tax base of the Village.

SUMMARY OF OPEN ITEMS

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

- 1. The Petitioner will need to enter into a retaining wall agreement for the construction of a wall within the existing 20 foot public utility easement.
- 2. The Petitioner will need to submit engineering plans for review. All approvals are subject to engineering.
- 3. Submit a final landscape plan to be reviewed by staff prior to building permit issuance.
- 4. Revise the site plan to identify parking stalls dedicated for employees, inventory and customer parking.
- 5. Prior to building permit issuance, submit a photometric plan including cut sheets of light fixtures to ensure the plan is in compliance with Village Code of .5 foot candles at the property line.

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.

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
 - Vehicle sales, automobile parts and accessories, and on-site repairs or alterations is a permitted use in the B-5 Automotive Service District.
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
 - The proposed expansion of the parking lot will be adequately screened from the adjacent properties with the incorporation of landscaping along the perimeter. Currently the residential property is screened by the existing six foot (6') privacy fence along the rear lot line.
- 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 access points off of 159th Street will remain as currently exists. Circulation of the parking lot will be subject to the Fire Department review.
- d. That the Site Plan provides for the safe movement of pedestrians within the site.

 The nature of the business use does not warrant much pedestrian traffic within the site. The majority of the pedestrians will be the employees who will more than likely be in the vehicles. The site provides for pedestrian
- e. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public; any part of the Site Plan area not used for buildings, structures, parking, or access-ways shall be landscaped with a mixture of grass, trees, and shrubs.

The plans proposes the installation of landscaping along the rear and east lot line. The existing landscape islands will remain and any new ones will have landscaping planted within them per code.

f. That all outdoor trash storage areas are adequately screened.

walkways around the building where customers will be allowed.

There is an existing trash enclosure on the east side of the building area near that will be used.

MOTION TO CONSIDER

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

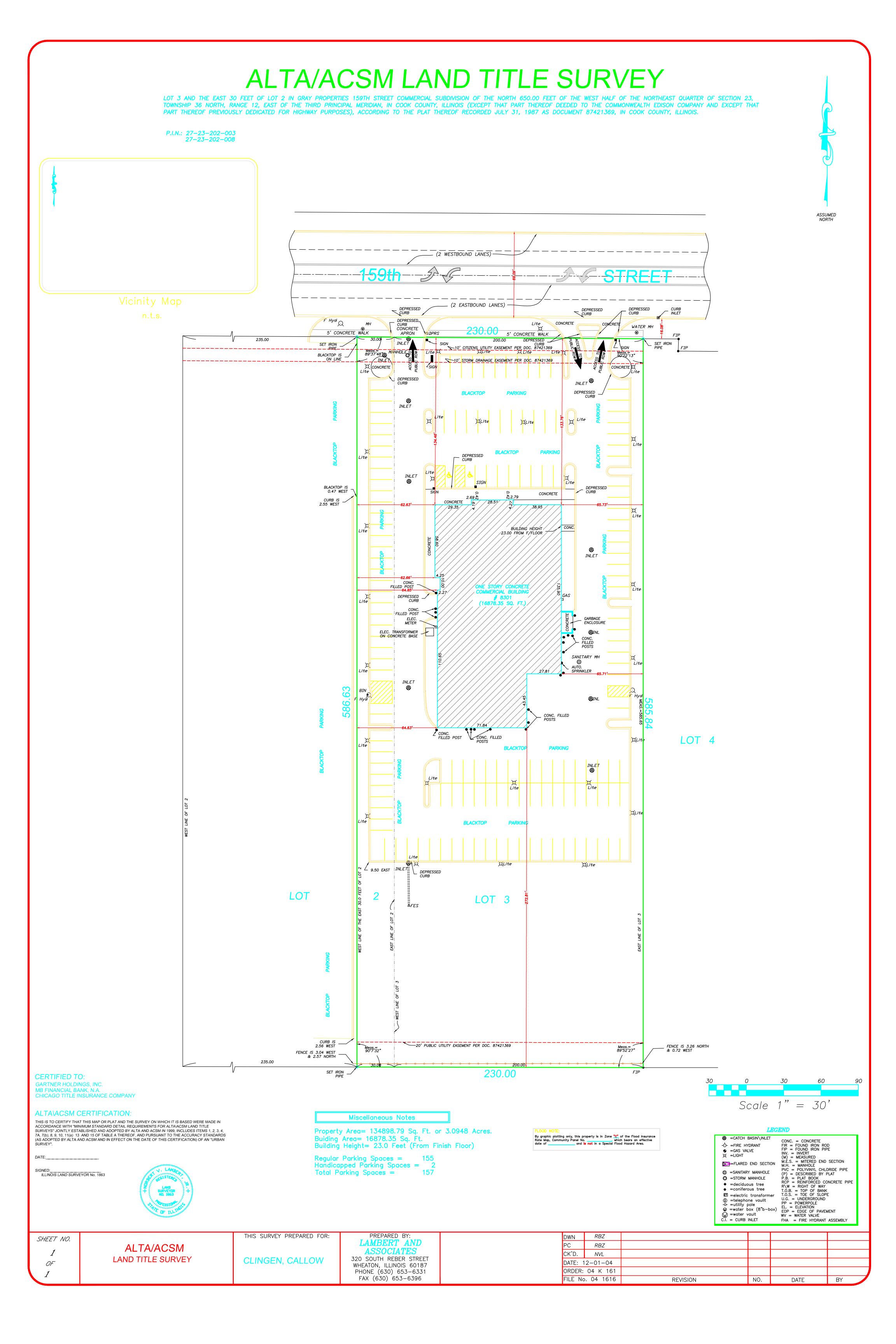
Motion 1: "...make a motion to approve the Site Plan for International Autos Orland Park, 8301 W. 159th Street, per plans prepared by Simon Design Group, LLC, dated July 25, 2018, for purposes of constructing a 9,066 square foot building expansion in the front and rear of the existing building and the construction of a 13,056 square foot parking lot expansion in the rear of the property. The façade will be constructed of the same materials as the existing façade, painted a grey color; and circulation will remain as it currently exists subject to Fire Department approval."

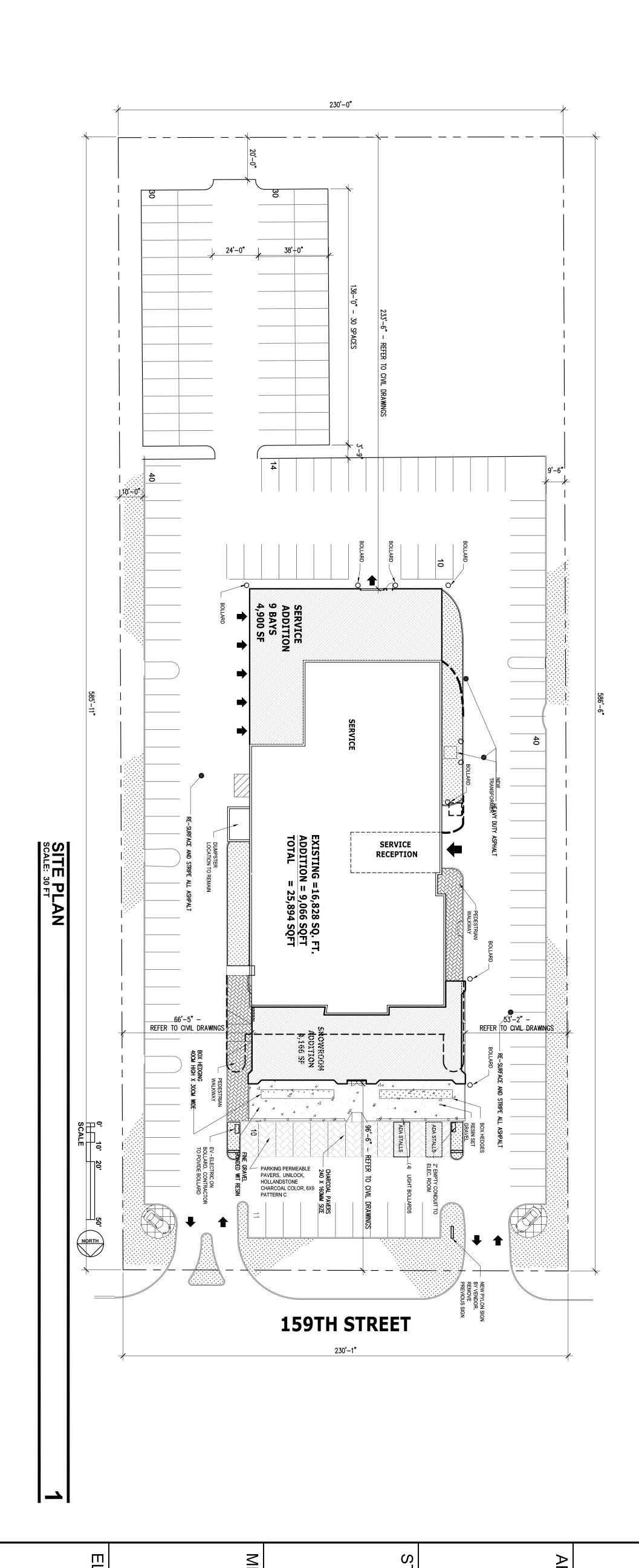
...with the following conditions:

- The owner and Village enter into a maintenance agreement for the retaining wall prior to building permit issuance;
- The Petitioner will need to submit engineering plans for review. All site plan approvals are subject to engineering;
- A final landscape plan will be submitted and reviewed by staff prior to building permit issuance;
- Revise the site plan to identify parking stalls dedicated for employees, inventory and customer parking.
- A photometric plan including cut sheets of light fixtures will be submitted and reviewed by staff
 prior to building permit issuance to ensure the plan is in compliance with Village Code of .5 foot
 candles at the property line.

LIST OF REVIEWED PLANS

	Submitted Sheet Name	Prepared By	Date On Sheet
A00.50	SITE PLAN	SDG	7.25.18
A.06.01C	EXTERIOR ELEVATION	SDG	7.25.18
A.06.02C	EXTERIOR ELEVATION	SDG	7.25.18
A.06.03C	EXTERIOR ELEVATION	SDG	7.11.18
A.02.01	FLOOR PLAN	SDG	6.06.18
	ALTA/ACSM LAND TITLE SURVEY	LAS	12.01.04
L-1	LANDSCAPE PLAN	MC	7.10.15
	Simon Design Group, LLC (SDG)		
	Lambert and Associates (LAS)		
	Metz & Company (MC)		







PROJECT:

FRONT SETBACK
BACK SETBACK
SIDE SETBACK
SIDE SETBACK
PARKING
PARKING EMPLOYEE
PARKING INVENTORY

REQUIRED 50 FT 55 FT 5 FT

ZONE DISTRICT: B-5

PROVIDED

1 / 600 SF = 43 1 / EMPLOYEE (20)

96'-6"
236 FT
66'-5"
53'-2"
90 FT
25 SPACES
60 SPACES
19.2%
25.894 / 134,862= 19.2%



ARCHITECT:

International Autos Jaguar / Land Rover 8301 W. 159th Street Tinley Park, IL 60462

SIMON DESIGN GROUP, LLC

500 Lake Cook Road, Suite 350 Deerfield, IL 60015
Tel: 847-572-3002

Simon Yu 847-571-3814 simon__yu@sim

STRUCTURAL ENGIN:

VIRGILIO & ASSOCIATES, LTD Structural Engineers 24069 North Echo Lake Rd Lake Zurich, IL 60047
Tel: 847-550-8411
Fax: 847-307-8324 Ryan Freund rfreund@virgilioassoc.com

MECH / PLUMB:

