NOTICE OF THE MEETING OF THE PLAN COMMISSION

The meeting of the Plan Commission is scheduled for June 17th, 2021 beginning at 7:00 p.m.

A copy of the agenda for this meeting is attached hereto and can be found at www.tinleypark.org.

NOTICE - MEETING MODIFICATION DUE TO COVID-19

Pursuant to Governor Pritzker's Executive Order 2020-07, Executive Order 2020-10, Executive Order 2020-18, Executive Order 2020-32, Executive Order 2020-33, Executive Order 2020-39, and Executive Order 2020-44, which collectively suspends the Illinois Open Meetings Act requirements regarding in-person attendance by members of a public body during the duration of the Gubernatorial Disaster Proclamation, issued on June 26, 2020, the Commission members may be participating in the meeting through teleconference.

Pursuant to Governor's Executive Order No. 2020-63 and CDC guidelines, no more than 50 people or 50% of the maximum capacity will be allowed in the Council Chambers at any one time, so long as attendees comply with social distancing guidelines. Anyone in excess of maximum limit will be asked to wait in another room with live audio feed to the meeting until the agenda item for which the person or persons would like to speak on is being discussed or until the open floor for public comments.

Meetings are open to the public, but members of the public may continue to submit their public comments or requests to speak telephonically in advance of the meeting to clerksoffice@tinleypark.org or place requests in the Drop Box at the Village Hall by noon on June 17, 2021. Please note, written comments will not be read aloud during the meeting. A copy of the Village's Temporary Public Participation Rules & Procedures is attached to this Notice.

Kristin A. Thirion Clerk Village of Tinley Park

VILLAGE OF TINLEY PARK TEMPORARY PUBLIC PARTICIPATION RULES & PROCEDURES

As stated in Gubernatorial Executive Order 2020-07 issued on March 16, 2020 and Gubernatorial Executive Order 2020-10 issued on March 20, 2020, both extended by Gubernatorial Executive Order 2020-18 issued on April 1, 2020, all public gatherings of more than ten people are prohibited. In-person public participation is not defined as an essential activity.

The Mayor of Tinley Park is issuing the following rules for all Village Board and other public meetings in order to promote social distancing as required by the aforementioned Executive Orders and the requirements of the Open Meetings Act:

Written Comments

After publication of the agenda, email comments to clerksoffice@tinleypark.org. When providing written comments to be included as public participation at a public meeting, clearly identify the following in the subject line:

- The date of the meeting;
- The type of meeting for the written comments (e.g. Village Board meeting, Zoning Board of Appeals meeting, Plan Commission meeting, etc.);
- Name and any other identifying information the participant wishes to convey to the public body;
- The category of public participation (e.g., Receive Comments from the Public, Agenda Items, etc.);
- For specific Agenda Items, identify and include the specific agenda item number;
- The entire content of the comments will be subject to public release. The Village of Tinley Park is under no obligation to redact any information.

The contents of all comments will be provided to the relevant public body for their review. Written comments will not be read aloud during the meeting. If you wish to publicly address the public body, you may request to participate via teleconference as described below.

Comments must be submitted by 12:00 pm on the day of the meeting. However, it is strongly recommended that comments be emailed not less than twenty-four (24) hours prior to the meeting so the appropriate Board members, Commissioners, Board members, and Committee members have sufficient time to review the comments prior to the meeting.

Live Public Participation During Meeting

After publication of the agenda, those wishing to participate in a live telephone call option at a public meeting must register by 12:00 pm on the day of the meeting. A Village representative will call the participant at the relevant portion of the meeting and the participant will be allowed to participate telephonically at the meeting. To participate in a live telephone call during the meeting, a request shall be submitted by email to clerksoffice@tinleypark.org. The following information must be included the subject line:

- The date of the meeting;
- The type of meeting for the written comments (e.g. Village Board meeting, Zoning Board of Appeals meeting, Plan Commission meeting, etc.);
- Name and any other identifying information the participant wishes to convey to the public body;
- The category of public participation (e.g., Receive Comments from the Public, Agenda Items, etc.); and
- For specific Agenda Items, identify and include the specific agenda item number.

If the participant provides an email address, they will receive a confirmation email that their request has been logged. If the participant provides an email address and does not receive a confirmation email, they may call (708) 444-5000 during regular business hours to confirm the application was received.

Upon successful registration, the participant's name will be placed on an internal Village list. On the date and during relevant portion of the meeting, the participant will be called by a Village representative. The Village representative will call the provided telephone number and allow the phone to ring not more than four (4) times. If the call is not answered within those four (4) rings, the call will be terminated and the Village representative will call the next participant on the list.

The public comment should be presented in a manner as if the participant is in attendance at the meeting. At the start of the call, the participant should provide their name and any other information the participant wishes to convey. For comments regarding Agenda Items, identify and include the specific agenda item number. The participant should try to address all comments to the public body as a whole and not to any member thereof. Repetitive comments are discouraged. The total comment time for any single participant is three (3) minutes. Further time up to an additional three (3) minutes may be granted by motion. A participant may not give his or her allotted minutes to another participant to increase that person's allotted time.



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

June 17, 2021 – 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 May 27, 2021 Special Meeting

Minutes of the June 3, 2021 Regular Meeting

ITEM #1 PUBLIC HEARING – PETE'S FRESH MARKET, 16300 HARLEM AVENUE - SITE PLAN/ARCHITECTURAL APPROVAL, SPECIAL USE PERMIT FOR A

SUBSTANTIAL DEVIATION WITH EXCEPTIONS, PLAT OF SUBDIVISION,

PLAT OF VACATION APPROVAL

Consider recommending the Village Board grant Petros Drimonas, on behalf of 163rd and Harlem LLC, a Special Use Permit for a substantial deviation from the Park Place Planned Unit Development and Plat of Subdivision/Plat of Vacation for their 24.2 acre property located at 16300 Harlem Avenue (former Super K-Mart property). The proposed development is Phase 2 of a three phase project. Phase 2 includes the construction of an ~88,608 Sq. Ft. Pete's Fresh Market (PFM) store; ~51,831 Sq. Ft. of in-line retail tenant space north of the grocery store; a ~12,400 Sq. Ft. expansion of the warehouse; an expansion of the existing dock on the south side of the warehouse building and the addition of a new dock area south of the warehouse addition. This review will include Site and Architectural plan review.

Receive Comments from the Public Good of the Order Adjourn Meeting



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

May 27, 2021

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on May 27, 2021.

CALL TO ORDER – PLAN COMMISSIONER CHAIRMAN GRAY called to order the Special Meeting of the Plan Commission for May 27, 2021 at 7:00 p.m.

CHAIRMAN GRAY stated the meeting was being held remotely consistent with Governor Pritzker's Executive Order 2020-07 issued on March 16, 2020, which suspends the Open Meetings Act provisions relating to in-person attendance by members of a public body. The Open Meetings Act (OMA) requires public bodies to allow for public comment, therefore, this meeting will include public comment via the established protocol. Even if members of the public do not provide comment, participants are advised that people may be listening who do not provide comment, and those persons are not required to identify themselves. He noted that the meeting is being recorded and that some attendees are participating by web/audio conference.

Kathy Congreve called the roll.

Present and responding to roll call were the following:

Chairman Garrett Gray

Eduardo Mani Steven Vick James Gaskill

Frank Loscuito (participated remotely)

Absent Plan Commissioners: Angela Gatto

Mary Aitchison Kehla West

Village Officials and Staff: Dan Ritter, Senior

Dan Ritter, Senior Planner Paula Wallrich, Planning Manager Kathy Congreve, Commission Secretary Lori Kosmatka, Associate Planner

Petitioners: Bill Perry, Weaver Consultants Group, Engineer for Vequity

(participated remotely)

David Sosin, Attorney on behalf of Veguity LLC

Ivan Nockov, Vequity LLC Joseph Colucci, Union Bar & Grill Anthony Cortese, Union Bar & Grill Petros Drimonas, Pete's Fresh Market

Eugene Ginkovich, PM Realty Inc for Pete's Fresh Market

John Bradshaw, Camburas Theodore, Architect for Pete's Fresh Market

Members of the Public: None

COMMUNICATIONS - None

APPROVAL OF MINUTES - None (The Minutes of the May 20th meeting will be reviewed on June 3rd.)

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MAY 27, 2021 SPECIAL MEETING

ITEM #1 VEQUITY MULTI-TENANT REMODEL, 17111-17119 LAGRANGE ROAD – SITE

PLAN/ARCHITECTUAL APPROVAL

Consider recommending approval of the Site Plan and Architecture for an existing building at 17111-17119 LaGrange Road (formally 9561 171st St) in the B3 PD (General Business and Commercial, Park Hills Towne Centre PUD) Zoning District. The proposed project allows for the former MD Financial/Fifth-Third Bank building to be converted to a multi-tenant commercial building that includes a Starbucks Coffee drive-thru.

Present Plan Commissioners: Chairman Garrett Gray

Eduardo Mani Steven Vick James Gaskill

Frank Loscuito (participated remotely)

Absent Plan Commissioners: Angela Gatto

Mary Aitchison Kehla West

Village Officials and Staff: Dan Ritter, Senior Planner

Paula Wallrich, Planning Manager Kathy Congreve, Commission Secretary Lori Kosmatka, Associate Planner

Petitioners: David Sosin – Sosin, Arnold, & Schoenbeck Ltd.

Ivan Nockov – Vequity LLC

Bill Perry, Weaver Consultants, Engineer (participated remotely)

Members of the Public: None

CHAIRMAN GRAY noted that there was an error in the agenda and that this is not a Public Hearing tonight. A Workshop was held on May 6, 2021. There is only a Site Plan and Architectural approval for this project, therefore a Public Hearing is not required. This item is up for a vote this evening.

CHAIRMAN GRAY invited staff to start with their presentation.

DAN RITTER, Senior Planner, noted that the Staff Report has been distributed to the Commission and posted on the Village website and will be attached to the minutes as part of the meeting record. Since much was covered in the workshop, Dan covered the main points which had changed due to workshop discussions and suggestions. One of the main points he noted was that an allowance for an additional drive-thru menu sign will require a new application. The Exception can be applied for once they are closer to permitting for the site and have specific sign details. Or the Commission may discuss a code change at that time.

CHAIRMAN GRAY asked if there were any comments or discussion from Commissioners. Comments were as follows:

COMMISSIONER VICK stated that everything looks good; the changes to the front facade looks improved.

COMMISSIONER MANI stated he likes the brick border on the front façade. The changes are positive.

CHAIRMAN GRAY concurred, stating that the brick façade minimizing the EIFS looks very good. Adding the bike rack so quickly is appreciated.

CHAIRMAN GRAY asked if the Petitioner had anything to add. DAVID SOSIN, the attorney for the Petitioner, stated they were very happy to work out issues, changing the building's front look from a one-tenant user to a multi-tenant building. It's a great compromise between their clients and the staff; he thanked the staff for their time spent on coming to a resolution.

CHAIRMAN GRAY asked for a motion. COMMISSIONER MANI made a motion to grant the Petitioner, Christopher Ilekis, on behalf of 9561 W 171st Tinley Park LLC (d/b/a Vequity), Site Plan and Architectural Approval to make site and façade changes on the existing former bank building to be converted to a multi-tenant commercial building with a Starbucks Coffee drive-thru at 17111-17119 LaGrange Road (formally 9561 171st Street) in the B-3 PUD (Neighborhood Shopping, Park Hills Towne Centre PUD) zoning district, in accordance with the plans submitted and listed herein subject to the following conditions:

- 1. Any changes in drive-thru or parking demand from what was presented would require a new traffic/drive-thru analysis and prior approval to ensure the on-site drive-thru stacking and parking is sufficient.
- 2. Site Plan Approval is subject to final engineering plan review and approval.

Motion seconded by COMMISSIONER LOSCUITO. Vote taken by Roll Call; all in favor. CHAIRMAN GRAY declared the motion carried. The item is approved today with Plan Commission.



TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MAY 27, 2021 SPECIAL MEETING

ITEM #2 PUBLIC HEARING - VEQUITY MULTI-TENANT COMMERCIAL, 17120-26 HARLEM

AVENUE - SITE PLAN/ARCHITECTUAL APPROVAL, REZONING (MAP

AMENDMENT), SPECIAL USE FOR A PUD, FINAL PLAT APPROVAL

Consider recommending the Village Board grant Vequity, LLC (Contract Purchaser/Owner) a map amendment to rezone the subject properties from R-1 (Single-Family Residential) to a B-1 (Neighborhood Shopping) zoning district. Additionally, the Petitioner is requesting a Special Use for a Planned Unit Development (PUD) with Exceptions from the Zoning Ordinance on both the subject site and the neighboring 7-Eleven site currently under construction. The requests will permit a multi-tenant building with a Starbuck's drive-thru to be constructed at the properties located at 17120 - 17126 Harlem Avenue. Architecture/Site Plan and Final Plat Approval will also be considered at the meeting.

Present Plan Commissioners: Chairman Garrett Gray

Eduardo Mani Steven Vick James Gaskill

Frank Loscuito (participated remotely)

Absent Plan Commissioners: Angela Gatto

Mary Aitchison Kehla West

Village Officials and Staff: Dan Ritter, Senior Planner

Paula Wallrich, Planning Manager Kathy Congreve, Commission Secretary Lori Kosmatka, Associate Planner

Petitioners: David Sosin – Sosin, Arnold, & Schoenbeck Ltd.

Ivan Nockov – Vequity LLC

Bill Perry, Weaver Consultants, Engineer (participated remotely)

Members of the Public: None

CHAIRMAN GRAY asked for a motion to open the Public Hearing. Motion made by COMMISSIONER GASKILL, seconded by COMMISSIONER VICK. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

CHAIRMAN GRAY noted that he received proof of the Notice of Publication for this Public Hearing and invited staff to start with their presentation.

DAN RITTER, Senior Planner, noted that the Staff Report has been distributed to the Commission and posted on the Village website and will be attached to the minutes as part of the meeting record. Dan then presented his Staff Report, pointing out that this is the same developer as our first item with a multi-tenant building—a Starbucks with a drive-thru. This one is new construction though with Rezoning, PUD, and Plat requests.

CHAIRMAN GRAY asked if there were any comments or discussion from Commissioners. Comments were as follows:

COMMISSIONER GASKILL stated that it looks to be a good job.

COMMISSIONER VICK stated the parking and zoning requests make sense. The landscape plan with the year-round evergreen buffer looks good and will be beneficial for the neighbors.

COMMISSIONER LOSCUITO agreed with Commissioner Vick and staff. He stated that this site isn't suited for residential anymore and is better suited for commercial purposes along Harlem Avenue. He liked the landscaping and buffering to the west to protect the residential properties there from any impacts. He likes that they are extending the sidewalks along Harlem Avenue to give pedestrians ease of access to the properties. These additional Starbucks may ease some congestion at the 159th St and Harlem Ave location.

CHAIRMAN GRAY echoed their comments, stating that the buffer is good and protects the residents and he likes that the landscaping and fence continue consistently from the bank to the gas station. He doesn't have a problem with the menu board sign request; there may be a time to revisit the code regarding these types of drive-thru signs. He likes the addition of the bike rack and sidewalk; it should invite some non-vehicular customers and may help with congestion. Overall the appearance looks good. He appreciates the petitioner bringing the material samples.

CHAIRMAN GRAY asked if the Petitioner had anything to add. DAVID SOSIN, the attorney for the Petitioner, stated that he and IVAN NOCKOV, a Principal with Vequity, were there to answer any questions that there may be. They agreed with staff in removing the two houses, enabling them to integrate Phase 2 with Phase 1.

CHAIRMAN GRAY asked if there was anyone from the public wishing to speak; there were none and there had not been any comments submitted in writing.

CHAIRMAN GRAY asked for a motion to close the Public Hearing. Motion made by COMMISSIONER MANI, seconded by COMMISSIONER LOSCUITO. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

DAN RITTER reviewed the draft Standards of Approval on these requests, summarizing the Rezoning, PUD, and Site Plan & Architectural Approvals as outlined in the Staff Report.

There were four motions for this item.

Rezoning

COMMISSIONER VICK made a motion to recommend that the Village Board grant the Petitioner, Christopher Ilekis on behalf of 17118 S. Harlem Tinley Park LLC (d/b/a Vequity), a rezoning of the properties located at 17120-17126 Harlem Avenue from their existing R-1 (Single-Family Residential) zoning district to the B-1 (Neighborhood Shopping) zoning district and adopt the Findings of Fact submitted by the applicant and as proposed in the May 27, 2021 Staff Report. Motion seconded by COMMISSIONER GASKILL. Vote taken by Roll Call; all in favor. CHAIRMAN GRAY declared the motion carried.

Special Use for a Planned Unit Development

COMMISSIONER LOSCUITO made a motion to recommend that the Village Board grant a Special Use Permit to the Petitioner, Christopher Ilekis on behalf of 17118 S Harlem Tinley Park LLC (d/b/a Vequity), for a Planned Unit Development for the properties located at 17100 Harlem Avenue and 17120-17126 Harlem Avenue in the B-1 (Neighborhood Shopping) zoning district, in accordance with the plans submitted and listed herein, following the list of Exceptions listed, and adopt Findings of Fact as proposed by in the May 27, 2021 Staff Report. Motion seconded by COMMISSIONER MANI. Vote taken by Roll Call; all in favor. CHAIRMAN GRAY declared the motion carried.

Final Plat

COMMISSIONER GASKILL made a motion to recommend that the Village Board grant approval to the Petitioner, Christopher Ilekis on behalf of 17118 S Harlem Tinley Park LLC (d/b/a Vequity), Final Plat of Subdivision Approval for Southlands Second Consolidation in accordance with the Final Plat submitted and listed herein, subject to the condition that the Final Plat approval is subject to Final Engineering Plan approval

by the Village Engineer. Motion seconded by COMMISSIONER VICK. Vote taken by Roll Call; all in favor. CHAIRMAN GRAY declared the motion carried.

Site Plan

COMMISSIONER MANI made a motion to grant the Petitioner, Christopher Ilekis, on behalf of 17118 S Harlem Tinley Park LLC (d/b/a Vequity), Site Plan and Architectural Approval to construct a 7,422 sq. ft. multi-tenant-tenant commercial building with a Starbucks drive-thru at 17120-17126 Harlem Avenue in the B-1 PUD (Neighborhood Shopping) zoning district, in accordance with the plans submitted and listed herein and subject to the following conditions:

- 1. The proposed fence shall be a minimum of 8 feet in height and match the existing fence on the adjacent bank and 7-Eleven properties in height, color, and style.
- 2. Site Plan Approval is subject to the approval of the Rezoning and the Special Use for a PUD by the Village Board.
- 3. Site Plan Approval is subject to final engineering plan review and approval.

Motion seconded by COMMISSIONER LOSCUITO. Vote taken by Roll Call; all in favor. CHAIRMAN GRAY declared the motion carried.

This will be reviewed by the Village Board at their June 1st meeting.

DAVID SOSIN commented on Paula Wallrich's retirement, noting that he's known her for many years and that she left every village that she worked in a little bit better. He wished her well in her retirement.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MAY 27, 2021 SPECIAL MEETING

ITEM #3 WORKSHOP/PUBLIC HEARING – UNION BAR & GRILL PATIO ADDITION, 17821

80TH AVENUE – SITE PLAN APPROVAL AND PARKING VARIATION

Consider recommending the Village Board grant Joseph Colucci, on behalf of Union Bar & Grill (Tenant), a Variation from Section VIII.A.10. of the Zoning Ordinance to reduce the total number of parking stalls by 7 for a total of 155 parking stalls instead of the minimum required 188 stalls at 17821 80th Avenue in The Junction at 80th Avenue shopping center. The approval of the Variation and accompanying Site Plan Approval request will allow for the construction of an approximately 900 sq. ft. outdoor dining patio.

Present Plan Commissioners: Chairman Garrett Gray

Eduardo Mani Steven Vick James Gaskill

Frank Loscuito (participated remotely)

Absent Plan Commissioners: Angela Gatto

Mary Aitchison Kehla West

Village Officials and Staff: Dan Ritter, Senior Planner

Paula Wallrich, Planning Manager Kathy Congreve, Commission Secretary Lori Kosmatka, Associate Planner

Petitioners Joseph Colucci, Union Bar & Grill

Anthony Cortese, Union Bar & Grill

Members of the Public: None

CHAIRMAN GRAY invited staff to start with their presentation.

DAN RITTER, Senior Planner, noted that the Staff Report has been distributed to the Commission and posted on the Village website and will be attached to the minutes as part of the meeting record. This is a combined Workshop/Public Hearing. They're doing a temporary patio and are looking to construct a permanent patio with a pergola.

CHAIRMAN GRAY asked if there were any comments or discussion from Commissioners. Comments were as follows:

COMMISSIONER MANI stated that parking could be an issue with events, but with the Metra station parking so close he thinks it will be fine and not cause issues for any residents.

COMMISSIONER VICK said he doesn't see a parking issue there, even on the nights when there is a car show. The Metra lot is a convenient spillover lot. He likes the design of the patio and thinks it will be a nice addition to that shopping center.

COMMISSIONER LOSCUITO likes the site plan and agrees with staff that if additional parking is needed, the Metra lot is right there.

CHAIRMAN GRAY echoed some of the other commissioner's comments. He feels it's smart to have an outdoor patio in this day and age, and he doesn't feel parking will be an issue. He agrees with Open Item #2

and getting final engineering and the Building Department on board with the final design. He likes the layout, where it is, and feels it is properly screened from residents; the pergola and fence will look attractive.

CHAIRMAN GRAY asked if the Petitioner if they had anything they would like to present. JOSEPH COLUCCI stated that he just had an envelope to drop off with staff for the property owner's approval.

With the Workshop portion now complete, CHAIRMAN GRAY asked for a motion to open the Public Hearing. Motion made by COMMISSIONER GASKILL, seconded by COMMISSIONER LOSCUITO. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

CHAIRMAN GRAY noted that he received proof of the Notice of Publication for this Public Hearing and invited staff to start with their presentation. DAN RITTER, Senior Planner stated that he had nothing else to add.

CHAIRMAN GRAY asked Commissioners if they have any further comments or discussion; there were none. He asked if the Petitioner has anything to present or add on this item; he did not.

CHAIRMAN GRAY asked if there was anyone from the public wishing to comment; there was not.

CHAIRMAN GRAY asked for a motion to close the Public Hearing. Motion made by COMMISSIONER GASKILL, seconded by COMMISSIONER MANI. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

CHAIRMAN GRAY asked if there are any further comments or discussion from Commissioners; hearing none, he invited staff to review the draft Standards for a Variation.

DAN RITTER, Senior Planner reviewed the Standards for a Variation as outlined in the Staff Report.

There were two motions for this item:

Site Plan

COMMISSIONER GASKILL made a motion to grant the Petitioner, Joseph Colucci on behalf of Union Bar & Grill, Site Plan Approval to construct an outdoor dining patio at 17821 80th Avenue in the B-1 (Neighborhood Shopping) zoning district, in accordance with the plans submitted and subject to the following conditions:

- 1. The proposed accessible parking stall and access aisle shall be constructed, striped, and signed in accordance with ADA and Illinois Accessibility Code requirements.
- 2. Site Plan Approval is subject to approval of the parking Variation by the Village Board.
- 3. Site Plan Approval is subject to engineering and building department permit review and approval of final plans including any grading or drainage changes."

Motion seconded by COMMISSIONER VICK. Vote taken by Roll Call; all in favor. CHAIRMAN GRAY declared the motion carried.

Variation

COMMISSIONER VICK made a motion to recommend that the Village Board grant a Variation to the Petitioner, Joseph Colucci on behalf of Union Bar & Grill, from Section VIII.A.10. (Number of Parking Spaces Required) of the Zoning Code to permit 155 parking stalls, where a minimum of 188 stalls are required, at the property located at 17821 80th Avenue (The Junction at 80th Avenue Shopping Center) in the B-1 (Neighborhood Shopping) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the May 27, 2021 Staff Report.

Motion seconded by COMMISSIONER GASKILL. Vote taken by Roll Call; all in favor. CHAIRMAN GRAY declared the motion carried.

This will be reviewed by the Village Board at their June 1st meeting.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MAY 27, 2021 SPECIAL MEETING

ITEM #4 WORKSHOP - PETE'S FRESH MARKET, 16300 HARLEM AVENUE-SITE

PLAN/ARCHITECTURAL APPROVAL, SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION WITH EXCEPTIONS, PLAT OF SUBDIVISION, PLAT OF VACATION

APPROVAL

Consider recommending the Village Board grant Petros Drimonas, on behalf of 163^{rd} and Harlem LLC. a Special Use Permit for a substantial deviation from the Park Place Planned Unit Development and Plat of Subdivision/Plat of Vacation for their 24.2 acre property located at 16300 Harlem Avenue (former K-Mart property). The proposed development is Phase 2 of a three phase project. Phase 2 includes the construction of an 88,608 Sq. Ft. Pete's Fresh Market (PFM) store; 51,831 Sq. Ft. of in-line retail tenant space north of the grocery store; a $\pm 12,400$ Sq. Ft. expansion of the warehouse; an expansion of the existing dock on the south side of the warehouse building and the addition of a new dock area south of the warehouse addition. This review will include Site and Architectural plan review.

Present Plan Commissioners: Chairman Garrett Gray

Eduardo Mani Steven Vick James Gaskill

Frank Loscuito (participated remotely)

Absent Plan Commissioners: Angela Gatto

Mary Aitchison Kehla West

Village Officials and Staff: Dan Ritter, Senior Planner

Paula Wallrich, Planning Manager Kathy Congreve, Commission Secretary Lori Kosmatka, Associate Planner

Petitioners: Petros Drimonas, Pete's Fresh Market

Eugene Ginkovich, PM Realty Inc for Pete's Fresh Market

John Bradshaw, Camburas Theodore, Architect for Pete's Fresh Market

Members of the Public: None

CHAIRMAN GRAY invited staff to start with their presentation.

PAULA WALLRICH, Planning Manager, presented her Staff Report, noting that there are four issues to look at in this Workshop—the Site & Architectural Approval, Special Use for the substantial deviation and the Plat Approval. She outlined the nine Open Items as outlined in the Staff Report which has been distributed to the Commission and posted on the Village website and will be attached to the minutes as part of the meeting record.

CHAIRMAN GRAY asked if there were any comments or discussion from Commissioners. Comments were as follows:

COMMISSIONER LOSCUITO stated that staff did a very thorough job with the report and he agrees with the recommendations and conditions.

COMMISSIONER VICK feels it is a great addition and the renderings look nice. He likes the redevelopment of the area and doesn't think there's a problem with parking or storage of trucks. He is worried about the turning radius coming out of the south exit and the limited room there is. JOHN BRADSHAW addressed Commissioner Vick's concerns, stating that the engineer would like to see if the truck can come out onto Harlem and stay in the far-right lane as opposed to a wider swing. He said they will also look at some gaps in the traffic that will exist because of the signalized intersection being so close. They will do some analysis on it to see if there is an adequate gap for a truck to be able to come out and will work with engineering to resolve that.

COMMISSIONER VICK stated that the staff recommendations are really good and the sign variances will work with that area.

COMMISSIONER MANI echoed Commissioner Vick's comments, He stated that the architecture was awesome and liked the materials being used, He agrees on making sure the turning radius is safe and applauds the Petitioner for listening to the community's concerns.

CHAIRMAN GRAY stated that he appreciates that they pushed the building a little towards the east to accommodate the neighbors on the west, and he likes the safe pedestrian crosswalks, On Open Item #1, he is ok with the parking exception. He questioned the parking of trucks and trailers and wondered why there are so many.

EUGENE GINKOVICH from Pete's Fresh Market replied to Chairman Gray's question stating that the east docks are the receiving area and distribution would be to the west of the warehouse. The trucks being stocked for distribution to other stores are in the back. The trucks that are sitting there are primarily only during the busier seasons.

CHAIRMAN GRAY had another question about traffic flow in terms of when they expect trucks to be coming in and going out.

EUGENE GINKOVICH replied, stating that for the warehouse, the stores start receiving deliveries about 7:30 in the morning, continuing throughout the day. Because of the close proximity to the warehouse, the deliveries to the store right there would be from about 7:00am to 3:00pm or 3:30pm, cutting off at 4:00pm. It might be stretched a little bit during the holiday season to 5:00pm or 5:30pm, but they are usually done by 4:00pm or 4:30pm.

COMMISSIONER VICK asked that since the new portion added on there is just deliveries, there's not going to be trucks sitting there all the time; they're delivering, emptied, and leave again?

EUGENE GINKOVICH stated that is correct and the truck screening is there for the trucks that may be there for some time.

PAULA WALLRICH asked JOHN BRADSHAW to have building samples sent to the office before the Public Hearing.

CHAIRMAN GRAY echoed COMMISSIONER MANI's comments on the architecture, stating that it's consistent with the inline retail. He agrees with staff on Open Item #5, keeping the RTU's properly screened. He's ok with Open Item #7 regarding the size of the sign. He concurs that they need to rectify the turn on to Harlem Ave.

The Public Hearing for this item will be at the June 17, 2021 Plan Commission Meeting.

EUGENE GINKOVICH stated that it has been a pleasure to work with Paula and the staff; they have been helpful and it has been a very smooth process.

GOOD OF THE ORDER -

DAN RITTER introduced Lori Kosmatka, the new Associate Planner. Lori stated she has a background in architecture and planning and has worked for other municipalities in the past and has some private sector experience. Paula Wallrich is retiring but still being kept on as a Planning Consultant. Dan thanked her for being a mentor and for doing a great job for Tinley Park. She has left it better than she found it.

PAULA WALLRICH stated that she feels incredibly blessed to work for Tinley Park. She loves what she does and it made it hard to retire; she appreciates the transition that the Village allowed her to do.

CHAIRMAN GRAY shared that Paula set up the Commission for success by pulling good people in as staff members. He appreciates everything she's done for the Commission and the Village of Tinley Park.

COMMENTS FROM THE PUBLIC – None.

CLOSE MEETING -

A Motion was made by COMMISSIONER LOSCUITO, seconded by COMMISSIONER MANI to adjourn the May 27, 2021 Plan Commission meeting.

CHAIRMAN GRAY asked for a voice vote; all were in favor. He declared the motion carried and adjourned the meeting at 9:07 P.M.



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

June 3, 2021

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on June 3, 2021.

CALL TO ORDER - ACTING PLAN COMMISSIONER CHAIRPERSON WEST called to order the Regular Meeting of the Plan Commission for June 3, 2021 at 7:05 p.m.

ACTING CHAIRPERSON WEST stated the meeting was being held remotely consistent with Governor Pritzker's Executive Order 2020-07 issued on March 16, 2020, which suspends the Open Meetings Act provisions relating to inperson attendance by members of a public body. The Open Meetings Act (OMA) requires public bodies to allow for public comment, therefore, this meeting will include public comment via the established protocol. Even if members of the public do not provide comment, participants are advised that people may be listening who do not provide comment, and those persons are not required to identify themselves. She noted that the meeting is being recorded and that some attendees are participating by web/audio conference.

Lori Kosmatka called the roll.

Present and responding to roll call were the following:

Acting Chairperson Kehla West

Eduardo Mani Angela Gatto James Gaskill

Frank Loscuito (participated remotely) Mary Aitchison (participated remotely)

Absent Plan Commissioners: Chairman Garrett Gray

Steven Vick

Village Officials and Staff: Dan Ritter, Senior Planner

Kimberly Clarke, Community Development Director

Lori Kosmatka, Associate Planner

Kathy Congreve, Interim Commission Secretary

Petitioners: Parker Lange, Development Mgr. with CenterPoint Integrated

> Solutions and members of his team (participated electronically) Adam Silverman, 7061-7063 159th St. Property Owner (participated

electronically)

Jim Wagner, Contractor on behalf of Bettinardi

Peter Tsantilis, Liston & Tsantilis Law, Attorney on behalf of Scannell

(participated remotely)

Brian P. Liston, Liston & Tsantilis Law, Attorney on behalf of Scannell

(participated remotely)

Monica Shamass, Liston & Tsantilis Law, Attorney on behalf of

Scannell (participated remotely) Dan Harrington – Scannell Properties

Connor Mullady, Jones Lang Lasalle (JLL), on behalf of Scannell

Members of the Public:

None

COMMUNICATIONS - None



TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JUNE 3, 2021 REGULAR MEETING

ITEM #1 PUBLIC HEARING – FLOOR & DÉCOR REDEVELOPMENT, 7061-7063 159TH STREET

- ARCHITECTURE/SITE PLAN APPROVAL AND SIGN VARIATION

Consider recommending that the Village Board grant Daniel Kelly on behalf of CenterPoint Integrated Solutions A Variation from Section IX.F.1 (Wall Signs – Business Zoning Districts) of the Zoning Code to permit a 290.5 sq. ft. wall sign instead of the maximum 120 sq. ft. at 7061-7063 159th Street in the B-2 (Community Shopping) zoning district. This item also includes Final Site

Plan/Architectural Approval.

Present Plan Commissioners: Acting Chairperson Kehla West

Eduardo Mani Angela Gatto James Gaskill

Frank Loscuito (participated remotely) Mary Aitchison (participated remotely)

Absent Plan Commissioners: Chairman Garrett Gray

Steven Vick

Village Officials and Staff: Dan Ritter, Senior Planner

Kimberly Clarke, Community Development Director

Lori Kosmatka, Associate Planner

Kathy Congreve, Interim Commission Secretary

Petitioners: Parker Lange, Development Mgr. with CenterPoint Integrated

Solutions and members of his team (participated electronically)

Adam Silverman, 7061-7063 159th St. Property Owner

(participated electronically)

Members of the Public: None

ACTING CHAIRPERSON WEST stated she received proof of the Notice of Publication for this Public Hearing, and asked for a motion to open the Public Hearing. Motion made by COMMISSIONER GASKILL, seconded by COMMISSIONER MANI. ACTING CHAIRPERSON WEST requested a voice vote asking if any were opposed to the motion; hearing none, she declared the motion carried.

ACTING CHAIRPERSON WEST invited staff to start with the presentation of this item.

DAN RITTER, Senior Planner, noted that the Staff Report has been distributed to the Commission and posted on the Village website and will be attached to the minutes as part of the meeting record. He summarized the Staff Report for the Commission and reviewed the Floor & Décor proposed elevation changes, site plan and landscape upgrades, proposed lighting, and sign variation.

ACTING CHAIRPERSON WEST asked if there were any comments or discussion from Commissioners. The Commissioners did not have any comments.

ACTING CHAIRPERSON WEST asked if the Petitioner had anything they would like to present. The Petitioner stated there was nothing to add in addition to the Staff Report.

ACTING CHAIRPERSON WEST asked if there was anyone from the public wishing to speak; there were none.

ACTING CHAIRPERSON WEST asked if there were any further discussion from Commissioners. The Commissioners did not have any comments for discussion.

ACTING CHAIRPERSON WEST asked for a motion to close the Public Hearing. Motion made by COMMISSIONER MANI, seconded by COMMISSIONER GATTO. ACTING CHAIRPERSON WEST requested a voice vote asking if any were opposed to the motion; hearing none, she declared the motion carried.

DAN RITTER reviewed the draft Standards of Approval on these requests, summarizing the Sign Variation and Site Plan Approval, as outlined in the Staff Report.

There were two motions for this item.