Sherman Mechanical 1075 Alexander Court Cary, IL 60013
Tel: 847-462-1020

Alan Schulz aschulz@shermanmech.com

ELECTRICAL: 650 E. Algonquin Road, Suite 250 Schaumburg, IL 60173

Tel 847.756.4180

Tim Hedrick 847-713-1023 tim.hedrick@rtmassoices.com

NOV 10, 2017 - I NOV 30, 2017 - I DESIGN REVIEW

DESIGN REVIEW

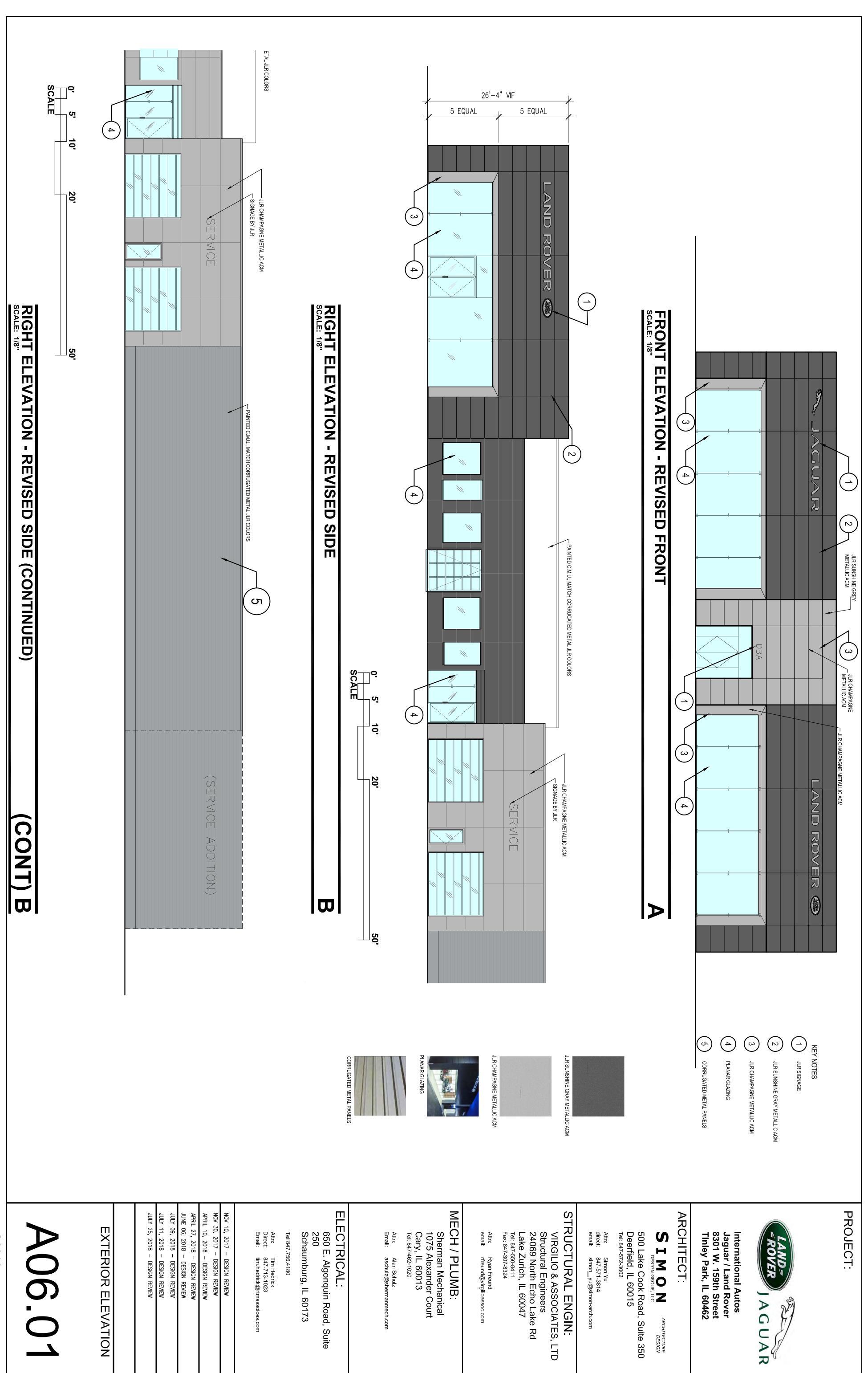
APRIL 10, 2018 — DESIGN REVIEW

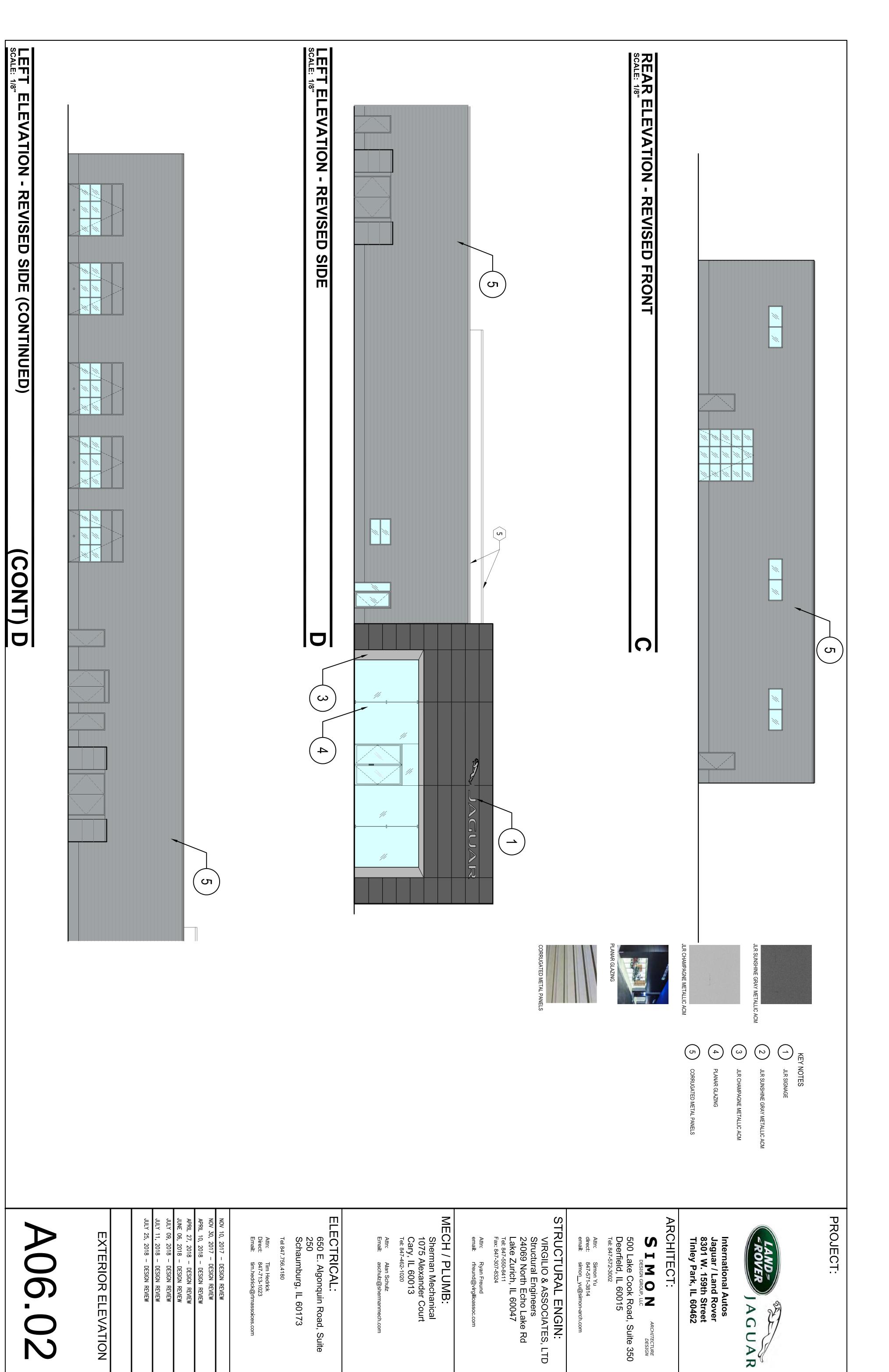
APRIL 27, 2018 — DESIGN REVIEW

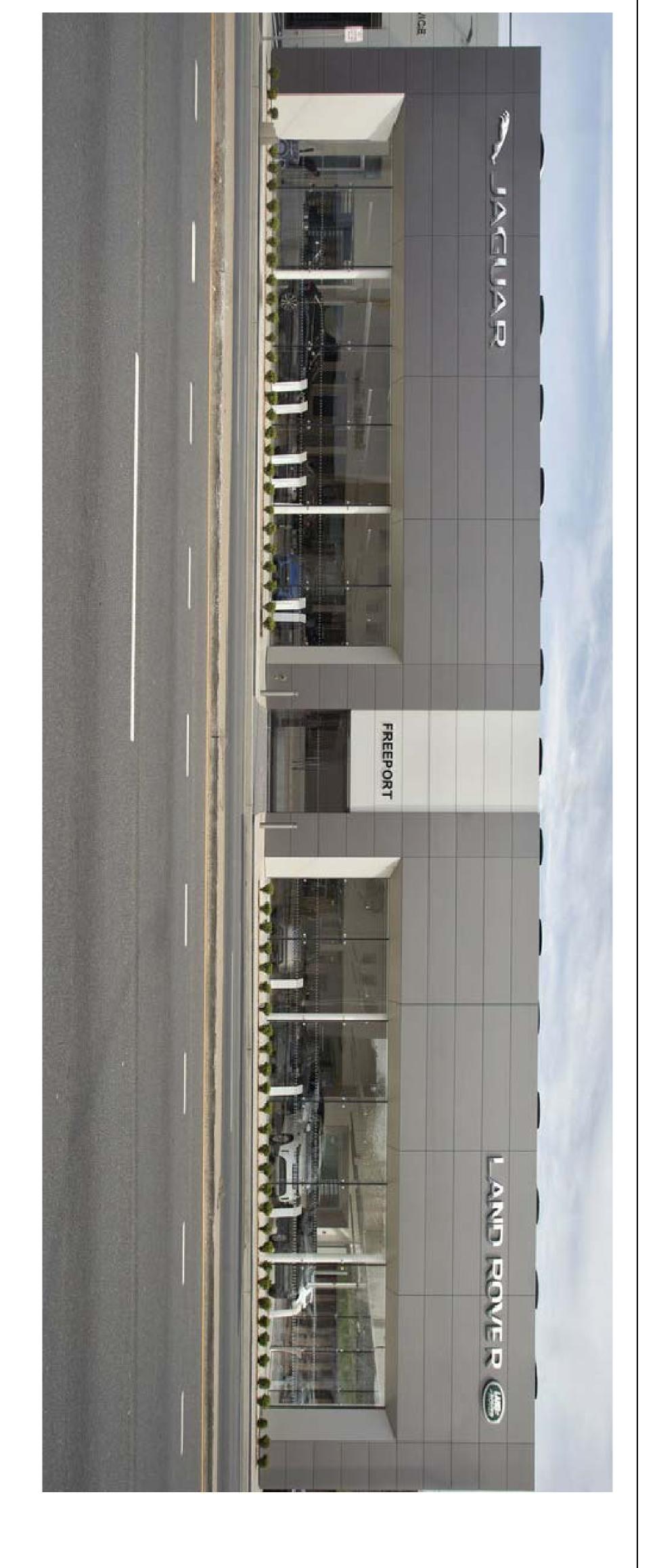
JUNE 06, 2018 — DESIGN REVIEW

JULY 09, 2018 — DESIGN REVIEW JULY 11, 2018 - DESIGN REVIEW JULY 25, 2018 - DESIGN REVIEW

SITE PLAN











PROJECT:

JAGUAR

ARCHITECT:

International Autos Jaguar / Land Rover 8301 W. 159th Street Tinley Park, IL 60462

SIMON DESIGN GROUP, LLC

500 Lake Cook Road, Suite 350 Deerfield, IL 60015
Tel: 847-572-3002

Attn: Simon Yu direct: 847-571-3814 email: simon_yu@sim

STRUCTURAL ENGIN:

VIRGILIO & ASSOCIATES, LTD Structural Engineers 24069 North Echo Lake Rd Lake Zurich, IL 60047
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Fax: 847-307-8324

Ryan Freund rfreund@virgilioassoc.com

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Tel 847.756.4180

Tim Hedrick 847-713-1023 tim.hedrick@rtmassoices.com

NOV 10, 2017 - DESIGN REVIEW NOV 30, 2017 - DESIGN REVIEW

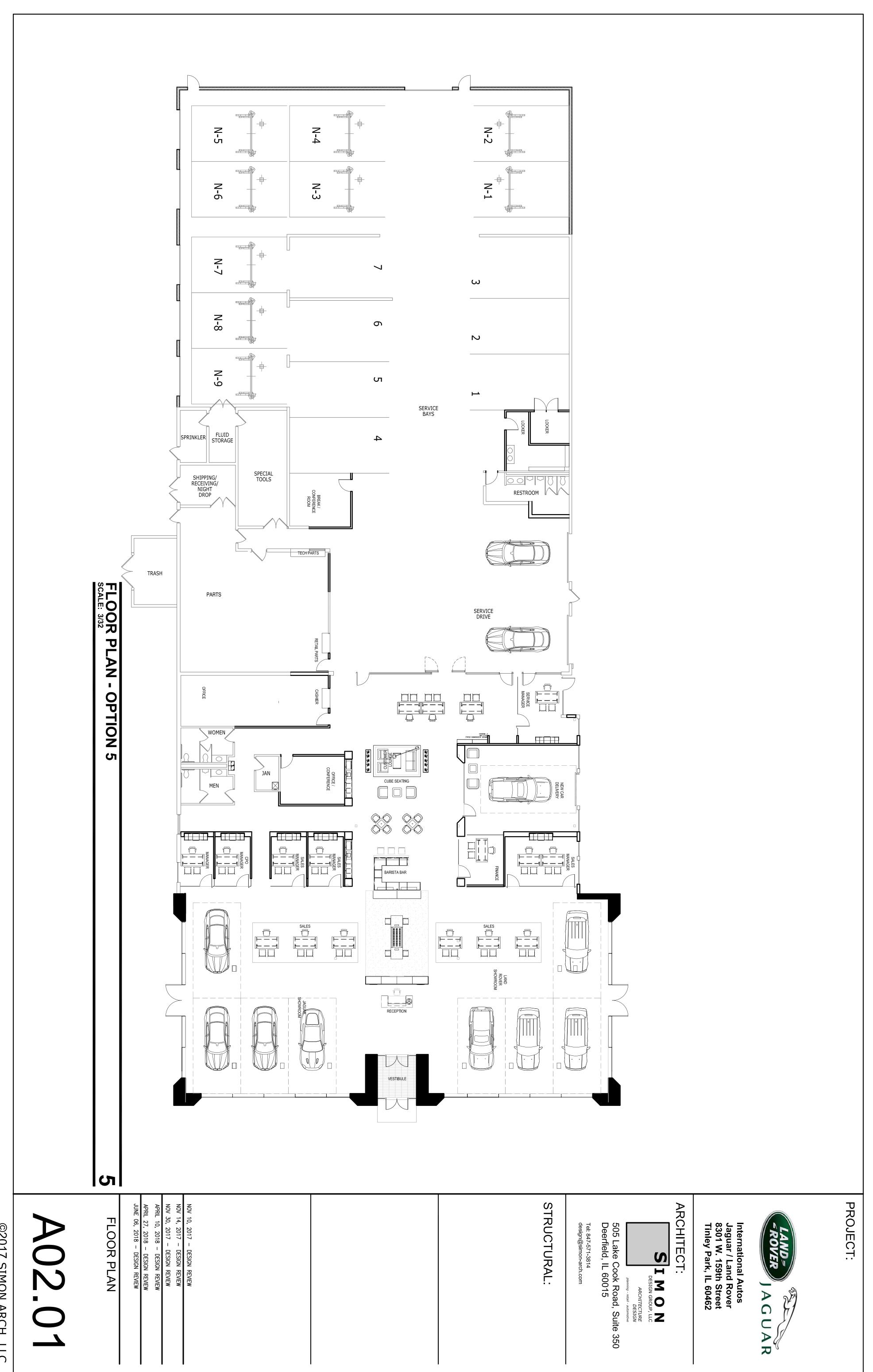
APRIL 10, 2018 — DESIGN REVIEW

APRIL 27, 2018 — DESIGN REVIEW

JUNE 06, 2018 — DESIGN REVIEW

JULY 09, 2018 — DESIGN REVIEW

EXTERIOR ELEVATION



©2017 SIMON ARCH, LLC

Plant material shall be nursery grown and be either balled and

the American Nursery & Landscape Association.

in the plant list as multi-stem or clump (cl.).

drainage shall be provided in all areas.

Size & grading standards of plant materials shall conform to the latest addition of ANSI Z60.1 AMERICAN STANDARD OF NURSERY STOCK, by

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sunscald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for

Grading shall provide slopes which are smooth and continuous. Positive

Quantity lists are supplied as a convenience. However, the contractor

should verify all quantities. The drawings shall take precedence over

All plant species specified are subject to availability. Material shortages

digging. For location outside the City of Chicago call "J.U.L.I.E." (Joint

Contractor shall report any discrepancies in the field to the Landscape

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual

clarity. However, the symbols do not necessarily represent actual plant

All perennial and groundcover beds shall be topdressed with a minimum

of three inches (3") of mushroom compost. The topdressing shall be

covered with an additional two inch (2") layer of mushroom compost. All other planting beds and tree saucers shall be mulched with a

Planting beds adjacent to building shall be mulched in their entirety to

the building foundation. Plant materials shall not be installed under building overhangs and other such areas which do not receive natural

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

TYPE

2.5" BB

2.5" BB

2.5" BB

2.5" BB

6' BB

6' BB

6' BB

6'BB

3' BB

24"/#5

24"/#5

30"/#5

30"/#5

3' BB

RANDY F. METZ

157-000422

All bed lines shall be edged with the specified landscape edging and tree saucers shall require a hand spaded edge between lawn

minimum of three inches (3") of shredded wood mulch.

worked into the soil to a minimum depth of nine inches (9") by the use of a cultivating mechanism. Upon completion perennials & ornamental grasses shall be mulched with an additional two inch (2") layer of shredded wood mulch; Annuals & groundcovers shall be

in the landscape industry may require substitutions. All substitutions

Contractor shall verify location of all underground utilities prior to

must be approved by the Landscape Architect and/or Owner.

Utility Location for Excavators) 1-800-892-0123.

Architect and/or Owner.

and mulched areas.

of acceptance.

Sod shall be mineral base only.

COMMON NAME

Hackberry

Shingle Oak

Frontier Elm

Douglas Fir

DECIDUOUS ORNAMENTAL TREES

EVERGREEN TREES

Marmo Freeman Maple

Sentry American Linden

Japanese Tree Lilac

Peking Cotoneaster Gold Lace Juniper

Sea Green Juniper

Prairie Fire Sumac

DESCRIPTION

SCALE: 1"=20'

Kentucky Bluegrass/Rye Blend

Southern Pine Bark Mulch

Shredded Hardwood Bark

Arrowwood Viburnum

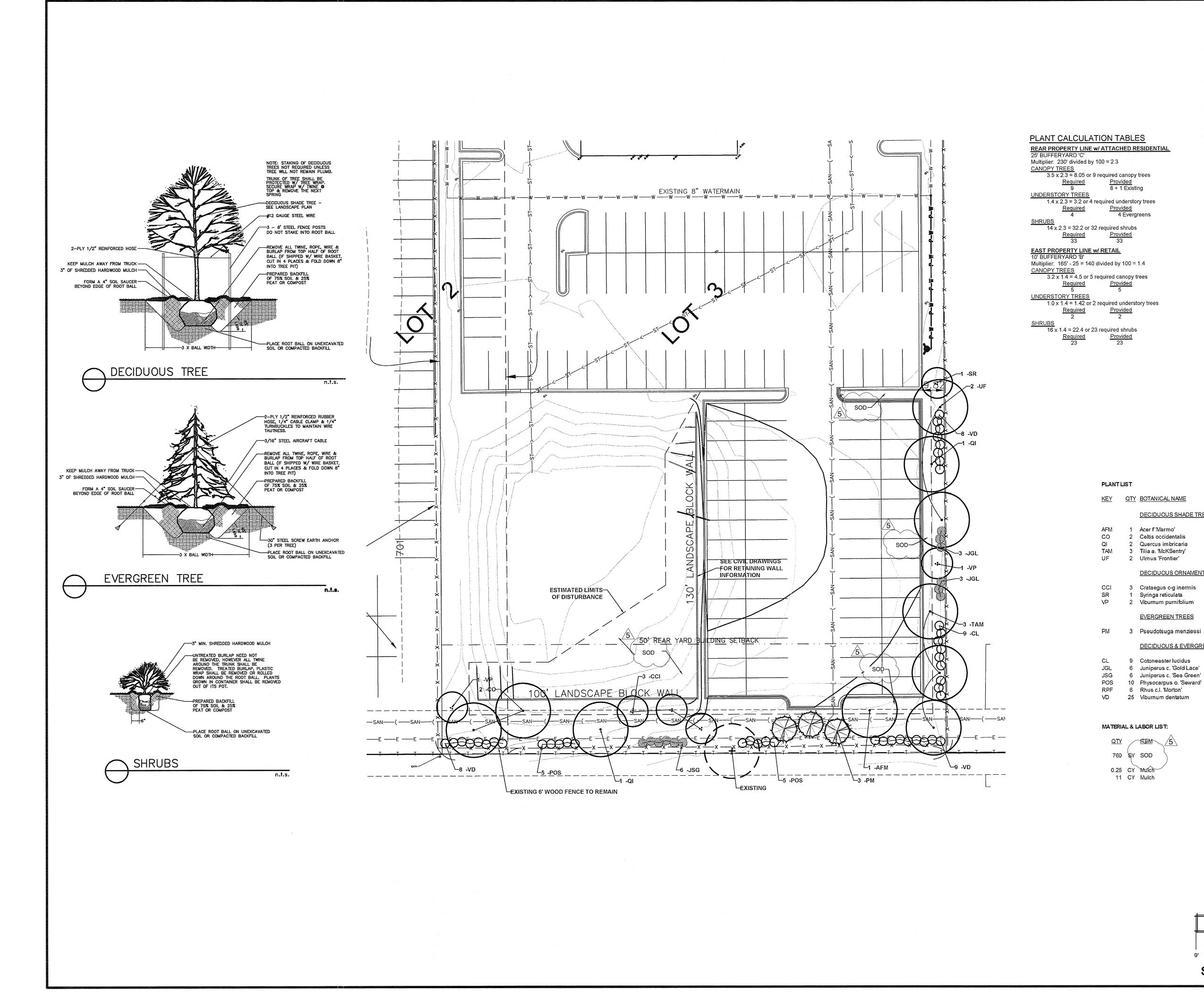
Summer Wine Ninebark

Thornless Cockspur Hawthorn

Backhaw Viburnum (Tree Form)

spread at the time of installation.

GENERAL NOTES:



design and any and all ideas contained herein are the sole property of Metz & Company. Any reproduction of the design or concept embodied herein in any form, in whole or in part, without Metz & Company's consent is prohibited.

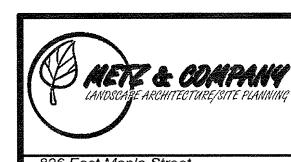
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REVISIONS 2-22-16	
1 Staff Review	1-14-16

INTERNATIONAL

8301 W. 159th Street Tinley Park, IL

KIA



826 East Maple Street Lombard, Illinois 60148 PH: 630.561.3903 Email: metz_landarch@comcast.net

LANDSCAPE PLAN

	PROJECT NO.:		
		14-14	
	DATE:		
	SCALE:	Galdenilla sandala san	
•	26 (1	ورياره بمساهيس بالمساوي	

SHEET

7-10-15

APPLICATION FOR SITE PLAN APPROVAL

PROJECT NAME:	LOCATION:
•	equests that the Plan Commission and/or the Village Board of the Village of Tinley norizing Site Plan Approval for the project described within.
APPLICANT INFORMA	ATION
Name:	
Company: Mailing Address:	
Phone (Office):	
Phone (Cell):	
Fax:	
Email:	
If the Applicant is not the property the relationship to the property.	property owner, describe the nature of the Applicant's interest in the property and/or perty owner:
PROPERTY INFORMA Property Address:	TION
PIN(s):	
Lot Dimensions:	
Property Owner(s): Mailing Address:	
Maining Address.	
APPLICATION INFORD Description of proposed propo	MATION roject (use additional attachments as necessary):
	any variations required from the terms of the Zoning Ordinance? If yes, please arate Variation Application is required with the submittal.
The Applicant certifies that	at all of the above statements and other information submitted as part of this rrect to the best of his or her knowledge.
Signature of Applica	

SITE PLAN APPROVAL CONTACT INFORMATION

PROJECT NAME:	LOCATION:			
	the planning process, the Village of Tinley Park requires the nation requested and return to the Planning Department. Your			
CURRENT PROPERTY OWNER OF RECORD	PROJECT ARCHITECT			
Name:	Name:			
Company:	Company:			
Address:	Address:			
Phone:	Phone:			
Fax:	Fax:			
Email:	Email:			
PROJECT ENGINEER	PROJECT LANDSCAPE ARCHITECT			
Name:	Name:			
Company:	Company:			
Address:	Address:			
Phone:	Phone:			
Fax:	Fax:			
Email:	Email:			
ATTORNEY	END USER			
Name:	Name:			
Company:	Company:			
Address:	Address:			
Phone:	Phone:			
Fax:	Fax:			
Email:	Email:			

SITE PLAN APPROVAL RESPONSIBLE PARTIES

PROJECT NAME:	LOCATION:
	the person/firm that will be responsible for payment of plant mit fees in the space provided below. If only one party will be mation under "General Billing."
GENERAL BILLING	RESPONSIBLE FOR PLAN REVIEW FEES
Name:	Name:
Company:	Company:
Address:	Address:
Phone:	Phone:
Fax:	Fax:
Email:	Email:
RESPONSIBLE FOR BUILDING PERMIT FEES Name:	RESPONSIBLE FOR ATTORNEY FEES Name:
Company:	Company:
A 11	Address:
Address:Phone:	Phone:
Fax:	Fax:
Email:	Email:
RESPONSIBLE FOR ENGINEERING/ CONSTRUCTION OVERSIGHT FEES	RESPONSIBLE FOR LANDSCAPE REVIEW FEES
Name:	Name:
Company:	Company:
Address:	Address:
Phone:	Phone:
Fax:	Fax:
Fmail:	Fmail:



PLAN COMMISSION STAFF REPORT

August 02, 2018

Petitioner

Neal Hummitsch, SIP Wine Bar

Property Location

17424 Oak Park Avenue

PIN

28-30-314-003-0000, 28-30-314-004-0000

Zoning

DC (Downtown Core), Legacy District

Approvals Sought

Site Plan Approval Variances

Project Planner

Daniel Ritter, AICP Senior Planner

SIP Wine Bar

17424 Oak Park Avenue



NEW FRONT ELEVATION RENDERING

EXECUTIVE SUMMARY

Consider approval of a site plan and consider recommending that the Village Board grant the contract purchaser, Neal Hummitsch of SIP Wine Bar, approval of Variations from the Legacy Code that are required to permit the addition to match the existing non-conforming and historic home. While there are several Variations required to bring this project into conformance, the intent of the petitioner is to retain the historic and residential character of the home and site. The variations will allow the petitioner to construct an addition for commercial space with a second-floor 1,100 square foot apartment on the property located at 17424 Oak Park Avenue in the DC (Downtown Core) Zoning District.

EXISTING SITE & HISTORY

The existing site consists of a single building along with a small parking area at the rear of property. The original the house was constructed circa 1893 and is referred to as the Dini Home. The home was listed in the Legacy Plan as historically significant due to its age, architectural character and Victorian style. The Legacy Plan specifically calls for preserving, rehabbing and strengthening existing historic structures. A 1,900 square foot addition was added to the south end of the structure in 1993 however it is not considered historically significant despite its use of similar material and roof peak as the original home. The building was most recently occupied by The Attic Door, a boutique consignment shop.

The subject site was recently re-subdivided along with a number of adjacent properties to the south due to incorrect lot line surveys that had been carried over through the years. The property is now a single parcel (instead of two separate parcels) and is slightly smaller than it was when originally subdivided. The updated and accurate survey for this site has been included in the attached plans.





ZONING & NEARBY LAND USES

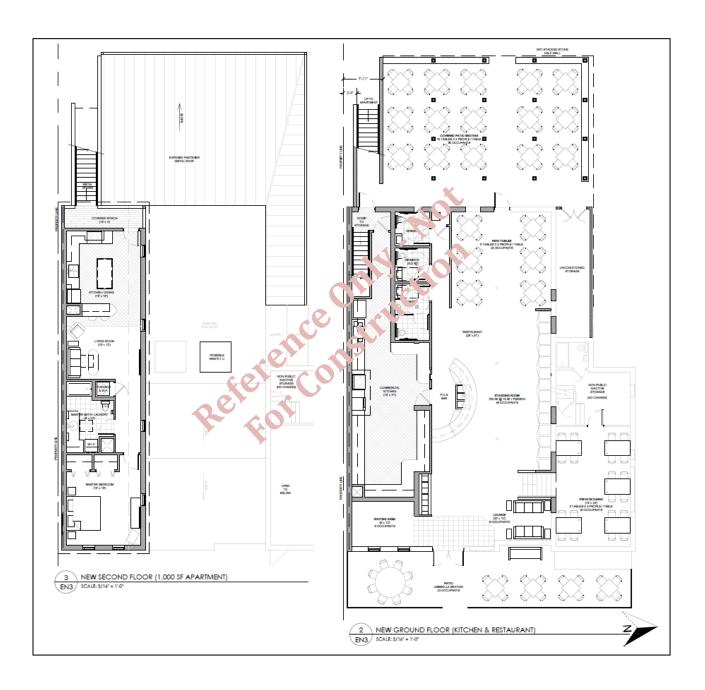
The site is located in the Legacy District and zoned DC (Downtown Core). The properties to the south (Mickey's), east (Citi Bank) and north (Historic Vogt Building/Future Banging Gavel Brewery) are all zoned DC as well. The property to the west is a drive aisle and parking lot currently owned by the Village that also allows access to residential garages that are part of the adjacent condo building; these sites are not in the legacy District and are zoned R-4 (Single Family Residential).



PROPOSED USE

Once redeveloped, the building will house SIP, a self-serve wine bar and restaurant that includes a full kitchen and food service. There will be indoor seating, a standing room only area and two (2) outdoor patios in the front and back. Patrons will have their identifications checked and are then given a card or key fob that tracks their purchases and allows them to dispense wine. Other beverages such as beer and liquor would also be served but the intent of the business is a focus on wine. Similar self-serve wine bars exist in Naperville and Chicago. The Petitioner has provided a further description of the business in a narrative attached to the packet. The Petitioner has had some initial discussions with the owner of The Banging Gavel Brewery which will occupy the Vogt building to the north to discuss opportunities for shared events between the businesses.

The new addition will also include a 1,100 square foot apartment on the second floor. The proposed apartment is over the minimum square footage of 800 square feet and will have a small private patio area at the rear of the unit. Access to the unit will be at the rear of the property by a private stairwell.

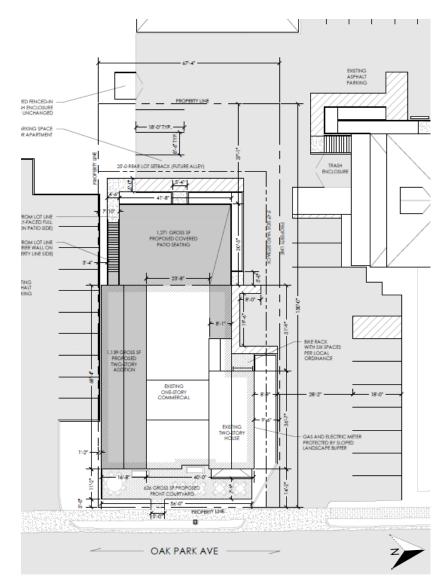


SITE PLAN

Changes to the existing site include a twostory addition to the south side of the existing building that will include a partial basement that will handle the kitchen and storage needs for the restaurant on the first floor. The second floor of the addition would be a private apartment. A stairwell will extend west of the structure to the back of the building and is one foot, two inches (1'2") from the southern property line.

A large patio for outdoor seating will be added to the rear of the property currently used for parking. This rear patio will have a permanent metal roof and columns similar in design as the existing front patio. The rear patio area will be enclosed by a knee wall and landscaping. A smaller patio will be added to the front of the property along Oak Park Avenue which will be enclosed by a three to four-foot (3-4') high wrought iron style fence and landscaping to separate the patio from the public sidewalk along Oak Park Avenue.