Motion 1-Sign Variation

COMMISSIONER GATTO made a motion to recommend that the Village Board grant Daniel Kelly, on behalf of CenterPoint Integrated Solutions, a Variation from Section IX.F.1. (Wall Signs in Business Districts) of the Zoning Ordinance to permit a wall sign that is 290.5 sq. ft. instead of the maximum 120 sq. ft. and is 10'-3" in height instead of the maximum of 7 feet at 7061 159th Street in the B-2 (Community Shopping) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the June 3, 2021 Staff Report.

Motion seconded by COMMISSIONER LOSCIUTO. Vote taken by Roll Call; all in favor. ACTING CHAIRPERSON WEST declared the motion carried.

Motion 2-Site Plan Approval

COMMISSIONER LOSCIUTO made a motion to grant Daniel Kelly, on behalf of CenterPoint Integrated Solutions, Site Plan and Architectural Approval for proposed changes at 7061-7063 159th Street in the B-2 (Community Shopping) zoning district, in accordance with the plans submitted and subject to the following conditions:

- 1. Approval is subject to final engineering review and approval by the Village Engineer.
- 2. Approval is subject to the parking lot light poles/fixtures and building light fixtures matching and being replaced at the same time during the required Phase 1 work.
- 3. The rear façade shall be painted and completed in Phase 1 of work and be one color/shade.
- 4. The front façade upgrades that are part of Phase 2 work on the Hobby Lobby portion of the building shall have a permit submitted by December 31, 2021, and be completed by December 31, 2022. The façade changes shall be in conformance with all architectural review standards in Sec. II.U.6 of the Zoning Ordinance.

Motion seconded by COMMISSIONER GATTO. Vote taken by Roll Call; all in favor. ACTING CHAIRPERSON WEST declared the motion carried.

This will be reviewed by the Village Board at their June 15th meeting.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JUNE 3, 2021 REGULAR MEETING

ITEM #2 WORKSHOP/PUBLIC HEARING – BETTINARDI HQ SITE CHANGES, 7800 GRAPHICS

DRIVE - SITE PLAN APPROVAL AND SPECIAL USE FOR A SUBSTANTIAL

DEVIATION FROM A PLANNED UNIT DEVELOPMENT

Consider recommending the Village Board grant Robert Bettinardi, on behalf of X-Cel Technologies Inc (d/b/a/ Bettinardi Golf) (Property Owner) a Special Use Permit for a Substantial Deviation from the Planned Unit Development (PUD) with exceptions from the Zoning Ordinance for the property located at 7800 Graphics Drive in the ORI PUD (Office and Restricted Industrial, Hickory Creek PUD) zoning district. The request will include Site Plan Approval to allow a parking expansion in the front yard.

Present Plan Commissioners: Acting Chairperson Kehla West

Eduardo Mani Angela Gatto James Gaskill

Frank Loscuito (participated remotely) Mary Aitchison (participated remotely)

Absent Plan Commissioners: Chairman Garrett Gray

Steven Vick

Village Officials and Staff: Dan Ritter, Senior Planner

Kimberly Clarke, Community Development Director

Lori Kosmatka, Associate Planner

Kathy Congreve, Interim Commission Secretary

Petitioners: Jim Wagner, Contractor on behalf of Bettinardi

Members of the Public: None

ACTING CHAIRPERSON WEST invited staff to start with their presentation.

DAN RITTER, Senior Planner, noted that the Staff Report has been distributed to the Commission and posted on the Village website and will be attached to the minutes as part of the meeting record. This is a combined Workshop/Public Hearing. He summarized the Staff Report for the Commission and reviewed the existing conditions and development, noting the Hickory Creek PUD and previously approved plans for Bettinardi's second location at 7650 Graphics Drive that were approved in April. He reviewed the proposed site plan elements occurring at the entrance. This included new guest parking in the front yard, light pole, curb radius, and replaced trees.

ACTING CHAIRPERSON WEST asked if there were any comments or discussion from Commissioners. Comments were as follows:

COMMISSIONER LOSCIUTO stated she agreed with staff recommendations on open items #1 and #2.

ACTING CHAIRPERSON WEST asked if the Petitioner had anything to add. The Petitioner did not have anything to add.

ACTING CHAIRPERSON WEST noted that she received proof of the Notice of Publication for this Public Hearing.

ACTING CHAIRPERSON WEST noted the workshop was completed and asked for a motion to open the Public Hearing. Motion made by COMMISSIONER GASKILL, seconded by COMMISSIONER MANI. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

ACTING CHAIRPERSON WEST invited staff to start with their presentation. DAN RITTER noted there was nothing further to present.

ACTING CHAIRPERSON WEST asked if the Petitioner wished to present anything to the Commission. The Petitioner did not have anything to present to the Commission.

ACTING CHAIRPERSON WEST asked if there were any comments or discussion from Commissioners. The Commissioners did not have any comments.

ACTING CHAIRPERSON WEST asked if there was anyone from the public wishing to speak; there were none.

ACTING CHAIRPERSON WEST asked for a motion to close the Public Hearing. Motion made by COMMISSIONER MANI, seconded by COMMISSIONER GATTO. ACTING CHAIRPERSON WEST requested a voice vote asking if any were opposed to the motion; hearing none, she declared the motion carried.

DAN RITTER reviewed the draft Standards of Approval on these requests, summarizing the Special Use Permit for a Substantial Deviation from the Planned Unit Development and Site Plan Approval as outlined in the Staff Report.

There were two motions for this item.

Motion 1-Special Use Permit for a Substantial Deviation

COMMISSIONER GASKILL made a motion to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation from the Hickory Creek PUD with an Exception from the Zoning Ordinance for front yard parking location, to the Petitioner Robert Bettinardi on behalf of X-Cel Technologies Inc, to permit site changes at 7800 Graphics Drive in the ORI PD (Office & Restricted Industrial, Hickory Creek PUD) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the June 3, 2021 Staff Report.

Motion seconded by COMMISSIONER GATTO. Vote taken by Roll Call; all in favor. ACTING CHAIRPERSON WEST declared the motion carried.

Motion 2-Site Plan Approval

COMMISSIONER MANI made a motion to grant the Petitioner, Robert Bettinardi on behalf of X-Cel Technologies Inc, Site Plan Approval for proposed site changes at 7800 Graphics Drive in the ORI PD (Office & Restricted Industrial, Hickory Creek PUD) zoning district, in accordance with the plans submitted and subject to the following conditions:

- 1. Approval is subject to final engineering review and approval by the Village Engineer.
- 2. Approval is subject to the acceptance of the request for a Special Use for a Substantial Deviation to the PUD by the Village Board.
- 3. All landscaping removed shall be replaced with comparable landscaping around the front pond area, including the four trees and any shrubs or bushes.

Motion seconded by COMMISSIONER LOSCUITO. Vote taken by Roll Call; all in favor. ACTING CHAIRPERSON WEST declared the motion carried.

This will be reviewed by the Village Board at their June 15th meeting.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JUNE 3, 2021 REGULAR MEETING

ITEM #3 PUBLIC HEARING – TINLEY PARK BUSINESS CENTER (SCANNELL) INDUSTRIAL

DEVELOPMENT, 19501-19701 HARLEM AVENUE – REZONING, SPECIAL USE FOR A PUD, FINAL PLAT OF SUBDIVISION, SITE PLAN/ARCHITECTURAL APPROVAL

Consider recommending the Village Board grant Chris Carlino on behalf of Scannell Properties (Contract purchaser) a Map Amendment (rezoning) and a Special Use Permit for a Planned Unit Development (PUD) for 110.94 acres at 19501-19701 Harlem Avenue (northeast corner of Harlem Avenue and Vollmer Road). Upon Annexation, the parcels are proposed to be zoned ORI PD (Office and Restricted Industrial, Planned Unit Development). The granting of these requests will allow for the lots to be developed with three light industrial building totaling approximately 1,262,000 sq. ft. in size. This item also includes review of the Final Plat of Subdivision for approval by the Village Board and Final Site Plan/Architectural Approval for Phase 1 work.

Present Plan Commissioners: Acting Chairperson Kehla West

Eduardo Mani Angela Gatto James Gaskill

Frank Loscuito (participated remotely) Mary Aitchison (participated remotely)

Absent Plan Commissioners: Chairman Garrett Gray

Steven Vick

Village Officials and Staff: Dan Ritter, Senior Planner

Kimberly Clarke, Community Development Director

Lori Kosmatka, Associate Planner

Kathy Congreve, Interim Commission Secretary

Petitioners:

Peter Tsantilis, Liston & Tsantilis Law, Attorney on behalf of Scannell

(participated remotely)

Brian P. Liston, Liston & Tsantilis Law, Attorney on behalf of Scannell

(participated remotely)

Monica Shamass, Liston & Tsantilis Law, Attorney on behalf of

Scannell (participated remotely)
Dan Harrington – Scannell Properties

Connor Mullady, Jones Lang Lasalle (JLL), on behalf of Scannell

Members of the Public: None

ACTING CHAIRPERSON WEST stated she received proof of the Notice of Publication for this Public Hearing.

ACTING CHAIRPERSON WEST asked for a motion to open the Public Hearing. Motion made by COMMISSIONER GASKILL, seconded by COMMISSIONER MANI. ACTING CHAIRPERSON WEST requested a voice vote asking if any were opposed to the motion; hearing none, she declared the motion carried.

ACTING CHAIRPERSON WEST invited staff to start with the presentation of this item.

DAN RITTER, Senior Planner, noted that the Staff Report has been distributed to the Commission and posted on the Village website and will be attached to the minutes as part of the meeting record. He summarized the Staff Report for the Commission noting the existing conditions, the surrounding context of residential neighborhoods, and a new Amazon facility located in Matteson that has changed the market and vision for the area. He described the proposed conceptual site plan, which included configuration and architecture of new buildings (noting final site plan review for Building 1), landscaped buffering, utility line locations, vehicle circulation, parking, and lighting. He also reviewed the proposed plat of subdivision, and the requested special use with code exceptions.

COMMISSIONER GATTO recused herself from the discussion on this item due to personal matters with the land.

ACTING CHAIRPERSON WEST asked if there were any comments or discussion from Commissioners. Comments were as follows:

COMMISSIONER GASKILL stated that this is a great situation and something good for Tinley Park.

ACTING CHAIRPERSON WEST asked the Petitioner if they had anything they would like to present. DAN HARRINGTON stated there was nothing to add.

ACTING CHAIRPERSON WEST asked if there was anyone from the public wishing to speak; there were none.

ACTING CHAIRPERSON WEST asked for a motion to close the Public Hearing. Motion made by COMMISSIONER MANI, seconded by COMMISSIONER GASKILL. ACTING CHAIRPERSON WEST requested a voice vote asking if any were opposed to the motion; hearing none, she declared the motion carried.

DAN RITTER reviewed the draft Standards of Approval on these requests, summarizing the Rezoning (Map Amendment), Special Use Permit for a PUD, Final Plat of Subdivision, and Final Site Plan/Architectural Approval for Phase 1 Work, as outlined in the Staff Report.

There were four motions for this item.

Motion 1-Rezoning (Map Amendment)

COMMISSIONER LOSCIUTO made a motion to recommend that the Village Board grant the Petitioner, Chris Carlino on behalf of Scannell Properties (Contract purchaser), a rezoning of the properties located at 19501-19707 Harlem Avenue, upon annexation, from being unincorporated to the ORI (Office & Restricted Industrial) zoning district and adopt the Findings of Fact submitted by the applicant and as proposed by Village Staff in the June 3, 2021 Staff Report.

Motion seconded by COMMISSIONER GASKILL. Vote taken by Roll Call; all in favor. ACTING CHAIRPERSON WEST declared the motion carried.

Motion 2-Special use Permit for a PUD

COMMISSIONER MANI made a motion to recommend that the Village Board grant a Special Use Permit for a Planned Unit Development for the Tinley Park Business Park to the Petitioner, Chris Carlino on behalf of Scannell Properties (Contract Purchaser), for a 110.94-acre development with approximately 1,262,000 sq. ft. of light industrial floor space to be completed in up to 3 phases at 19501-19701 Harlem Avenue upon rezoning to the ORI zoning district, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the June 3, 2021 Staff Report.

Motion seconded by COMMISSIONER LOSCIUTO. Vote taken by Roll Call; all in favor. ACTING CHAIRPERSON WEST declared the motion carried.

Motion 3-Final Site Plan/Architectural Approval for Phase 1 Work

COMMISSIONER GASKILL made a motion to grant the Petitioner, Chris Carlino on behalf of Scannell Properties (Contract Purchaser), Final Site Plan Approval to construct Phase 1, including a 195,000 sq. ft. building and Concept Approval for the total 110.94-acre light industrial development with approximately

1,262,000 sq. ft. in floor space with 2 or 3 buildings at 19501-19701 Harlem Avenue in the ORI PD (Office & Restricted Industrial, Tinley Park Business Center PUD) zoning district, in accordance with the plans submitted and listed herein and subject to the following conditions:

- Site Plan Approval is subject to the approval of the Annexation, Rezoning, PUD and Final Plat by the Village Board.
- 2. Site Plan Approval is subject to final engineering review and approval.
- 3. The Harlem Avenue landscape berm shall be installed with Phase 1 from the start of building 1 to Benton Drive.
- 4. Site Plan Approval is subject to final Landscape Plan review which shall have specific species and planting details submitted with the final permits for each phase.

Motion seconded by COMMISSIONER MANI. Vote taken by Roll Call; all in favor. ACTING CHAIRPERSON WEST declared the motion carried.

Motion 4-Final Plat of Subdivision

COMMISSIONER MANI made a motion to recommend that the Village board grant approval to the Petitioner, Chris Carlino on behalf of Scannell Properties (Contract Purchaser), Final Plat of Subdivision Approval for the Tinley Park Business Center Subdivision in accordance with the Final Plat submitted and listed herein, subject to the following conditions:

- 1. Approval is subject to Final Engineering Plan approval by the Village Engineer.
- 2. The Landscape Easement and Access easement language and documents are located on the Final Plat or submitted as a separate document. The easement language shall be approved by Village staff and Village Attorney before Village Board consideration.

This will be reviewed by the Village Board at their June 15th meeting.

APPROVAL OF MINUTES - Minutes of the May 20, 2021 Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER LOSCIUTO to approve the minutes as presented.

ACTING CHAIRPERSON WEST asked for a voice vote; all were in favor. She declared the motion carried.

COMMENTS FROM THE PUBLIC – None.

GOOD OF THE ORDER -

DAN RITTER noted the next Plan Commission meeting is scheduled for June 17th. He noted that items will include Pete's Fresh Market and likely an 8-unit apartment building on Oak Park Avenue.

DAN RITTER noted that the Village Board recently approved the Vequity (Starbucks) projects, and denied George Furcurry's apartment size variance request at 6732 173rd Street.

At 8:25 P.M. COMMISSIONER GATTO reentered the meeting.

CLOSE MEETING -

A Motion was made by COMMISSIONER MANI, seconded by COMMISSIONER GASKILL to adjourn the June 3, 2021 Plan Commission meeting.

ACTING CHAIRPERSON WEST asked for a voice vote; all were in favor. She declared the motion carried and adjourned the meeting at 8:30 P.M.



PLAN COMMISSION STAFF REPORT

June 17, 2021 - Public Hearing

Petitioner

Petros Drimonas, Pete's Fresh Market, on behalf of 163rd & Harlem LLC (property owner)

Property Location

16300 S. Harlem Avenue

PIN

27-24-202-020-0000 & 27-24-202-021-0000

Zoning

B-3 PD (General Business and Commercial, Park Place PUD)

Approvals Sought

- Special Use Permit for a Substantial Deviation from PUD
- Plat of Subdivision
- Site Plan/ Architectural Approval

Project Planner

Paula J. Wallrich, AICP Planning Manager

Pete's Fresh Market Phase 2

16300 S. Harlem Avenue



EXECUTIVE SUMMARY

The Petitioner, Petros Drimonas, on behalf of 163^{rd} & Harlem LLC. for Pete's Fresh Market, is requesting approval of the proposed Site/Architecture Plans, a Substantial Deviation from the Park Place Planned Unit Development (PUD), and Plat of Subdivision for their 24.2-acre property located at 16300 Harlem Avenue (former K-Mart property). The proposed development is Phase 2 of a three-phase project. Phase 2 includes the construction of an 88,608 Sq. Ft. Pete's Fresh Market (PFM) store; 51,831 Sq. Ft. of in-line retail tenant space north of the grocery store; a $\pm 12,400$ Sq. Ft. expansion of the warehouse; an expansion of the existing dock on the south side of the warehouse building and the addition of a new dock area south of the warehouse addition.

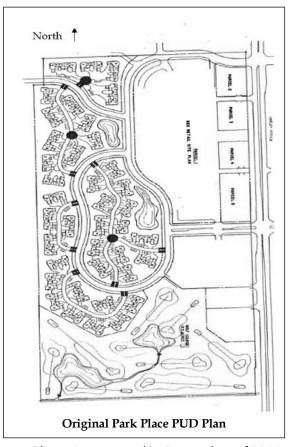
Phase 1 was approved in September of 2020 and included the granting of a Special Use for the warehouse in the former K-Mart building. The approvals were conditioned upon occupancy of the grocery store by September 1, 2022. Phase 3 will involve the subdivision of property along Harlem Avenue for outlots.

Changes from the May 27, 2021 Plan Commission workshop meeting are indicated in **Red.**

BACKGROUND

Pete's Fresh Market is headquartered in Chicago IL. They currently operate 17 different existing locations in the metropolitan area with ongoing plans to open more stores in the Chicagoland area. Most recently they opened a store in Matteson and have plans for stores in New Lenox, Orland Park and Oak Lawn.

The proposed development will require an amendment to the existing Park Place Planned Unit Development (PUD) as a Substantial Deviation. Park Place was adopted November 7, 1989 (89-O-045) and included Single Family (R-1) and General Business and Commercial uses (B-3) with the hope of attracting a hotel, restaurant, office and retail uses. Additionally, there were plans to build a 9-hole golf course as part of the mixed-use PUD. The residential uses were constructed on the west side of the property and in 1993 the Village amended the PUD (93-O-36) to allow for the construction of the Aldi store. A PACE Warehouse Store (a membership buyer's club) was already constructed north of Aldi and is now occupied by Sam's Club. Two years later in 1995, the Village amended the PUD again to provide for the K-Mart store (95-O-001) and outlot; the required stormwater management essentially eliminated any future plans for a golf course. The perimeter fencing, landscape berms and parking lot improvements were all constructed with the development of the K-Mart store.



The subject site comprises 24.2 acres and will be developed in three phases. Phase 1, approved in September of 2020, included the granting of a Special Use for a Substantial Deviation to allow a warehouse/distribution use in the B-3 zoning district. The approvals were conditioned upon occupancy of the grocery store by September 1, 2022 and allowed for the overnight storage of five (5) delivery vehicles. The Petitioner has cleaned up the site and landscaping, and recently painted the building. The new color represents a great improvement to the façade and complements the new proposed market.

Phase 2 represents the current proposal under consideration and includes the construction of an 88,608 Sq. Ft. Pete's Fresh Market (PFM) store; 51,831 Sq. Ft. of in-line retail tenant space north of the grocery store; a +12,400 Sq. Ft. expansion of the warehouse; an expansion of the existing dock on the south side of the warehouse building to accommodate additional trucks and the addition of a new dock area south of the warehouse addition. Phase 3 will involve the subdivision of property along Harlem Avenue for outlots.



Before

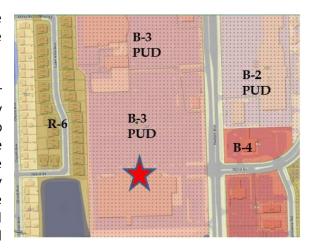


After

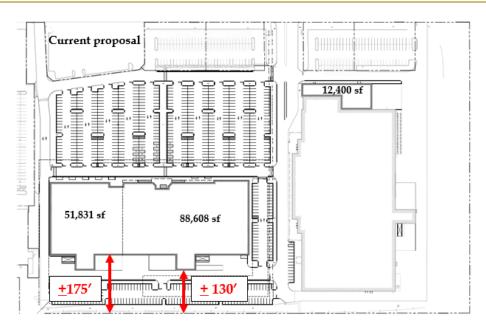
ZONING & NEARBY LAND USES

The subject parcel is located in the Park Place PUD with the underlying zoning of B-3. It is located along Harlem Avenue, one of the Village's major commercial corridors.

The property to the north is also zoned B-3 PUD (Park Center Plaza PUD) and is developed with commercial uses. The property to the west is developed with residential duplexes, zoned R-6. To the east, across Harlem Avenue, the property is zoned B-4 (Office and Service Business District) and is occupied by a medical office building. Just north of the medical office building is the Tinley Park Plaza retail center and is zoned B-2 PUD. South of the subject property is an unincorporated and undeveloped parcel that has been used for various recreational uses (frisbee golf and dog park) that is operated by the Tinley Park-Park District.



SITE PLAN



Overall Site Plan: Several revisions have been made to the site plan that was presented with the Phase 1 proposal. In response to concerns regarding noise impact on the neighborhood to the west, the Petitioner has moved the location of the grocery store (particularly the truck docks) and in-line stores further away from the residential neighborhood. The docks are now proposed at approximately 130' and the building approximately 175' from the west property line. In addition to moving the truck dock further east it allows for the separation of parking fields between employees and patrons. The previous plan also contemplated retail uses along the east end of the warehouse. The new plan consolidates the retail to the north of the grocery store. The new plan also provides for 4 new outlots along Harlem Avenue.



The revised site plan also provides for improved pedestrian access throughout the site as well as from Harlem Avenue. All of the comments recommended by staff regarding sidewalks and landscape buffers between vehicular drive aisles and pedestrian ways have been incorporated into the final design. Crosswalks have been incorporated where necessary and overhangs from vehicles have been taken into consideration where sidewalks abut vehicular parking. A minimum 8' sidewalk has been provided in those areas. A central landscaped boulevard has been provided which provides an east-west pedestrian accessway that focuses on the front access of the grocery store. This area also helps to break up the asphalt parking lot with fifteen (15) canopy trees. All parking aisles and parking spaces meet code requirements. Bike racks are provided near the entrance of the grocery store. An area has also been designated for outdoor dining near the grocery store main entrance.

The site has three points of access. One at 163rd as a signalized intersection; the north and south entrances have right-in/right-out access. As part of the Park Place PUD a blanket access and parking easement extends north to the 161st signalized intersection. It is expected that some of PFM's customers may use that access as well.

Parking

As previously stated by staff, "parking is an imperfect science" and while zoning ordinances attempt to assign parking ratios based on the average intensity of the uses, the reality is that there is no real standard of the industry and municipalities enforce a range of parking requirements. In the proposed multi-tenant plaza, which also has a cross parking easement with the development to the north (Sam's Club), there are many shared parking opportunities; depending on the future mix of tenants there will be a range in parking demand as well.

The proposed site plan provides a total of 665 spaces available to customers and employees of the 140,439 Sq. Ft. development. This represents a ratio of 4.7 spaces per 1,000 Sq. Ft. of gross leasable floor area. As a point of comparison, the recent approval for the Brixmor development (across the street from the subject site) provided the same parking ratio (4.7/1,000) for their entire Phase I & II development (511 spaces for 108,328 Sq. Ft. of development). The Zoning Ordinance requires 6.5 spaces per 1,000 Sq. Ft. of gross leasable floor area for a planned shopping center. However, that ratio dates back to the 80's and 90's. By today's standard this is considered excessive and is based on 'the day after Thanksgiving' parking counts. If the current standard is applied to the Pete's development, a total of 913 parking spaces would be required resulting in the need for an additional 248 parking spaces beyond what they are currently proposing. In speaking with the Petitioner, who has experience operating 17 grocery stores, some stores operate successfully with ratios as low as 3 spaces /1,000 Sq. Ft. The parking fields located at the front and side of the store provide a ratio of 3.7 spaces/1,000 Sq. Ft. (excluding the rear parking area). The rear parking area (134 spaces) will be used primarily for employees. The Petitioner has not finalized their labor requirements but do not anticipate more than 200 employees working over 3 shifts. They do not anticipate more than 120-140 employees on site at any given time. The warehouse is expected to have between 10-20 employees; there is a parking area (13 spaces) dedicated for warehouse employees at the northwest end of the warehouse building.

It is staff's contention that retail locations are often 'overparked' resulting in expansive areas of asphalt that are mostly unused and result in high energy, development and environmental costs. As society continues to trend to more efficient modes of travel and less car dependent shopping patterns, it is Staff's opinion that the relationship and proximity of parking to the uses, along with a balance of green space and good circulation patterns, translates to an appropriate parking ratio as proposed. As an exception to the code it will however still need to be noted as part of the PUD approval.

Open Item #1: Identify the parking ratio as an exception to the Village parking requirements.

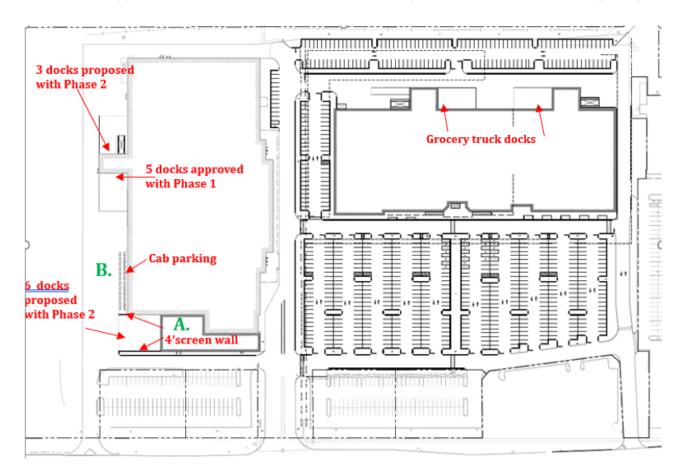
Parking was largely indicated as acceptable to the Commission based on the evidence of existing Pete's locations and similar commercial centers in the Village.

Delivery operations

There are five (5) existing docks on the south side of the warehouse that were approved for use with Phase 1 approvals. In Phase 2 there are three (3) additional docks added to the west side of the existing dock and another dock area has been added to the south side of the warehouse addition. This is a recessed dock area with a 4' screen wall (see A. below) to be constructed along the east side of the dock area. This screen wall, along with existing and new proposed evergreen plantings, will provide screening of the dock area.

There is also a proposed truck cab parking area along the south side of the warehouse (See B. below). There is room for twelve (12) cabs to be parked in this area which may include overnight parking. There is a 4' screen wall that will be constructed along the east side of this area.

There will be delivery operations for both the grocery store and the warehouse. Hours of operation for both facilities will be between the hours of 7:00 to 10:00 p.m. This conforms with the Village's noise abatement ordinances. The grocery store anticipates no more than five (5) semi-truck deliveries per day and 5-7 smaller panel trucks for a total of 10-12 truck movements a day for the grocery store. This is consistent with industry standards that cite 10-12 deliveries/day. (TransNow Transportation Northwest "Truck Trip Generation by Grocery Stores", August 2010, Commissioned by U.S. Department of Transportation), with suburban store averages as high as 14 trucks per day ("Food Distribution Supply Chain Data Collection", Washington State Department of Transportation, February 2016). With Phase 1 approvals it was noted that the warehouse anticipates 10-12 truck movements per day.



Overnight Parking

There are two code requirements governing the overnight storage of delivery vehicle: Per Section V.C.7.e.: "Parking of trucks, when accessory to the conduct of a permitted use, shall be limited to vehicles having not more than 1½ tons capacity – except for pick-up or delivery service during normal business hours. Any truck exceeding 1½ tons capacity shall be

adequately screened from public view when parked." It is staff's opinion that the dock area south of the warehouse is adequately screened from public view. It is also important to note that there is a landscape berm to the south and a fence with landscaping to the west of this area. There are no homes immediately adjacent to this area.

In addition, per Section III.O., overnight parking of delivery vehicles defined as "Open Storage- Level 1, and over 8,000 pounds in weight" is prohibited in the B-3. PFM is requesting an exception to this requirement. The approval of overnight storage of delivery vehicles will require an exception to the PUD ordinance.

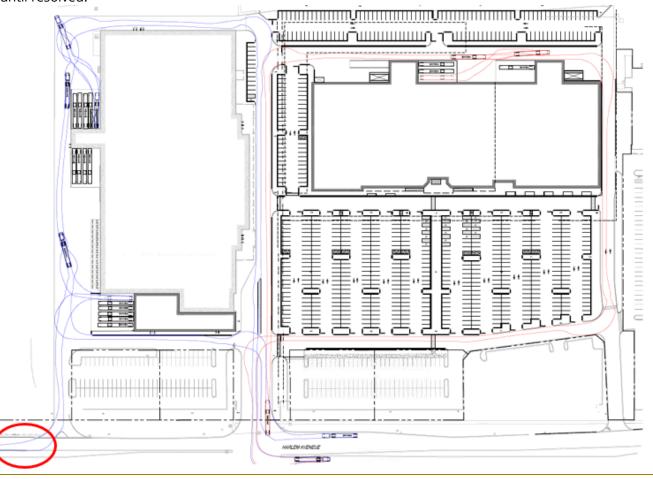
As part of Phase 1 there was approval for storage of five (5) trucks overnight. As part of Phase 2 there is a request to park an additional five (5) trucks, for a maximum of ten (10) trucks to be parked overnight (with or without cabs). There is also a request to park up to six (6) cabs overnight. Although the cab may not fit the definition with respect to the weight limit, staff recommends noting it as an exception as well to best document the proposed operations.

Open Item #2: Discuss the parking of trucks and cabs overnight and identify the overnight parking of ten (10) trucks and six (6) cabs as an exception to the Village requirements.

Clarification was given about why and when the cabs and trucks will be stored on site. This typically is due to peal times and to ensure loading operations aren't stalled when waiting for trucks to return or make deliveries.

Truck Route/Turning Radius

The graphic below outlines the delivery truck routes for the grocery store and the warehouse. These routes have been reviewed and approved by the Village Engineer with the exception of the egress route from the southern access. As depicted in the graphic, the truck will encroach the passing lane upon exiting the site and therefore does not meet IDOT standards. The Petitioner is working through this issue with the engineers, however it will remain as an 'Open Item' until resolved.

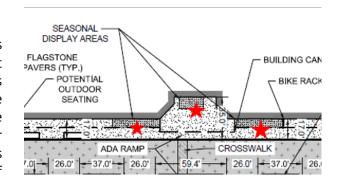


Open Item #3: Satisfy engineering concerns regarding turning radius for delivery truck.

A condition of approval has been added that the project is subject to final engineering review and approval of the final engineering plans. The turning radius will need to satisfy their comments related to safe truck turning movements prior to permitting.

Outdoor Sales Display.

Pete's Fresh Market typically provides outdoor display areas along the frontage of the store. This can be addressed as part of an Outdoor Sales Display Level 1 application which requires administrative approval, however, Level 1 outdoor sales are limited to times between April 15 and October 15. The Petitioner is requesting sales beyond this time frame (for winter holiday displays). PFM has agreed to limit outdoor sales to the areas depicted on the site plan and limit the height of the display to five (5) feet in height. This can be provided within the PUD as an exception.







Open Item #4: Discuss providing for Level 1 Outdoor Sales Display without limitation to the time of year as an exception in the PUD within the designated areas (Plan C1.0) to a height no greater than 5'.

As part of the site plan review the following issues have been satisfactorily reviewed:

Site Plan

- a. Arrangement of buildings, parking, access, lighting, landscaping and drainage is compatible with adjacent land uses;
- b. Loading areas at rear or side;
- c. Vehicular ingress and egress provide safe, efficient and convenient movement to traffic;
- d. Safe movement of pedestrians:
- e. Attractive balance of green space; and
- f. Trash areas are screened.

ARCHITECTURE

GROCERY/IN-LINE RETAIL STORE

Staff has worked closely with the project architect to create unique architecture for the grocery and in-line retail building. The project architect created a clean and modern aesthetic that complements the plaza while providing contrast with the warm colors of the landscape and seasonal displays.

Staff also wanted to ensure the character of this plaza was compatible with other buildings in the PUD. With the recent painting of the warehouse in cool tones (white and gray) and the gray palette of the Sam's Club to the



north, the final architecture establishes a compatible architectural character for the entire parcel including future outlots.





As stated by the project architect: "Architecturally, the success of this design is intended to transcend raw utility. It is intended to combine the energy and dynamics of a crafted exterior that carries the same quality and experience into the store with a program that encourages the user to enjoy the complete shopping experience. The architecture of the center represents a forward-looking design comprised of traditional materials (brick) that will be used in a timeless way. Colors, textures, and patterns will mesh to create dynamic surfaces that will give the building a unique character, both during the day and at night".

The architecture has evolved since the first submittal; staff is supportive of the final selection and proportion of materials. There is movement in the front façade with varying heights of the different blocks of material. The amount of masonry has been increased from the first proposal and contrasting tones of gray have been added to increase the 'warmth' of the color tones.



The in-line retail follows the aesthetic of the grocery store yet provides its own distinct architecture. The face brick is designed in a stipple pattern resulting in dramatic shadow patterns highlighted with accent lighting.



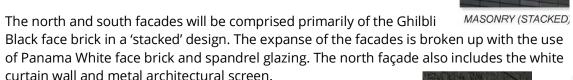
Building Materials

Structures measuring greater than 80,000 square feet must be constructed with at least 25% of each façade with face brick or decorative stone; the remaining 75% of each façade must be constructed of an approved masonry material. Alternate building materials may be used for architectural treatments, decorations or architectural accents provided

they do not constitute more than 15% of any façade. All facades meet the minimum masonry requirements.

The front façade will be constructed of two different colors of face brick (Ghilbli Black and Panama White), an expanded metal screen system (white), clear and spandrel glazing and a prefinished aluminum curtain wall. The Panama White face brick will be constructed in a stippled pattern which provides opportunities for dramatic shadow patterns during the day as well as at night with the proposed lighting.

The Ghilbli Black face brick will be constructed in a stacked pattern resulting in a modern clean design. It will also be used in a stipple pattern for the inline retail storefronts. The metal mesh (Signal White) offers a contrast to the masonry.



The rear (west) façade is primarily split face block (QT Black).



MASONRY (STIPPLED)



METAL MESH



SSG CURTAIN WALL



Rear Facade

SPLITFACE CMU

Trash enclosures

The grocery store and inline retail stores will have a trash compactor area with a poured concrete screen wall painted black to match the split face block.

Equipment Enclosure

There is a 10' x 20' equipment enclosure at the southwest corner of the building. Staff has requested a detail of the enclosure.

Roof Top Units (RTU)

Final plans have not been completed for the design of the RTU however the architect states they will be located at the rear third of the building and most likely will not be visible from public right-of-way. If there is a need to screen the units they will be screened with a corrugated metal (white). Details will be provided prior to the Public Hearing.

As part of the architectural review the following issues have been satisfactorily reviewed:

Architecture:

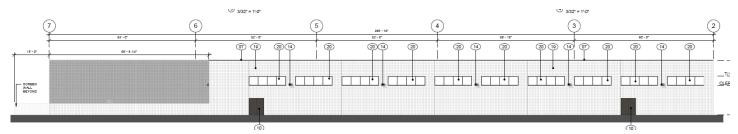
- a. Building materials -conformance with Section V.C.;
- b. Cohesive building design;
- c. Compatible Architecture;
- d. Color;
- e. Sustainable architecture;
- f. Defined entry;
- g. Roof;
- h. Building articulation;
- i. Screen materials;
- j. RTU screened from view; and
- k. Trash/equipment enclosures.