The existing site includes a historically significant residential structure that does not conform to current setback requirements of the Legacy Code. The structure contributes to the local character of the downtown and it is not economically



or structurally feasible to relocate the structure. The proposed site plan creates more usable commercial space on the property without completely eliminating parking, landscaping or altering the historical and architectural character of the property.

The setback from the proposed addition to the Mickey's parking lot on the south side of the site does not appear to be accurate and the site plan will need to be revised. There is approximately one-foot six-inch (1'6") from the back of curb on Mickey's parking lot to the property line, in addition to the one-foot two-inch (1'2") proposed setback to the new addition. The site plan will need to be revised to reflect the correct setbacks and a 2-foot eight-inch (2'8") space between Mickey's parking lot and the building addition. The space between the parking and building is sufficient to avoid incidental contact by vehicles, however too small to accommodate any significant landscaping.

Open Item #1: Revise plans to show the correct setback on the south side property line between Mickey's parking lot and the building. There is approximately one-foot six-inch (1'6") from the back of curb on Mickey's parking lot to the property line in addition to the one-foot two-inch (1'2") proposed setback to the addition.

The Legacy Code requires dedication of a twenty-five foot (25') wide alley at the rear of the property. No alley is planned to be completed with this project or in the near future. However, the dedication will allow it to be built and connect to Hickory Street in the future if necessary This alley dedication will be completed similar to other redevelopments in the Legacy District. The dedicated alley area will remain striped with on-site parking for the time being. The plat will be prepared by the Applicant's engineer and will be submitted for review and approval at the public hearing.

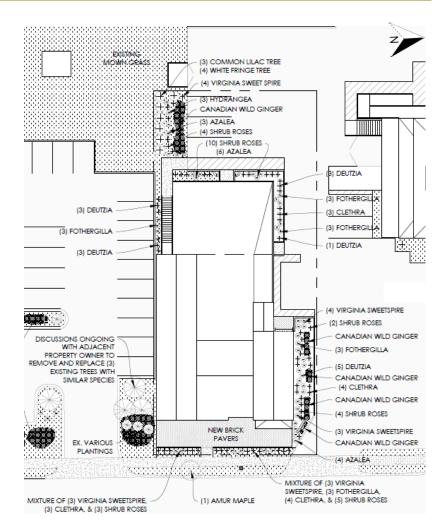
Open Item #2: Submit the plat of easement for a twenty-five (25') wide alley on the west side of the property.

LANDSCAPE

Landscaping has been added to several locations on the property. The species selection of plantings has been designed with their historical significance in mind where possible. However, the landscaping was also selected to be salt tolerant with low maintenance. Due to the limited space on the site, the majority of the proposed landscaping consists of shrubs or perennial plants with a few ornamental trees.

Typically two (2) street trees are required along the Oak Park Avenue frontage due to the lot width. In response to staff's recommendation, only one (1) street tree has been proposed due to the difficulty of spacing and visibility at the two (2) nearby private driveways and existing column street light in the parkway.

It is likely that the trees located on Mickey's south property line will need to be removed or are likely to die due to the amount of excavation work in their root zones. This vegetation was required as part of Mickey's approval and therefore will need to be replaced. The Petitioner is encouraged to contact neighboring Mickey's property owner to discuss replacement of the compromised landscaping.



ARCHITECTURE

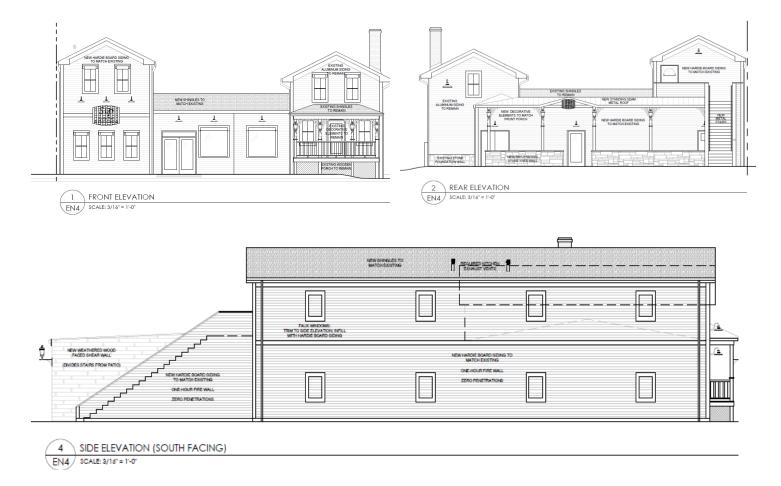
The building addition is proposed to closely mirror the historical design and residential character of the original Dini Home. It is challenging to design a site that is usable for a commercial space but that still retains its residential original residential character. The Legacy Plan specifically calls for preserving, rehabbing and strengthening existing historic structures. Although not specifically mentioned in the Legacy Code, there is merit in reviewing the entire development of all historically significant properties (including new additions) as a "Heritage Site" in regards to simply modifying the site to come closer to conformance. Many of the requested Variations are a result of the Petitioner's and Staff's desire to maintain the integrity of the historical home. The proposed addition mirrors the existing setback lines, window location and roof peaks in the original architecture.

The proposed building additions will utilize fiber cement Hardie Board siding as required by the Legacy Code materials section. The Hardie Board siding was selected to closely match the vinyl siding utilized on the existing home. Preferably, the fiber cement Hardie Board siding would be utilized around the entirety of the house due to the aesthetics and difficulty in matching two (2) different siding materials and colors. The Petitioner does not wish to remove the vinyl siding from the original home since it is in good condition and replacement will add to the cost of the project. At a minimum staff would recommend the Hardie Board be used on the 1992 addition to make a clean transition between the two (2) materials. If the vinyl siding is damaged or replaced in the future, it will need to be replaced with fiber cement siding as required by the Legacy Code. A condition requiring the use of identical color and style of fiber cement siding is recommended to ensure this is a clear requirement going forward.

Open Item #3: Vinyl siding will remain on the existing historic home while fiber cement siding will be used on the new additions, as required by code. It will be difficult to make the transition between these different materials seamless in color and look. It could be beneficial in regards to the aesthetics, historical integrity and more financially feasible to make the change to matching fiber cement siding now. If vinyl siding is permitted to remain, a condition requiring the aluminum siding to be replaced with identical fiber cement siding should be added to clarify this requirement going forward.

Open Item #4: Revise plans to indicate that the existing siding material is vinyl and not aluminum.

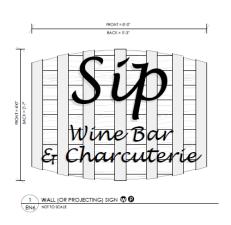
The outdoor patio areas are being designed to utilize high-quality materials and also to maintain a residential appearance. The rear patio is utilizing similar columns and architectural details to tie it in with the home's front porch design. The front patio is using a three to four foot (3-4') high wrought iron designed fence typical in residential homes to delineate the patio area.



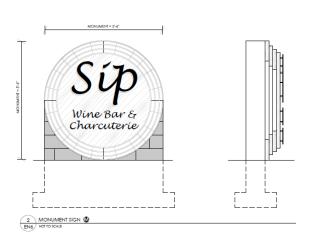


SIGNAGE

Wall signage is proposed on two (2) elevations; these will be flat mounted or projecting signs. The wall signs will either be non-illuminated or externally illuminated in compliance with the Legacy and Village Codes. A single-faced monument sign is proposed at the north entrance to the site. Due to the existing curb cut dimensions and site layout, the ground sign cannot be placed the full ten feet (10') from the property line and drive aisle. Due to this spacing issue a variance is being requested for the proposed ground sign location. By keeping the sign three feet (3') back from the drive aisle at its proposed location, it is not anticipated that there will be any site line issues or promote incidental contact from vehicles. The sign is relatively small and in compliance with the height and size requirements of the Legacy Code. The sign is proportionate to the site's size and architectural character, yet will still help identify the businesses location. The monument sign will be externally illuminated in compliance with all Village codes. Any light fixture for the ground sign will be screened by landscaping.







Staff's only concern with the proposed signage involves the front façade wall sign that is being placed over a façade architectural detail. Typically covering up architectural details with signage is not permitted by the code and there is a more clearly identifiable sign band area. Staff recommends considering making the wall sign smaller, utilizing a projecting sign, moving the sign to a different location on the facade or flipping the gooseneck lights and wall sign locations as alternatives to the Petitioner's proposed sign location.

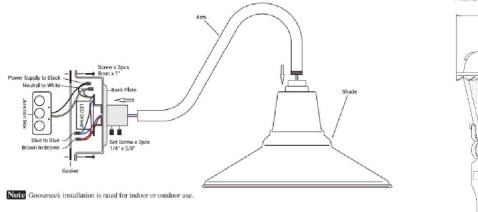
Open Item #5: The front façade wall sign location is located over the architectural trim of the building. Staff recommends considering making the sign smaller, moving the sign to a different location or flipping the light and wall sign locations on the addition as alternatives to the Petitioner's proposed location.

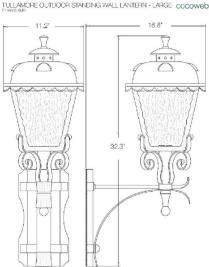
PARKING

Street-level commercial space is not required to have parking in the Downtown Core of the Legacy District; upper-level residential units are required to have one (1) parking spot and therefore the total required parking for the development is one (1) parking spot. The current plan proposes four (4) parking spaces on-site. If and when the alley is constructed, three (3) of the parking spaces will be removed; however, there will still be one (1) on-site parking space for the resident. The property also has public parking surrounding it that will likely be shared by customers of the Banging Gavel site and there are also various other public parking lots in the downtown for customers and employees to use, including the Metra commuter parking which is currently open to the public after 10:30am on weekdays and all day on weekends. Proposed parking is sufficient based on the uses and location of the development in the Downtown Core.

LIGHTING

The site will be illuminated by wall mounted gooseneck lighting that is in compliance with Legacy Code light fixture requirements. This gooseneck lighting will exist on the front and back of the buildings. The historic home structure will use more residentially appropriate lantern style lights on the porch. The porch lights allow for illumination of the front outdoor patio and were chosen to blend in with the existing residential architecture of the porch. Light fixtures are shown as white on the color rendering but are indicated as black on the lighting plan and clarification/revisions are needed.





Open Item #6: Clarification is needed for the color of the light fixtures and revised plans are needed to be consistent on the chosen color.

VARIATIONS

Variations from the Legacy Code:

- 1. Section 2.A.7 to permit a minimum public frontage buffer width of three feet (3') instead of the minimum of six feet (6').
 - The public frontage is proposed as it exists today and is consistent with the existing frontage and alignment of public improvements throughout the block. Requiring an increase to the public frontage would require land dedication that could make outdoor dining and commercial use of the site less feasible.
- 2. Section 2.A.8 to permit a private frontage design other than the frontages permitted in Table 2.A.5. The private frontage is proposed to tie into the existing setback and design of the site. Changes in the private site frontage would not preserve and would likely detract from the historical significance and residential character of the site based upon its age (ca. 1893) and Victorian architectural style.
- 3. Variation from Section 2.A.9 to permit an addition to be two (2) stories instead of the minimum three (3) stories.
 - The new addition will tie in with the existing homes height and architectural design. The original structure was a residential home with historical significance due to its age (ca. 1893) and Victorian style architecture. The proposed addition and site changes have been designed in keeping with that original historical and residential design.
- 4. Variation from Section 2.A.9 to permit a front yard setback of fourteen feet two inches (14' 2") instead of the maximum five feet (5').
 - The private frontage is proposed to tie into the existing setback and design of the site. The original structure was a residential home with historical significance due to its age (ca. 1893) and Victorian style architecture. The proposed addition and site changes have been designed in keeping with that original historical and residential design.
- 5. Variation from Section 2.A.9 to permit a north side yard setback of ten feet (10') instead of the maximum five feet (5').
 - The private frontage is proposed to tie into the existing setback and design of the site. The original structure was a residential home with historical significance due to its age (ca. 1893) and Victorian style architecture. The proposed addition and site changes have been designed in keeping with that original historical and residential design. Placing an addition on the home to meet a setback would detract from its historical integrity.
- 6. Variation from Section 3.B.6.a to permit the transparency of a ground-level street facing façade of a commercial space to be less than 60%.
 - The private frontage is proposed to tie into the existing setback and design of the site. The original structure was a residential home with historical significance due to its age (ca. 1893) and Victorian style architecture. The proposed addition and site changes have been designed in keeping with that original historical and residential design. The window locations and design will match the existing windows and keep a residential feel to the property.
- 7. Variation from Section 3.B.6.b to permit the maximum height of the top of the window sills to be greater than 30" above the adjacent sidewalk.
 - The private frontage is proposed to tie into the existing setback and design of the site. The original structure was a residential home with historical significance due to its age (ca. 1893) and Victorian style architecture. The proposed addition and site changes have been designed in keeping with that original historical and residential design. The window locations and design will match the existing windows and keep a residential feel to the property.
- 8. Variation from Section 3.C.3.d to permit one (1) residential parking space to be open to the sky and not covered.

The original structure was a residential home with historical significance due to its age (ca. 1893) and Victorian style architecture. The proposed addition and site changes have been designed in keeping with that original historical and residential design. Building a garage or underground parking is not feasible on the existing site and would detract from its historical integrity.

- 9. Variation from Section 3.F.10.a to permit the waiver of a bufferyard requirement between a property Legacy District and property not in the Legacy District.
 - The property to the north is a parking lot and drive aisle owned by the village. While it is not technically in the Legacy District, it serves two (2) legacy district sites and is a very unique situation. The code requirement is typically more for developments that directly abut a residential property, not public parking/access. Planting landscaping between these properties would also hinder any potential future alley connection.
- 10. Variation from Section 4.E to permit a monument sign to be located three feet (3') instead of the required ten feet (10') form a property line or drive aisle.
 - The setbacks are difficult to meet due to the site layout already being set by a historically significant building. The proposed ground sign location was determined to be the best location that keeps with the intent of the code in regards to aesthetics and safety while also identifying the business for vehicles and pedestrians.

Open Item #7: Consider requested Variations from the Legacy Code to promote retaining the architectural and historical integrity of the site known as the Dini Home based on the proposed project and responses to the Standards for a Variation supplied by the Petitioner.