Open Item #5: Verify rooftop mechanical units are not visible from public view. Discuss the screening requirements for RTU and outside equipment.

A site line study/exhibit was prepared to ensure the visibility of the RTUs and mechanical equipment on the new structure will be adequately screened and not be visible form Harlem Avenue.

WAREHOUSE

There is a 12,400 Sq. Ft addition proposed for the eastern end of the building that will provide space for administrative offices and warehousing. A recessed dock is located at the south end of the addition. The architect has attempted to match the existing façade in architecture, building material and color. The material will be a square split face block similar to what exist on the existing building. Clerestory windows have been added to the eastern façade to break up the expanse of the masonry. A 4' screen wall extends south of the building to screen the new dock area.



A Photometric Plan has been provided that provides light readings for the property as well as cut sheets for the selected light fixtures and standards. The light fixtures limit off-site glare and exceed photometric requirements at the property lines with a 0.0 FC reading. Light poles will not exceed 25' in height (maximum height allowed per ordinance).



LANDSCAPE ARCHITECTURE

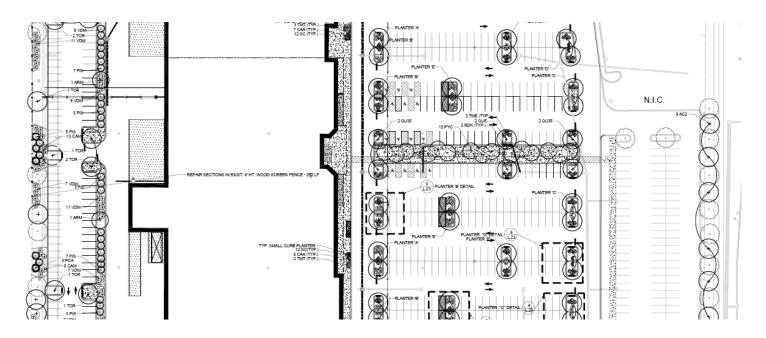
The project Landscape Architect has worked cooperatively with Staff to create a landscape plan that meets or exceeds the intent of the code. With the redevelopment of the expansive parking area east of the new grocery store, there is an opportunity to break up the 'sea of asphalt' and create a long 24' x 260' landscape island that not only bisects the parking area but creates a visual vista and pedestrian access to the main entrance of the store. A tree preservation plan has been submitted that will retain the landscape berms and existing bufferyard along the south and west property lines. Where there are some deficiencies in plant count, inadequate space makes it difficult to provide additional landscaping. Therefore, the caliper of the trees has been increased to 3.5" and 4" in certain areas of high visibility. The screening of the dock areas has been prioritized and evergreen plantings will supplement the screening provided by the 4' masonry walls. Foundation plantings have been provided for the warehouse addition and curbed

planter areas have been provided along the front of the grocery and inline stores. Landscape islands will be irrigated.

An inventory of the existing fence has been made and there are areas in need of repair. The Petitioner has identified approximately 250 l.f. in need of repair. Staff recommends making this a condition of approval with a deadline.



Open Item #6: Condition approvals on the repair of the existing fence along the west property line by August 1, 2021.



SIGNAGE

Ground Sign

There is an existing ground sign left on the property from the former K-Mart. The applicant requested to use the structure as part of the Phase 1 approvals; however, staff was unaware that it did not meet the code with respect to height. Additionally, it exceeds the height variance granted for the ground sign at Tinley Park Plaza across the street. The applicant has agreed to reduce the current height from 25' to 20' to match prior Village approvals of 20' in height and 267 sq. ft. in area for Tinley Park Plaza. Therefore, staff supports the proposed ground sign for Pete's with a height of 20' and overall area of 256 sq. ft

The proposed ground sign also includes an electronic message display. Ordinance limits the size of electronic signs to 20% of the total sign face area. The proposed sign is 85.28 sq. ft. in size which represents 33% of the overall



size. While this exceeds the ordinance limitations, staff believes it to be in proportion to the overall sign. If the electronic sign were to be reduced to the required 20% it would have to be reduced by 2'2" for a height of 3'2". This would significantly limit the signs usability.

Wall Signs

The Petitioner has proposed two (2) wall signs for the grocery store. Sign proposals for the in-line retailer have not been provided; the Petitioner has been advised that the future tenants will have to submit for their signs as part of their occupancy.

Wall signs for tenants with greater than 80,000 GFA (Gross floor area) are allowed one (1) wall sign per tenant frontage (Pete's is recognized as having two frontages- one being on a public



accessway) at a ratio of 1 Sq. Ft. per 1 l.f. not to exceed 120 Sq. Ft. The proposed sign for Pete's is 147 Sq. Ft. which exceeds ordinance by 27 Sq. Ft. As a point of comparison, Tinley Park Plaza was given a variance of 76 Sq. Ft. The variance on size of the wall sign was based on the increased distance from Harlem Avenue; this can also provide a defense for Pete's variance request for the size of the wall sign.

Open Item #7: Consideration of an exception for the height and size of the ground sign to allow a 20' tall ground sign 256 Sq. Ft. in area and an exception to the maximum size of a wall sign to allow a wall sign of 147 Sq. Ft in size along each of the grocery store's two frontages.

PLAT OF SUBDIVISION

A final Plat of Subdivision has been submitted which provides for the consolidation of lots 3,4 and 6. The Plat is still under review by the engineer. There will also need to be approval of a Plat of Vacation for a Public Utility Easement that conflicts with the proposed development plans. Staff recommends all plats be conditioned upon engineering approval.

Open Item #8: Condition approval of Plat of Subdivision and Plat of Vacation on final engineering approval.

FIRE DEPARTMENT REVIEW

All items have been satisfied

ENGINEERING REVIEW

There are several open items identified by the Village Engineer, most of which will be resolved upon submittal of final engineering. The most critical issue appears to be the turning radius of trucks exiting the south entrance. The Petitioner is working with the Village engineer to resolve this issue. Staff recommends conditioning approvals on Engineering approval.

Open Item #9: Condition approvals on final engineering approval.

STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission when analyzing a Special Use request. Staff will provide draft Findings for the Commission's at the Public Hearing.

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - The proposed Exceptions are safe for the public, employees, and neighboring properties.
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
 - The additional commercial space will add additional shopping options for neighboring residents. Trucks and deliveries have been setback from property lines and screened by fencing and heavy landscape buffering. Mechanical units will be screen from view.
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - Neighboring properties are already developed and the proposal will not negatively affect any future development or redevelopment of the neighboring properties.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - The site is already developed with adequate utilities and no additional utilities are needed for the parking lot. Stormwater drainage facilities have been planned for and will be met with the new development.
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
 - Site layout is designed to allow for safe circulation by delivery trucks, employees, and the general public within the site and on adjacent public streets.
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance; and
 - All other Village code requirements will be met.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - The addition allows for Pete's fresh market to operate a newly constructed Grocery Store that will provide
 additional grocery options, employ people within the community, and provide additional tax benefits to
 various local government not being produce by the vacant site currently.

STANDARDS FOR SITE PLAN APPROVAL & ARCHITECTUAL REVIEW

Section III.U. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. Specific findings are not required but all standards should be considered to have been met upon review from the Plan Commission.

Architectural

- a. Building Materials: The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation, features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with "Building Articulation" (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it's the appearance if used on large, blank walls.
- b. Cohesive Building Design: Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever an architectural style is chosen, a consistent style of architectural composition and building materials are to be applied on all building facades.
- c. Compatible Architecture: All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Where a development includes outlots they shall be designed with compatible consistent architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.
- d. Color: Color choices shall consider the context of the surrounding area and shall not be used for purposes of "attention getting" or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.
- e. Sustainable architectural design: The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).
- f. Defined Entry: Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping.
- g. Roof: For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet of more, a change of at least five feet in height must be made for every 75 feet.
- h. Building Articulation: Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as "belly-bands" (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to

break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.

- i. Screen Mechanicals: All mechanical devices shall be screened from all public views.
- j. Trash Enclosures: Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

Site Design

- a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.
- b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.
- c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and are not permitted to occupy areas designated for parking, driveways or walkways.
- d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible visitor/employee traffic shall be separate from truck or equipment traffic.
- e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color.

MOTIONS TO CONSIDER

If the Plan Commission wishes to act on the Petitioner's requests, the appropriate wording of the motions are listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan, it only moves the request to a vote. The conditions listed below are recommended by staff but can be added to, changed, or removed by the Commission based on their discussion of the approval of recommendation.

Motion 1 (Special Use for a Substantial Deviation):

"...make a motion to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation from the Park Place PUD with Exceptions from the Zoning Ordinance, to the Petitioner, Petros Drimonas of Pete's Fresh Market, on behalf of 163rd & Harlem LLC (property owner), to permit additional building development and lot changes at 16300 Harlem Avenue in the B-3 PD (General Business and Commercial, Park Place PUD) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the June 3, 2021 Staff Report."

Motion 2 (Site Plan and Architectural Approval):

"...make a motion to grant the Petitioner, Petros Drimonas of Pete's Fresh Market, on behalf of 163rd & Harlem LLC (property owner), Final Site Plan and Architectural Approvals to construct Phase 2 and Phase 3 of the redevelopment, including a new 140,439 sq. ft. commercial building and expansion of the warehouse buildings with various site changes at 16300 Harlem Avenue in the B-3 PD (General Business and Commercial, Park Place PUD) zoning district, in accordance with the plans submitted and subject to the following conditions:

- 1. Site Plan Approval is subject to the approval of the Special Use for a, Substantial Deviation from the PUD and Final Plat by the Village Board.
- 2. Site Plan Approval is subject to final engineering plan review and approval including truck turning at the southernmost driveway along Harlem Avenue.
- 3. Site Plan Approval is subject to repair of the existing fence along the west property line by August 1, 2021.

Motion 3 (Final Plat):

"...make a motion to recommend that the Village Board grant approval to the Petitioner Petros Drimonas of Pete's Fresh Market, on behalf of 163rd & Harlem LLC (property owner), Final Plat of Subdivision Approval for the "163rd & Harlem LLC Subdivision" in accordance with the Final Plat submitted and dated 5-27-2021, subject to the condition that the approval is subject to Final Engineering Plan approval by the Village Engineer.

LIST OF REVIEWED PLANS - Pete's Fresh Market Phase 2

	Submitted Sheet Name	Prepared	Date On
	Submitted Sheet Name	Ву	Sheet
C0.0	Site Location Map	Cage	05.27.21
C0.1	General Notes and Specifications	Cage	05.27.21
C0.2	VOTP Standards	Cage	05.27.21
C0.3	Demolition Plan	Cage	05.27.21
C1.0	Site Layout Plan/pavement striping plan	Cage	05.27.21
C1.1	Phasing Plan	Cage	05.27.21
C2.0	Site Grading Plan	Cage	05.27.21
C2.1	Soil Erosion& Sediment Control Plan	Cage	05.27.21
C2.2*	Soil Erosion & Sediment Control Details	Cage	05.27.21
C3.0	Site Utility Plan	Cage	05.27.21
C4.0*	Construction Details	Cage	05.27.21
C4.1*	Construction Details	Cage	05.27.21
C4.2*	Construction Details	Cage	05.27.21
L.11	Tree Protection Plan South	LG	05.27.21
L.12	Tree Protection Plan North	LG	05.27.21
L.21	Landscape Plan South	LG	05.27.21
L.22	Landscape Plan Center	LG	05.27.21
L.23	Landscape Plan North	LG	05.27.21
L.31	Landscape Details	LG	05.27.21
L.41	Existing Fence Survey	LG	05.27.21
EX-1	Truck Turn Exhibit	Cage	05.27.21
EX-2	Truck Turn Exhibit	Cage	05.27.21
EX-3	Truck Turn Exhibit	Cage	05.27.21
	Photometric Plan	KSA	05.27.21
	Detail Sheets (16)	LL	
	Plat of Subdivision	Schudt	05.27.21
	Plat of Subdivision – sheet 2	Schudt	05.27.21
	Plat of Vacation	Schudt	05.27.21
A2.0	Exterior Elevations -incl RTU	СТ	05.27.21
A2.1	Architectural Material Elevations- Grocery	CT	05.27.21
A2.2	Architectural Material Elevations – In-line Tenants	СТ	05.27.21
A2.5	Architectural Elevation- proposed addition	СТ	05.27.21
A3.4	Architectural Roof Plan- Skylight Canopy	СТ	05.27.21
A6.1	Architectural Screen System	СТ	05.27.21
A6.2	Architectural Screen System-corner	СТ	05.27.21
A.8	Architectural Building Materials	СТ	05.27.21
A8.1	Representative Images for PFM	СТ	05.27.21
A8.2	Architectural Elevations Masonry Take-offs	СТ	05.27.21
A9.0	Rendering – View to PFM Entry	CT	05.27.21
A.9.1	Rendering – View to PFM Entry- night	СТ	05.27.21
A9.2	Rendering – Aerial View to PFM Entry	CT	05.27.21

A9.3	Rendering – Aerial View from Southeast	CT	05.27.21
A9.4	Rendering – Aerial View from Northeast	CT	05.27.21
A9.5	Rendering – View to small shops	CT	05.27.21
A9.6	Rendering – View to small shops night	CT	05.27.21
A9.7	Rendering- View to loading dock	CT	05.27.21
GS-1	Ground sign	Holland	05.27.21
S-1M	Wall sign	Holland	05.27.21
AS2.0	Architectural Site Plan (Site Line/RTU Visibility)	CT	06.09.21

Shudt – Joseph A. Schudt Surveyor Cage – Cage Civil Engineering CT – Camburas & Theodore, LTD LG - LG Workshop, LLC KSA - KSA Lighting and Controls LI - Lithonia Lighting Holland - Holland Design Group





PETE'S FRESH MARKET DEVELOPMENT - 16300 S. HARLEM AVENUE. TINLEY PARK IL PLAN COMMISSION WORKSHOP SUBMITTAL — MAY 27, 2021



PLAN COMMISSION WORKSHOP SUBMITTAL

TABLE OF CONTENTS

MAY 27, 2021

PETE'S FRESH MARKET DEVELOPMENT - 16300 S. HARLEM AVENUE. TINLEY PARK IL

- 1. COVER SHEET
- 1. TABLE OF CONTENTS
- 2. PROJECT NARRATIVE
- 3. SITE/CIVIL SHEETS
 - **CO.O SITE LOCATION MAP & CIVIL LEGEND**
 - **CO.1 GENERAL NOTES AND SPECIFICATIONS**
 - **CO.2 VILLAGE OF TINLEY PARK STANDARDS**
 - **C0.3 DEMOLITION PLAN**
 - **C1.0 SITE LAYOUT AND PAVEMENT STRIPING PLAN**
 - C1.1 PHASING PLAN
 - C2.0 SITE GRADING PLAN
 - **C2.1 SOIL EROSION AND SEDIMENT CONTROL PLAN**
 - **C2.2 SOIL EROSION AND SEDIMENT CONTROL DETAILS**
 - **C3.0 SITE UTILITY PLAN**
 - **C4.0 CONSTRUCTION DETAILS**
 - **C4.1 CONSTRUCTION DETAILS**
 - **C4.2 CONSTRUCTION DETAILS**
 - L.11 TREE PROTECTION & REMOVAL PLAN SOUTH
 - L.12 TREE PROTECTION & REMOVAL PLAN NORTH
 - L.21 PRELIMINARY LANDSCAPE PLAN SOUTH
 - L.22 PRELIMINARY LANDSCAPE PLAN CENTER
 - L.23 PRELIMINARY LANDSCAPE PLAN NORTH
 - L.31 PRELIMINARY LANDSCAPE PLAN / DETAILS & NOTES
 - L.41 EXISTING FENCE SURVEY
 - **EX-1 (MOVEMENTS FOR SOUTH AND EAST FACING DOCKS**
 - **EX-2 (MOVEMENTS FOR NORTH AND WEST FACING DOCKS**
 - **EX-3 (MOVEMENTS FOR TOWER 48 FIRE TRUCK)**
 - PHOTOMETRIC PLAN AND LIGHTING CUT SHEETS (16 SHEETS)
 - FINAL PLAT OF SUBDIVISION (2 SHEETS)
 - **PLAT OF VACATION (1 SHEET)**





4. ARCHITECTURAL PLANS

- **A2.0 ARCHITECTURAL BUILDING ELEVATIONS OVERALL**
- **A2.1 ARCHITECTURAL EXTERIOR ELEVATIONS ENLARGED 1**
- **A2.2 ARCHITECTURAL EXTERIOR ELEVATIONS ENLARGED 2**
- **A2.5 ARCHITECTURAL ELEVATIONS PROPOSED ADDITION**
- A3.4 ARCHITECTURAL ROOF PLAN SKYLIGHT CANOPY
- **A6.1 ARCHITECTURAL SCREEN SYSTEM**
- **A8-0 ARCHITECTURAL BUILDING MATERIALS**
- **A8-1 REPRESENTATIVE IMAGES FOR PFM**
- **A8-2 ARCHITECTURAL ELEVATIONS MASONRY TAKE-OFFS**
- **A9.0 RENDERING VIEW TO PFM ENTRY**
- **A9.1 RENDERING VIEW TO PFM ENTRY (NIGHT)**
- **A9.2 RENDERING AERIAL VIEW TO PFM ENTRY**
- **A9.3 RENDERING AERIAL FROM SOUTHEAST**
- **A9.4 RENDERING AERIAL FROM NORTHEAST**
- **A9.5 RENDERING VIEW TO SMALL SHOPPES**
- **A9.6 RENDERING VIEW TO SMALL SHOPPES (NIGHT)**
- A9.7 RENDERING VIEW TO LOADING DOCK

GS.1 – GROUND SIGN

S.1M - WALL SIGN



PROJECT NARRATIVE

MAY 27, 2021

PETE'S FRESH MARKET DEVELOPMENT 16300 S. HARLEM AVENUE TINLEY PARK IL

Preliminary approval of the development of a 24.2-acre site, including, expansion of an existing warehouse (by approximately 12,400 sf with 6 new loading docks and truck cab parking), a new Pete's Fresh market Grocery store (88,608 sf) and a proposed inline retail store (51,831 sf) adjacent to the proposed grocery store. Development will also include 4 future outlot development sites.

Pete's Fresh Market is headquartered in Chicago IL. They currently operate 17 different existing locations in the metropolitan area with ongoing plans to open even more stores in the Chicagoland area. Pete's Fresh Market (Pete's) distinguishes itself from its competition by demanding the best quality produce and merchandise at a price that is affordable to its clientele. Pete's stores consistently reflect this demand for quality in their stores as well, providing a bright and welcoming atmosphere, that presents itself in clean, modern, and accessible designs. Pete's maintains a vibrancy in all their stores with seasonal displays complimented with festive seasonal adornments. Pete's offers fresh juice bars, cafes, specialty cheese islands, hot bars with multiple made-to-order stations, and other amenities that the community desires but unfortunately does not currently have.

This proposed facility in Tinley Park is intended to be the best in their chain. Pete's will take all the details that it has incorporated in its development of their previous stores and craft them into what will be their most unique shopping experience to date. The residents of Tinley Park will experience a store, outside to in, that will welcome them and serve them as no other store has. Pete's strives to better serve each of the communities it becomes a part of. This destination is intended to lift this locale to an even higher level and serve the greater Tinley Park community.

Architecturally, the success of this design is intended to transcend raw utility. Instead, it is intended to combine the energy and dynamics of a crafted exterior that carries the same quality and experience into the store with a program that encourages the user to enjoy the complete shopping experience. The architecture of the center represents a forward-looking design comprised of traditional materials (brick) that will be used in a timeless way. Colors, textures, and patterns will mesh to create dynamic surfaces that will give the building a unique character, both during the day and at night.

At night, light will emanate from a veil of screening and the masonry projections will appear to dance along the facade as light and shadow give this design its signature loftiness. During the day, contrasting shades of deep charcoal gray brick and pearl white brick will create a delicately modeled facade. The interplay of these contrasting hues and textures will break down the massing, creating a sense of individual "charrettes" meant to engage and welcome the customer. The design takes full advantage of the durability and timelessness of these materials.



This center departs from the typical formulaic designs of the past favoring longevity, performance, and a well-planned design. Pete's Fresh Market has always taken pride in the structures they create and the marriage of quality design and superior product. These qualities remain paramount to their success.

Pete's will likely also contribute to Tinley Park in other ways. Pete's employees 120-130 people for their store and 10 to 20 for their warehouse. Parking for these employees shall be dedicated at the west of the site (the warehouse has dedicated parking at its northwest corner) and enforced by signage and store management.

This development has three phases:

The first phase is the redevelopment of the former vacant and distressed Kmart store at the south of the lot. Pete's will adaptively reuse this store as a warehouse for their products for distribution to their other local stores. Pete's may eventually incorporate some administrative offices into this warehouse space, but this will be Phase II work. As far as truck traffic, only Pete's and its vendors will load and unload at this facility.

The second phase is the development of the rest of the site for the new Pete's Grocery store and the new inline retail to its north (to be built at the same time). This phase will include the reorientation of the entire parking field to serve the Pete's and the retail, as well as all its associated infrastructure, landscaping (at the front of the store and in the parking fields), and lighting. Also, in this phase, Pete's shall expand to the east of the existing warehouse structure to expand the warehouse to better suit their needs (12,400 sf). Pete's will also assure that the storefront on the north (entry) side of this facility shall be cleaned up to avoid the look of "vacancy" but will also de-emphasize its appearance as an entry. Pete's will add masonry screen walls at the trash compacting units and at the truck docks to comply with their ordinances for screening. Finally, Pete's will add any required screening to roof top units, rack houses and condensers that are not obscured by parapets or other means as the code may require. Landscaping improvements will include significant improvements to the fencing at the western property line, additional plantings at the West and South buffer-yards, additional trees to meet or exceed code requirements, additional hedges along Harlem, and parking lot islands have been revised to be 10' wide.

The third phase will be the development of the out lots along Harlem Avenue. This design work has not yet begun and will not be a part of this submission other than the allocation for these lots on the civil plans.

Pete's will assure that the flow of traffic (vehicular, pedestrian and truck) will be with as little conflict as possible, as they know this is first, and foremost, a Grocery store shopping center. The secondary associated uses shall not impede this primary use.

Pete's Fresh Market looks forward to a long history with the Village of Tinley Park!



FINAL ENGINEERING FOR

PETE'S FRESH MARKET REDEVELOPMENT

16300 S. HARLEM AVE., TINLEY PARK, IL

INDEX OF SHEETS					
SHEET NUMBER	SHEET TITLE				
C0.0	SITE LOCATION MAP & CIVIL LEGEND				
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C0.3	DEMOLITION PLAN				
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C1.1	PHASING PLAN				
C2.0	SITE GRADING PLAN				
C2.1	SOIL EROSION & SEDIMENT CONTROL PLAN				
C2.2	SOIL EROSION & SEDIMENT CONTROL DETAILS				
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C4.0	CONSTRUCTION DETAILS				
C4.1	CONSTRUCTION DETAILS				
C4.2	CONSTRUCTION DETAILS				

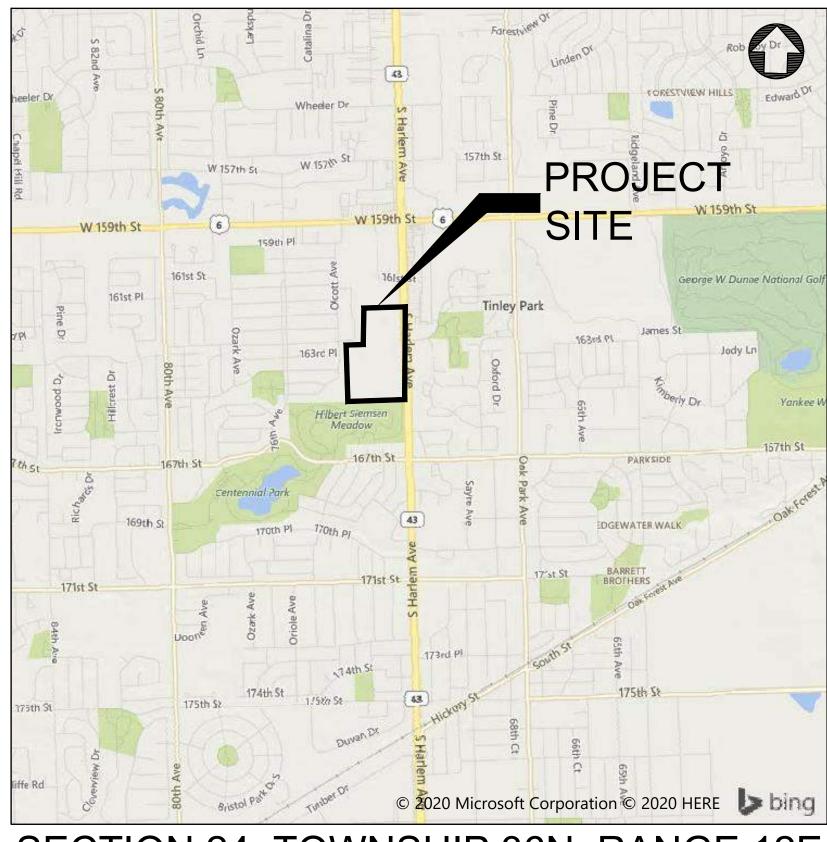
DRAINAGE CERTIFICATE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF THIS SUBDIVISION (DEVELOPMENT), OR ON THIS SITE, OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE PROPERTY OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION (DEVELOPMENT), OR THIS SITE.

1/22/2020 DATE

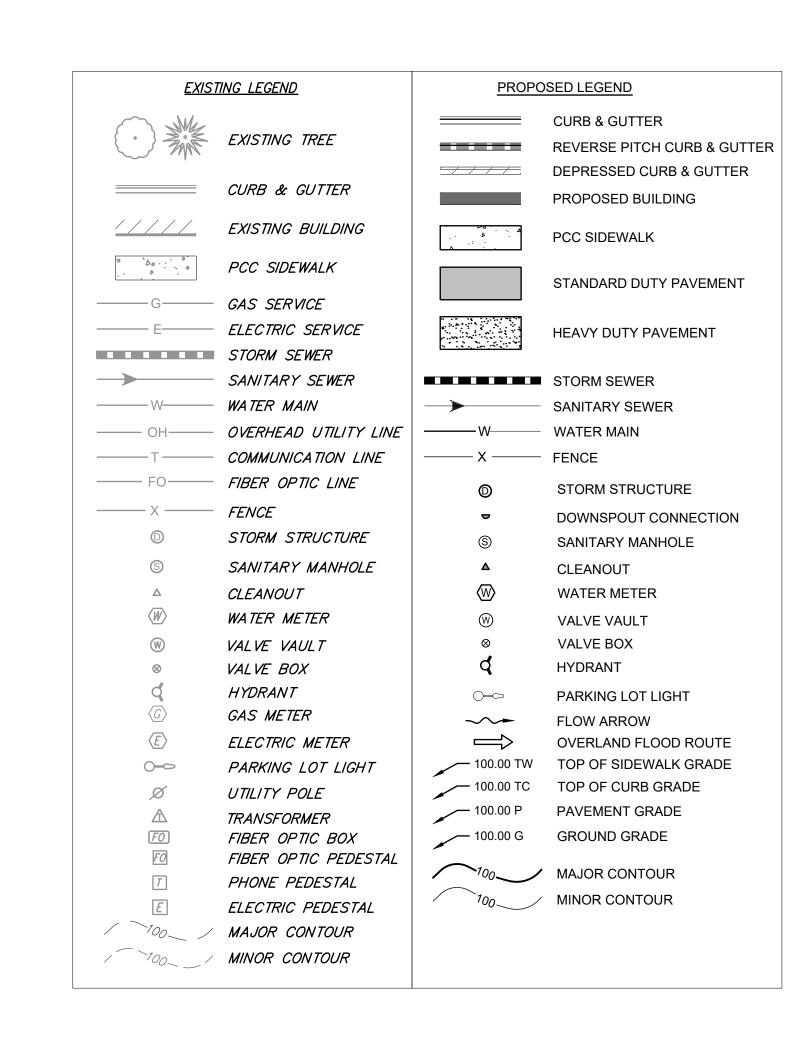


LOCATION MAP



SECTION 24, TOWNSHIP 36N, RANGE 12E

PROJECT CONTACTS					
OWNER	ARCHITECT	CIVIL	LANDSCAPE	SURVEY	
JD REAL ESTATE	CAMBURAS THEODORE LTD	CAGE ENGINEERING	LG WORKSHOP, LLC	JOSEPH A. SCHUDT & ASSOCIATES	
EUGENE GRZYNKOWICZ	JOHN BRADSHAW	MATTHEW SCHUMACHER	LARRY GLASSCOCK	D. WARREN OPPERMAN	
4333 S. PULASKI CHICAGO, IL 60632	2454 E DEMPSTER ST DES PLAINES, IL 60016	3110 WOODCREEK DR. DOWNERS GROVE, IL 60515	2324 W ARMITAGE AVE CHICAGO, IL 60647	9455 ENTERPRISE DRIVE MOKENA, IL 60448	
773.843.1400	847.404.6180	630.598.0007	773.484.0119	708.710.4693	



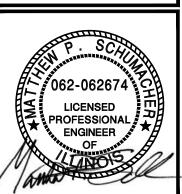
SITE BENCHMARKS

- 1. TOP OF THE SOUTHWEST FLANGE BOLT OF HYDRANT IN ISLAND NEAR THE NORTHEAST BUILDING CORNER. ELEVATION: 700.44 (NAVD 88)
- 2. TOP OF THE SOUTHWEST FLANGE BOLT OF HYDRANT IN ISLAND NEAR THE NORTHWEST BUILDING CORNER. ELEVATION: 700.86 (NAVD 88)
- 3. TOP OF THE SOUTHWEST FLANGE BOLT OF HYDRANT ALONG ENTRANCE TO TRUCK DOCKS BY TRANSFORMER. ELEVATION: 704.31 (NAVD 88)
- 4. TOP OF THE SOUTHWEST FLANGE BOLT OF HYDRANT IN ISLAND NEAR BUILDING. ELEVATION: 706.60 (NAVD 88)









REVISIONS A

ESIGN AND THESE DRAWINGS ARE THE PROPERTY ENGINEERING, INC. NO PART OF THIS WORK MAY B

PETE'S FRESH MARKE REDEVELOPMENT

PROJ NO: 200135

ENG: JGN

DATE: 05.27.2021

SHEET TITLE

SITE LOCATION MAP & CIVIL LEGEND

SHEET NUMBER



GENERAL REQUIREMENTS:

- 1. ALL WORK SHALL BE IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (HEREIN AFTER REFERRED TO AS STANDARD SPECIFICATIONS) ADOPTED APRIL 1, 2016 AND SUPPLEMENTAL SPECIFICATIONS. WITHIN THE STANDARD SPECIFICATIONS, ARTICLES 105.01, 105.09, 105.10, 105.11, 105.12, 105.13 AND SECTION 109 SHALL NOT BE INCORPORATED INTO THIS CONTRACT
- 2. SCOPE OF WORK: THE PROPOSED IMPROVEMENTS CONSIST OF SUPPLYING ALL THE NECESSARY LABOR, MATERIAL AND EQUIPMENT TO SATISFACTORILY CONSTRUCT AND INSTALL ALL IMPROVEMENTS ACCORDING TO THE PLANS DESIGNATED HEREIN.
- 3. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO LOCATE AND PROTECT ALL UNDERGROUND FACILITIES/UTILITIES DURING CONSTRUCTION OPERATIONS AS OUTLINED IN ARTICLE 107.31 OF THE STANDARD SPECIFICATIONS AND CONTACT THE OWNER. ANY DAMAGE TO ANY UTILITIES SHALL BE PROMPTLY REPORTED TO THE OWNER. REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE UNDERGROUND UTILITIES SHOWN HEREIN ARE APPROXIMATE AND BASED ON THE ACTUAL LOCATION OF SURFACE STRUCTURES AND PLANS PROVIDED BY THE OWNER. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND MARKING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITIES MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY, AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVEGROUND UTILITIES REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITY PROPERTY FROM CONSTRUCTION OPERATIONS.
- 4. THE CONTRACTOR SHALL FURNISH, ERECT, AND MAINTAIN MARKINGS AND ASSOCIATED HAZARD WARNING LIGHTS, DELINEATOR FENCE, AND OTHER ASSOCIATED FACILITIES AS REQUIRED FOR OPEN TRENCHES, EXCAVATIONS, TEMPORARY STOCK PILES, AND PARKED CONSTRUCTION EQUIPMENT THAT MAY POSE A POTENTIAL HAZARD AS PART OF THE DAILY OPERATIONS AT THIS SITE. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY.
- 5. CONTRACTOR SHALL CONTINUOUSLY COMPARE ALL LINES, GRADES, AND OTHER INFORMATION APPEARING ON THE PLANS WITH THE ACTUAL LINES, GRADES, AND SITE CONDITIONS. ANY DISCREPANCIES THAT MAY AFFECT THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER IN WRITING FOR DISPOSITION BEFORE CONTRACTOR PROCEEDS WITH THE WORK. CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR THE WORK COMPLETED PRIOR TO THE REPORT TO THE OWNER AND ENGINEER, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CORRECTION OF THE WORK PRIOR TO THE REPORT TO THE OWNER AND ENGINEER.
- 6. CONTRACTOR PARKING AND LAYDOWN AREAS SHALL BE COORDINATED WITH THE OWNER.
- 7. PRIOR TO PERFORMING ANY WORK IN OR ON THE RIGHT OF WAY OF ANY CITY OR STATE ROADWAY, THE CONTRACTOR SHALL NOTIFY THE CITY / STATE TRAFFIC ENGINEER'S OFFICE. THE CONTRACTOR SHALL ERECT WARNING SIGNS AND BARRICADES TO PROTECT THE TRAVELING PUBLIC AND HIS WORKERS. THE SIGNING AND BARRICADING SHALL CONFORM TO THE APPROPRIATE APPLICATIONS OUTLINED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES OR AS OTHERWISE DIRECTED BY THE CITY / STATE TRAFFIC ENGINEER. IF PERMITS ARE REQUIRED TO CONDUCT THE WORK, THE CONTRACTOR SHALL SECURE THE PERMITS AND SUPPLY THEM TO THE OWNER AT NO ADDITIONAL COST. ALL FULL WIDTH LANE CLOSURES, PARTIAL LANE CLOSURES, AND CONSTRUCTION ADJACENT TO PAVEMENT SHALL BE IDENTIFIED, SIGNED, AND BARRICADES ERECTED IN CONFORMANCE WITH THE APPLICABLE ARTICLES OF SECTION 701 OF THE STANDARD SPECIFICATIONS AND THE MUNICIPALITY'S REQUIREMENTS. ALL TRAFFIC PROTECTION, BOTH ONSITE AND OFFSITE, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- 8. CONTRACTOR SHALL REMOVE EARTHEN MATERIALS, EXISTING SURFACES, AND STRUCTURES AS REQUIRED. ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OFF-SITE AND SHALL BE INCIDENTAL TO THE CONTRACT.
- 9. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, UNLESS NOTED. THIS WILL INCLUDE BUT NOT BE LIMITED TO MUNICIPAL BUILDING PERMIT. THE OWNER WILL SECURE THE N.P.D.E.S. PERMIT. THE CONTRACTOR SHALL PROVIDE ANY FINANCIAL SURETIES REQUIRED AS PART OF ANY PERMIT.
- 10. WHEN CONCRETE IS PLACED ABUTTING STRUCTURES, FOUNDATIONS OR EXISTING SIDEWALKS, A BOND BREAKER CONSISTING OF 1" P.J.F. AND ELASTOMERIC JOINT SEALANT SHALL BE USED FULL DEPTH UNLESS OTHERWISE NOTED.
- 11. MAXIMUM CONTRACTION JOINT SPACING ON CONCRETE CURB AND GUTTER OR CONCRETE GUTTER SHALL NOT EXCEED 25'.
- 12. SIDEWALK RAMPS FOR ADA SHALL BE IN ACCORDANCE WITH THE DETAILS SHOWN HEREIN. DETECTABLE WARNINGS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
- 13. HOT-MIX ASPHALT PAVEMENT PATCHING SHALL BE IN ACCORDANCE WITH SECTION 442 OF THE STANDARD SPECIFICATIONS.
- 14. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND SUBMITTING ELECTRONIC AS-BUILT DRAWINGS, FOR UTILITIES AND DETENTION AREAS, TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO SENDING TO THE VILLAGE FOR FINAL PROJECT ACCEPTANCE.
- 15. CONSTRUCTION STAKING, LAYOUT, AND GRADING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR USING THE BASIC TOPOGRAPHIC SURVEY CONTROLS PROVIDED IN THE PLANS. CONTRACTOR SHALL VERIFY SURVEY CONTROLS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES IN THE SURVEY CONTROLS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION. ANY ADDITIONAL SURVEY CONTROLS REQUIRED FOR CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 16. CONTRACTOR SHALL COORDINATE ALL UTILITY LINE CROSSINGS TO ENSURE ALL PIPES MAINTAIN MINIMUM COVER, MINIMUM CLEARANCES, AND PROPER SEPARATION. GRAVITY LINES SHALL HAVE PRECEDENCE OVER PRESSURIZED LINES.
- 17. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS INCORPORATED INTO THE WORK FOR ENGINEER REVIEW AND APPROVAL A MINIMUM OF 4 WEEKS PRIOR TO ORDERING.
- 18. REFERENCES TO "INSPECTION" OR "INSPECTOR" IN THE SPECIFICATIONS SHALL NOT CREATE, IMPOSE, OR GIVE RISE TO ANY DUTY OWED BY THE OWNER OR ENGINEER TO THE CONTRACTOR, ANY SUBCONTRACTOR, OR ANY SUPPLIER. ALL IMPROVEMENTS SHALL BE SUBJECT TO INSPECTION BY A DULY AUTHORIZED AND QUALIFIED OWNER'S REPRESENTATIVE BOTH DURING THE COURSE OF CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE. THE INSPECTOR SHALL HAVE AUTHORITY OVER MATERIALS OF CONSTRUCTION, METHODS OF CONSTRUCTION AND WORKSMANSHIP TO ENSURE COMPLIANCE WITH WORKING DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE FOR REASONABLE TESTS AND PROOF OF QUALITY OF MATERIALS AS REQUESTED BY THE INSPECTOR. UPON DUE CAUSE, WHICH SHALL INCLUDE WEATHER CONDITIONS, WORKMANSHIP OR NON-ADHEREANCE TO THE APPROVED PLANS AND SPECIFICATIONS, THE INSPECTOR SHALL HAVE THE AUTHORITY TO STOP CONSTRUCTION.
- 19. WHERE SECTION, SUB-SECTION, SUBDIVISION, OR PROPERTY MONUMENTS ARE ENCOUNTERED, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED BEFORE SUCH MONUMENTS ARE REMOVED. THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL PROPERTY MARKERS UNTIL AN OWNER OR AUTHORIZED SURVEYOR HAS WITNESSED OR REFERENCED THEIR LOCATION.
- 20. ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.
- 21. ALL AGGREGATE BASE COURSE SHALL BE COMPACTED TO 98% STANDARD PROCTOR DENSITY.
- 22. ALL AGGREGATE BASE AREAS TO BE PAVED (PAVEMENT, SIDEWALK, CURB, OR STRUCTURES) SHALL BE PROOF-ROLLED WITH SEVERAL PASSES OF A FULLY LOADED DUMP TRUCK. CONTRACTOR SHALL NOTIFY THE OWNER AND/OR ENGINEER 24 HOURS PRIOR TO PROOF ROLL AND SHALL MAKE ALL CORRECTIONS TO PROVIDE A SATISFACTORY SUBGRADE.
- 23. ANY UNCONTROLLED CRACKING THAT OCCURS IN CONCRETE PAVEMENT, SIDEWALK, CURB, OR CURB AND GUTTER PRIOR TO FINAL ACCEPTANCE SHALL BE ROUTED OR SAWED AND SEALED ACCORDING TO THE STANDARD SPECIFICATIONS.
- 24. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY WORK IN AND AROUND UTILITY-OWNED INFRASTRUCTURE AND MAKE THEM AWARE OF WORK TO BE PERFORMED.
- 25. ALL SIDEWALKS SHALL BE 4 INCHES IN THICKNESS AND CONSTRUCTED TO THE WIDTH SHOWN ON THE PLANS. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH A MIN. CROSS SLOPE OF 1% AND A MAX. CROSS SLOPE OF 2%. SIDEWALK THICKNESS SHALL BE INCREASED TO A MINIMUM 6" AT DRIVEWAYS

- OR AS REQUIRED BY THE MUNICIPALITY.
- 26. ANY SIDEWALKS, FENCES, AND OTHER ITEMS NOT SHOWN TO BE REMOVED, BUT DAMAGED DURING CONSTRUCTION, SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- 27. CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY A MINIMUM OF 48 HOURS PRIOR TO CONNECTING TO OR INSTALLING ANY PUBLIC SEWER OR WATER MAINS.
- 28. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE PROJECT SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, THE CONTRACTOR MUST IMMEDIATELY PROVIDE THE INFORMATION 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 DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK EFFECTED BY OMISSIONS OR DISCREPANCIES. IF THE CONTRACTOR FAILS TO SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL.

EXISTING TOPOGRAPHY:

- ALL UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE DERIVED FROM EXISTING UTILITY MARKINGS, OLD SITE PLANS, UTILITY COMPANY MAPS, PRIVATE LOCATOR AND OBSERVED EVIDENCE.
- 2. ALL PIPE SIZES REFERENCED HEREON ARE SHOWN ACCORDING TO UTILITY COMPANY MAPS, OLD SITE PLANS AND OBSERVED EVIDENCE. ALL PIPE SIZES AND INVERTS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
- 3. PRIOR TO ANY EXCAVATION CONTRACTORS SHALL CALL THE TOLL FREE J.U.L.I.E. TELEPHONE NUMBER 1-800-892-0123. ALLOW 48 HOURS FOR LOCATIONS OTHER THAN EMERGENCY ASSISTANCE.

E DEMOLITION

- EXISTING UTILITIES TO REMAIN, WHICH ARE DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION, SHALL BE REPAIRED AND/OR REPLACED WITHOUT ADDITIONAL COMPENSATION. CONFLICTS WITH PROPOSED CONSTRUCTION AND UTILITIES TO REMAIN ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONSTRUCTION MANAGER FOR COORDINATION WITH THE OWNER'S REPRESENTATIVE, ENGINEER, AND UTILITY COMPANY.
- 2. NO DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL TAKE PLACE WITHIN PUBLIC RIGHT-OF-WAY UNTIL ALL PERMITS ARE SECURED.
- 3. ALL PAVEMENT TO BE REMOVED SHALL BE SAWCUT FULL DEPTH.
- 4. CONTRACTOR SHALL EMPLOY ALL MEASURES NECESSARY DURING DEMOLITION TO CONTROL EROSION AND INSURE THAT SEDIMENT DOES NOT LEAVE THE SITE. TRACKING OF DIRT ONTO PUBLIC STREETS AND EXISTING PARKING LOT SHALL BE CLEANED IMMEDIATELY, AND ALL SEDIMENT AND EROSION CONTROL ITEMS SHALL BE INSTALLED PRIOR TO CLEARING AND DEMOLITION WORK.
- 5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING FAMILIAR WITH ALL CONSTRUCTION DOCUMENTS.
- 6. ITEMS INDICATED TO BE REMOVED SHALL BE COMPLETELY REMOVED UNLESS INDICATED OTHERWISE.
- 7. ALL TREES AND BRUSH INDICATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ROOT BALLS.
- 8. UNLESS OTHERWISE IDENTIFIED AND/OR NOTED ON THE DEMOLITION PLAN, CONTRACTOR SHALL FULLY DEMOLISH, REMOVE, AND LAWFULLY DISPOSE OF ALL EXISTING BUILDINGS, IMPROVEMENTS, AND RELATED APPURTENANCES AT THIS SITE AND PROPERTY. CONTRACTOR SHALL ALSO DEMOLISH, REMOVE, AND LAWFULLY DISPOSE OF EXISTING IMPROVEMENTS AND CONSTRUCTIONS IN THE PUBLIC RIGHT-OF-WAY NECESSARY TO ACCOMPLISH THE NEW PROJECT WORK DESCRIBED ELSEWHERE IN THESE BIDDING AND CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL PROCURE ALL NECESSARY PERMITS AND APPROVALS FOR SUCH DEMOLITION WORK (BOTH INSIDE THE PROPERTY LINE AND IN THE PUBLIC RIGHT-OF-WAY) PRIOR TO COMMENCING ANY DEMOLITION OPERATIONS.
- 9. CONTRACTOR SHALL FULLY PROTECT ALL SURROUNDING PROPERTIES FROM ANY AND ALL DAMAGE DURING DEMOLITION OPERATIONS; AND SHALL BE FULLY RESPONSIBLE FOR REPAIRING (TO A CONDITION ACCEPTABLE TO THE OWNER AND ARCHITECT) ANY AND ALL DAMAGE THAT DOES
- 10. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROLS AND RELATED APPURTENANCES THAT ARE REQUIRED BY ANY APPLICABLE CODES AND ORDINANCES, DURING ALL DEMOLITION OPERATIONS.
- 11. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE SAFETY AND SECURITY OF THE PROJECT SITE AND ITS SURROUNDINGS DURING DEMOLITION OPERATIONS.
- 12. ALL DEMOLISHED EXISTING MATERIALS, SYSTEMS, AND CONSTRUCTIONS SHALL BE DISPOSED OF IN A LAWFUL MANNER, AND WRITTEN RECORDS OF THE FINAL DESTINATION FOR THESE MATERIALS, SYSTEMS, AND CONSTRUCTIONS SHALL BE PROVIDED TO THE OWNER AND ENGINEER.
 ADDITIONALLY, SOME EXISTING MATERIALS AND SYSTEMS MAY NEED TO BE RECYCLED AND/OR OTHERWISE SALVAGED IN ORDER TO MEET THE SUSTAINABILITY AND LEED REQUIREMENTS OF THIS PROJECT. SEE OTHER PORTIONS OF THESE BIDDING AND CONSTRUCTION DOCUMENTS FOR SUCH REQUIREMENTS.
- 13. EXISTING SITE SHALL BE CLEANED ON A DAILY BASIS THROUGHOUT THE DURATION OF DEMOLITIONS OPERATIONS; AND NO DEBRIS OR PRODUCTS OF DEMOLITION SHALL BE ALLOWED TO ACCUMULATE OUTSIDE THE BOUNDARIES OF THE SITE.
- 14. CONTRACTOR SHALL FULLY COORDINATE ALL PROJECT DEMOLITION OPERATIONS, INCLUDING THE REMOVAL AND LAWFUL DISPOSAL OF MATERIALS AND SYSTEMS.
- 15. CONTRACTOR SHALL SUBMIT A COMPLETE WRITTEN PLAN AND SCHEDULE FOR ALL PROPOSED DEMOLITION WORK TO OWNER AND ARCHITECT FOR REVIEW AND COMMENT, PRIOR TO BEGINNING ANY SUCH OPERATIONS. DURING THE COURSE OF THIS DEMOLITION WORK, IF ANY ARTIFACTS OR OTHER UNUSUAL ITEMS ARE DISCOVERED, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER IMMEDIATELY, BEFORE PROCEEDING ANY FURTHER. ANY EXPENSES RESULTING FROM THE FAILURE TO PROVIDE SUCH IMMEDIATE NOTIFICATION SHALL BE BORNE BY THE CONTRACTOR.

SITE LAYOUT:

- 1. JOINTS IN SIDEWALK SHALL BE TOOLED AT 5' MAX. INTERVALS, UNLESS INDICATED OTHERWISE.
- 2. NORTHING-EASTING COORDINATES AND DIMENSIONS FOR CURB AND GUTTER ARE TO FACE OF CURB.
- 3. CONTRACTOR SHALL COORDINATE ALL WORK WITHIN PUBLIC RIGHT-OF-WAY WITH THE APPROPRIATE PUBLIC AGENCY. NOTIFICATION SHALL OCCUR A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK WITHIN PUBLIC RIGHT-OF-WAY. ALL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- 4. P.C. CONCRETE PAVEMENT AND SIDEWALKS SHALL BE CLASS PV AND CLASS SI, RESPECTIVELY, IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS.
- 5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING FAMILIAR WITH ALL CONSTRUCTION DOCUMENTS.
- 6. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DOOR LOCATIONS.
- 7. CONTRACTOR SHALL COORDINATE EQUIPMENT PADS WITH EQUIPMENT MANUFACTURERS.

SITE GRADING AND EROSION CONTROL:

- 1. ALL SUBGRADE EXCAVATION AND COMPACTION SHALL BE COMPLETED IN ACCORDANCE WITH THE "SOILS REPORT".
- 2. ENGINEERED STRUCTURAL FILLS SHALL BE INCLUDED IN OVERALL SITE DEVELOPMENT TO PROVIDE ADEQUATE STRUCTURAL SUPPORT FOR THE FLOOR SLABS ON GRADE AND ADJOINING PAVEMENT AREAS. REFER TO THE GEOTECHNICAL REPORT FOR APPROVED FILL MATERIALS.
- 3. WHERE FIRM FOUNDATION MATERIAL IS NOT ENCOUNTERED AT THE GRADE ESTABLISHED, DUE TO UNSUITABLE SOIL, ALL SUCH UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH APPROVED COMPACTED GRANULAR MATERIAL.

- 4. TOPSOIL SHALL BE STRIPPED IN ALL STRUCTURAL FILL AREAS BEFORE PLACEMENT OF FILL MATERIAL AND SHALL BE STOCKPILED IN AREAS DESIGNATED BY THE OWNER OR PER PLAN.
- 5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM EARTHWORK CALCULATIONS BASED ON THE PROVIDED PLANS AND TO LAWFULLY DISPOSE OF AND REMOVE ANY EXCESS MATERIAL FROM THE PROJECT SITE, OR TO PROVIDE ANY NECESSARY FILL MATERIAL THAT MAY BE REQUIRED TO MEET THE FINAL PLAN GRADES. THE DISPOSAL OR PROVIDING OF MATERIAL SHALL BE INCIDENTAL TO THE CONTRACT.
- 6. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL."
- 7. THE OWNER/ENGINEER SHALL PROVIDE THE SOIL EROSION AND SEDIMENT CONTROL PLANS INCLUDED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTATION OF THE STORMWATER POLLUTION PREVENTION PLAN BOOKLET AND ASSOCIATED DOCUMENTS IN ACCORDANCE WITH THE "GENERAL NPDES PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES," AND A COPY SHALL BE KEPT ONSITE AT ALL TIMES.
- 8. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INSTALLATION, ALL INSPECTIONS, AND MAINTENANCE OF ALL EROSION CONTROL FACILITIES REQUIRED BY THE GENERAL NPDES PERMIT UNTIL FINAL STABILIZATION OF ALL AREAS DISTURBED BY CONSTRUCTION OCCURS. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
- 9. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY MUST BE SEEDED, SODDED, BLANKETED OR OTHERWISE PROTECTED WITHIN 14 DAYS OF FINAL DISTURBANCE. ALL AREAS DISTURBED BY THE CONTRACTOR DURING THE CONSTRUCTION OF THIS PROJECT WHICH ARE LOCATED OUTSIDE OF THE PROPOSED SEEDING LIMITS SHALL BE GRADED TO DRAIN, FERTILIZED, SEEDED, MULCHED AND WATERED. THE COST ASSOCIATED WITH THE PLACEMENT OF ADDITIONAL FERTILIZER, SEED, MULCH AND WATERING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. A MINIMUM OF 70% VEGETATIVE COVERAGE IS REQUIRED PRIOR TO ACCEPTANCE. SEE LANDSCAPE PLANS FOR ADDITIONAL REQUIREMENTS.
- 10. ALL EROSION CONTROL MEASURES SHOWN ON THE PLAN ARE THE MINIMUM MEASURES REQUIRED. UNFORESEEN CHANGES IN SCOPE, SCHEDULE OR CONSTRUCTION METHODS MAY RESULT IN CHANGES OR ADDITIONS TO THIS PLAN AND THE SWPPP. ANY CHANGES OR ADDITIONS NECESSARY TO MAINTAIN COMPLIANCE WITH THE NPDES PERMIT SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER.
- 11. SHOULD PROJECT SCHEDULING PROHIBIT THE ABILITY TO SEED DISTURBED EARTH UPON COMPLETION OF GRADING, CONTRACTOR SHALL EMPLOY ALTERNATE SOURCE CONTROLS IN ADDITION TO THOSE ON THIS PLAN, INCIDENTAL TO THE CONTRACT.
- 12. DUST CONTROL MUST BE PROVIDED AS NEEDED, BY WATERING OR OTHER MEANS.
- 13. ALL AREAS WITH THE EXCEPTION OF PAVEMENT SHALL BE FINISHED IN ACCORDANCE WITH THE LANDSCAPE PLANS INCLUDED IN THE PLAN SET.
- 14. CONTRACTOR SHALL INSTALL INLET FILTER PROTECTION BASKETS INSIDE ALL EXISTING AND PROPOSED MANHOLES AND INLET FRAMES.
- 15. CONTRACTOR IS REQUIRED TO PROVIDE AND USE A CONCRETE WASHOUT AREA FOR RINSING CONCRETE TRUCKS.
- 16. CONTRACTOR IS REQUIRED TO PROVIDE AND USE A TEMPORARY CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION TRAFFIC PER PLAN.
- 17. CONTRACTOR SHALL PROVIDE AND USE A WHEEL WASH SYSTEM TO ENSURE THAT ALL CONSTRUCTION TRAFFIC ENTERING AND EXITING THE SITE MAINTAIN CLEAN TIRES. ANY SEDIMENT TRACKED ONTO ADJACENT ROADWAYS OR PAVED AREAS SHALL BE REMOVED BY THE CONTRACTOR BY THE END OF THE SAME WORK DAY.
- 18. ALL ELEVATIONS SHOWN ARE TO FINISHED PAVEMENT UNLESS SPECIFIED OTHERWISE.
- 19. ALL SLOPES GREATER THAN OR EQUAL TO 4:1 SHALL BE STABILIZED WITH NAG S75BN OR EQUIVALENT.
- 20. CONTRACTOR SHALL PROVIDE A MINIMUM OF 6" TOPSOIL IN ALL ISLANDS, LANDSCAPE AREAS, AND OPEN SPACES.

SITE UTILITIES

- 1. THIS CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- A. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", CURRENT EDITION.
- B. ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION"
- C. VILLAGE OF TINLEY PARK OFFICE OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS
- 2. ALL UTILITY TRENCHES UNDER OR WITHIN 2' OF EXISTING OR PROPOSED PAVEMENT OR BUILDING SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH IDOT SPECIFICATIONS. CONTROLLED LOW-STRENGTH MATERIAL (CLSM) SHALL BE USED TO BACKFILL TRENCHES WITHIN PUBLIC RIGHT OF WAY. THE CLSM SHALL EXTEND 2 FT PAST THE PROPOSED PAVEMENT, CURB, OR SIDEWALK.
- 3. OPEN CUT TRENCHES SHALL BE SHEETED AND BRACED AS REQUIRED BY THE GOVERNING STATE, FEDERAL LAWS AND MUNICIPAL ORDINANCES, AND AS MAY BE NECESSARY TO PROTECT LIFE, PROPERTY OR THE WORK.
- 4. CONTRACTOR SHALL AT ALL TIMES DURING CONSTRUCTION PROVIDE AND MAINTAIN SUFFICIENT MEANS AND DEVICES TO REMOVE AND PROPERLY DISPOSE OF ALL WATER ENTERING THE EXCAVATIONS. WATER SHALL BE FILTERED AND DISCHARGED IN ACCORDANCE WITH THE NPDES REQUIREMENTS.
- 5. ALL PIPE SHALL BE INSTALLED ON A BEDDING OF APPROVED, COMPACTED GRANULAR MATERIAL UNLESS OTHERWISE APPROVED BY THE ENGINEER. THE BEDDING MATERIAL SHALL BE INSTALLED PER STANDARD SPECIFICATIONS AND PROVIDED PLAN DETAILS.
- 6. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN ALL WATER MAINS AND SEWERS. IF SEPARATION IS NOT POSSIBLE, WATER MAIN ENCASEMENT SHALL BE REQUIRED OR THE SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE.
- 7. WATER MAINS SHALL CROSS ABOVE SEWERS WITH A MINIMUM VERTICAL SEPARATION OF 18 INCHES WHILE STILL MAINTAINING THE REQUIRED DEPTH OF COVER. IF PROPER SEPARATION IS NOT POSSIBLE, OR IF THE WATER MAIN MUST BE ROUTED UNDER THE SEWER, WATER MAIN ENCASEMENT SHALL BE REQUIRED OR THE SEWER SHALL BE CONSTRUCTED OF WATER MAIN OUT TO THE
- 8. ALL SANITARY SEWERS SHALL BE TESTED FOR EXFILTRATION OF AIR UNDER PRESSURE, INFILTRATION OF WATER, AND/OR EXFILTRATION OF WATER AS PER STANDARD SPECIFICATIONS. ALL SANITARY SEWERS SHALL BE DEFLECTION TESTED NO SOONER THAN 30 DAYS AFTER INSTALLATION. ALL MANHOLES SHALL BE TESTED FOR WATERTIGHTNESS BY EITHER ASTM C 969 OR ASTM C 1244.
- 9. STORM SEWER SHALL BE IN CONFORMANCE WITH THE FOLLOWING:
- A. REINFORCED CONCRETE PIPE (RCP), ASTM C76
- a. GASKETS ASTM C443
- b. FITTINGS ASTM C443
- B. SMOOTH INTERIOR WALLED HIGH DENSITY POLYETHYLENE PIPE (HDPE), ASTM D3212, N-12 WT
- a. WATER TIGHT JOINTS
- b. JOINT SHALL BE SEALED SUFFICIENTLY TO PREVENT JETTING OR LEAKING AT THE JOINT
- C. PVC STORM SEWER PIPING, ASTM D 3034, SDR 35

a. TYPE 1 CLOSED LID = NEENAH R-1713

b. ASTM F 477, ELASTOMERIC SEALS FOR GASKETED JOINTS

a. BELL-AND-SPIGOT ENDS

- D. FRAME AND GRATES
- b. TYPE 1 OPEN LID = NEENAH R-2504c. TYPE 3 = NEENAH R-3281-A
- d. DITCH GRATE = NEENAH R-4342

- 10. SANITARY SEWER SHALL BE IN CONFORMANCE WITH THE FOLLOWING:
- A. PIPE AND FITTING MATERIAL POLYVINYL CHLORIDE (PVC) SDR 26, ASTM D 3034, TYPE PSM
- B. GASKETS FLEXIBLE ELASTOMERIC, ASTM F 477, ASTM D 3139
- C. JOINTS ASTM D 3212
- D. BEDDING CLASS II, ASTM 2321
- 11. ALL CLEANOUT RIMS SHALL BE CONSTRUCTED FLUSH WITH THE FINISHED GROUND SURFACE.
- 12. CONTRACTOR SHALL COORDINATE CONSTRUCTION OF SANITARY SEWER SERVICES WITH THE DEPARTMENT OF PUBLIC WORKS.
- 13. CONTRACTOR SHALL COORDINATE WATER MAIN, FIRE AND DOMESTIC WATER SERVICES WITH THE DEPARTMENT OF PUBLIC WORKS.
- 14. GENERAL CONTRACTOR SHALL COORDINATE ALL UTILITY LINES THAT ENTER THE BUILDING. IN GENERAL, PLUMBING PLANS SHOW ALL INTERIOR BUILDING PIPING AND PIPING UP TO 5-FEET OUTSIDE THE BUILDING. CIVIL PLANS SHOW SITE PIPING BEGINNING FROM 5-FEET OUTSIDE THE BUILDING. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONNECTIONS.
- 15. CONTRACTOR SHALL COORDINATE ALL UTILITY LINE CROSSINGS TO ENSURE ALL PIPES MAINTAIN MINIMUM COVER, MINIMUM CLEARANCES, AND PROPER SEPARATION. GRAVITY LINES SHALL HAVE PRECEDENCE OVER PRESSURIZED LINES.
- 16. ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.
- 17. ALL MANHOLES AND INLET CASTINGS LOCATED WITHIN BITUMINOUS ASPHALT PAVEMENT SHALL BE CONSTRUCTED WITH A CONCRETE APRON AT THE SURFACE.
- 18. FOR ALL WATERMAIN CONSTRUCTION:
- A. WATER MAIN AND SERVICES TO BE INSTALLED WITH A MINIMUM OF 5'-6" OF COVER FROM FINISHED GRADE TO TOP OF WATER PIPE.
- B. TWO COMPLETE PIPE LENGTHS OF RESTRAINED JOINT PIPE SHALL BE CONSTRUCTED ON THE BRANCH LEG OF ALL TEES AND BOTH SIDES OF ALL 90 DEGREE BENDS.
- C. ONE COMPLETE PIPE LENGTH OF RESTRAINED JOINT PIPE SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL 11-1/4 AND 22-1/2 DEGREE BENDS.
- D. ALL BENDS, TEES, PLUGS, VALVES AND HYDRANTS SHALL BE RESTRAINED JOINT.
- E. ALL WATERMAIN PIPE 4" AND LARGER SHALL BE POLY WRAPPED DUCTILE IRON PIPE SPECIAL CLASS 52, 250 PSI RATING, WITH SINGLE GASKET JOINTS. CEMENT LINING SHALL BE PROVIDED
- F. ALL WATER SERVICE PIPE LESS THAN 4" SHALL BE COPPER PIPE, TYPE K OR PVC SDR 9 WITH A PRESSURE RATING OF 200 PSI.

INDEMNIEIC ATION:

1. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, THE VILLAGE OF TINLEY PARK, AND CAGE ENGINEERING, INC. FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE CONTRACTOR'S WORK. IN ANY AND ALL CLAIMS AGAINST THE OWNER OR CAGE ENGINEERING, INC. BY ANY EMPLOYEE OF THE CONTRACTOR, OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR, OR ANYONE FOR WHOSE ACTS THE CONTRACTOR MAY BE LIABLE, THE INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR UNDER WORKER'S COMPENSATIONS ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.

INSURANCE REQUIREMENTS

- 1. THE CONTRACTOR SHALL PURCHASE AND MAINTAIN COMPREHENSIVE GENERAL LIABILITY AND OTHER INSURANCE SET FORTH BELOW WHICH WILL PROVIDE PROTECTION FROM CLAIMS WHICH MAY ARISE OUT OF OR RESULTING FROM THE PERFORMANCE OF WORK BY ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR OR BY ANYONE FOR WHOSE ACTS THE CONTRACTOR MAY BE LIABLE.
- A. COMPREHENSIVE AUTOMOBILE LIABILITY INSURANCE COVERING ALL AUTOMOBILES, TRUCKS, TRAILERS AND ANY OTHER MOTORIZED EQUIPMENT OWNED OR LEASED BY THE CONTRACTOR.
- B. WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE IN ANY AMOUNT NOT LESS THAN STATUTORY LIMITS REQUIRED BY LAW.
- C. COMPREHENSIVE GENERAL LIABILITY INSURANCE INCLUDING COVERAGE IN THE AMOUNT OF \$500,000 PER ACCIDENT FOR PROPERTY DAMAGE AND \$1,000,000 PER PERSON AND \$3,000,000 AGGREGATE PER ACCIDENT FOR BODILY INJURY, SICKNESS OR DISEASE, OR DEATH OF ANY

PERSON. 2. CERTIFICATE OF INSURANCE

A. THE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL HE HAS FILED WITH THE MUNICIPALITY AND ITS INSPECTOR A CERTIFICATE OF INSURANCE SHOWING COMPLETE COVERAGE OF ALL INSURANCE REQUIRED, SIGNED BY THE INSURANCE COMPANIES OR THEIR AUTHORIZED AGENTS. EACH CERTIFICATE SHALL PROVIDE THAT COVERAGE SHALL NOT BE TERMINATED OR REDUCED WITHOUT 30 DAYS ADVANCE WRITTEN NOTICE TO THE MUNICIPALITY AND ITS INSPECTOR. THE CONTRACTOR SHALL NAME THE OWNER, THE VILLAGE OF TINLEY PARK AND CAGE ENGINEERING, INC. AS ADDITIONAL INSUREDS ON THE COMPREHENSIVE GENERAL LIABILITY AND AUTOMOBILE LIABILITY POLICIES.

CONSTRUCTION MEANS, METHODS, SAFETY

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS, INCLUDING OSHA STANDARDS AND WITH ANY OTHER APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS. THE CONTRACTOR SHALL PROVIDE ALL SAFEGUARDS, SAFETY DEVICES AND PROTECTIVE EQUIPMENT AND SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS UTILIZED BY THE CONTRACTOR AND HIS SUB-CONTRACTORS IN THE PERFORMANCE OF THEIR WORK AND SHALL TAKE ANY OTHER ACTIONS NECESSARY TO PROTECT THE LIFE AN HEALTH OF EMPLOYEES ON THE JOB AND THE SAFETY OF THE PUBLIC AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES, EQUIPMENT, AND FOR SAFETY PRECAUTIONS OR PROGRAMS, UNLESS SUCH MEANS AND EQUIPMENT ARE SPECIFIED IN THESE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH SECTION 108.06 LABOR, METHODS, AND EQUIPMENT OF THE "STANDARD SPECIFICATIONS."





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SHEET TITLE

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GENERAL NOTES & SPECIFICATIONS

SHEET NUMBER

___ OF 13

VILLAGE STANDARDS

HENCEFORTH LIES THE VILLAGE OF TINLEY PARK'S STANDARDS. THESE ARE PROVIDED FOR REFERENCE ONLY AND SHOULD BE CROSS CHECKED WITH THE VILLAGE TO ENSURE THE MOST RECENT STANDARDS ARE BEING FOLLOWED.

PARKING LOTS

- ALL PARKING LOTS THAT ARE REQUIRED TO BE PROVIDED BY THE VILLAGE CODES OR ORDINANCES SHALL BE CONCRETE OR HOT-MIX ASPHALT ALL MATERIALS, SIZE OF AGGREGATES, THICKNESS OF LAYERS, COMPACTION AND INSTALLATION OF THE
- SAME SHALL COMPLY WITH THE LATEST EDITION OF IDOT SSRBC OR IN ACCORDANCE WITH THE VILLAGE ALL PARKING LOT PAVEMENT SHALL BE PITCHED TO DRAIN ALL SURFACE WATER. CATCH BASINS OR INLETS
- WITH HEAVY-DUTY CAST IRON FRAME AND GRATES SHALL BE INSTALLED AND CONNECT TO STORM SEWER DIRECTING THE STORMWATER TO DRAINAGE SYSTEMS OR SWALES, IF NO STORM SEWER SYSTEM IS
- PARKING SPACES (LENGTH, WIDTH AND ADA STANDARDS) SHALL COMPLY WITH THE VILLAGE ZONING ORDINANCE AND THE CURRENT EDITION OF THE ILLINOIS ACCESSIBILITY CODE.
- ANY PARKING LOT BEING REPAIRED, REPAVED, SEAL-COATED OR RE-STRIPED MUST COMPLY WITH THE CURRENT EDITION OF THE ILLINOIS ACCESSIBILITY CODE.
- WHEN THE APPLICATION FOR PERMIT IS MADE, DRAWINGS SHALL BE SUBMITTED SHOWING ALL AREAS OF IMPROVEMENTS, GRADE ELEVATIONS, STORM STRUCTURES (RIM AND INVERT ELEVATIONS) AND ALL OTHER
- INFORMATION REQUIRED TO CONFIRM PROPER STORM WATER DRAINAGE. ALL STORM LINES, STRUCTURES AND DETENTION (IF APPLICABLE) SHALL COMPLY WITH THE REQUIREMENTS OF THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) FOR PROJECTS IN COOK COUNTY OR THE WILL COUNTY STORMWATER MANAGEMENT ORDINANCE FOR PROJECTS IN WILL
- PARKING LOT DRAINAGE SHALL NOT FLOW ONTO ADJACENT PROPERTIES.