SUMMARY OF OPEN ITEMS

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

- 1. Revise plans to show the correct setback on the south side property line between Mickey's parking lot and the building. There is approximately one-foot six-inch (1'6") from the back of curb on Mickey's parking lot to the property line in addition to the one-foot two-inch (1'2") proposed setback to the addition.
- 2. Submit the plat of easement for a twenty-five (25') wide alley on the west side of the property.
- 3. Vinyl siding will remain on the existing historic home while fiber cement siding will be used on the new additions, as required by code. It will be difficult to make the transition between these different materials seamless in color and look. It could be beneficial in regards to the aesthetics, historical integrity and more financially feasible to make the change to matching fiber cement siding now. If vinyl siding is permitted to remain, a condition requiring the aluminum siding to be replaced with identical fiber cement siding should be added to clarify this requirement going forward.
- 4. Revise plans to indicate that the existing siding material is vinyl and not aluminum.
- 5. The front façade wall sign location is located over the architectural trim of the building. Staff recommends considering making the sign smaller, moving the sign to a different location or flipping the light and wall sign locations on the addition as alternatives to the Petitioner's proposed location.
- 6. Clarification is needed for the color of the light fixtures and revised plans are needed to be consistent on the chosen color.
- 7. Consider requested Variations from the Legacy Code to promote retaining the architectural and historical integrity of the site known as the Dini Home based on the proposed project and responses to the Standards for a Variation supplied by the Petitioner.

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.

ADDITIONAL LEGACY CODE STANDARDS

In addition to any other specific standards set forth herein the Plan Commission shall not recommend a Special Use, variance, appeal, or map amendment from the regulations of this ordinance unless it shall have made findings of fact, based upon evidence presented to it, in each specific case that:

- a. The proposed improvement meets the Legacy Plan and its Principles, as presented in Section 1.A-B: Purpose and Intent, of this ordinance;
- b. The new improvement is compatible with uses already developed or planned in this district and will not exercise undue detrimental influences upon surrounding properties;
- c. Any improvement meets the architectural standards set forth in the Legacy Code.
- d. The improvement will have the effect of protecting and enhancing the economic development of the Legacy Plan area.

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.

- 2. 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.
- 3. The plight of the owner is due to unique circumstances.
- 4. The Variation, if granted, will not alter the essential character of the locality.
- 5. 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.

RECOMMENDATION

Following a successful workshop, proceed to a Public Hearing at the August 16, 2018 Plan Commission meeting.

LIST OF REVIEWED PLANS

	Submitted Sheet Name	Prepared By	Date On Sheet
EN1	Schematic Site Plan	Olivieri	7/25/18
EN2	Schematic Landscape Plan	Olivieri	7/25/18
EN3	Schematic Floor Plans	Olivieri	7/25/18
EN4	Schematic Sign Drawings	Olivieri	7/25/18
EN5	Schematic Elevations (B&W)	Olivieri	7/25/18
EN6	Schematic Photometric Plan	Olivieri	7/25/18
EN7	Schematic Elevations (Color)	Olivieri	7/25/18
	Plat of Survey for 17424 Oak Park Avenue	Robinson	6/19/18
	Existing Topographic Survey for 17424 Oak Park Avenue	Cemcon	6/20/18

^{*}Olivieri = Olivieri Architects, Inc.

^{*}Robinson = Robinson Engineering, Ltd.

^{*}Cemcon = Cemcon, Ltd. Consulting Engineers, Land Surveyors and Planners

APPLICATION FOR SITE PLAN APPROVAL

PROJECT NAME:	Sip INC	LOCATION: -174245.
The undersigned he Park, Illinois consid	ereby requests that the Plan Commerce authorizing Site Plan Approval	nission and/or the Village Board of the Village of Tinley for the project described within.
APPLICANT INFO	Neal Hommi TSC 5	
Company: Mailing Address: Phone (Office):	7551 W 1754	LE ST Tinkey PANK 16 60477
Phone (Cell): Fax:		
Email:	Neal Hummitsch	@gmail.com
If the Applicant is no the relationship to the	ot the property owner, describe the property owner:	e nature of the Applicant's interest in the property and/or
PROPERTY INFO Property Address: PIN(s):	PRMATION 17424 S. OAK!	Park Ave
	Retail	
Lot Dimensions:	4	
Property Owner(s): Mailing Address:	7551 w 175th ST	TiNley Park 16 60477
APPLICATION IN	·	
Sip. Inc. Wine BAN	osed project (use additional attach	
explain and note that	re of any variations required from t a separate Variation Application ☐ Yes:	the terms of the Zoning Ordinance? If yes, please is required with the submittal.
The Applicant certif	ies that all of the above statements	s and other information submitted as part of this knowledge.
		- 5/28/201K
		Date

SITE PLAN APPROVAL RESPONSIBLE PARTIES

PROJECT NAME: SIP INC	LOCATION: 174295. OAKPARK
Please provide name, address and telephone number of t review, engineering, landscaping, attorney and building per responsible for <u>all</u> fees, please list that party's contact information of the provided responsible for all fees, please list that party's contact information.	the person/firm that will be responsible for payment of plan mit fees in the space provided below. If only one party will be mation under "General Billing."
GENERAL BILLING	RESPONSIBLE FOR PLAN REVIEW FEES
Name: Next Hommitsch	Name:
Company: Sin Inc	Company:
Address: 7551 W 175 + 657 To	Me Address:
Phone:	Phone:
Fax:	Fax:
Email: Neal Avenmi TSch (agmai)	ico Email:
RESPONSIBLE FOR BUILDING PERMIT FEES	RESPONSIBLE FOR ATTORNEY FEES
Name:	Name:
Company:	Company:
Address:	Address:
Phone:	Phone:
Fax:	Fax:
Email:	Email:
RESPONSIBLE FOR ENGINEERING/ CONSTRUCTION OVERSIGHT FEES	RESPONSIBLE FOR LANDSCAPE REVIEW FEES
Name:	Name:
Company:	Company:
Address:	Address:
Phone:	Phone:
Fax:	Fax:
Email:	Email:

APPLICATION FOR SITE PLAN APPROVAL

PROJECT NAME: Sip INC LOCATION: 174245	
The undersigned hereby requests that the Plan Commission and/or the Village Board of the Park, Illinois consider authorizing Site Plan Approval for the project described within.	ne Village of Tinley
APPLICANT INFORMATION Name: Ne 44 Hummi 75c 5 Company: Mailing Address: Phone (Office): Phone (Cell): Fax: Email: Wealthmm itsch @ gmail. com If the Applicant is not the property owner, describe the nature of the Applicant's interest in the second control of the Applicant control of the Appl	be property and/or
the relationship to the property owner:	ne property and/or
PROPERTY INFORMATION Property Address: 17424 5. OAK Ank Ave PIN(s): Existing Land Use: Zoning District: Lot Dimensions: Property Owner(s): Mailing Address: APPLICATION INFORMATION	
Description of proposed project (use additional attachments as necessary): 510. Inc. Restaurant t wine Bank	
Is the Applicant aware of any variations required from the terms of the Zoning Ordinance? It explain and note that a separate Variation Application is required with the submittal. No Yes:	f yes, please
The Applicant certifies that all of the above statements and other information submitted as parallel of the above statements and other information submitted as parallel of the above statements and other information submitted as parallel of the above statements and other information submitted as parallel of the above statements and other information submitted as parallel of the above statements and other information submitted as parallel of the above statements and other information submitted as parallel of the above statements and other information submitted as parallel of the above statements and other information submitted as parallel of the above statements and other information submitted as parallel of the above statements and other information submitted as parallel of the above statements and other information submitted as parallel of the above statements and other information submitted as parallel of the above statements and other information submitted as parallel of the above statements and other information submitted as parallel of the above statements and other information submitted as parallel of the above statements and other information submitted as parallel of the above statements and other information submitted as parallel of the above statements and other information submitted as parallel of the above statements and other information submitted as parallel of the above statements and other information submitted as parallel of the above statements and other information submitted as parallel of the above statements and other information submitted as parallel of the above statements and other information submitted as parallel of the above statements and other information submitted as parallel of the above statements and other information submitted as parallel of the above statements and other information submitted as parallel of the above statements and other information submitted as parallel of the above statements and the above statements and the above statements and the above statements and the ab	art of this
5/28/2	Date

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:

of his or her	Neal H	lummitsch	he free water the	Application and Fly	Old No. mong
Mailing Address:	7551 w 175 th	st	1 7 2911	sammentig -a	Speinwife
City:_Tinley Park	State:	IL	Zip:	60477	Date.
Day Phone:_				_doc wylank	error its long.
Evening Phone:	110.077	(Cell Phone:	no grando amban	
Fax Number:					
Email					
Address:Neal	hummitsch@Gmai	l.com			
Nature of Petitioner's on behalf of the owne INFORMATION Street	r of record must be	e accompan	ies by a signed	letter of authorization	on). PROPERTY
Tinley Park II 60477					
Owners:	N	Ipd Holding	s Inc.		
SPECIFIC TYPE OF VAF Examples below)	RIANCE REQUESTED) (See E REA	SON THAT THE	VARIANCE IS NEEDE	D: (See
1. A Variation from	m Section 2.A.7 of	the Legacy (Code to permit	a minimum public fro	ontage buffer

width of three feet (3') instead of the minimum of six feet (6'). 2. A Variation from Section 2.A.8 of the Legacy Code to permit a private frontage design other than the frontages permitted in Table 2.A.5. 3. A Variation from Section 2.A.9 of the Legacy Code to permit and addition to be two (2) stories instead of the minimum three (3) stories. 4. A Variation from Section 2.A.9 of the Legacy Code to permit a front yard setback of fourteen feet two inches (14' 2") instead of the maximum five feet (5'). 5. A Variation from Section 2.A.9 of the Legacy Code to permit a north side yard setback of ten feet (10') instead of the maximum five feet (5'). 6. A Variation from Section 3.B.6.a of the Legacy Code to permit the transparency of a ground-level street facing façade of a commercial space to be less than 60%. 7. A Variation from Section 3.B.6.b of the Legacy Code to permit the maximum height of the top of the window sills to be greater than 30" above the adjacent sidewalk. 8. A Variation from Section 3.C.3.d of the Legacy Code to permit one residential parking space to not be covered and to be open to the sky. 9. A Variation from Section 3.F.10.a of the Legacy Code to permit the waiver of a bufferyard requirement between a property Legacy District and property not in the Legacy District. 10. A Variation from Section 4.E of the Legacy Code to permit a monument sign to be located five feet (5') instead of the required ten feet (10') form a property line or drive aisle

The Petitioner cer	
part of this Application	
knowledge: Signature: _	
Date:7/25/2018	
Printed Name:_Neal Hummitsch	The earliest of the second
FFICE USE ONLY: Current Zoning on Property	Present Use
Notes	
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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?

Variations 1-9: The original structure was a residential home with historical significance due to its age (ca. 1893) and Victorian style architecture. The proposed addition and site changes have been designed in keeping with that original residential design. Sip. requires a kitchen that is fully updated and that is not possible with the building in its current state.

Variation 10: Signs are a necessity for any business. This sign is of high-quality design, is one-sided and being placed back as far as possible in a safe location that won't decrease visibility at the driveway or sidewalks.

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

Variations 1-9: We're in the downtown district and trying to take advantage of the walk friendly neighborhood while still trying to preserve the original buildings' character.

Variation 10: This sign is of high-quality design, is one-sided and being placed back as far as possible in a safe location that won't decrease visibility at the driveway or sidewalks.

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

Variation 1-9: The original structure was a residential home with historical significance due to its age (ca. 1893) and Victorian style architecture. The proposed addition and site changes have been designed in keeping with that original residential design.

Variation 10: The site prohibits the sign from being placed back any further.

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.

Variations 1-9: The original structure was a residential home with historical significance due to its age (ca. 1893) and Victorian style architecture. The proposed addition and site changes have been designed in keeping with that original residential design.

Variation 10: The site prohibits the sign from being placed back any further.

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.

N/A Commercial Development. I need this addition to be able to accommodate my business.

F. Describe how granting this Variance request will not be detrimental to the publicwelfare 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).

Variations 1-9: Addition is within the boundaries of the property lines. Fencing is open type.

Variation 10: This sign is of high-quality design, is one-sided and being placed back as far as possible in a safe location that won't decrease visibility at the driveway or sidewalks.

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

Variations 1-9: The original structure was a residential home with historical significance due to its age (ca. 1893) and Victorian style architecture. The proposed addition and site changes have been designed in keeping with that original residential design. Adding a business and jobs to a vacant building.

Variation 10: This sign is of high-quality design, is one-sided and being placed back as far as possible in a safe location that won't decrease visibility at the driveway or sidewalks.

FINDINGS OF FACT (Continued)

H. Describe how the requested Variance will not:

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

Variations 1-9: At this time, it will have no impact. Any additional lighting will have a photometric analysis. The original structure was a residential home with historical significance due to its age (ca. 1893) and Victorian style architecture. The proposed addition and site changes have been designed in keeping with that original residential design. Both patios and addition are well within the lot lines.

10. The sign will have no impact on either.

2. Substantially increase the congestion of the public streets.

No increases to parking. The addition and patios will have no effect on congestion.

3. Increase the danger of fire.

The building will be brought up to the current code with the building being sprinklered.

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

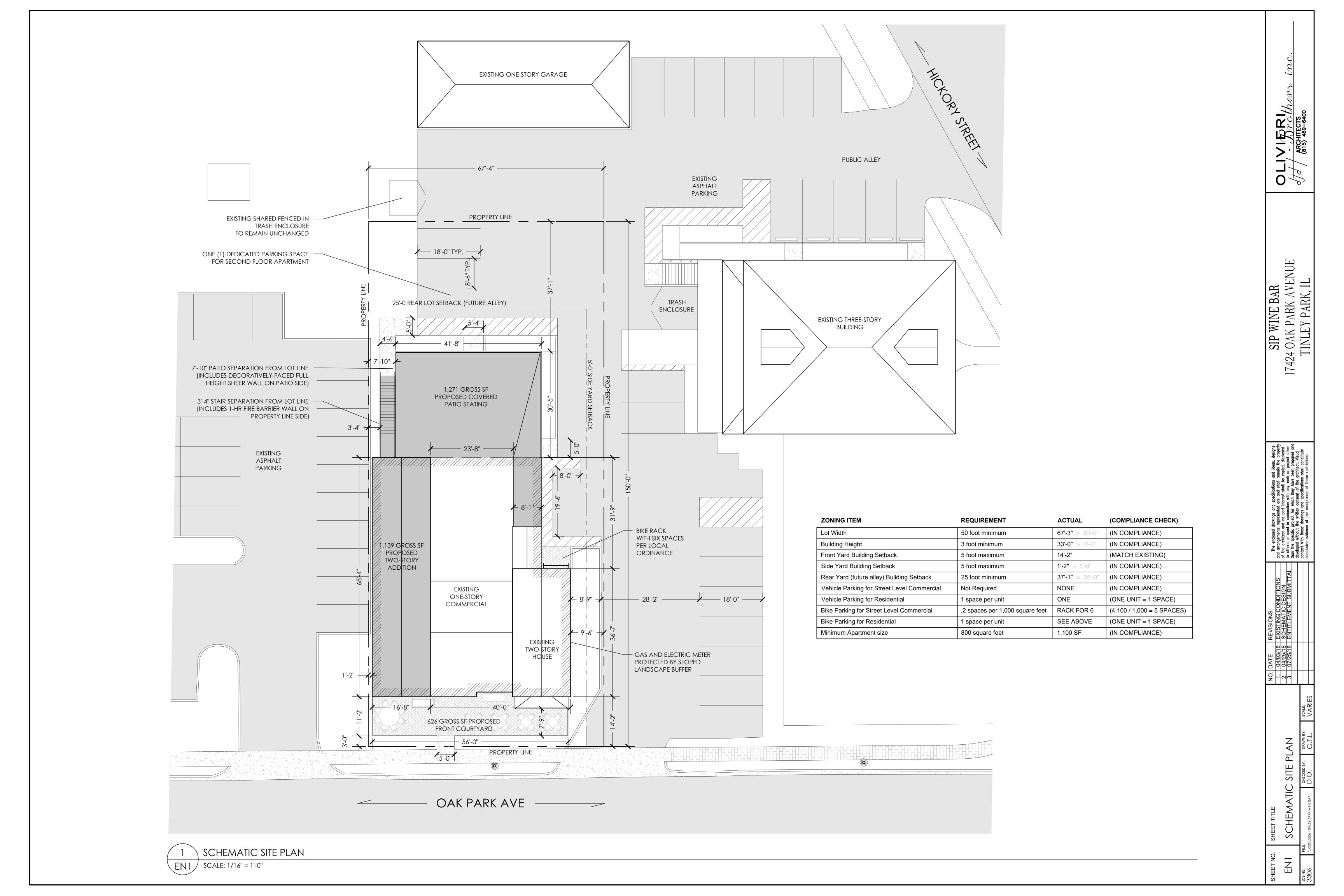
In-fill development. With the addition of Freedom pond I was told Oak Park Ave business would have no drainage problems.