- APPROPRIATE STREET SIGNS SHALL BE ERECTED AT EACH INTERSECTION.
- SIGN TYPE AND LOCATION(S) SHALL BE SUBJECT TO APPROVAL OF PUBLIC WORKS AND MUTCD MANUAL. PRIOR TO FINAL INSPECTION ALL STREET SIGNS, INCLUDING STOP SIGNS, SPEED LIMIT SIGNS, ETC. SHALL BE

- ALL UTILITY DISTRIBUTION LINES (PHONE, ELECTRIC, CABLE, ETC.) SHALL BE IN PLACE UNDERGROUND THROUGHOUT EACH NEW SUBDIVISION OR DEVELOPMENT.
- LINES SHALL BE PLACED WITHIN EASEMENTS OR DEDICATED RIGHT OF WAY, IN A MANNER WHICH DOES NOT CONFLICT WITH OTHER UNDERGROUND SERVICES.
- ALL TRANSFORMER BOXES SHALL BE LOCATED SO AS NOT TO BE UNSIGHTLY OR HAZARDOUS TO THE PUBLIC. CASH BOND REQUIREMENTS
- IT IS UNLAWFUL TO MAKE ANY OPENING, EXCAVATION OR TUNNEL UNDER ANY PUBLIC STREET, ALLEY, SIDEWALK, PARKWAY OR OTHER PUBLIC AREA IN THE VILLAGE WITHOUT SECURING A PERMIT. PERMIT APPLICATIONS CAN BE MADE AT TO THE VILLAGE CLERK AND SHALL SPECIFY THE INTENDED LOCATION AND PURPOSE OF THE EXCAVATION. PUBLIC WORKS WILL BE NOTIFIED OF THE PERMIT APPLICATION ONCE IT IS
- SUBMITTER APPLICANT SHALL AGREE TO PAY ALL COST FOR THE PROPOSED WORK AS WELL AS THE COST TO RESTORE THE PROJECT TO THE CONDITION THAT EXISTED BEFORE THE PROJECT BEGAN. NO SUCH PERMIT SHALL BE
- ISSUED UNTIL ONE OF THE FOLLOWING CASH BONDS HAS BEEN DEPOSITED WITH THE VILLAGE: \$5,000 CASH BOND: A \$5,000 CASH BOND SHALL BE PROVIDED FOR ALL UTILITY TRENCHES CROSSING AN ALLEY, MINOR ARTERIAL OR RESIDENTIAL ROADWAY IN THE VILLAGE.
- THE REPAIR SHALL INCLUDE THE PAVEMENT IMPROVEMENTS THE WIDTH OF THE TRENCH (AS WELL AS AN ADDITIONAL FIVE (5') OF SURFACE RESTORATION ON BOTH SIDES OF THE TRENCH), BACKFILL AND COMPACTION, CURB AND GUTTER, SIDEWALK, PARKWAY RESTORATION AND SITE CLEAN-UP, AS NEEDED.
- \$10,000 CASH BOND: A \$10,000 CASH BOND SHALL BE PROVIDED FOR ALL UTILITY TRENCHES CROSSING A SECONDARY AND MAJOR ARTERIAL, COLLECTOR, COMMERCIAL OR INDUSTRIAL ROADWAY IN THE VILLAGE THE REPAIR SHALL INCLUDE THE PAVEMENT IMPROVEMENTS THE WIDTH OF THE TRENCH (AS WELL AS AN
- ADDITIONAL TEN (10') FEET OF SURFACE RESTORATION ON BOTH SIDES OF THE TRENCH), BACKFILL AND COMPACTION, CURB AND GUTTER, SIDEWALK, PARKWAY RESTORATION AND SITE CLEAN-UP, AS NEEDED. THE VILLAGE HAS THE RIGHT TO USE ITS OWN EMPLOYEES AND EQUIPMENT TO MAKE REASONABLE CHANGES
- OR HIRE OTHER SERVICES TO DO THE WORK AND CHARGE THE COST FOR THEIR TIME AND EQUIPMENT TO THE APPLICANT. ANY BALANCE OF SAID DEPOSIT REMAINING AFTER THE DEDUCTION OF SUCH COSTS SHALL BE RETURNED TO THE APPLICANT.
- IN CASES WHERE APPLICANT RESTORES THE PROJECT TO ITS ORIGINAL CONDITION, THE VILLAGE SHALL RETURN THE ENTIRE DEPOSIT ONE (1) YEAR FROM THE DATE OF APPLICATION OR RESTORATION, WHICHEVER
- NO SUCH PERMIT SHALL BE ISSUED UNLESS THE APPLICANT HAS ON FILE WITH THE VILLAGE AND IN FULL FORCE AND EFFECT, A BOND IN THE AMOUNT OF \$20,000 WITH SURETY TO BE APPROVED BY THE VILLAGE WITH CONDITIONS TO INDEMNIFY THE VILLAGE AGAINST ANY AND ALL LOSS OR LIABILITY RESULTING FROM THE MAKING OF SUCH OPENING AND/OR EXCAVATIONS.
- CASH BONDS WILL BE CASHED BY THE VILLAGE AND RETURNED AS NOTED AFTER THE PAVEMENT AND PARKWAY HAVE BEEN RESTORED, INSPECTED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- A CERTIFICATE OF INSURANCE WILL BE REQUIRED FROM UTILITY COMPANIES DOING WORK IN VILLAGE RIGHT OF WAY

GENERAL PROVISIONS FOR STORM SEWER

- THE STORM SEWERS WITHIN THE CORPORATE LIMITS OR UNDER THE JURISDICTION OF THE VILLAGE OF TINLEY PARK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS LISTED BELOW AND BE PROVIDED TO SERVE EACH PROPERTY IN A SUBDIVISION OR DEVELOPMENT.
- ALL OF THESE FINALIZED, SIGNED AND APPROVED ITEMS MUST BE SUBMITTED TO THE VILLAGE ENGINEER TO ALLOW FOR REVIEW WITHIN TWO (2) WEEKS OF CONSTRUCTION. ANY INITIAL REVIEW REQUIREMENTS BY THE VILLAGE ENGINEER SHALL BE SUBMITTED DURING THE PRELIMINARY STAGES OF THE PROJECT ALLOWING SUFFICIENT TIME FOR COMMENTS, REVISIONS AND FINAL APPROVAL.

COORDINATION AND STAGING

- IN ADDITIONAL TO MEETING THE REQUIREMENTS OF THE SUBDIVISION AND DEVELOPMENT REGULATIONS, ALL LAND TO BE DEVELOPED SHALL MEET THE REQUIREMENTS OF THE VILLAGE'S FLOOD PLAIN ORDINANCE #73-0-003, THE SEWER PERMIT ORDINANCE AND THE WATERSHED MANAGEMENT ORDINANCE OF THE
- ALL STORM SEWER WORK BY THE CONTRACTOR SHALL BE APPROVED BY THE VILLAGE BOARD. THEN COORDINATED WITH THE VILLAGE, COUNTY, STATE, RAILROAD AND OTHER AUTHORITIES HAVING JURISDICTION. OWNER/CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF IMPROVEMENTS FOR ONE (1) YEAR FOLLOWING ACCEPTANCE BY THE VILLAGE.

METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRDGC), LATEST VERSIONS.

- STORM SEWER CONSTRUCTION COORDINATION SHALL BE DONE THROUGH THE PUBLIC WORKS DEPARTMENT. CONSTRUCTION SHALL BE STAGED TO SERVICE THE ADJACENT PROPERTIES. A - PRE-CONSTRUCTION MEETING SHALL BE HELD TO DISCUSS THESE MATTERS.
- ALL STORM SEWER IMPROVEMENTS SHALL BE COORDINATED WITH THE VILLAGE ENGINEER AND PUBLIC WORKS DIRECTOR TO CONTINUE SERVICE TO ADJACENT PROPERTIES THROUGHOUT CONSTRUCTION. AN EROSION CONTROL PLAN SHALL BE SUBMITTED, BY-PASS PUMPING MAY BE REQUIRED.

STORM SEWER DESIGN AND MATERIALS

- STORM SEWER SYSTEMS SHALL BE CONSTRUCTED THROUGHOUT EACH SUBDIVISION OR DEVELOPMENT TO CARRY STORM WATER FROM ALL INLETS AND CATCH BASINS TO AN ADEQUATE OUTFALL THE MINIMUM DESIGN CAPACITY SHALL BE BASED UPON THE MOST RECENT VERSION OF THE ILLINOIS STATE WATER SURVEY, BULLETIN 70 FOR A 10-YEAR, 24-HOUR STORM EVENT.
- STORM SEWER SHALL BE DESIGNED TO FLOW FULL WITH A MINIMUM VELOCITY OF THREE FEET PER SECOND (3 FPS) AND NOT TO EXCEED TEN FEET PER SECOND (10 FPS).
- DRAINAGE SYSTEMS SHALL ANTICIPATE AND PROVIDE CAPACITY FOR TRANSMITTING DRAINAGE FROM OTHER
- TRIBUTARY AREAS, BUT NOT RETENTION OF THESE OTHER TRIBUTARY AREAS. SYSTEM DESIGNS SHALL MEET REGULATIONS FOR LONG RANGE FLOOD CONTROL PROGRAMS ESTABLISHED
- BY THE METROPOLITAN RECLAMATION DISTRICT AND/OR COOK AND WILL COUNTY. OPEN ROADSIDE DITCHES SHALL BE PROHIBITED, EXCEPT WHERE REQUIRED IN STATE OR COUNTY RIGHT OF
- WAYS, OR AS OTHERWISE APPROVED BY VILLAGE BOARD. CONCRETE HEADWALL AND APRON WITH RIPRAP SHALL BE PROVIDED FOR ANY OUTFALL STORM SEWER INTO AN EXISTING OPEN DITCH OR NATURAL WATER COURSE AS PER VILLAGE ORDINANCES
- DRAIN INLETS SHALL BE PLACED IN STREET GUTTER AT ALL INTERSECTIONS AND ELSEWHERE WHERE REQUIRED BY TERRAIN.
- DRAINS SHALL NOT BE SPACED MORE THAN THREE HUNDRED (300') FEET APART ALONG THE GUTTER. STORM SEWERS SHALL BE A MINIMUM OF TEN (10') FEET CLEAR FROM ALL WATER TRANSMISSION MAINS OR WATER SERVICES
- STORM SEWERS SHALL NOT BE DIRECTED INTO SANITARY SEWERS. NO CONNECTIONS BETWEEN SYSTEMS SHALL BE PERMITTED AT ANY TIME, DURING OR AFTER CONSTRUCTION.
- FOR ALL NEW CONSTRUCTION, DRAINAGE STRUCTURES SHALL BE FURNISHED ALONG THE REAR PROPERTY LINE ON THE CORNER OF EACH AND EVERY LOT. AS-BUILT DRAWINGS SHALL BE FURNISHED TO THE VILLAGE ENGINEER OR PUBLIC WORKS DIRECTOR FOR APPROVAL. OCCUPANCY PERMIT(S) SHALL NOT BE ISSUED UNTIL
- AS-BUILTS ARE APPROVED. SEE RECORD DRAWING REQUIREMENTS. STORM STRUCTURES SHALL BE PRECAST, REINFORCED CONCRETE SECTIONS, A MINIMUM OF FOUR (4') FEET IN DIAMETER WITH PRECAST, REINFORCED CONCRETE OFF-SET CONES, EXCEPT IF LOCATED AT THE END OF A
- STORM LINE. CONCRETE SECTIONS SHALL CONFORM TO ASTM C-478. FLARED END SECTIONS SHALL BE DESIGNED TO BE AT OR ABOVE NORMAL WATER LEVEL (NWL) WHEN PLACED
- ALONG DETENTION PONDS. STORM STRUCTURES SHALL HAVE ALL LIFTING HOLES, JOINTS AND GAPS TUCK POINTED WITH HYDRAULIC
- STORM SEWER IN THE RIGHT OF WAY SHALL BE REINFORCED CONCRETE PIPE (RCP) WITH A MINIMUM OF TWELVE (12") INCH DIAMETER WITH FLARED END SECTION AND GRATES. SHALL CONFORM TO ASTM C-76 OR C-507 WITH JOINTS CONFORMING TO C-443.
- STORM SEWER OUTSIDE THE RIGHT OF WAY MAY BE DUAL-WALL, SMOOTH INTERIOR ADS HP STORM SEWER PIPE MEETING AND EXCEEDING ASTM F-2881 AND AASHTO M-330. PIPE SHALL BE JOINED WITH A GASKETED, INTEGRAL BELL AND SPIGOT JOINT MEETING ASTM F-2881.

- NO STORM STRUCTURES SHALL BE LOCATED IN SIDEWALKS, DRIVEWAYS OR CROSSWALKS.
- ALL STRUCTURES SHALL HAVE A MAXIMUM OF TWELVE (12") INCHES OF ADJUSTING RINGS. STORM STRUCTURES (MANHOLES, CATCH BASINS AND INLETS) SHALL BE PRECAST SECTIONS CONFORMING TO ASTM D-478 AND HAVE ECCENTRIC CONE SECTIONS INSTALLED TO LINE UP WITH THE STEPS, IN
- NO STORM SEWER SHALL BE LOCATED BENEATH BUILDINGS OR STRUCTURES. IT SHALL BE A MINIMUM OF TEN (10') FEET SEPARATION BETWEEN THE STORM SEWER AND BUILDING OR STRUCTURES.
- AN UNDERDRAIN IN A FABRIC LINED TRENCH SHALL BE REQUIRED AT ALL LOW POINTS IN PARKING LOTS AND ROADWAYS, OR AS RECOMMENDED BY THE VILLAGE ENGINEER.
- IN PARKING LOT DESIGNS, A MINIMUM OF TWO TEN (10') FINGER DRAINS SHALL BE PROVIDED.

STORM SEWER SERVICES

- SERVICES FOR SUMP PUMP DISCHARGE MUST BE CONSTRUCTED FOR EACH LOT OR BUILDING.
- STORM SEWER SERVICES MUST BE MINIMUM OF FOUR (4") INCHES IN DIAMETER. SIZE MUST ACCOMMODATE SUMP PUMP DISCHARGE, AS WELL AS SURFACE RUNOFF. SERVICE LINES SHALL BE A MINIMUM OF SDR 35.
- SERVICES SHALL BE CONNECTED TO A MANHOLE OR CATCH BASIN, WHERE AVAILABLE.
- AIR GAPS MUST BE PROVIDED FOR ALL SUMP PUMP SERVICES. WHERE A SERVICE WYE EXISTS, CONNECTIONS CAN BE MADE; BUT AN AIR GAP SHALL BE PROVIDED WHERE SERVICE EXITS THE STRUCTURE. - SUMP PUMPS SHALL BE USED TO DISCHARGE STORM WATER ONLY.
- FRAME AND LIDS - FRAMES SHALL BE HEAVY DUTY - EAST JORDAN IRON WORKS (EJIW) 1050Z1
- CLOSED LIDS SHALL BE TYPE A SOLID COVER WITH CLOSED PICK HOLES IN THE PAVEMENT AREAS THAT ARE NOT INTENDED TO TAKE STORM WATER (NOT CURB LINE) WITH STORM AND VILLAGE OF TINLEY PARK SHALL BE
- LIDS INTENDED TO TAKE STORM WATER SHALL BE EJIW TYPE M2 FLAT GRATES THAT STATE "DUMP NO WASTE", "DRAINS TO WATERWAYS" AND INCLUDE FISH SYMBOL OR APPROVED EQUAL IN AND OUTSIDE PAVEMENT. CURB STRUCTURES INTENDED TO TAKE STORM WATER SHALL BE EJIW 1040 M1 OR APPROVED EQUAL THAT
- STATE "DUMP NO WASTE", "DRAINS TO WATERWAYS" AND INCLUDE THE TROUT SYMBOL. TYPE 8 GRATES CAN BE USED IN GRASS RESIDENTIAL AREAS FOR INLETS AND CATCH BASINS.

FRAMES SHALL BE SET ON A BITUMINOUS MATERIAL TO PREVENT INFLOW AS WELL.

- A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE PUBLIC WORKS AND/OR BUILDING DEPARTMENT TO DISCUSS THE FOLLOWING:
- PROJECT CONTACTS (PROJECT MANAGER AND 24-HOUR CONTACT)
- START AND COMPLETION DATES PROJECT TIMELINE (I.E. VILLAGE HOLIDAYS, PUBLIC EVENTS, WEEKEND WORK, ETC.)
- REQUIRED ACCESS FOR LOCAL RESIDENTS, SCHOOL BUSES, GARBAGE TRUCKS, ETC
- POTENTIAL DETOUR ROUTES
- MATERIAL STORAGE LOCATIONS
- RESIDENT CONFRONTATION TRAFFIC CONTROL AND PROTECTION
- FULL TIME INSPECTION MAY BE REQUIRED BY THE VILLAGE/CONSULTANTS WHILE THE STORM SEWER SYSTEM ARE BEING CONSTRUCTED. IT IS THE DEVELOPER'S RESPONSIBILITY TO COVER THE COST OF THE INSPECTION
- ALL STORM SEWER AND STRUCTURES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS; AS WELL AS ALL JOINTS MORTARED BEFORE FINAL INSPECTION AND APPROVAL.

GENERAL PROVISIONS FOR WATER SYSTEMS

- WATER MAINS SHALL NOT BE LESS THAN EIGHT (8") INCHES IN DIAMETER.
- HYDRANTS AND SHUTOFF VALVES SHALL BE INCLUDED SYSTEM DESIGN.
- NEW WATER MAIN SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED IN COMPLETE LOOPS. WATER MAIN SHALL HAVE HYDRANTS LOCATED AT HIGH POINTS
- MAXIMUM HYDRANT SPACING SHALL BE 300', UNLESS ORDERED OTHERWISE BY VILLAGE ENGINEER AND FIRE
- WATER MAINS MAY BE REQUIRED TO BE A MINIMUM OF TWELVE (12") INCHES WHEN THEY ARE LOCATED ALONG THE PERIMETER OF A DEVELOPMENT OR ARE WITHIN AN INDUSTRIAL OR COMMERCIAL DEVELOPMENT. WATER MAINS SHALL BE A MINIMUM OF TEN (10') FEET CLEAR FROM ANY SANITARY SEWERS OR SEWER SERVICES AND MEET ALL OTHER STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN
- ILLINOIS REQUIREMENTS. - ALL WATER MAIN SHALL BE BURIED A MINIMUM OF FIVE AND A HALF (5-1/2') FEET AND A MAXIMUM OF EIGHT (8')
- FEET BELOW GRADE. CONSTRUCTION OF WATER MAIN SHALL BE STAGED TO MAINTAIN SERVICE TO ALL ADJACENT PROPERTIES. ALL TEMPORARY SHUT-DOWNS CANNOT OCCUR WITHOUT WRITTEN PERMISSION FROM THE VILLAGE ENGINEER OR PUBLIC WORKS DIRECTOR AND SHALL BE OF SHORT DURATION.
- ALL WATER MAIN SHALL BE LOCATED IN PUBLIC RIGHT OF WAY OR DRAINAGE AND UTILITY EASEMENTS. WATER MAINS NOT LOCATED AS SUCH SHALL BE CONSIDERED PRIVATE AND THE FULL RESPONSIBILITY OF THE PROPERTY OWNER. A VALVE SHALL BE INSTALLED TO SEPARATE PUBLIC AND PRIVATE OWNERSHIP. PRIVATE WATER MAINS SHALL HAVE A VALVE IN THE RIGHT OF WAY OR EASEMENT THAT ALLOWS THE VILLAGE TO SHUT OFF THE SERVICE SHOULD DAMAGE OCCUR TO THE WATER MAIN OR SERVICE. REPAIRS ARE THE

- ALL CHANGES IN DIRECTION SHALL BE RESTRAINED AND THRUST BLOCKED PERMIT REQUIREMENTS

- AN ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) PERMIT SHALL BE PREPARED. SUBMITTED FOR REVIEW TO THE VILLAGE ENGINEER AND SIGNED OFF BY THE VILLAGE, DESIGN ENGINEER AND ISSUED BY THE PERMIT AUTHORITIES AUTHORIZING THE CONSTRUCTION OF THE WATER MAINS IN THE VILLAGE BEFORE CONSTRUCTION BEGINS, A COPY OF EACH OF THE APPROVED PERMITS SHALL BE PROVIDED TO THE VILLAGE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- COORDINATION AND STAGING ALL WATER MAIN WORK BY THE CONTRACTOR SHALL BE APPROVED BY THE VILLAGE BOARD THEN COORDINATED WITH THE VILLAGE, COUNTY, STATE, RAILROAD AND OTHER AUTHORITIES HAVING
- JURISDICTION. OWNER/CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF IMPROVEMENTS FOR ONE (1) YEAR FOLLOWING ACCEPTANCE BY THE VILLAGE. WATERMAIN CONSTRUCTION COORDINATION SHALL BE DONE THROUGH THE PUBLIC WORKS DEPARTMENT. CONSTRUCTION SHALL BE STAGED TO SERVICE THE ADJACENT PROPERTIES. AN EROSION CONTROL PLAN
- SHALL BE SUBMITTED. ALL NEWLY CONSTRUCTED WATER MAINS THAT HAVE NOT YET BEEN ACCEPTED BY THE VILLAGE SHALL BE PLUGGED AT THE END OF EACH WORKING DAY AND KEPT CLEAN.
- UPON COMPLETION OF CONSTRUCTION, AS-BUILTS SHALL BE PREPARED, SUBMITTED AND APPROVED BY THE VILLAGE ENGINEER SHOWING THE EXACT LOCATION OF ALL SERVICES. WATER MAINS, VALVE VAULTS. SHUT-OFF VALVES AND SIMILAR FACILITIES. SEE VILLAGE RECORD DRAWING REQUIREMENT SECTION.
- **WATER MAIN MATERIAL AND FITTINGS** WATER MAINS SHALL BE CONSTRUCTED OF BITUMINOUS COATED. CEMENT LINED DUCTILE IRON PIPE (DIP). CLASS 52 AND POLY-WRAPPED, EXCEPT WHERE UNSTABLE FOUNDATION CONDITIONS OR AGGRESSIVE SOIL CONDITIONS INDICATE TO THE VILLAGE ENGINEER THAT PIPE OF ANOTHER MATERIAL WOULD BE MORE
- ALL DUCTILE IRON WATER MAIN AND FITTINGS SHALL BE POLYETHYLENE TUBE ENCASED.
- JOINTS SHALL BE PUSH-ON COMPRESSION GASKET JOINTS.
- SHALL CONFORM TO ANSI A-21.51 (AWWA C-151) OR AWWA C-900 FOR EIGHT (8") INCH THROUGH TWELVE (12") INCH MAIN AND C-905 FOR FOURTEEN (14") THROUGH TWENTY-FOUR (24") MAIN WITH TRACER WIRE FOR ALL PVC WATER MAIN. TRACER WIRE SHALL BE ACCESSIBLE THROUGH VALVE BOXES OR VALVE VAULTS. PVC WATER MAIN SHALL BE POLY-WRAPPED. ALL PVC WATER MAIN SHALL BE APPROVED BY THE VILLAGE PRIOR TO INSTALLATION.
- CEMENT MORTAR LINING SHALL CONFORM TO ANSI A-21.4 (AWWA C-104).
- WATER MAINS LOCATED IN INDUSTRIAL AND COMMERCIAL DEVELOPMENTS SHALL INCLUDE SHUT-OFF VALVES AND FIRE HYDRANTS MEG A LUG SERIES 1100 OR APPROVED EQUAL SHALL BE USED TO RESTRAIN ALL MECHANICAL JOINT FITTINGS,
- VALVES, HYDRANTS, ETC. ALL PIPE SHALL BE FURNISHED WITH A DEPTH MARK TO ASSURE THAT THE SPIGOT END IS INSERTED TO THE FULL DEPTH OF THE JOINT.

WATER SERVICES

- INDIVIDUAL SERVICES SHALL BE CONNECTED TO THE MAINLINE AND SERVE EACH ADJOINING LOT, TRACT OR BUILDING SITE.
- EACH SERVICE SHALL EXTEND FROM THE MAIN TO A POINT AT LEAST EIGHT (8') FEET BEYOND THE OUTSIDE CURB LINE. CONNECTION SHALL BE A ONE-FOOT (1') CLAMP WITH A FULL CIRCLE C-CLAMP CLOSURE (I.E. POWER SEAL CLAMP).
- WATER SERVICES SHALL BE A MINIMUM OF ONE (1") INCH, TYPE K COPPER WITH NO COUPLINGS AND TERMINATED AT A SHUT-OFF VALVE AND B-BOX FOR EACH SINGLE FAMILY RESIDENCE. WATER SERVICES LARGER THAN TWO (2") INCHES SHALL BE CONSTRUCTED OF CEMENT LINED DUCTILE IRON

PIPE, CLASS 52, UNLESS APPROVED BY THE VILLAGE ENGINEER AND AGREED TO BE PRIVATE.

- ALL WATER SERVICES SHALL BE OF THE SIZE AND MATERIALS SPECIFIED BY THE VILLAGE ENGINEER AND SIZED BASED ON THE PLUMBING REQUIREMENTS AND FIXTURE NEEDS. ALL SERVICE TAPS SHALL BE SUPPORTED BY A SADDLE. SERVICE TAPS OVER 1" SHALL BE EPOXY-COATED
- AND SUPPOSED BY STAINLESS STEEL STRAPS. THE USE OF A C-CLAMP IS ALSO ACCEPTABLE. SERVICES LARGER THAN TWO (2") INCHES SHALL BE MADE WITH A STAINLESS STEEL TAPPING TEE (SPLIT TEE) WITH EPOXY-COATED, STAINLESS STEEL BANDS (1-1/2" OR 2") TO CONNECT TO VILLAGE WATER MAIN OR AS APPROVED BY THE VILLAGE ENGINEER. SHUT OFF VALVE SHALL BE NO FURTHER THAN TWO (2') FEET FROM THE MAIN. THESE SHALL ENTER THE BUILDING WITH A RISER SPOOL AND PIECE AND THREADED ROD. B-BOXES SHALL NOT BE LOCATED IN SIDEWALKS OR DRIVEWAYS OR BURIED UNDERGROUND. TO BE LOCATED
- 18" IN FRONT OF SIDEWALK. IF SIDEWALK DOESN'T EXIST, IT SHALL BE 7-1/2' FROM THE FRONT LOT LINE. A PRECAST BASE SHALL BE PROVIDED TO INSURE STABILITY.
- SERVICES SHALL NOT BE BACKFILLED UNTIL INSPECTED BY THE VILLAGE. AS-BUILTS SHALL BE PREPARED AND SUBMITTED TO THE VILLAGE ENGINEER SHOWING THE EXACT LOCATION OF ALL SERVICES, WATER MAINS, MANHOLE, SHUT-OFF VALVES AND SIMILAR FACILITIES. SEE VILLAGE RECORD DRAWING REQUIREMENT SECTION.
- AT ALL RE-DEVELOPMENT LOCATIONS, ALL UNDERSIZED WATER SERVICES AND LEAD SERVICES MUST BE ABANDONED AT THE MAIN AND REPLACED BACK TO THE WATER METER. LEAD SERVICES AND CONTAMINATED

- SOILS SHALL BE REMOVED AND SHIPPED TO AN APPROPRIATE LANDFILL FOR DISPOSAL
- WATER SERVICES ARE THE PROPERTY OWNER'S RESPONSIBILITY FROM THE FACILITY TO THE B-BOX OR
- SERVICE COUPLINGS WILL ONLY BE PERMITTED IF THE SERVICE LINE EXCEEDS ONE HUNDRED (100') FEET FOR A ONE (1") INCH LINE OR SIXTY (60') FEET FOR A ONE AND A HALF (1-1/2") INCH OR TWO (2") LINE. NO COUPLINGS SHALL BE PERMITTED UNDER ANY PAVED SURFACE, INCLUDING SIDEWALKS, DRIVEWAYS, DRIVEWAY APRONS
- DOMESTIC WATER SERVICES THAT ARE TAPPED OFF A FIRE SERVICE LINE REQUIRE THE MAIN TO BE SIZED LARGE ENOUGH TO SATISFY THE DEMAND FOR FIRE AND DOMESTIC WATER FLOWS WITH A SEPARATE SHUT OFF FOR THE DOMESTIC WATER.

FIRE HYDRANTS - HYDRANTS SHALL BE EAST JORDAN IRON WORKS WATERMASTER® 5BR250.

- HYDRANT SYSTEM SHALL INCLUDE A RESILIENT SEATED GATE VALVE AND TESTED TO 300 PSI.
- HYDRANTS SHALL HAVE A SIX (6") INCH BARREL ALONG WITH TWO (2), TWO AND ONE-HALF (2-1/2") INCH HOSE CONNECTIONS AND ONE, FOUR AND ONE-HALF (4-1/2") INCH PUMPER NOZZLE. - HYDRANT SHALL CONNECT TO MAIN WITH SIX (6") INCH VALVE AND INCLUDE A VALVE BOX STABILIZER. - HYDRANTS SHALL BE INSTALLED AT INTERVALS OF THREE HUNDRED (300') FEET. ALL SPACING SHALL BE
- APPROVED BY THE VILLAGE ENGINEER AND VILLAGE FIRE PREVENTION. HYDRANTS SHALL BE LOCATED A MINIMUM OF THREE (3') FROM THE BACK OF CURB, TWO (2') FROM THE EDGE
- OF A BIKE PATH OR SIDEWALK AND FIVE (5') FROM A DRIVEWAY. HYDRANT SHALL BE CONSTRUCTED FACING TOWARD THE CURB OVER A WASHED GRAVEL BASE OF 3/4" STONE
- AND COVERED BY A MEMBRANE. HYDRANT SHALL HAVE A SIX (6') FOOT BURY AND THE CENTER OF THE PUMPER NOZZLE A MINIMUM OF TWO (2') FEET ABOVE FINISHED GRADE.
- HYDRANT SHALL HAVE A BREAKAWAY FLANGE AND CONNECTIONS. HYDRANT BREAKAWAY SHALL BE SIX (6") INCHES ABOVE FINISHED GRADE. HYDRANTS SHALL BE PAINTED YELLOW.

AUXILIARY VALVE AND BETWEEN THE AUXILIARY VALVE AND HYDRANT BARREL. ANY HYDRANT REPAIRS OR

REPLACEMENT REQUIRE REPLACEMENT OF ALL THE BONNET BOLTS AND PACKING BOLTS. REPLACEMENT BOLTS SHALL BE STAINLESS STEEL NO WATER SHALL FLOW FROM A VILLAGE HYDRANT UNLESS A PUBLIC WORKS OR AUTHORIZED VILLAGE

REPRESENTATIVE IS PRESENT. MAINTENANCE IS PROPERTY OWNER'S RESPONSIBILITY

- FOUR (4) MEG A LUG RESTRAINTS SHALL BE PROVIDED AT EACH JOINT FROM THE MAINLINE TEE TO THE

- SHUT-OFF VALVES SHALL BE PROVIDED AT EACH BRANCH MAIN CONNECTION AND ELSEWHERE AS REQUIRED
- TO PERMIT ADEQUATE SECTIONALIZING FOR MAINTENANCE PURPOSES. - GATE VALVES SHALL BE USED ON WATER MAIN 12" AND SMALLER. VALVES SHALL OPEN TURNING
- COUNTER-CLOCKWISE. LOCATED A MAXIMUM OF EIGHT HUNDRED (800') FEET APART. BUTTERFLY VALVES SHALL BE USED FOR WATER MAIN 16" AND LARGER, EXCEPT TAPPING VALVES. EACH BUTTERFLY VALVE SHALL BE FURNISHED WITH A MANUAL OPERATOR WITH A TWO (2") INCH SQUARE
- OPERATING NUT. THE OPERATOR SHALL OPEN THE VALVE COUNTER-CLOCKWISE. VALVES SHALL BE IRON BODY RESILIENT WEDGE GATE VALVES WITH BRONZE MOUNTED SEATS AND NON-RISING STEMS CONFORMING TO AWWA C-509 AND TESTED TO 300 PSI.
- VALVES SHALL HAVE MECHANICAL JOINTS.
- VALVES SHALL BE CLOW, MUELLER OR EAST JORDAN IRON WORKS (EJIW).
- VALVES SHALL NOT BE LOCATED IN DRIVEWAYS OR SIDEWALKS. - VALVE SHALL ALIGN WITH CENTER OF FRAME OPENING.
- ALL NUTS AND BOLTS SHALL BE STAINLESS STEEL.
- NO VALVES SHALL BE TURNED UNLESS A PUBLIC WORKS OR AUTHORIZED VILLAGE REPRESENTATIVE IS

- ALL SHUT OFF VALVES ARE REQUIRED TO BE IN A VAULT, UNLESS APPROVED BY THE VILLAGE ENGINEER. - VALVE VAULT SHALL BE A MINIMUM OF FIVE (5') FOOT DIAMETER PRECAST, REINFORCED CONCRETE. FIVE (5') FOOT DIAMETER VAULTS FOR TEN (10") INCH MAIN AND UNDER; SIX (6') FOOT DIAMETER VAULT FOR TWELVE (12") MAINS AND LARGER MEETING ASTM C-478 SPECIFICATIONS,
- ALL HOLES AND JOINTS SHALL BE TUCK-POINTED. - THE OPERATING NUTS OF THE VALVE SHALL BE ACCESSIBLE THROUGH THE FRAME AND LID.
- STEEL REINFORCED PLASTIC STEPS SHALL BE PROVIDED AND BE SIXTEEN (16") INCHES ON CENTER. SHALL SIT ON A MINIMUM OF FOUR (4") INCHES OF COMPACTED GRAVEL
- PIPE OPENING SHALL BE PRECAST WITH RESILIENT RUBBER WATER TIGHT PIPE SLEEVES. - PICK HOLES SHALL NOT CREATE OPENINGS THROUGH THE VAULT COVER.
- FRAME AND LIDS - FRAMES SHALL BE HEAVY DUTY - EAST JORDAN IRON WORKS (EJIW) 1020A
- LIDS SHALL BE TYPE A WITH CLOSED PICK HOLES - WATER AND VILLAGE OF TINLEY PARK SHALL BE CAST ON THE LID
- FRAMES SHALL BE SET ON A MASTIC MATERIAL TO PREVENT INFLOW AS WELL - CONNECTIONS TO ALL VILLAGE WATER MAINS SHALL BE PRESSURE CONNECTIONS UNLESS OTHERWISE
- APPROVED BY THE VILLAGE ENGINEER. ANY CUTTING-IN-SLEEVES SHALL BE COORDINATED WITH PUBLIC WORKS DEPARTMENT
- PRESSURE TAP MATERIALS SHALL BE DUCTILE IRON WITH STAINLESS STEEL TAPPING SLEEVES AND STAINLESS STEEL BOLTS.

ALL NEW MATERIALS AND EXPOSED PIPE SHALL BE DISINFECTED PRIOR TO CONNECTION. - CUT-IN SLEEVES SHALL BE ROMAC OR APPROVED EQUAL. **INSPECTION, TESTING AND APPROVAL**

- A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE PUBLIC WORKS AND/OR BUILDING DEPARTMENT TO DISCUSS THE FOLLOWING: PROJECT CONTACTS
- START AND COMPLETION DATES
- PROJECT TIMELINE (I.E. VILLAGE HOLIDAYS) REQUIRED ACCESS FOR LOCAL RESIDENTS, SCHOOL BUSES, GARBAGE TRUCKS, ETC..
- POTENTIAL DETOUR ROUTES MATERIAL STORAGE LOCATIONS
- TRAFFIC CONTROL AND PROTECTION - FULL TIME INSPECTION MAY BE REQUIRED BY THE VILLAGE/CONSULTANTS WHILE THE WATER SYSTEM AND SERVICES ARE BEING CONSTRUCTED. FOR NEW DEVELOPMENTS, IT IS THE DEVELOPER'S RESPONSIBILITY TO
- COVER THE COST OF THE INSPECTION SERVICES. - ALL WATER MAIN SHALL BE PRESSURE TESTED AS PER STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION AND THOROUGHLY DISINFECTED AS PER AWWA STANDARD
- ALL NEW WATER MAIN SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST OF NO LESS THAN
- ONE-HUNDRED AND FIFTY (150 PSI) POUNDS PER SQUARE INCH (PSI) FOR A PERIOD OF TWO (2) HOURS WITH NO LOSS. THE VILLAGE HAS THE RIGHT TO EXTEND THE DURATION OF THE TEST UP TO SIX (6) HOURS. WATER SAMPLES AND PRESSURE TESTING SHALL BE COORDINATED AND OBSERVED BY VILLAGE
- REPRESENTATIVE OR LICENSED VILLAGE WATER OPERATOR. AFTER THREE (3) FAILED TESTS, A SITE COORDINATION MEETING MAY BE NECESSARY. THE NEWLY INSTALLED WATER MAIN SYSTEM SHALL BE TESTED BY A CERTIFIED IEPA LABORATORY. SAMPLES SHALL BE COLLECTED BY A REPRESENTATIVE WITH OR HIRED BY THE CONTRACTOR. THE TESTING SHALL ENSURE THE MAINS ARE NOT BACTERIOLOGICALLY CONTAMINATED. TWO (2) CONSECUTIVE TESTS WHERE SAMPLES ARE COLLECTED TWENTY-FOUR (24) HOURS APART SHALL PASS THE LABORATORY TESTS. THE VILLAGE HAS THE RIGHT TO COLLECT A SAMPLE AS WELL AND HAVE IT TESTED TO ENSURE THE SAMPLES
- SUBMITTED TO THE LABORATORY ARE FROM THE SAME LOCATION. THIS TESTING PROCEDURE SHALL BE PAID FOR BY THE CONTRACTOR. FLUSHING OF THE MAINS PRIOR TO SAMPLING AND PRESSURE TESTS SHALL BE COORDINATED WITH PUBLIC WORKS DEPARTMENT A MINIMUM OF FORTY-EIGHT (48) HOURS IN ADVANCE TO REMOVE CONTAMINATED
- MATERIALS AND SOLIDS THAT MAY HAVE OCCURRED DURING CONSTRUCTION. CAUTIONS SHALL BE FOLLOWED TO ENSURE TESTING MATERIALS AND NON-APPROVED WATER DO NOT FLOW INTO ACTIVE MAINS. ALL VALVE VAULTS SHALL BE SEALED AND TUCK-POINTED TO THE SATISFACTION OF THE VILLAGE SO

INFILTRATION CANNOT AND WILL NOT OCCUR AND MAY BE SUBJECT TO A VACUUM TEST AT THE

FOLLOWING REQUIREMENTS:

PROCEDURE

- **CHLORINATION STANDARDS** ALL CONTRACTORS DISINFECTING WATER SYSTEM COMPONENTS USING GAS CHLORINE SHALL ABIDE WITH THE
- MINIMUM OF TWENTY-FOUR (24) HOUR NOTICE BEFORE CHLORINATING. CALL 708-444-5500 TO SCHEDULE CHLORINATION. ONLY AUTHORIZED VILLAGE EMPLOYEES SHALL OPERATE WATER SYSTEM VALVES AND TURN ON/OFF
- SAMPLING WHIPS WHILE SAMPLES ARE BEING COLLECTED. Ø EQUIPMENT ALL CHLORINATION AND SAFETY EQUIPMENT MUST MEET OR EXCEED THE STANDARDS AND

RECOMMENDATIONS SET BY THE CHLORINE INSTITUTE, INC.