5. Endanger the public safety.

No changes would affect public safety.

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

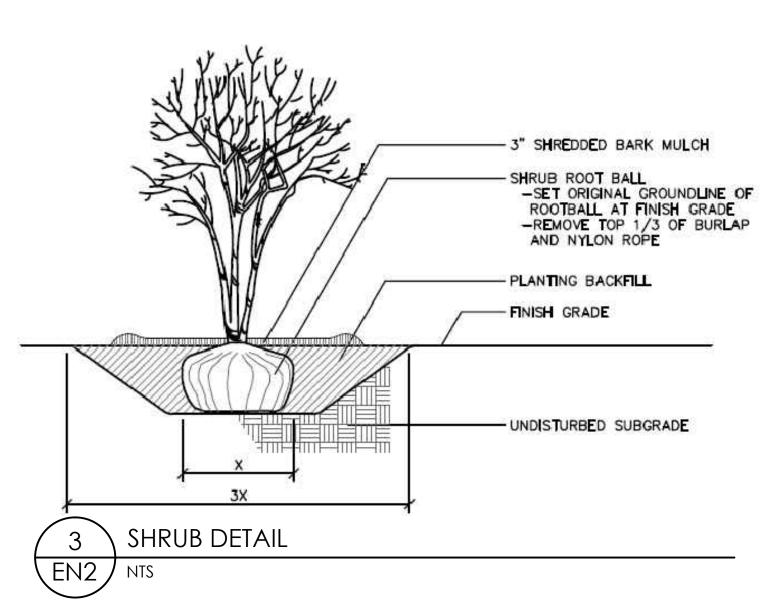
N/A. Adding to the value to a vacant building.

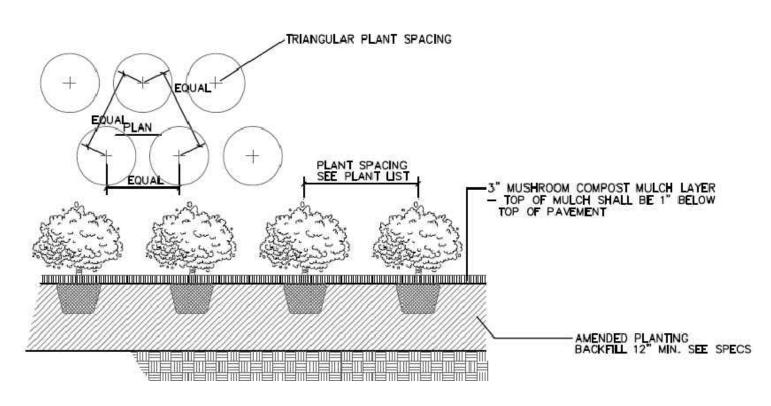


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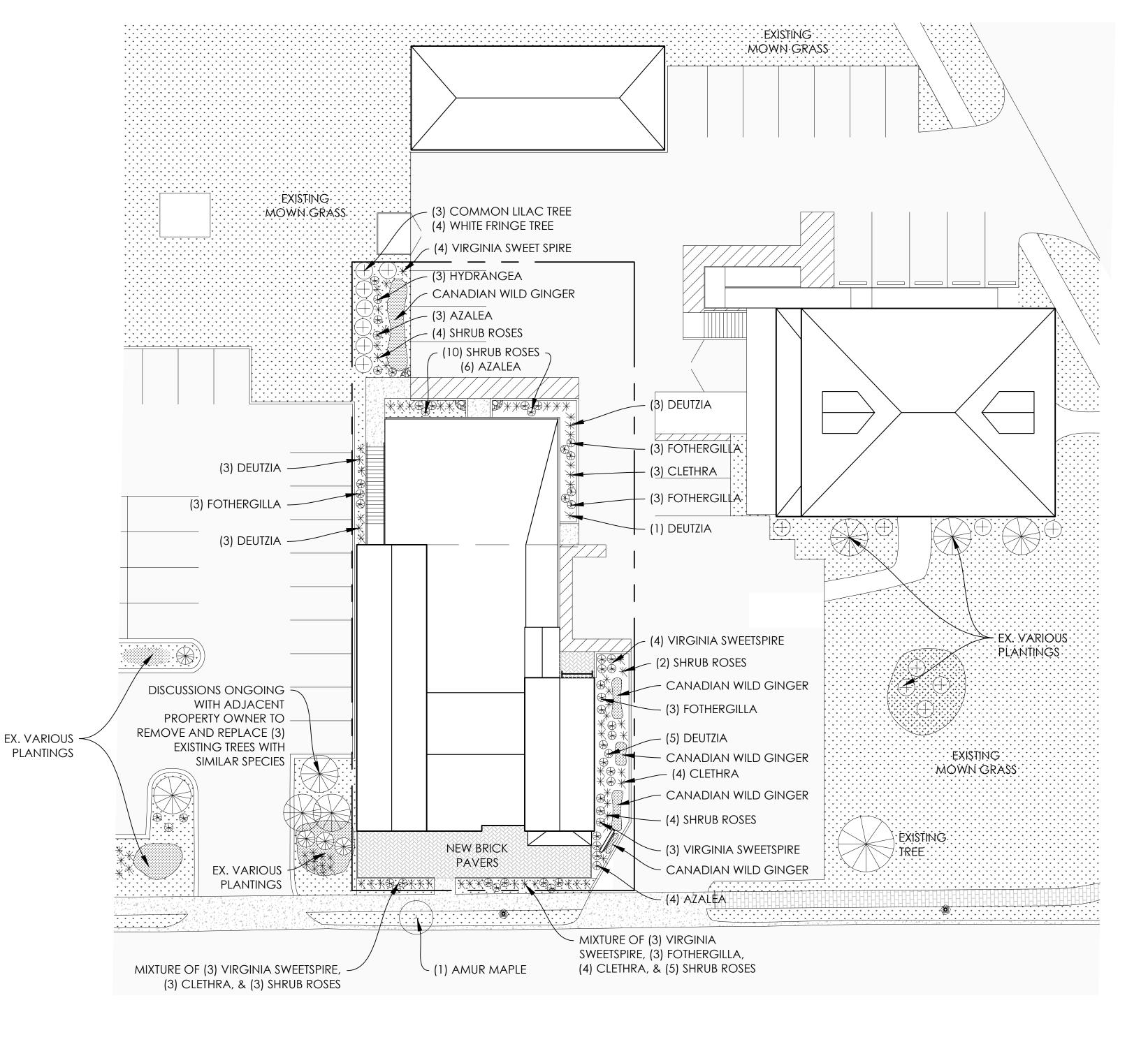
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TREE WRAP (ON FALL PLANTED TREES ONLY) 3" SHREDDED BARK MULCH TREE ROOT BALL -SET ORIGINAL GROUNDLINE OF ROOTBALL 4" ABOVE FINISH GRADE -REMOVE NYLON ROPE AROUND BASE OF TRUNK (5" MULCH SAUCER TO HOLD WATER) PLANTING BACKFILL FINISH GRADE REMOVE 1/3 OF BURLAP UNDISTURBED SUBGRADE TREE DETAIL









SPECIES LEGEND

	SIZE	QUANTITY		SIZE	QUANTITY		SIZE	QUANTITY
TREES			SHRUBS			PLANTS		
COMMON LILAC TREE	3" BB	3	VIRGINIA SWEETSPIRE	5 GAL	17	SHRUB ROSES	5 GAL	24
WHITE FRINGE TREE	3" BB	4	AZALEA	5 GAL	13	DEUTZIA	5 GAL	14
AMUR MAPLE	3" BB	1	CLETHRA	5 GAL	14			
			FOTHERGILLA	5 GAL	15	GROUND COVER		
						CANADIAN WILD GINGER	FLATS	-

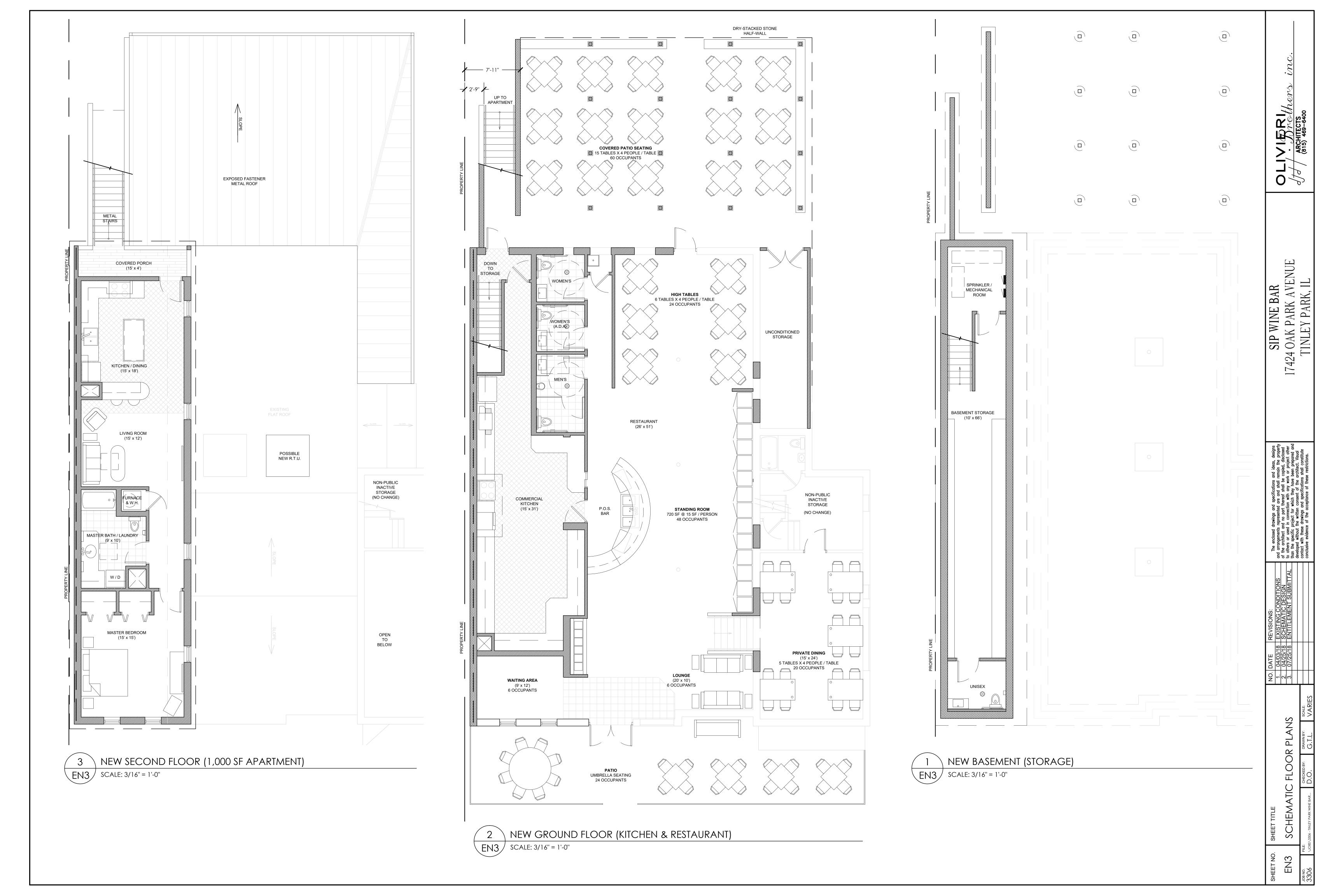


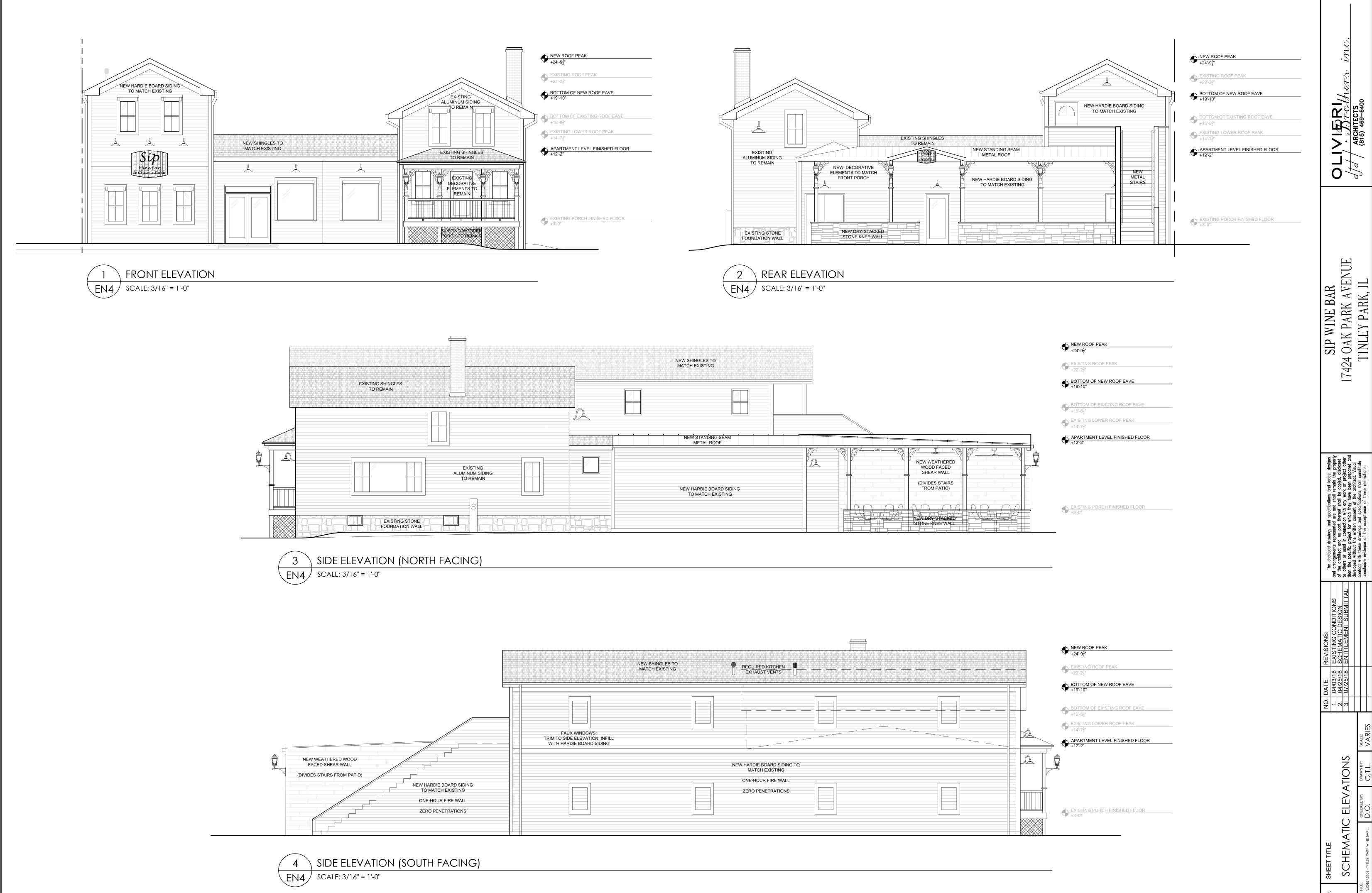
GENERAL LANDSCAPE NOTES

- 1.14 TREE, SHRUB AND GROUNDCOVER PLANTING
- The Owner reserves the right to inspect all material at the nursery. Only nursery grown stock will be permitted to be used on the Project.
- All tree, shrub and groundcover planting shall be performed between the dates of March 15 and May 31, and August 15 and October 15. Actual planting shall be performed only during periods within this season when weather and soil conditions are suitable and in accordance with locally accepted practice, as approved by the Owner's Representative.
- Location for all trees, intermediate trees and evergreen trees shall be staked and outlines of bed areas shall be clearly marked on the ground by a qualified landscape representative of the Contractor, and shall be subject to approval by the Owner's Representative prior to commencement of planting.
- All shrub beds shall be mulched with 3" of shredded hardwood bark mulch. Groundcover beds shall be mulched with 2" of mushroom compost. Provide shredded hardwood bark mulch rings (3" depth) for all shade and flowering trees. Diameter of mulch rings shall be equal to diameter of root ball.
- Mulch shall comprise partially decomposed shred hardwood bark. Mulch shall be a brown-black color, and, free of oversized pieces (1/2" x4") and fine particles. Prior to work, Contractor shall submit three mulch samples for approval for use prior to work.
- Imported topsoil, if necessary, shall consist of fertile, friable natural topsoil typical for this locality. It shall not contain a mixture of subsoil or slag and free of lumps, stones, plants and their roots, stalks and other extraneous matter and shall not be used while in a frozen or muddy condition. Topsoil shall have a pH range of 6.0-7.0 and shall not contain less than 12 percent organic matter.
- Tree, Shrub and Groundcover Establishment Period, Inspections and Guarantees.
 - 1. Establishment Period. For a period of 60 days after planting of trees, shrubs, and groundcovers, (not including dormancy periods), the Contractor shall properly care for all plants, and planning beds including watering, weeding fertilizing, cultivating, adjusting or bracings or other maintenance work which is necessary to keep the plants in a healthy condition and in a plumb position. All plants shall be watered as season conditions require, and as directed by the Owner, until provisional acceptance of the planting.
 - 2. Provisional Acceptance. At the end of the Establishment period, the planting shall be inspected by the Owner for provisional acceptance of the planting. Any plant material which is dead, damaged, untrue to natural form of the species, or otherwise unhealthy, shall be replaced by the Contractor at his expense. The Owner shall accept maintenance responsibilities of the planting after the provisional acceptance.
 - 3. Guarantee and Final Acceptance. The Contractor shall guarantee that all plants shall be in a healthy and vigorous condition one full growing season after the provisional acceptance. The planting shall be inspected by the Owner at the end of the guarantee period. Any plant material which is dead, damaged, untrue to natural for of the species, or otherwise unhealthy, shall be replaced by the Contractor at his expense.
 - 4. Provisional acceptance and guaranteed periods of landscaped plantings may be in part or whole.
- 1.13 SEEDING/SODDING

Construction.

- Seeding work shall conform to Class 1 Seeding described in Section 250 of IDOT Standard Specifications for Road and Bridge Construction, latest edition. Mulching of seeded areas shall conform to Method 2 described in Section 251 of IDOT Standard Specifications for Road and Bridge Construction for slopes ess and 1:3 (V:H).
- Prior to work, submit three copies of seed vendor's certificate for grass seed mixture, indicating weight, and percentages of purity, germination and weed seed.
- Sodding work shall conform to standard Sod (a) as described in Section 252 of IDOT Standard Specifications for Road and Bridge Construction, latest edition.
- Prior to work, submit three copies of sod grower's location for approval. Sod shall be from a locally grown source. Sod shall be in healthy growing condition, free of weeds, pests and cut to the specified thickness. The Owner has the right to reject unacceptable sod at the growing site.
- All fine grading for seeded and sodded areas shall be approved by the Owner prior to work.
- Install seeding on prepared, finished graded areas and in favorable weather conditions within the following periods: April 'st through May 31st; and August 15th through October 15th.
- Install sodded areas per Section 252.04 of the IDOT Standard Specifications for Road and Bridge
- Fertilize seeded areas per Section 250.04 of the IDOT Standard Specifications for Road and Bridge Construction.
- Fertilize sodded areas per Section 252.03 of the IDOT Standard Specifications for Road and Bridge
- Guarantee all seeding and sodding work for a period of one year following final acceptance. Areas not accepted upon completion of the guarantee period shall be resodded to fill in voids and areas not covered in seed or sod.
- Maintain seeded and sodded areas for a period of 45 days following installation. Maintenance shall consist of watering, mowing and weeding. Repair and reseed bare spots or seeded and sodded areas that have not established or have washed out due to erosion.
- Initial mowing shall be done at a 3" cutting height so than not more than 33% of the grass is removed in a single mowing. Cutting heights on follow up mowings can be readjusted to a 2.5" grass blade





The enclosed drawings and specifications and ideas, designs and arrangements represented are and shall remain the property of the architect and no part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings and specifications shall constitute conclusive evidence of the acceptance of these restrictions.

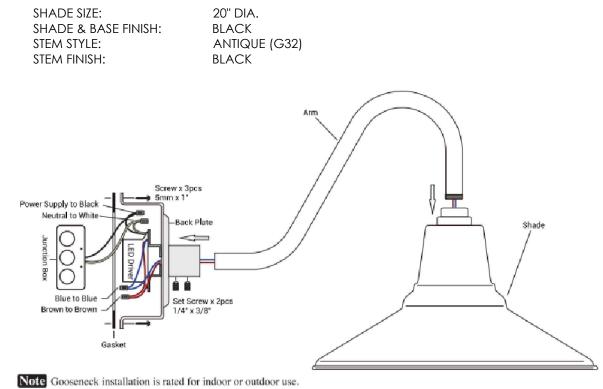
EN4

EET NO

TYPE "A" FIXTURE

CALLA INDOOR/OUTDOOR LED BARN LIGHT

SHADE SIZE: SHADE & BASE FINISH: STEM STYLE:



The information in this document is subject to change without notice.

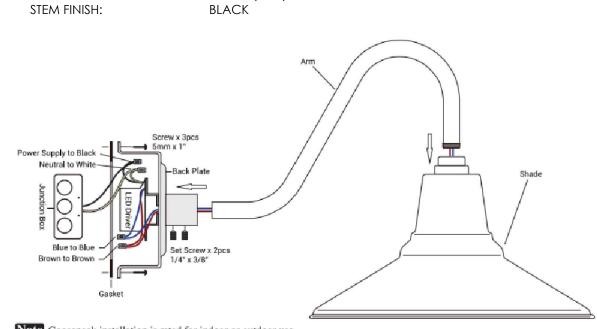
COPYRIGHT © COCOWEB.COM 2015

3 Corporate Park, Suite 240 Irvine, CA 92606 Phone: 1-888-783-0378

TYPE "B" FIXTURE

COCOWEB "CALLA" INDOOR/OUTDOOR LED BARN LIGHT

12" DIA. BLACK RUSTIC (G15) BLACK SHADE SIZE: SHADE & BASE FINISH: STEM STYLE:



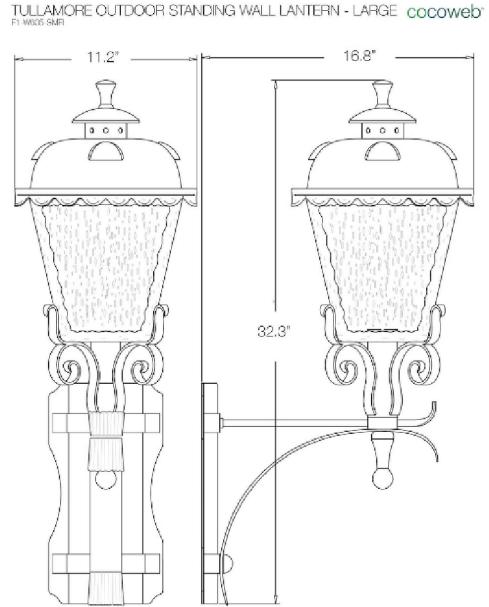
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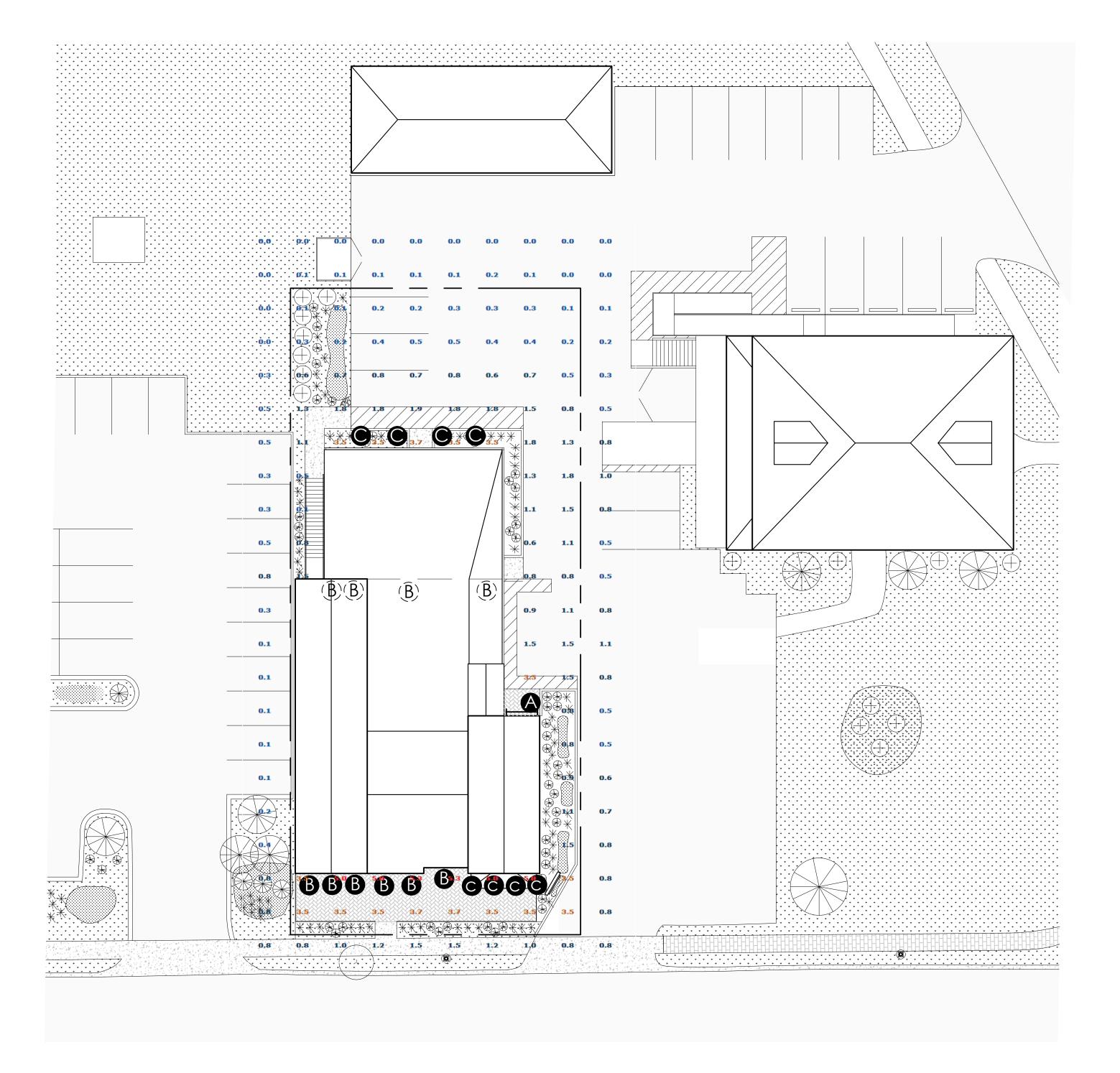
Irvine, CA 92606 Phone: 1-888-783-0378

TYPE "B" FIXTURE

COCOWEB "TULLAMORE" OUTDOOR LED WALL LANTERN

DIMENSIONS: LENGTH: 16.8" WIDTH: 11.7" HEIGHT: 31.7" BLACK BLACK COVER FINISH: STEM FINISH:





SCHEMATIC PHOTOMETRIC PLAN

EN5 | SCALE: 1/16" = 1'-0"