- Ø REQUIREMENT FOR CHLORINATING CONTRACTORS CHLORINATOR MUST BE A LICENSED PLUMBER OR CERTIFIED ILLINOIS WATER OPERATOR WITH A MINIMUM OF FIVE (5) YEARS OF EXPERIENCE AND A MINIMUM OF FIVE (5) YEARS OF EXPERIENCE WORKING WITH CHLORINE DISINFECTION OF WATER SUPPLY SYSTEMS
- 2. CHLORINATION CONTRACTOR MUST BE BONDED AND INSURED, AND HAVE PROOF OF BOTH ON FILE WITH THE VILLAGE CHLORINATION CONTRACTOR MUST HAVE UPDATED EMERGENCY PHONE NUMBERS ON FILE WITH THE VILLAGE.

4. CHLORINATION CONTRACTOR MUST COMPLY WITH STATE AND FEDERAL REGULATIONS REGARDING

C. COMMERCIAL DRIVER'S LICENSE WITH HAZMAT ENDORSEMENT AND MEDICAL

TRANSPORTATION AND HANDLING OF CHLORINE CYLINDERS A. SHIPPING AND EMERGENCY PAPERS FOR EVERY JOB LOCATION B. PROOF OF INSURANCE FOR HAULING AND HANDLING CHLORINE GAS

- D. COPY OF EMERGENCY RESPONSE GUIDEBOOK IN VEHICLE
- E. HAZMAT CERTIFICATE OF REGISTRATION
- F. HAZARDOUS MATERIAL PLACARDS DISPLAYED ON VEHICLE
- UNDER NO CIRCUMSTANCES SHALL CHLORINE CONTRACTORS BE ALLOWED TO APPLY HEAT TO THE CHLORINE CYLINDER (I.E. HOT BATHS, PROPANE TORCHES, ETC.). WHILE THE CYLINDER IS BEING USED IT MUST BE IN A VERTICAL POSITION, AS WELL AS BEING AFFIXED TO A SOLID OBJECT.
- PRIOR TO WORK, THE CHLORINATOR MUST PROVIDE A DETAILED WRITTEN CHLORINATION AND FLUSHING
- PLAN TO THE VILLAGE FOR REVIEW AND APPROVAL. AT ANY TIME, THE VILLAGE, OR ITS AUTHORIZED REPRESENTATIVE, MAY ASK FOR PROOF OF ANY OR ALL OF
- THE ABOVE INFORMATION. IF YOU HAVE ANY QUESTIONS PLEASE FEEL FREE TO CONTACT THE VILLAGE OF

TINLEY PARK PUBLIC WORKS DEPARTMENT. **GENERAL PROVISIONS FOR SANITARY SEWERS**

- COORDINATION AND STAGING - ALL SANITARY SEWER AND LIFT STATION WORK BY THE CONTRACTOR MUST BE APPROVED BY THE VILLAGE BOARD THEN COORDINATED WITH THE VILLAGE, COUNTY, STATE, MWRD AND OTHER AUTHORITIES HAVING JURISDICTION. OWNER/CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF IMPROVEMENTS FOR ONE (1) YEAR FOLLOWING ACCEPTANCE BY THE VILLAGE.
- SANITARY SEWER COORDINATION SHALL BE DONE THROUGH THE PUBLIC WORKS DEPARTMENT. CONSTRUCTION SHALL BE STAGED TO SERVICE ADJACENT PROPERTIES. TEMPORARY BYPASS PUMPING SHALL BE OF SHORT DURATION WITH A MINIMUM OF FORTY-EIGHT (48) HOUR NOTICE TO THE VILLAGE ENGINEER OR PUBLIC WORKS DEPARTMENT SO THE RESIDENTS AFFECTED BY THIS PROCESS CAN BE NOTIFIED AND ABLE TO ARRANGE THEIR SCHEDULES ACCORDINGLY. AN EROSION CONTROL PLAN SHALL BE
- ALL NEWLY CONSTRUCTED SANITARY SEWERS THAT HAVE NOT YET BEEN ACCEPTED BY THE VILLAGE SHALL

BE PLUGGED AT THE END OF EACH WORKING DAY AND KEPT CLEAN. SANITARY SEWER MATERIAL AND FITTINGS

- SANITARY SEWER SHALL BE CONSTRUCTED OF PVC PLASTIC PIPE WITH TRACER WIRE CONFORMING TO:
- RIM TO INVERT UP TO TWENTY (20') FEET PIPE CONFORMING TO ASTM D-3034 (SDR 26)
- ELASTOMERIC SEALS CONFORMING TO ASTM D-3212 RIM TO INVERT GREATER THAN TWENTY (20') FEET
- PIPE CONFORMING TO ASTM D-2241 (SDR 21) ELASTOMERIC SEALS CONFORMING TO ASTM D-3139
- FITTINGS SHALL BE PVC SDR 26 HEAVY WALL OR C-905 AS APPLICABLE - ALSO ACCEPTABLE ARE C-900 (DR 18) FOR 12" PIPE AND C-905 (DR 25) FOR 15"-18" SEWERS
- FORCE MAIN SHALL BE CONSTRUCTED OF PVC PLASTIC PIPE CONFORMING TO DR-18 AWWA C-900 WITH JOINTS CONFORMING TO ASTM D-3139
- A MINIMUM OF 150 PSI PRESSURE CLASS SHALL BE PROVIDED FOR THE FITTINGS.

- SERVICE STUBS SHALL BE INSTALLED TO SERVE ALL PROPERTIES IN A SUBDIVISION OR DEVELOPMENT.

- SERVICES SHALL BE LOCATED AT THE CENTER LINE OF EACH LOT AND SHALL EXTEND TO WITHIN ONE (1') FOOT OF THE FRONT LOT LINE AND CONNECT TO MAIN WITH NO SHEAR COUPLINGS.
- ALL SERVICE LATERALS SHALL BE INSTALLED TO A POINT EIGHT (8') FEET BEYOND THE OUTSIDE BACK OF CURB, PLUGGED AND IDENTIFIED BY A TWO BY FOUR (2"X4") PLACED AT THE PLUG, PAINTED GREEN. SERVICE STUBS SHALL BE A MINIMUM OF SIX (6") INCHES (PVC SDR-26) AND LOCATED BY DIMENSIONS
- PROVIDED FROM THE NEAREST DOWNSTREAM MANHOLE ON THE AS-BUILT DRAWINGS. SERVICES LARGER THAN SIX (6") INCHES, MATERIALS SHALL BE IN ACCORDANCE WITH ASTM STANDARDS LISTED UNDER MATERIALS AND FITTING SECTIONS ABOVE.
- SEWER SERVICES ARE CONSIDERED PRIVATE FROM THE SEWER MAIN TO THE BUILDING/STRUCTURE. INDIVIDUAL SERVICES MUST BE CONSTRUCTED WITH THE MOST CURRENT VILLAGE ORDINANCES AND STANDARD DETAILS.
- STRUCTURALLY LINED WITH A PRODUCT APPROVED BY THE PUBLIC WORKS DEPARTMENT. PRE AND POST LINE NEW RESIDENTIAL SEWER SERVICES REQUIRE A CLEAN-OUT TO BE INSTALLED WITHIN FIVE (5') FEET OF THE

CLAY TILE SEWER SERVICES SHALL BE REPLACED WITH PVC SDR-26 PIPE AND ABANDONED AT THE MAIN OR

- FOUNDATION AND SHALL BE CONSTRUCTED WITH PVC SDR-26.
- MANHOLES SHALL BE A MINIMUM OF FOUR (4') DIAMETER, PRECAST CONCRETE SECTIONS CONFORMING TO ASTM C-478 WITH A CONTINUOUS LAYER OF NON-HARDENING, PREFORMED BITUMINOUS MASTIC MATERIAL OR O-RING GASKET PLACED AT EACH JOINT TO PREVENT INFLOW.

- MANHOLES ARE REQUIRED WHERE THERE ANY CHANGE OF DIRECTION EXISTS OR A CONNECTION OF TWO (2)

- MEMBRANES SHALL BE PROVIDED ON THE SEAMS AND THE ECCENTRIC CONE SHALL LINE UP WITH THE STEEL REINFORCED PLASTIC STEPS.
- MANHOLE STEPS SHALL BE SIXTEEN (16") INCHES ON CENTER AND SECURELY ANCHORED IN PLACE. STEPS SHALL BE COPOLYMER POLYPROPYLENE REINFORCED WITH 1/2" GRADE 60 STEEL REINFORCEMENT MEETING

SHALL BE TUCK-POINTED WITH HYDRAULIC CEMENT.

- OSHA STANDARDS - ALL MANHOLES SHALL HAVE AN EXTERNAL CHIMNEY SEAL. ALL MANHOLES SHALL HAVE A MAXIMUM OF TWELVE (12") INCHES OF ADJUSTING RINGS.
- BANDS WHICH SHALL BE PROVIDED FOR CONNECTIONS WITH THE MANHOLE ALL MANHOLES LOCATED IN FLOODPLAIN. DRAINAGE DITCHES OR OTHER WET LOCATIONS ARE EQUIPED TO HAVE BOLT DOWN FRAME AND LIDS - EAST JORDAN IRON WORKS 1040 ZPT OR APPROVED EQUAL. RIM ELEVATIONS SHALL BE A MINIMUM OF TWELVE (12") INCHES ABOVE BASE FLOOD ELEVATION. FRAMES ARE TO

WATERTIGHT FLEXIBLE CONNECTORS SHALL CONFORM TO ASTM C-443 AND C-923 WITH STAINLESS STEEL

BE BOLTED TO THE CONE AND COVER BOLTED TO FRAME WITH STAINLESS STEEL ANCHOR BOLTS. LIFTING HOLES, CONCRETE SECTION JOINTS, PIPE GAPS AND ANY OTHER STRUCTURE JOINTS OR OPENINGS

ALL CONNECTIONS FOR PIPES SHALL INCLUDE RUBBER GASKETS. MANHOLES SHALL NOT BE LOCATED IN DRIVEWAYS, SIDEWALKS OR ROADWAY CROSSWALKS.

FRAME AND LIDS

- FRAMES SHALL BE HEAVY DUTY - EAST JORDAN IRON WORKS (EJIW) 1020 OR APPROVED EQUAL.

- LIDS SHALL BE TYPE A SOLID COVER WITH CLOSED PICK HOLES - SANITARY AND VILLAGE OF TINLEY PARK SHALL BE CAST ON THE LID

- FRAMES SHALL BE SET ON A MASTIC MATERIAL TO PREVENT INFLOW AS WELL



REVISIONS /

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 \simeq ROJ NO: 200135 ENG : JGN

ATE: 05.27.2021

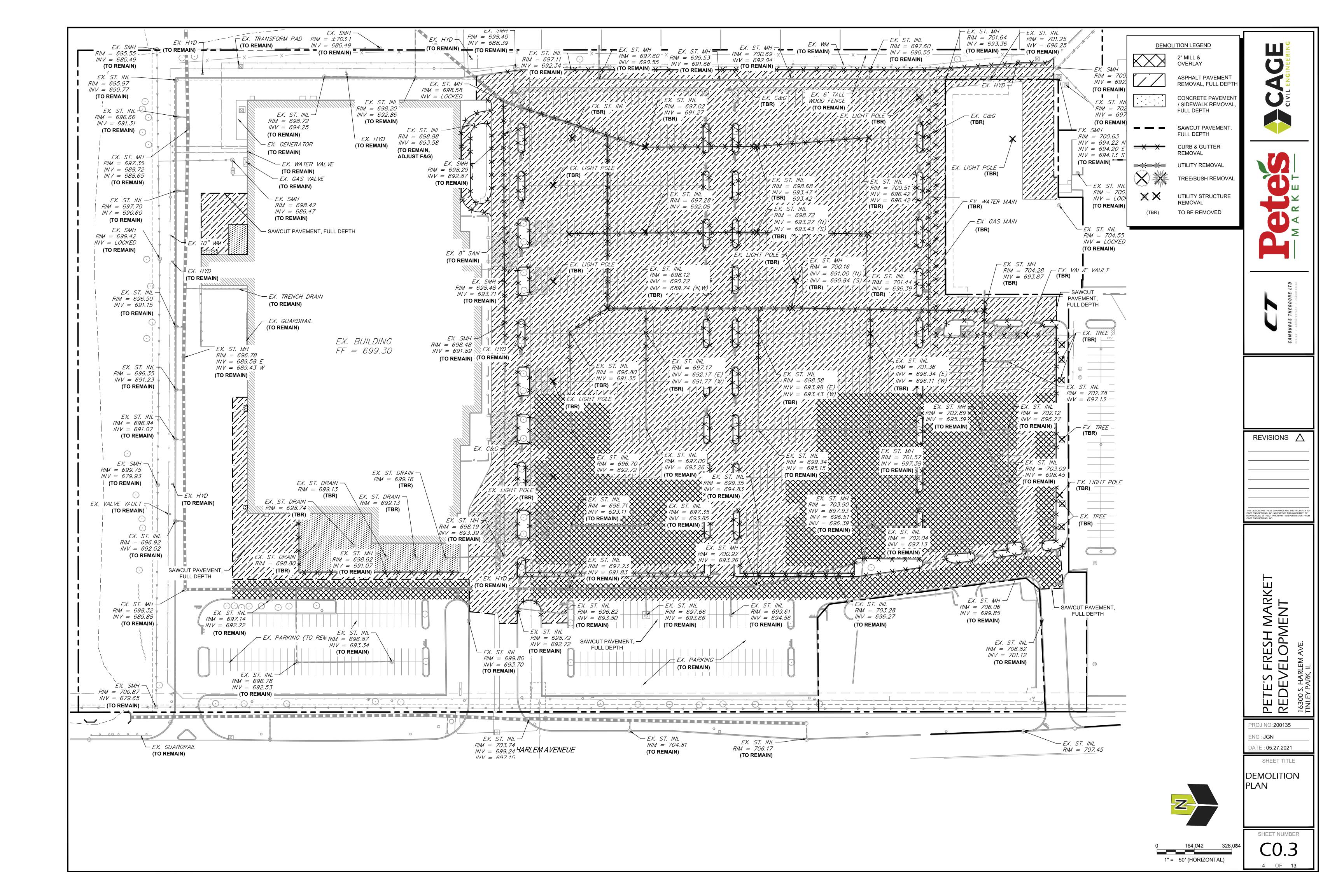
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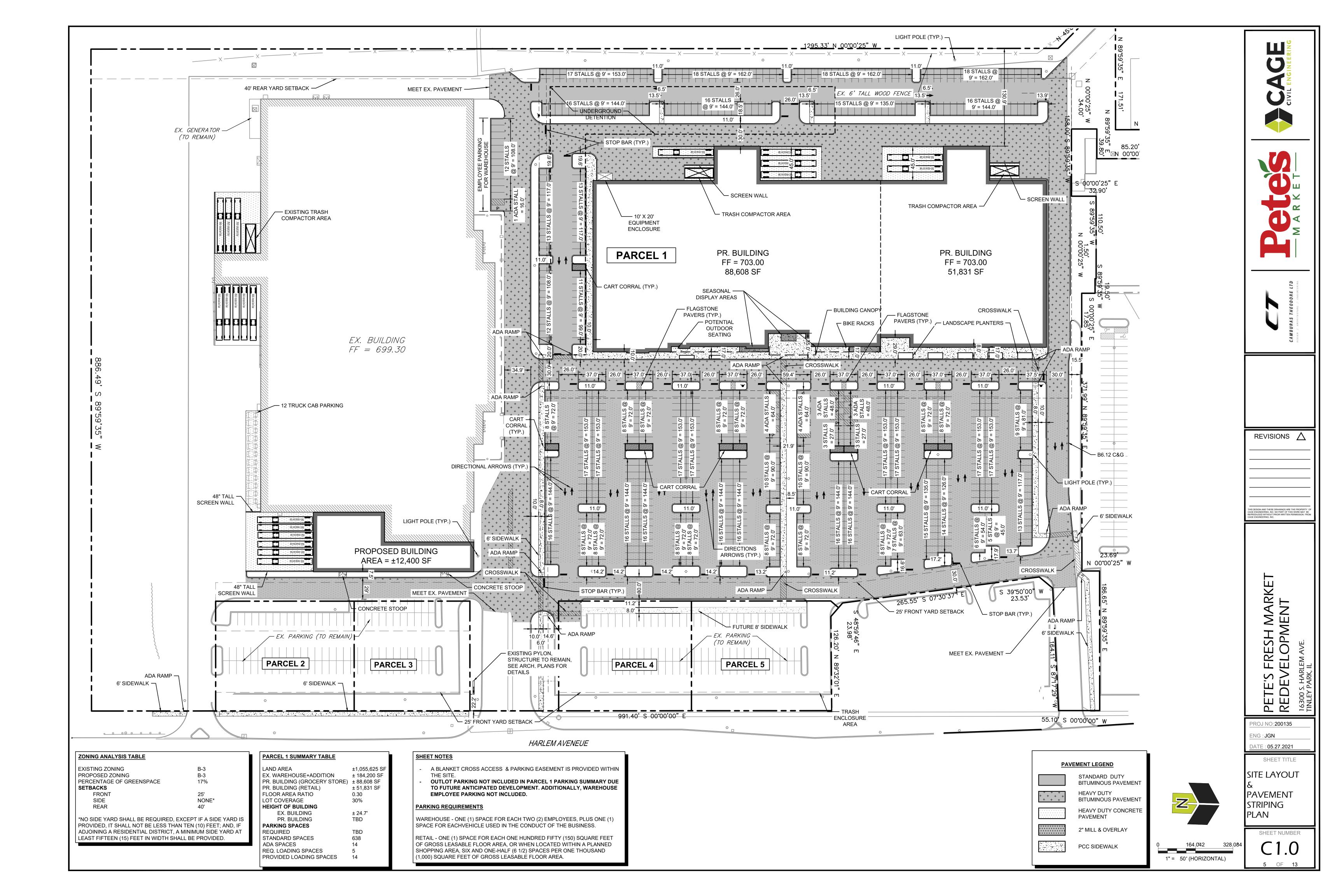
VILLAGE OF TINLEY PARK STANDARDS

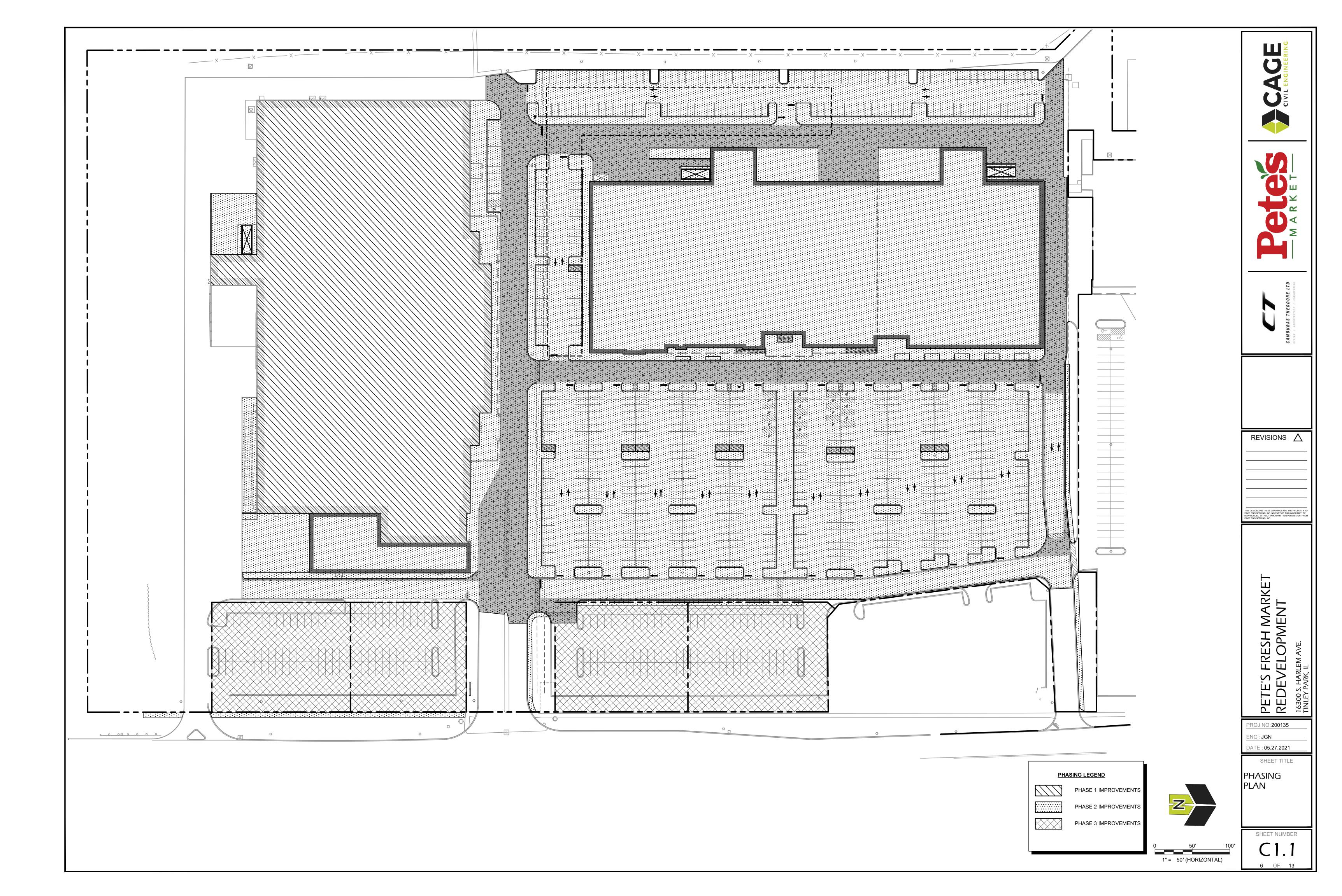
SHEET TITLE

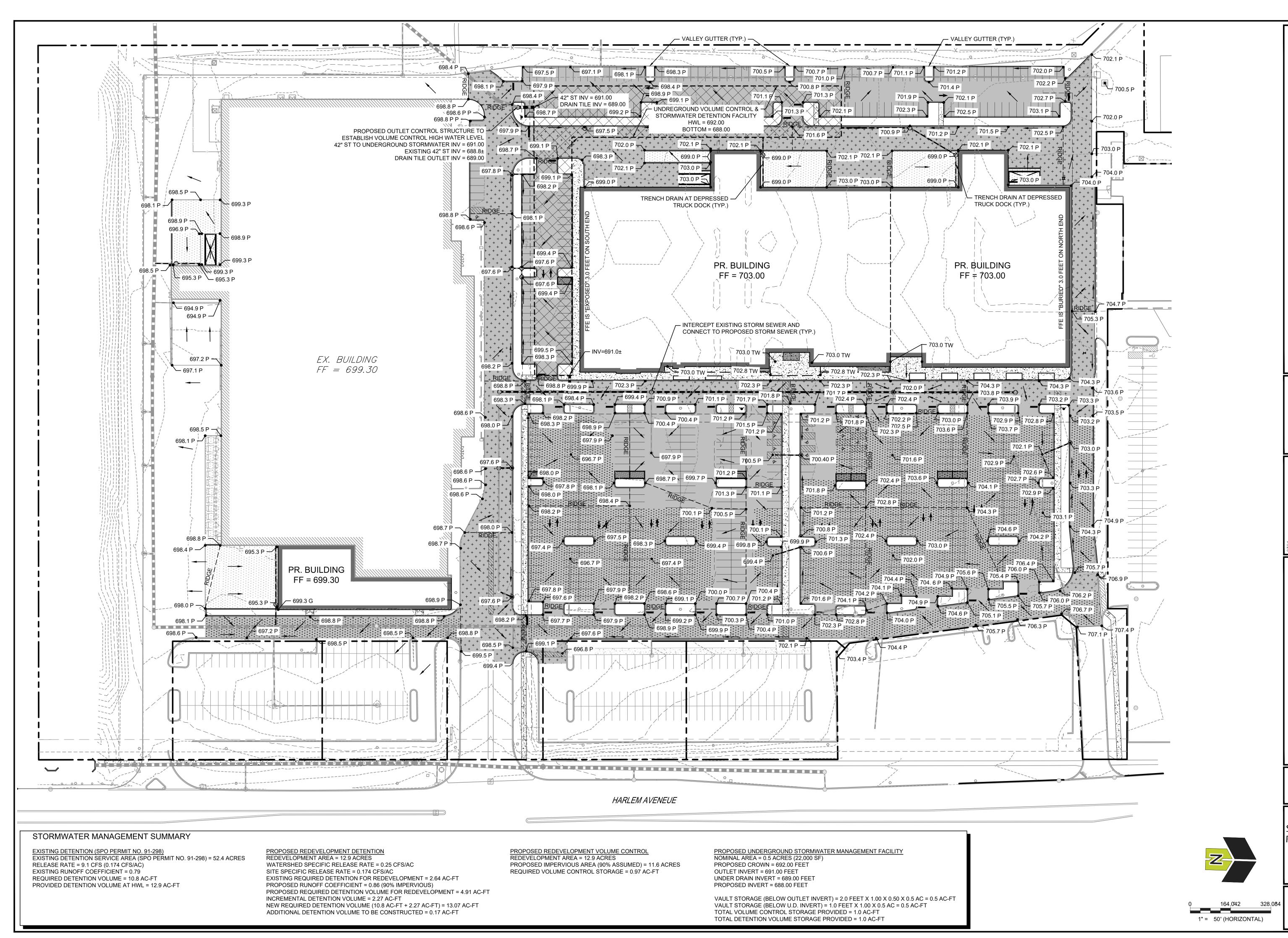
SHEET NUMBER

3 OF 13









REVISIONS Λ

MARKE OPMEN FRESH PETE'S REDE

PROJ NO:200135 ENG : JGN

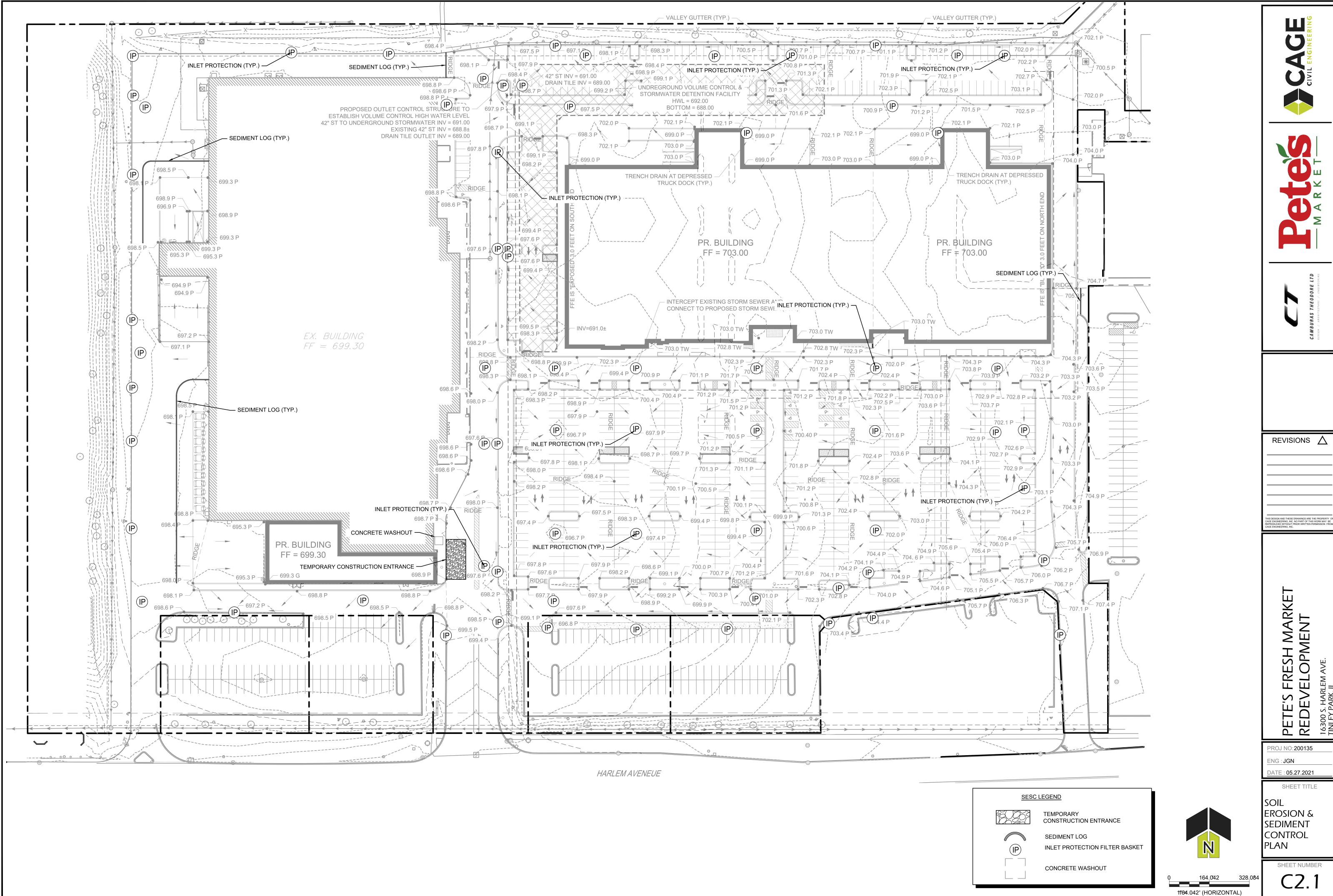
OATE: 05.27.2021

SHEET TITLE

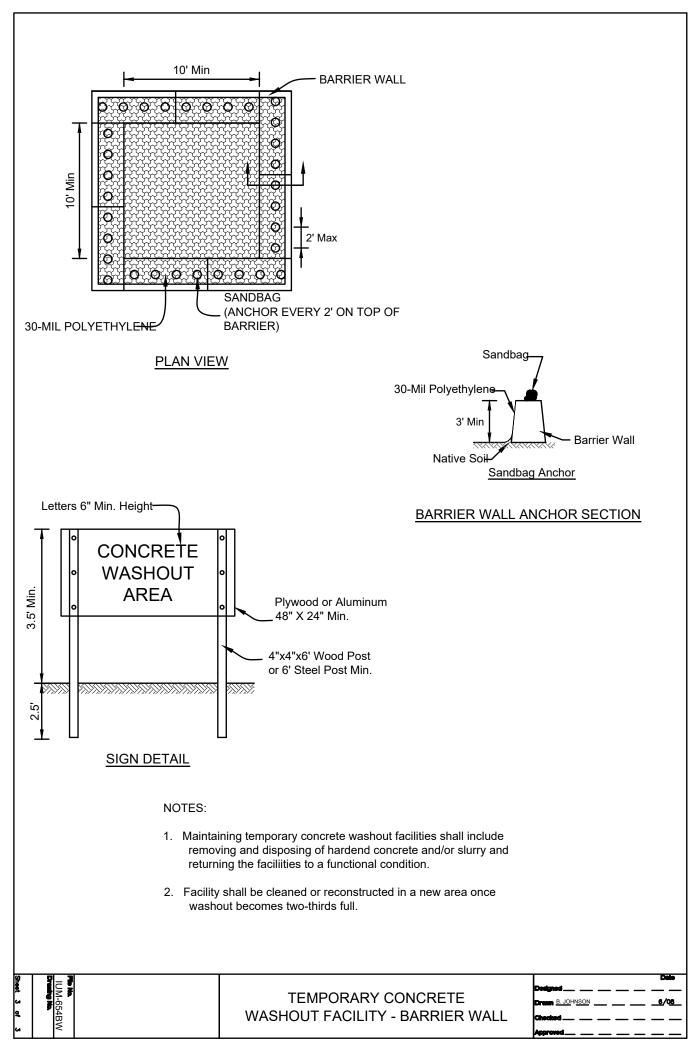
SITE GRADING

SHEET NUMBER

6 OF 13

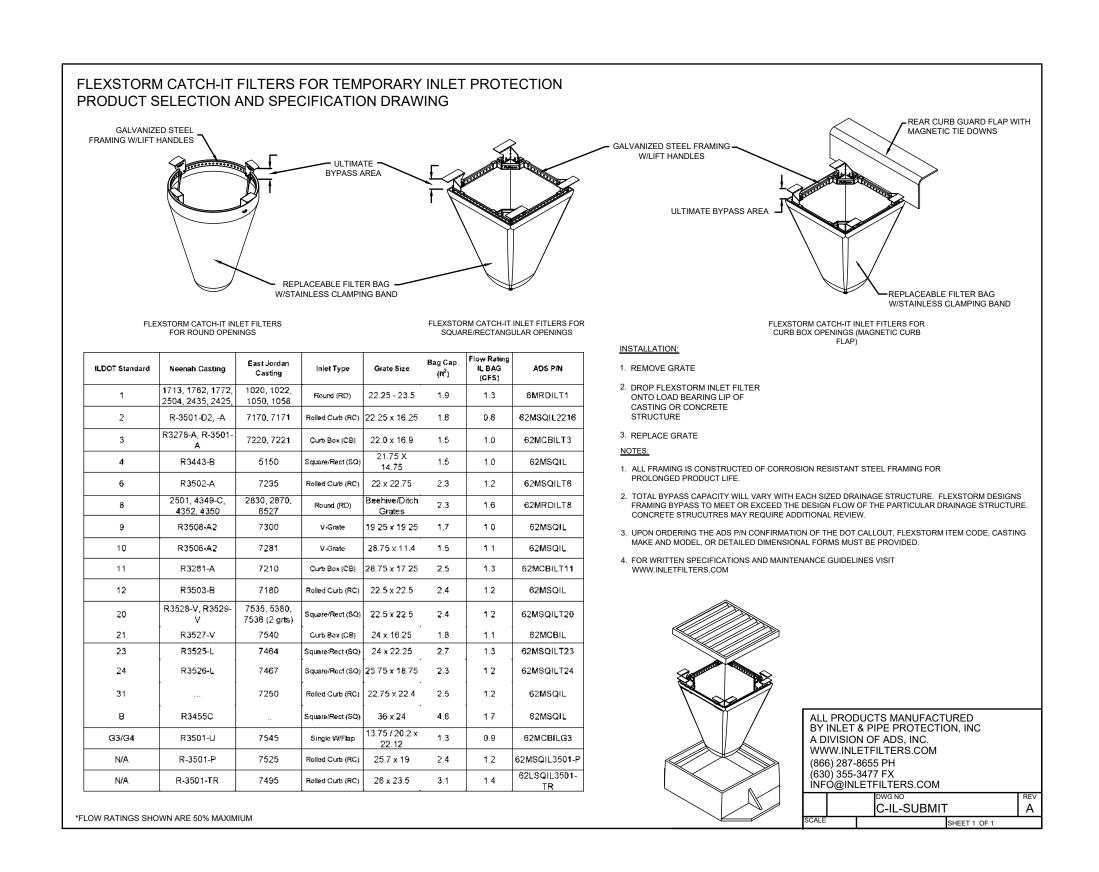


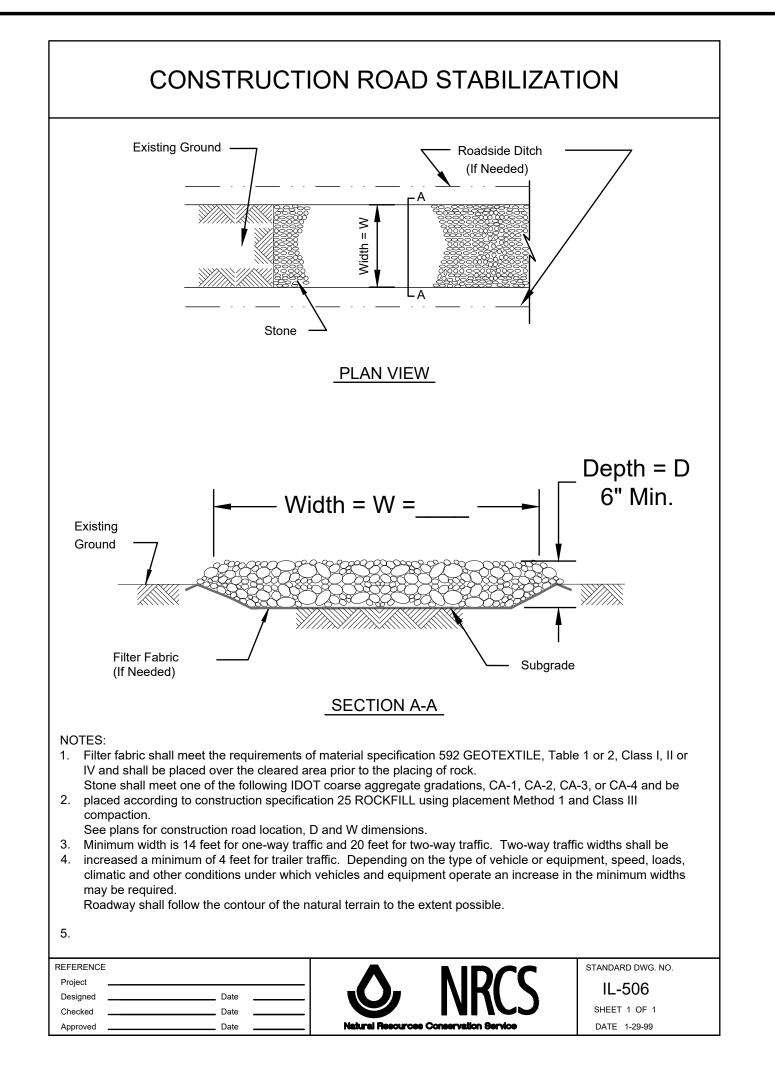
7 OF 13



TEMPORARY CONCRETE WASHOUT DETAIL

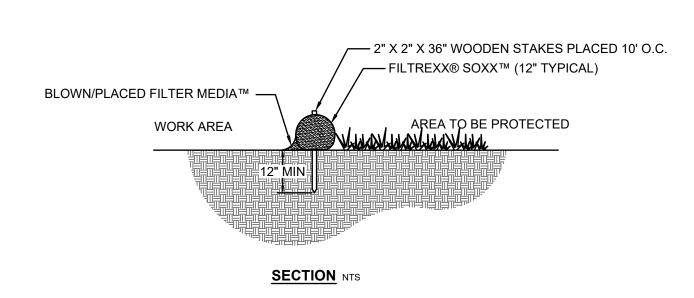
Scale: NOT TO SCALE





TEMPORARY CONSTRUCTION ENTRANCE DETAIL

Scale: NOT TO SCALE



WATER FLOW

AREA TO BE PROTECTED

FILTREXX® SOXX™ (12" TYPICAL)

NOTES:

1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
4. BETWEEN SOCK CONNECTIONS/ATTACHMENTS, ENDS SHALL BE OVERLAPPED BY 18" MIN AND STAKED IN EACH

FILTREXX® SEDIMENT CONTROL

NTS

SEDIMENT LOG DETAIL
Scale: NOT TO SCALE







REVISIONS A

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> PETE'S FRESH MARKET REDEVELOPMENT

PROJ NO: 200135

ENG: JGN

DATE: 05.27.2021

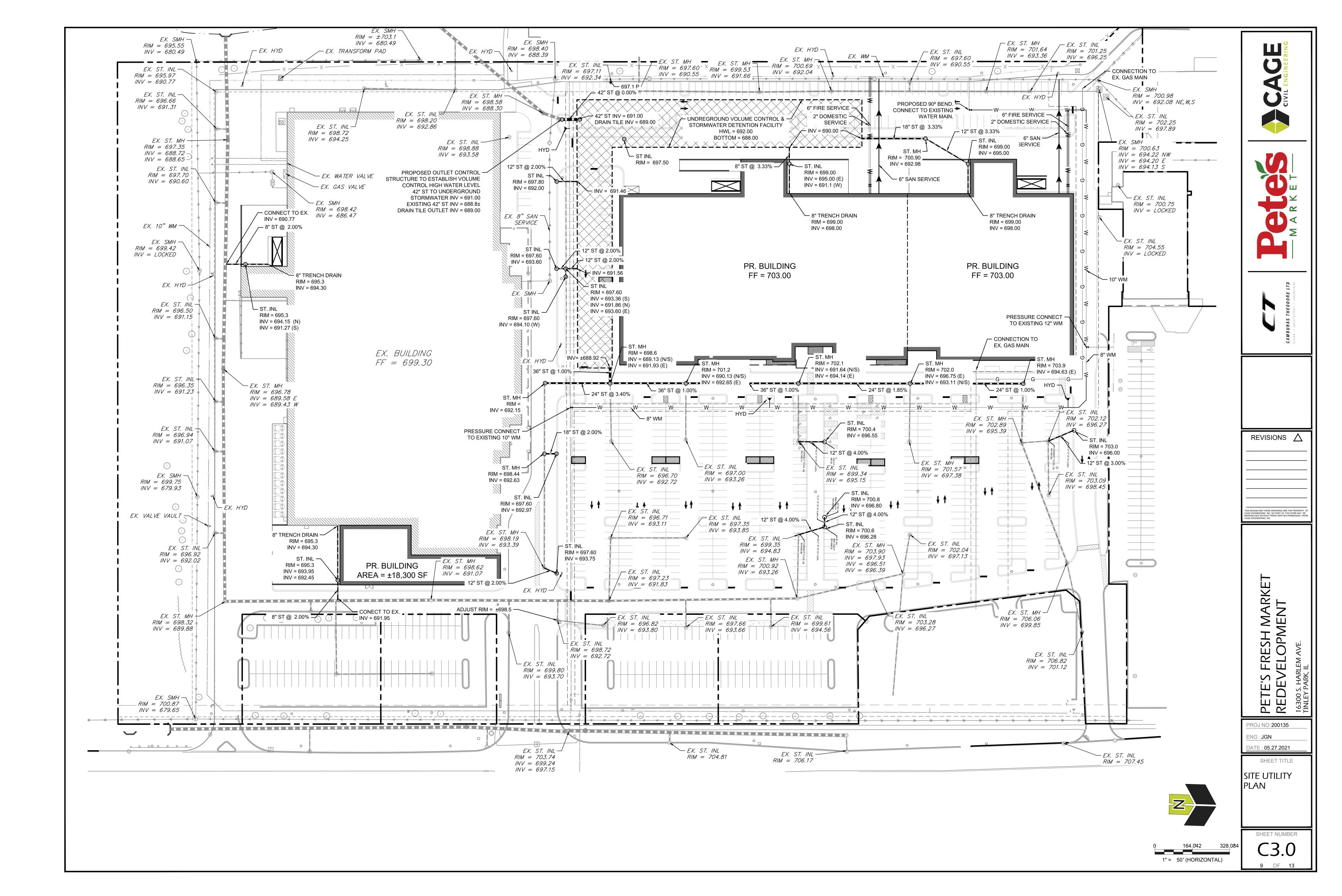
SHEET TITLE

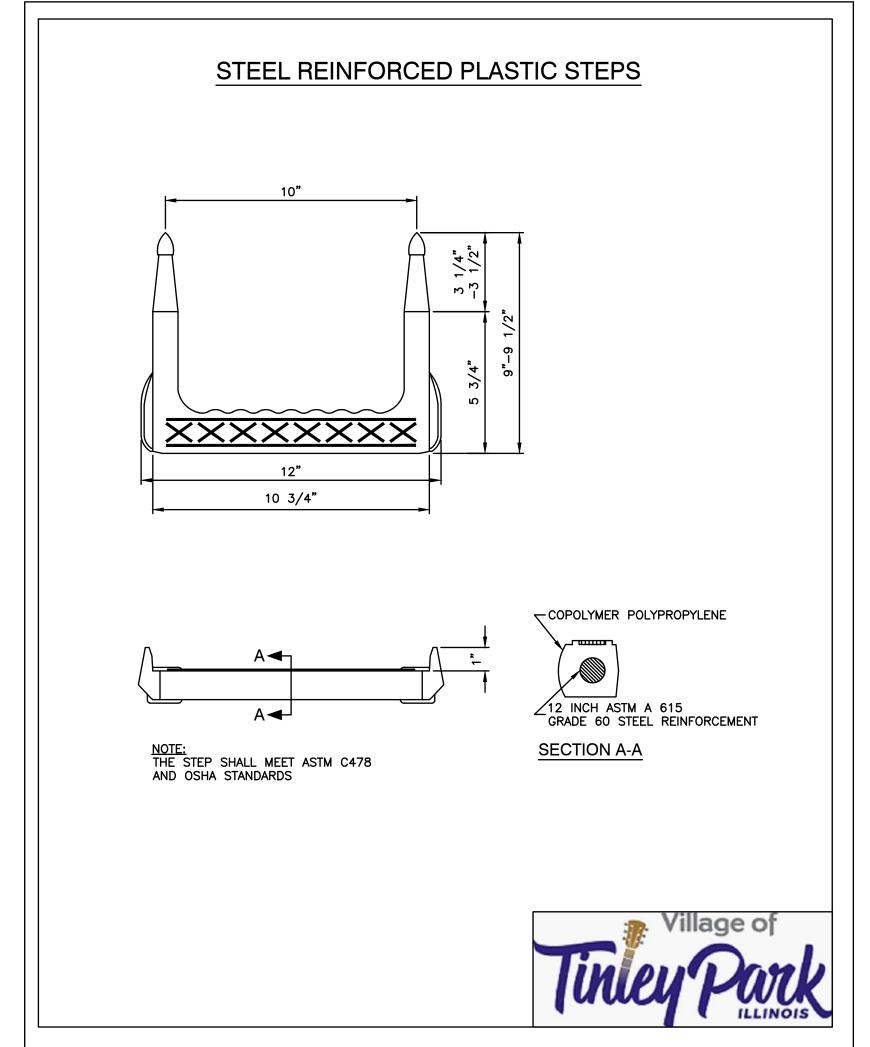
SOIL EROSION & SEDIMENT CONTROL DETAILS

C2.2

8 OF 13

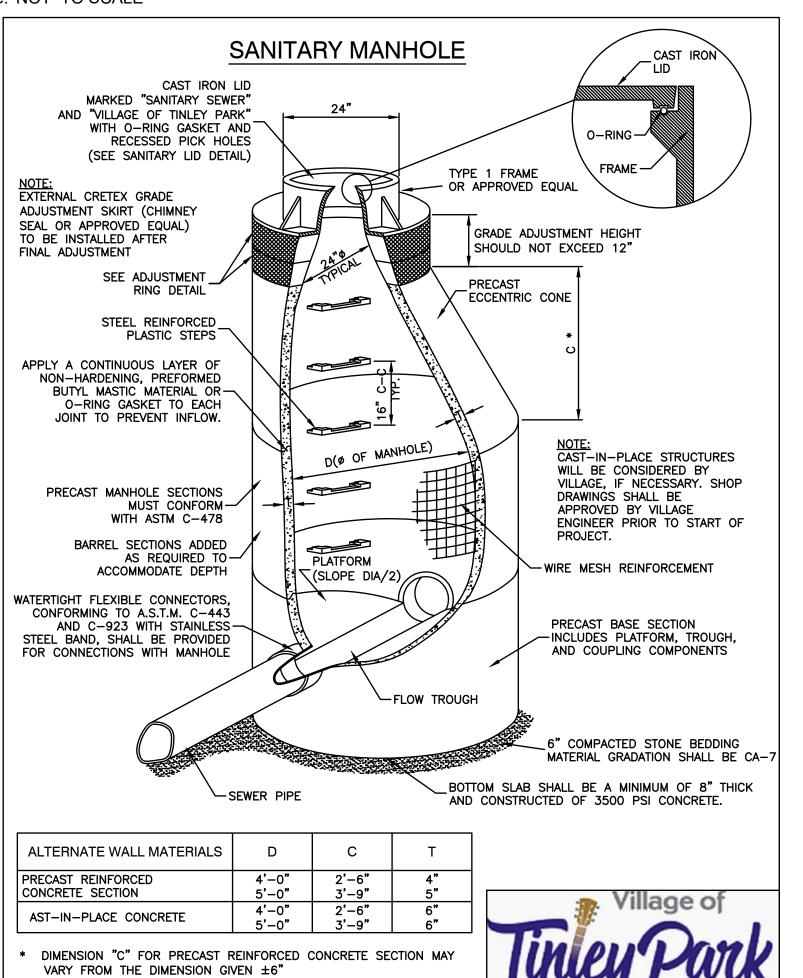
INLET PROTECTION DETAIL
Scale: NOT TO SCALE

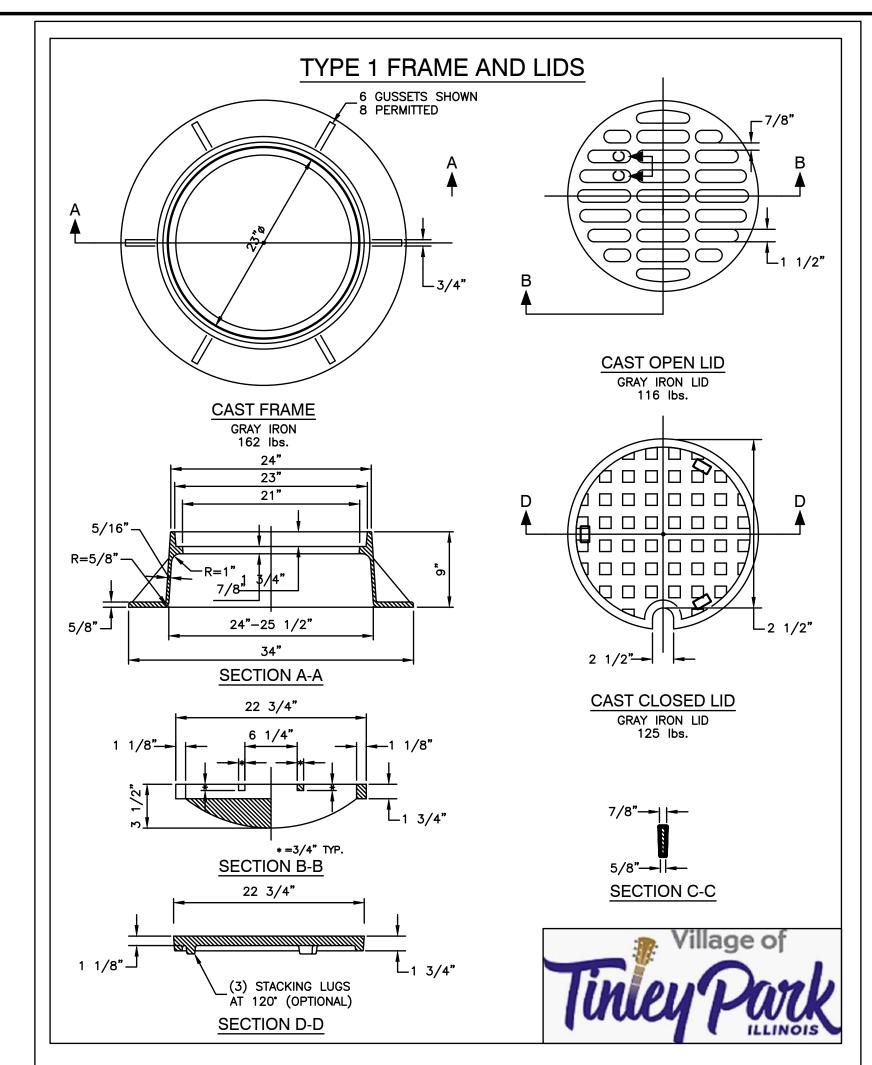




SANITARY MANHOLE STEPS DETAIL

Scale: NOT TO SCALE

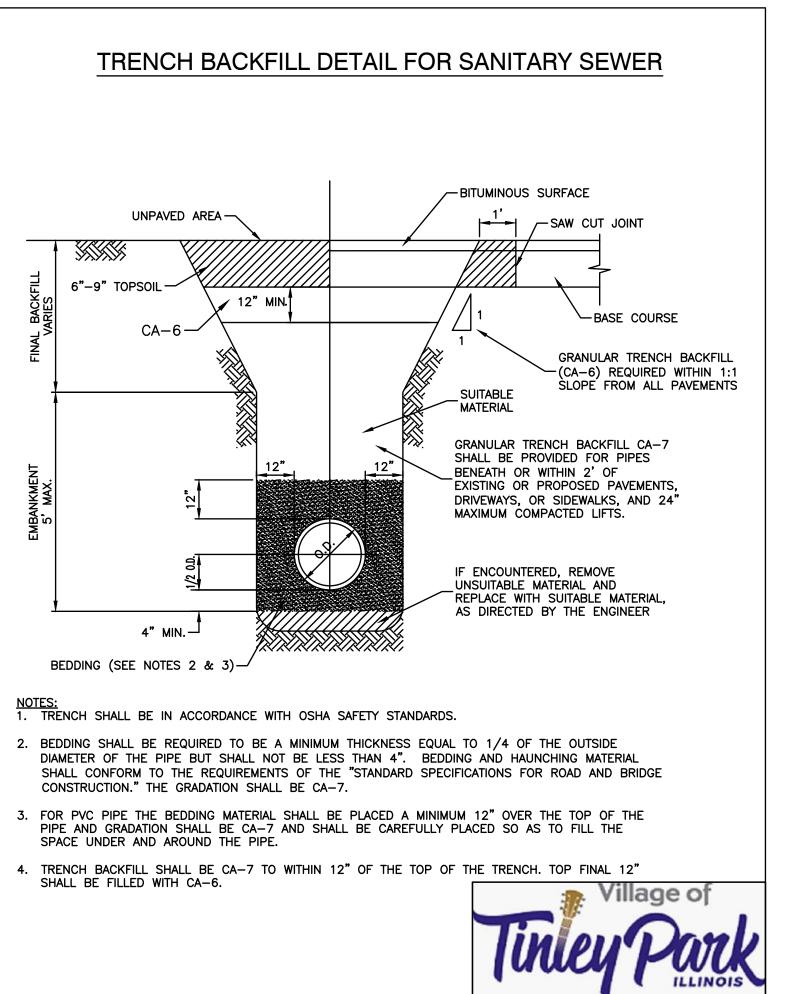




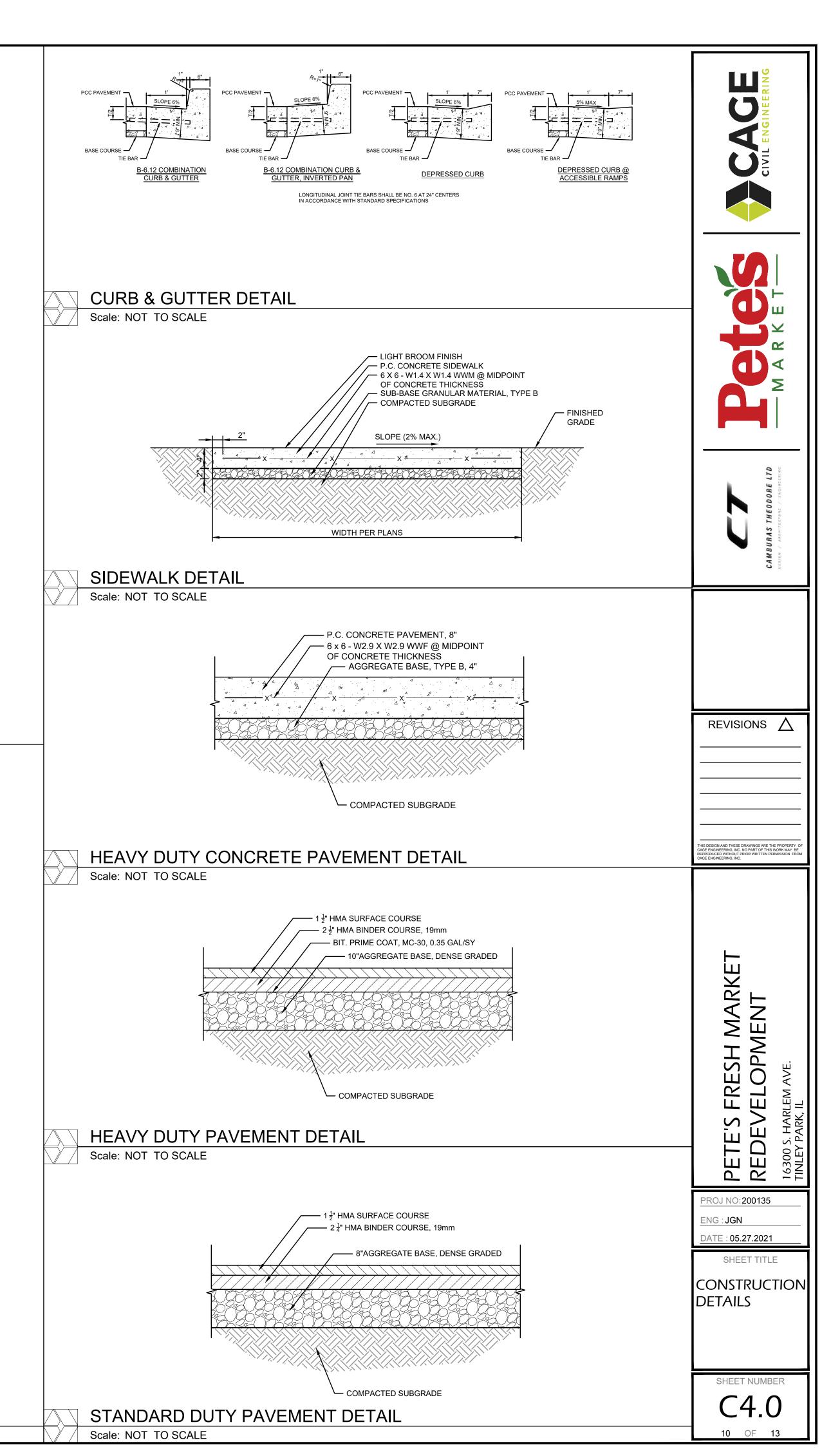
SANITARY SEWER FRAME AND LIDS

Scale: NOT TO SCALE

Scale: NOT TO SCALE

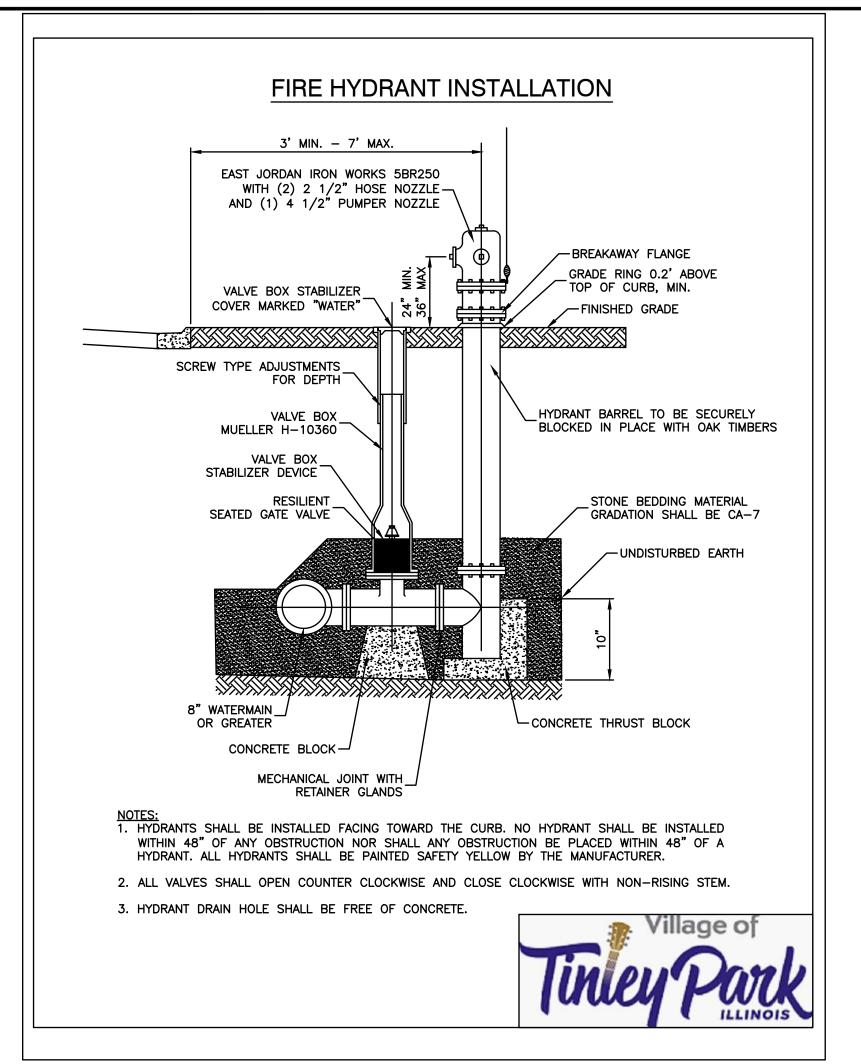


TRENCH BACKFILL FOR SANITARY SEWER DETAIL



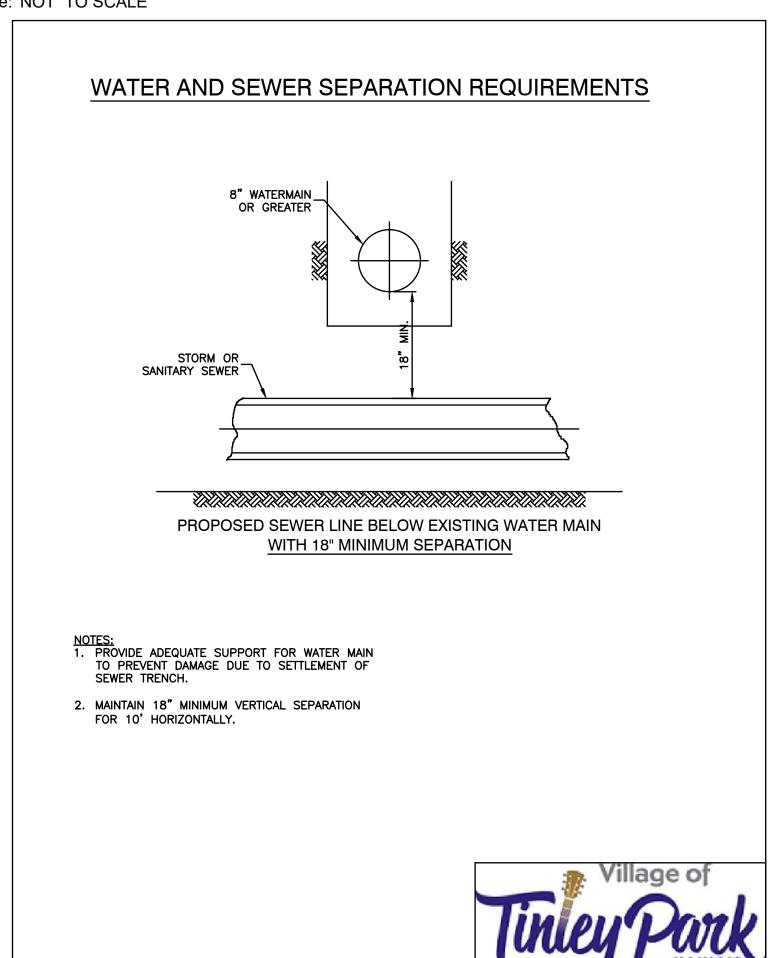
SANITARY MANHOLE DETAIL

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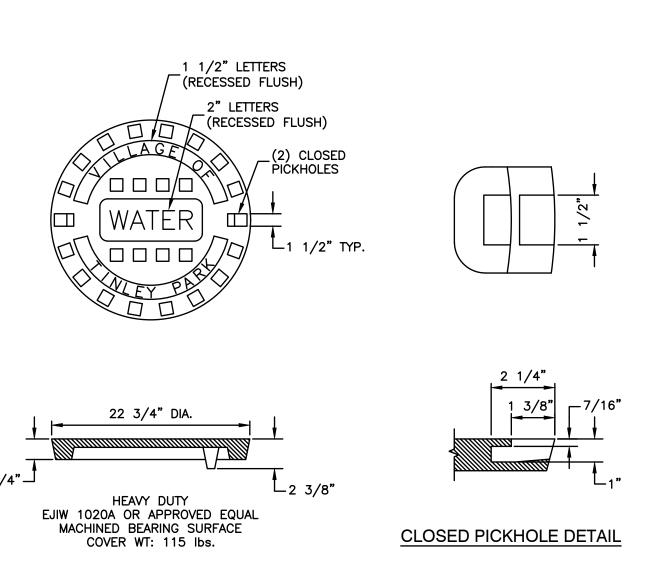


FIRE HYDRANT DETAIL

Scale: NOT TO SCALE



SPECIAL LETTERED WATER VALVE VAULT LID



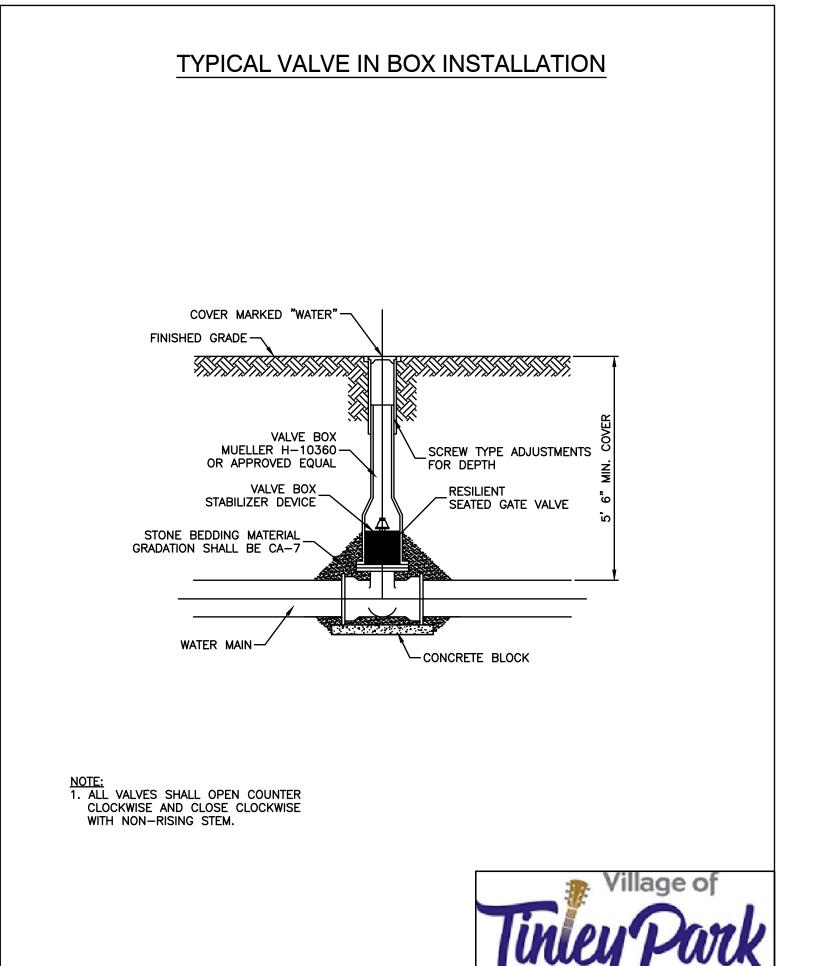
NOTES: 1. CONCENTRIC CONE REQUIRED (VALVE TO ALIGN W/ CENTER OF FRAME OPENING).

- 2. USE 5'-0"Ø FOR WATER MAIN SIZES 10" AND UNDER. 6'-0"Ø FOR SIZES 12" AND ABOVE.
- 3. VALVE VAULT TO CONFORM TO ASTM C-478.
- 4. ALL VALVES SHALL HAVE STAINLESS STEEL BOLTS AND NUTS.
- 5. ALL VALVES SHALL OPEN COUNTER CLOCKWISE AND CLOSE CLOCKWISE WITH NON-RISING STEM.
- 6. PROVIDE CA-7 AGGREGATE BACKFILL MATERIAL AROUND VAULT TO SUB-GRADE ELEVATION IN PAVED AREAS.