STATISTICS

DESCRIPTION	AVERAGE	MAX	MIN	MAX/MIN	AVG/MIN
WHOLE SITE	1.1 FC	5.3 FC	0.0 FC	N/A	N/A

LUMINAIRE SCHEDULE

LABEL	QTY	DESCRIPTION	LAMP	LUMENS	LLF	WATTS
"A"	1	AREA LIGHT WITH TYPE 5 SHORT CUTOFF REFLECTOR, 12'-18' FIXTURE HEIGHT	ONE 24-WATT LED (2700 K)	1,600 Lu	0.81	24 W
"B"	10	GENERAL PURPOSE BUILDING MOUNTED LUMINAIRE, 10' FIXTURE MOUNTING HEIGHT	ONE 24-WATT LED (2700 K)	1,600 Lu	0.81	24 W
"C"	8	GENERAL PURPOSE BUILDING MOUNTED SCONSE, 10' FIXTURE MOUNTING HEIGHT	ONE 6-WATT LED (2700 K)	800 Lu	0.81	6 W

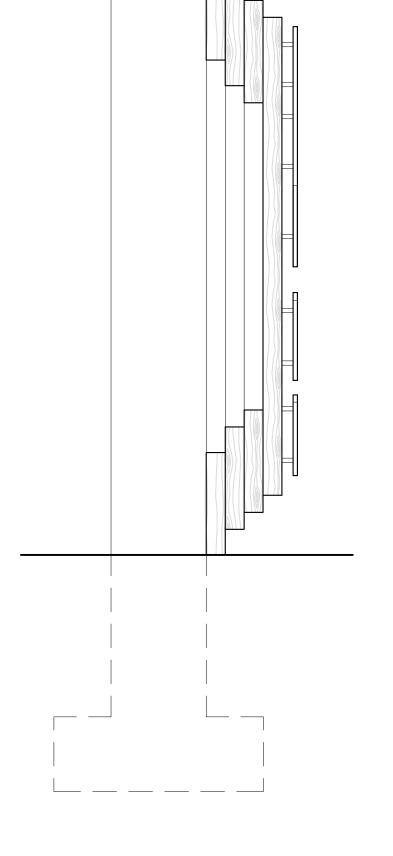
LIGHTING NOTES

- 1. TYPICAL MOUNTING HEIGHT FOR TYPE "A" GOOSE NECK STYLE FIXTURES IS 18'-0" IN THE FRONT AND +10'-0" IN THE BACK
- 2. ALL TYPE "B" GOOSE NECK LIGHTS ARE MOUNTED AT 8'-0" ABOVE DOORS
- 3. ALL LIGHTING SHALL COMPLY WITH THE CURRENT STANDARDS OF THE IESNA (ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA AND INTERNATIONAL ENERGY CONSERVATION CODE.
- 4. FIXTURES LOCATED OFF SITE ARE NOT INCLUDED IN THE CALCULATIONS

FRONT = 8'-0" BACK = 5'-3''Wine Bar Er Charcuterie

WALL (OR PROJECTING) SIGN WP EN6 NOT TO SCALE



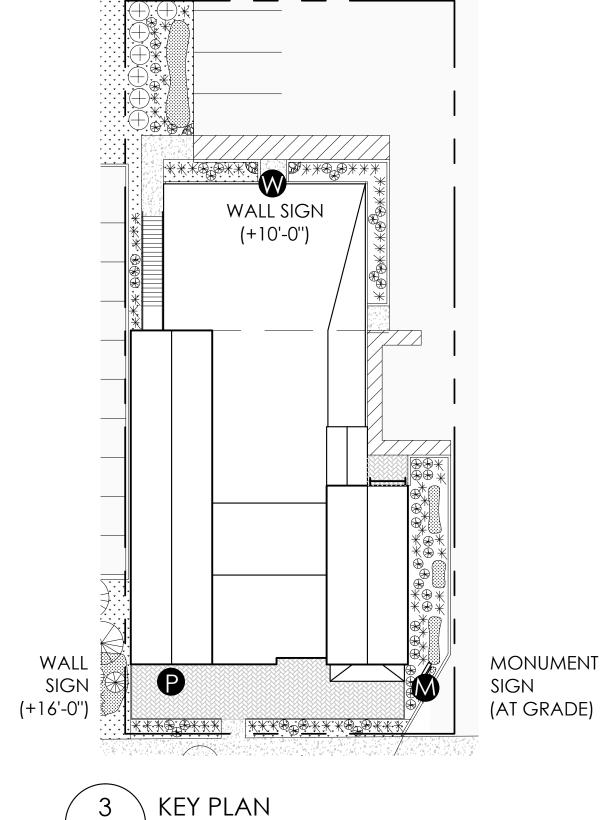


SIGN NOTES:

FRONT = WALL MOUNTED; 32 SF AREA ALLOWED (32 SF PROPOSED)

BACK = WALL MOUNTED; 57 SF AREA ALLOWED (14 SF PROPOSED)

MATERIALS = DISTRESSED WOOD, IRON STRAPS, & BLACK STAND-OFF LETTERS



EN6 NOT TO SCALE

1. ONE FREESTANDING OR MONUMENT SIGN ALLOWED

PERMITTED (ONLY ONE PROJECTING SIGN ALLOWED)

2. TWO WALL AND/OR PROJECTING SIGNS ARE

MATERIALS = DISTRESSED WOOD, CONCRETE FOUNDATION, SPLIT-FACED CMU, & BLACK STAND-OFF LETTERS

SIGN NOTES:

MONUMENT = 32 SF AREA ALLOWED (30 SF PROPOSED)

3. ONE WALL SIGN PER READR AND SIDE FACADE WITH CUSTOMER ENTRANCES 4. WINDOW SIGNS CANNOT EXCEED 25% OF TOTAL GLASS AREA





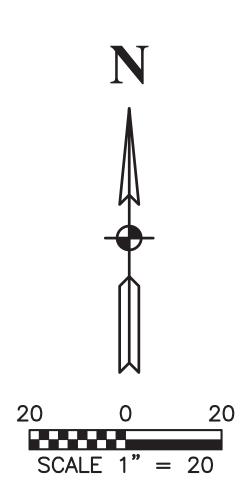
PLAT OF SURVEY

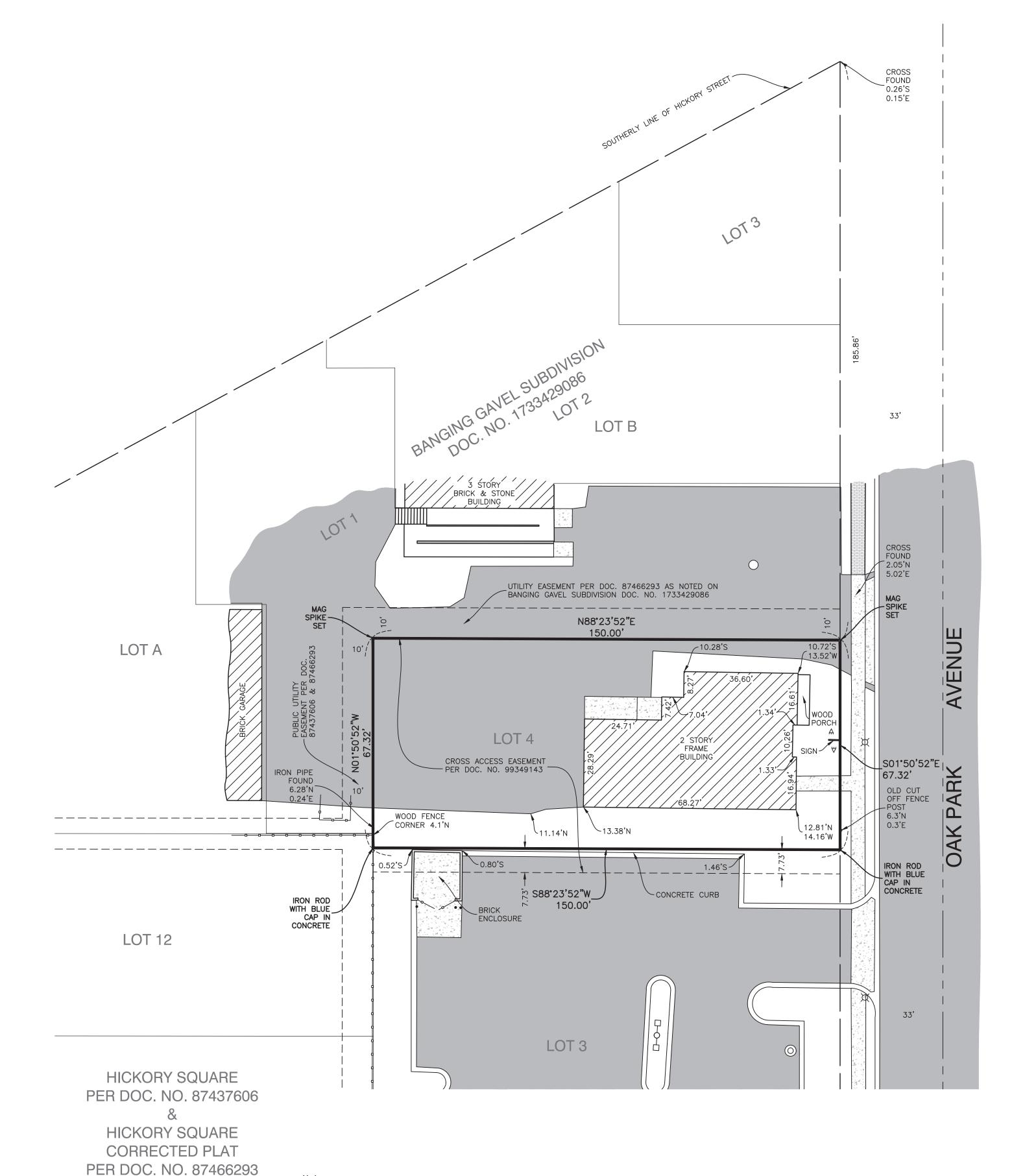
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LOT 4 IN VILLAGE & OWNERS' RESUBDIVISION OF LOTS 1 THROUGH 9 BOTH INCLUSIVE IN HERMAN STOECKMANN'S SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 18, 2018 AS DOCUMENT NUMBER 1816916082, IN COOK COUNTY, ILLINOIS.

AREA = 10,098 SQ. FT. OR 0.232 ACRES
KNOWN AS: 17424 OAK PARK AVENUE

TINLEY PARK, ILLINOIS





LEGEND

MANHOLE

CB

SAS VALVE

POWER POLE

LIGHT POST

LAMP POST

LAMP POST

TRAFFIC SIGNAL

BOLLARD

OVERHEAD ELECTRIC

BITUMINOUS PAVEMENT

CONCRETE PAVEMENT

BRICK WALK

Notes

1) The ground coordinate system used and bearings provided for on this plat are derived from Global Navigation Satellite System (GNSS) measurements. The values shown on the hereon drawn plat are estimated Illinois State Plane Eastern Zone North American Datum 1983 ((2011) (GEOID12A)) GROUND coordinates based upon the following project location information:

41°34'23.79053" North Latitude (WGS '84) 87°47'03.95638" West Longitude (WGS '84) 594.190 Ellipsoid Height U.S. Survey Feet (WGS '84) 703.513 Elevation

Use of the above information should yield a combined factor of 1.0000275739.

Ground distances should be divided by the combination factor to arrive at grid distances. Grid distances should be multiplied by the combination factor to arrive at ground distances.

Ground distances should be divided by the combined factor to arrive at grid distances. Grid distances should be multiplied by the combined factor to arrive at ground distances.

- 2) (XXX.XX') Denotes record dimension or dimension computed from record dimension values. XXX.XX' Denotes measured dimension or dimension computed from measured dimension values.
- 3) This survey has been prepared without the benefit of a current title commitment or policy.
- 4) Compare all points before building and report any difference at once. For building lines, easements and other restriction not shown hereon, consult your deed, contract, title policy, zoning, ordinance, subdivision plat, etc.

5) The location of above ground evidence of above ground and subterranean utilities (structures, markers, etc.) shown hereon is based upon visible evidence found at the time of the site visitation. Depiction of any underground utility lines shown hereon is an approximation based on utility atlases and drawings provided by the client. It shall not be construed or inferred from this plat that all above ground utilities or all subterranean utilities have been identified, depicted hereon or have been depicted accurately. Further investigation and exploration will be necessary to identify the exact location of all utilities on and around the site. Robinson Engineering, Ltd. does not certify as to the accuracy or completeness of any utility locations depicted hereon.

18-R0662 FKA 18-R0269 LOT SURVEY.DWG Sheet

State of Illinois)
) ss
County of Cook)

I, BRADLEY K LUEDERS, an Illinois Professional Land Surveyor, do hereby state that I have surveyed the property described in the caption to the hereon drawn plat, and that this plat is a true and correct representation of said survey. Dimensions shown hereon are in feet and decimal parts thereof.

South Holland, Illinois June 19, A.D. 2018.

License No. 035-003406
Expires November 30, 2018
Field work completed June 14, 2018



ROBINSON ENGINEERING, LTD. CONSULTING REGISTERED PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS 17000 SOUTH PARK AVENUE SOUTH HOLLAND, ILLINOIS 60473 (708) 331-6700 FAX (708) 331-3826 © COPYRIGHT 2018 ILLINOIS DESIGN FIRM REGISTRATION NO. 184001128.		REVISIONS			
		No.	Date	Remarks	
FOR: M.P.D. HOLDINGS 10242 PRAIRIE SCHOONER FRANKFORT, ILLINOIS 60423					
Drawn by: B.K.L.	Date: 6-19-18				
Checked by: R.E.G./B.K.L.	Scale: 1" = 20'				

18-R0662

Project No.

Field work completed June 14, 2018

This professional service conforms to the current

Illinois minimum standards for a boundary survey.

S1p.
17424 S. Oak Park Ave
Tinley Park, IL 60477
708.813.2169
Sip68winebar.com

info@sip68winebar.com

sip.'s mission is to provide quality food, excellent service, and an exceptional variety of wines- all at reasonable prices to our customers. We strive to provide an affordable dining experience with well prepared food, using only fresh, quality ingredients. We intend to provide excellent service through prompt, friendly, knowledgeable staff and technology. We desire to provide all customers with an unforgettable wine and food experience in a relaxed and casual atmosphere. We want to provide artisanal cheeses, gourmet meats, and varieties of wines from all over the world for a fun and interactive customer experience second to none.

By offering 68 or more wines, a variety of beers, and assortment of non-alcoholic beverages, we will have more variety for sampling and purchase than any other business in the area.

With our small plate menu, customers can experience charcuterie boards and sharing plates with a wide variety at a fantastic price point. By being able to mix and match plates into endless combinations, we will also offer jams, crackers, and a large rotation of seasonal items, all with the small plate tasting concept. Catering for parties will be fully prepared and ready to serve from our Salina's Tinley location.

sip. is collaborating with Banging Gavel to create a downtown Tinley Park experience that no one will stop talking about.

Joint special occasions, outdoor events, and more will make the corner of Oak Park Avenue and Hickory Street an even more attractive destination.

sip. would need to expand the building with a small addition for kitchen, sprinkler room, ADA compliance and outdoor patios trying to meet the legacy code while preserving the historic house currently built on the property.

Neal Hummitsch