VALVE VAULT LID DETAIL

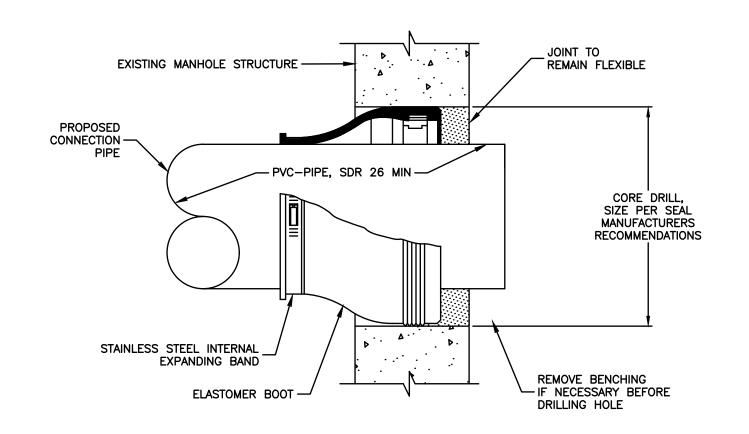
Scale: NOT TO SCALE



VALVE IN VAULT DETAIL FOR PRESSURE CONNECTION FRAME AND CAST IRON LID PLUMB LINE TO OPERATE NUT MUST BE MARKED "WATER" AND NO CLOSER THAN 6" FROM EDGE OF FRAME "VILLAGE OF TINLEY PARK" (SEE WATER LID DETAIL) GRADE ADJUSTMENT HEIGHT SHOULD NOT EXCEED 12" -SEE ADJUSTMENT RING DETAIL APPLY A CONTINUOUS LAYER OF NON-HARDENING, PREFORMED -BUTYL MASTIC MATERIAL OR PRECAST O-RING GASKET TO EACH ECCENTRIC CONE JOINT TO PREVENT INFLOW. STEEL REINFORCED PLASTIC PRECAST MANHOLE SECTIONS MUST CONFORM WITH ASTM C-478 STAINLESS STEE EXISTING WATER MAIN— SEATED GATE VALVE PIPE OPENING SHALL BE PRECAST WITH MASONRY THRUST BLOCK-- RESILIENT RUBBER WATER TIGHT PIPE SLEEVES CAST IN PLACE CONCRETE-PRECAST REINFORCED CONCRETE BOTTOM SECTION _4" COMPACTED STONE BEDDING MATERIAL GRADATION SHALL BE CA-7 DRY BRICK SUPPORT DIMENSION "C" FOR PRECAST REINFORCED ALTERNATE MATERIALS FOR WALLS CONCRETE SECTION MAY VARY FROM THE PRECAST REINFORCED DIMENSION GIVEN ±6". CONCRETE SECTION ** SEE DETAIL FOR PRECAST REINFORCED CAST-IN-PLACE CONCRETE CONCRETE FLAT SLAB TOP. PREFABRICATED CONCRETE SLAB, PREFABRICATED REINFORCED - WHEN THE PRECAST REINFORCED CONCRETE SECTIONS ALTERNATE IS USED. CONCRETE SLAB 4" COMPACTED STONE BEDDING_ _4" COMPACTED STONE BEDDING MATERIAL GRADATION SHALL BE CA-7 MATERIAL GRADATION SHALL BE CA-7 ALTERNATE BOTTOM SLAB 1. VALVE TO ALIGN W/ CENTER OF FRAME OPENING. 2. USE 5'-0"Ø FOR WATERMAIN SIZES 10" AND UNDER. 6'-0"Ø FOR SIZES 12" AND ABOVE. 3. VALVE VAULT TO CONFORM TO ASTM C-478. 4. ALL VALVES SHALL HAVE STAINLESS STEEL BOLTS AND NUTS. 5. ALL VALVES SHALL OPEN COUNTER CLOCKWISE AND CLOSE CLOCKWISE WITH NON-RISING STEM. 6. PROVIDE CA-7 AGGREGATE BACKFILL MATERIAL AROUND VAULT TO SUB-GRADE ELEVATION IN PAVED AREAS.

PRESSURE CONNECTION DETAIL

Scale: NOT TO SCALE



NOTES:

1. WALL PENETRATIONS SHALL BE LOCATED WITHIN A RISER SECTION AND NOT A WALL JOINT

2. CORE—DRILL CIRCULAR OPENING IN MANHOLE WALL OF DIAMETER TO FIT THE REQUIRED BOOT SIZE.

- 3. KOR-N-SEAL FLEXIBLE RUBBER BOOT (MANUFACTURED BY NATIONAL POLLUTION CONTROL SYSTEMS, INC.)
 OR APPROVED EQUAL SHALL BE USED FOR WATERTIGHT CONNECTION.
- 4. CUT, SHAPE, AND SLOPE NEW INVERT CHANNEL IN THE EXISTING CONCRETE BENCH FOR SMOOTH FLOW FROM NEW STORM SEWER CONNECTION.
- FROM NEW STORM SEWER CONNECTION.
- 5. CLEAN EXISTING MANHOLE OF ANY DIRT, CONCRETE, OR DEBRIS WHICH MAY ACCUMULATE DURING THE CONSTRUCTION PROCESS

CONNECTION TO EXISTING MANHOLE

CONNECTION TO EXISTING MANHOLE DETAIL

Scale: NOT TO SCALE

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REVISIONS \triangle

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PETE'S FRESH MARKE REDEVELOPMENT

PROJ NO:200135 ENG : JGN

DATE: 05.27.2021

SHEET TITLE

CONSTRUCTION DETAILS

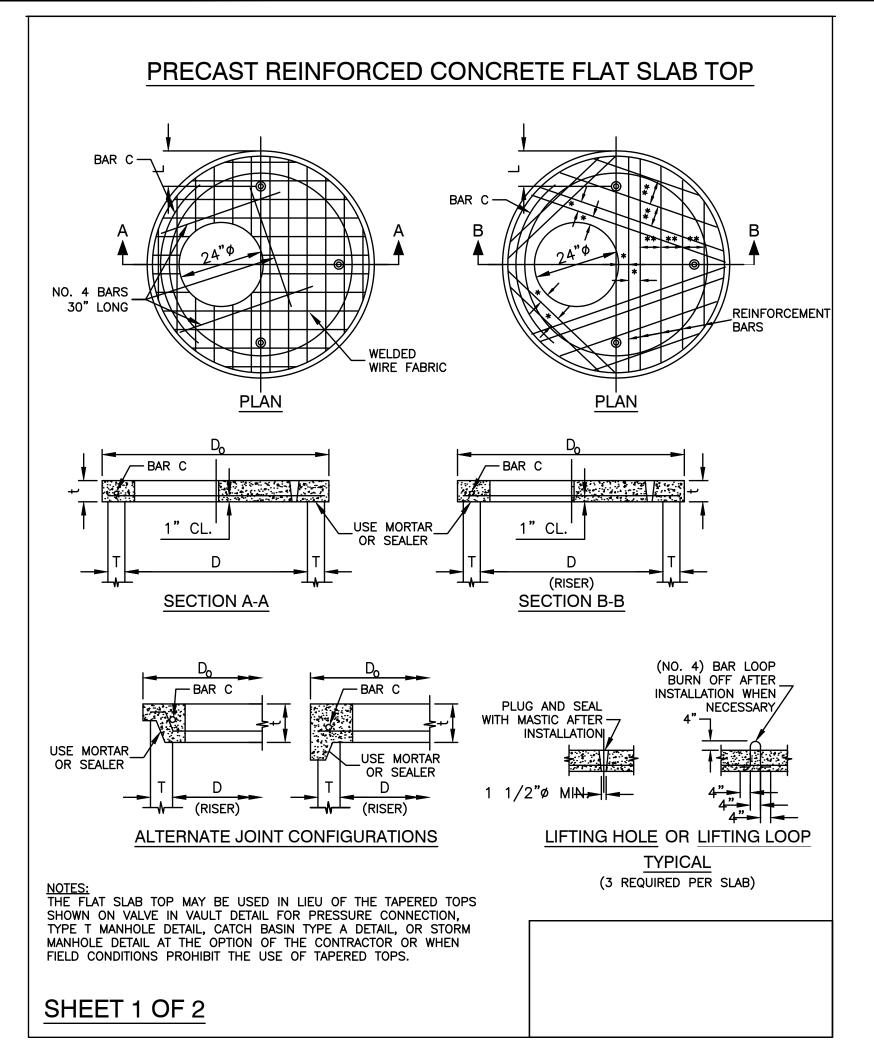
SHEET NUMBER

11 OF 13

WATER AND SEWER SEPARATION REQUIREMENTS

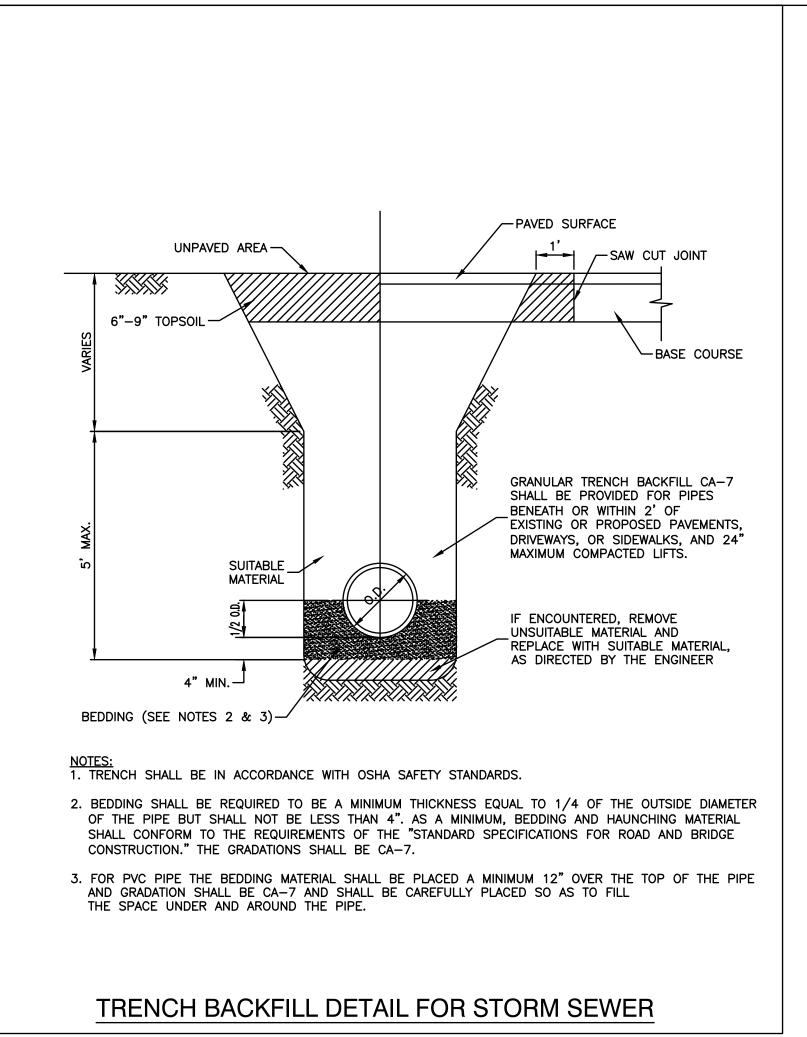
Scale: NOT TO SCALE

VALVE BOX DETAIL
Scale: NOT TO SCALE



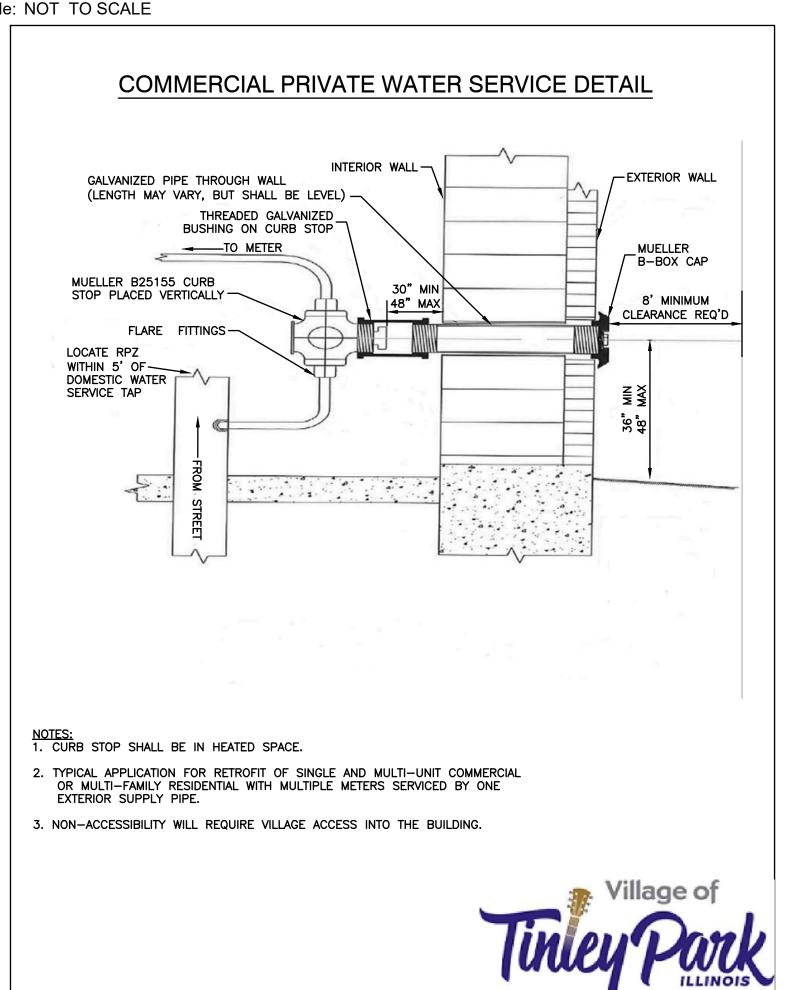
CONCRETE FLAT SLAB DETAIL

Scale: NOT TO SCALE STORM MANHOLE FRAME AND CAST IRON LID MARKED -"STORM" AND "VILLAGE OF TINLEY PARK" (TYPE AS INDICATED ON PLANS) SEE ADJUSTMENT RING DETAIL -GRADE ADJUSTMENT HEIGHT SHALL NOT EXCEED 12" PRECAST ECCENTRIC CONE APPLY A CONTINUOUS LAYER OF NON-HARDENING, PREFORMED BUTYL MASTIC MATERIAL OR-TOP OF MASONRY O-RING GASKET TO EACH JOINT TO PREVENT INFLOW. PRECAST MANHOLE SECTIONS MUST CONFORM WITH ASTM C-478 INVERT CHANNEL STEEL REINFORCED PLASTIC TO CONFORM TO ELEVATION SHOWN ON DRAWINGS SLOPE: 1"-2" PER FT. PREPOLYMER URETHANE RESIN GROUTING COMPOUND (TYP.) CAST IN PLACE CONCRETE -6" COMPACTED STONE BEDDING MATERIAL GRADATION SHALL BE CA-7 DIMENSION "C" FOR PRECAST REINFORCED ALTERNATE MATERIALS FOR WALLS CONCRETE SECTION MAY VARY FROM THE DIMENSION GIVEN ±6". PRECAST REINFORCED CONCRETE SECTION SEE DETAIL FOR PRECAST REINFORCED CAST-IN-PLACE CONCRETE CONCRETE FLAT SLAB TOP. PREFABRICATED CONCRETE SLAB, WHEN THE PRECAST PREFABRICATED REINFORCED REINFORCED CONCRETE CONCRETE SLAB SECTIONS ALTERNATE IS USED. 4" COMPACTED STONE BEDDING _ MATERIAL GRADATION SHALL BE CA-7 4" COMPACTED STONE BEDDING MATERIAL GRADATION SHALL BE CA-7 **ALTERNATE BOTTOM SLAB** NOTES:
1. ECCENTRIC CONES REQUIRED, UNLESS OTHERWISE INDICATED ON DRAWINGS. FLAT SLAB TOPS PERMITTED ONLY FOR MANHOLES TOO SHALLOW FOR CONES. /illage of 2. USE 4'-0"ø FOR SEWER SIZES 8" THRU 21", 5'-0"ø FOR SEWER SIZES 24" THRU 33" UNLESS OTHERWISE NOTED. 3. CAST-IN-PLACE STORM STRUCTURES WILL BE CONSIDERED BY THE VILLAGE, IF NECESSARY. SHOP DRAWINGS SHALL BE SUBMITTED AND



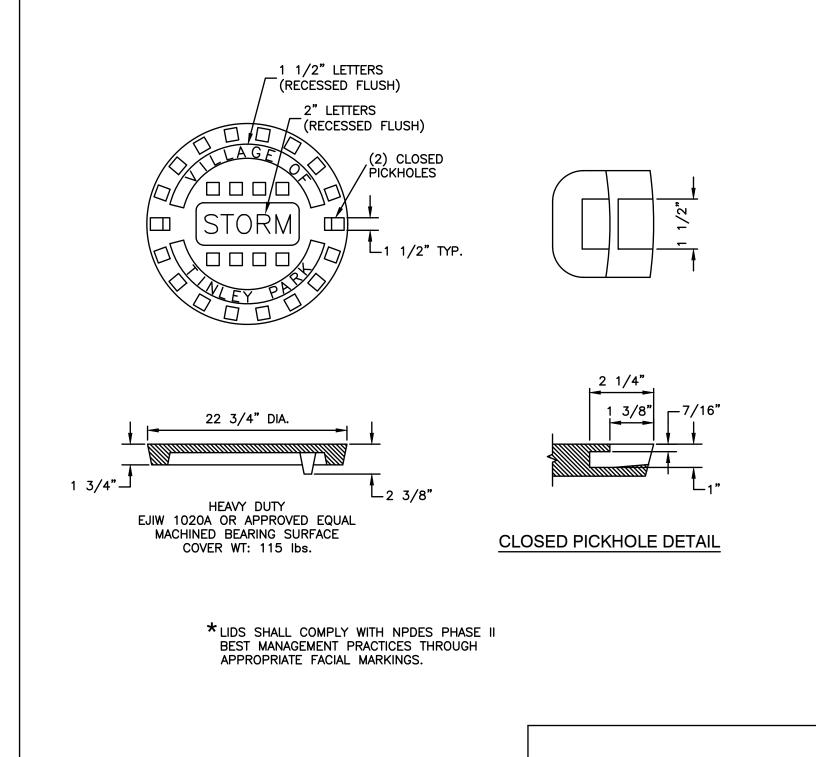
TRENCH BACKFILL STORM SEWER DETAIL

Scale: NOT TO SCALE



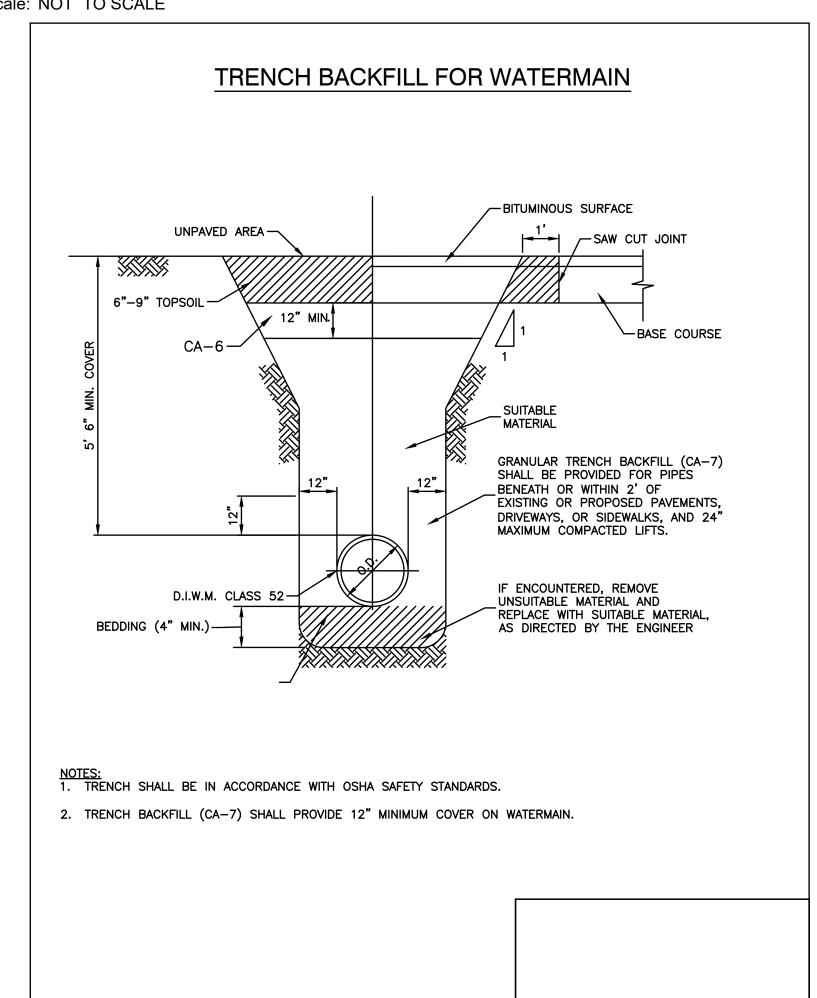
COMMERCIAL PRIVATE WATER SERVICE DETAIL Scale: NOT TO SCALE

SPECIAL LETTERED STORM MANHOLE LID*



STORM MANHOLE LID DETAIL

Scale: NOT TO SCALE



TRENCH BACKFILL WATERMAIN DETAIL Scale: NOT TO SCALE



REVISIONS Λ

ARKE OPMEN FRE VEL PETE'S REDE'

PROJ NO: 200135 ENG:JGN OATE: 05.27.2021

SHEET TITLE CONSTRUCTION DETAILS

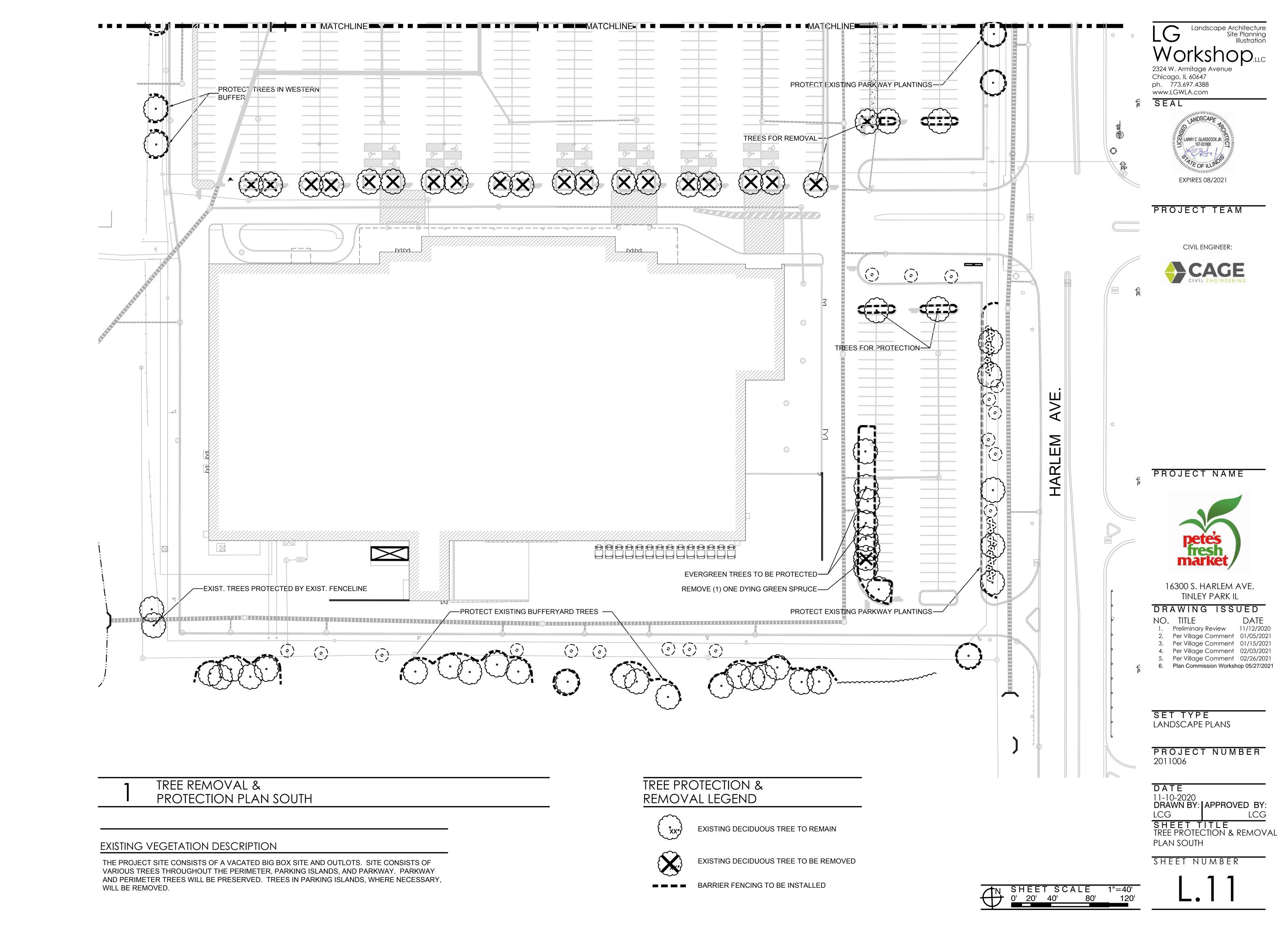
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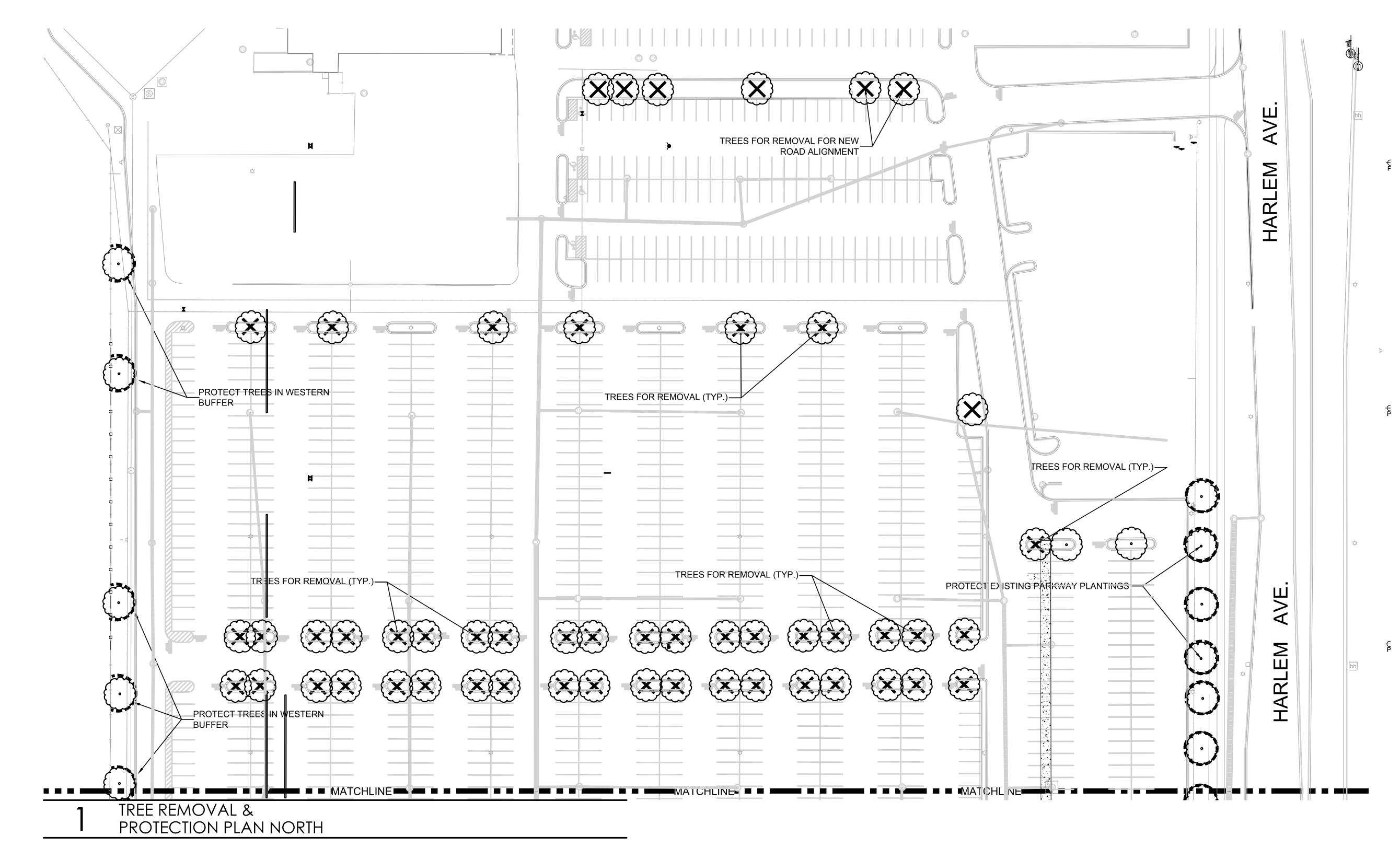
12 OF 13

STORM MANHOLE DETAIL

APPROVED BY THE VILLAGE ENGINEER PRIOR TO THE START OF PROJECT.

Scale: NOT TO SCALE





TREE PROTECTION & REMOVAL NOTES

- 1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AND PERMISSIONS TO PRUNE, REMOVE, AND/OR TRANSPLANT ANY TREES ON SITE.
- 2. DEAD AND DYING MATERIAL ON THE SITE SHALL BE REMOVED OR PRUNED. MATERIALS NOT LABELED ON THE PROTECTION PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REMEDIATION.
- 3. DURING CONSTRUCTION EXISTING TREES OVER FOUR INCHES IN CALIPER SHALL BE PROTECTED WITH BARRIER FENCING.
- 4. BARRIER SHALL BE CONSTRUCTED OF A MIN. 3' TALL SNOW FENCE OR SIMILAR AND SUPPORT POSTS MIN. 6' O.C. AND SHALL BE ERECTED ONE FOOT BEYOND THE DRIP LINE OFF ALL EXISTING TREES ON SITE AND ADJACENT SITES TO REMAIN.
- 5. BARRIER FENCING SHOWN ON THE PLAN IS APPROXIMATE. CONTRACTOR SHALL ADJUST LOCATION OF BARRIER TO POSITION **OUTLINED IN COMMENT 4.**
- 6. NO EXCESS SOIL OR ADDITIONAL FILL, BUILDING MATERIALS OR DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER.
- 7. NO VEHICLES OR HEAVY MACHINERY SHALL BE ALLOWED TO WORK WITHIN THE BARRIER AREA.
- 8. NO ATTACHMENTS OR WIRES, OTHER THAN PROTECTIVE GUY WIRES, SHALL BE ATTACHED TO ANY OF THE TREES WHICH ARE WITHIN PROTECTIVE BARRIER.
- 9. STUMPS OR TREE REMAINS NOT TO BE FULLY EXCAVATED SHALL BE REMOVEED. A STUMP GRINDER SHALL BE USED TO REMOVE ALL REMAINING ROOTS AND WOODY MATERIAL. WITHIN A 24" RADIUS OF THE TREE TRUNK TO MIN. 6" BELOW GRADE. DISTURBED AREA SHALL BE BACKFILLED WITH COMPACTED TOPSOIL TO MEET SURROUNDING GRADES.

TREE PROTECTION & REMOVAL LEGEND



EXISTING DECIDUOUS TREE TO REMAIN



EXISTING DECIDUOUS TREE TO BE REMOVED



BARRIER FENCING TO BE INSTALLED







SHEET SCALE 1"=40' 0' 20' 40' 80'

Landscape Architecture Site Planning Illustration 2324 W. Armitage Avenue Chicago, IL 60647 ph. 773.697.4388



PROJECT TEAM

CIVIL ENGINEER:



PROJECT NAME



16300 S. HARLEM AVE. TINLEY PARK IL

DRAWING ISSUED

NO.	IIIL⊑	DAI
1.	Preliminary Review	11/12/2
2.	Per Village Comment	01/05/2
3.	Per Village Comment	01/15/2

4. Per Village Comment 02/03/2021 5. Per Village Comment 02/26/2021 6. Plan Commission Workshop 05/27/2021

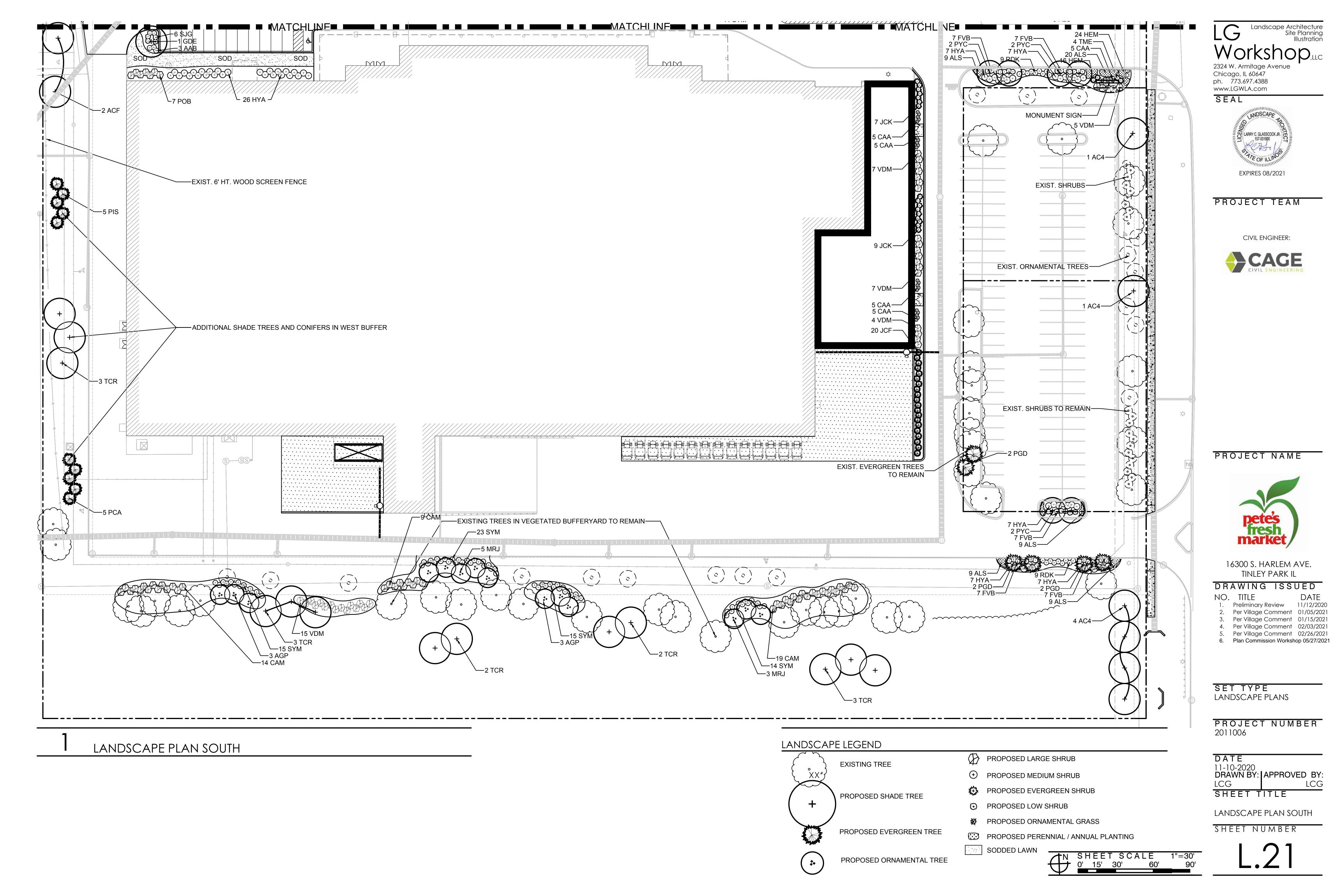
SET TYPE LANDSCAPE PLANS

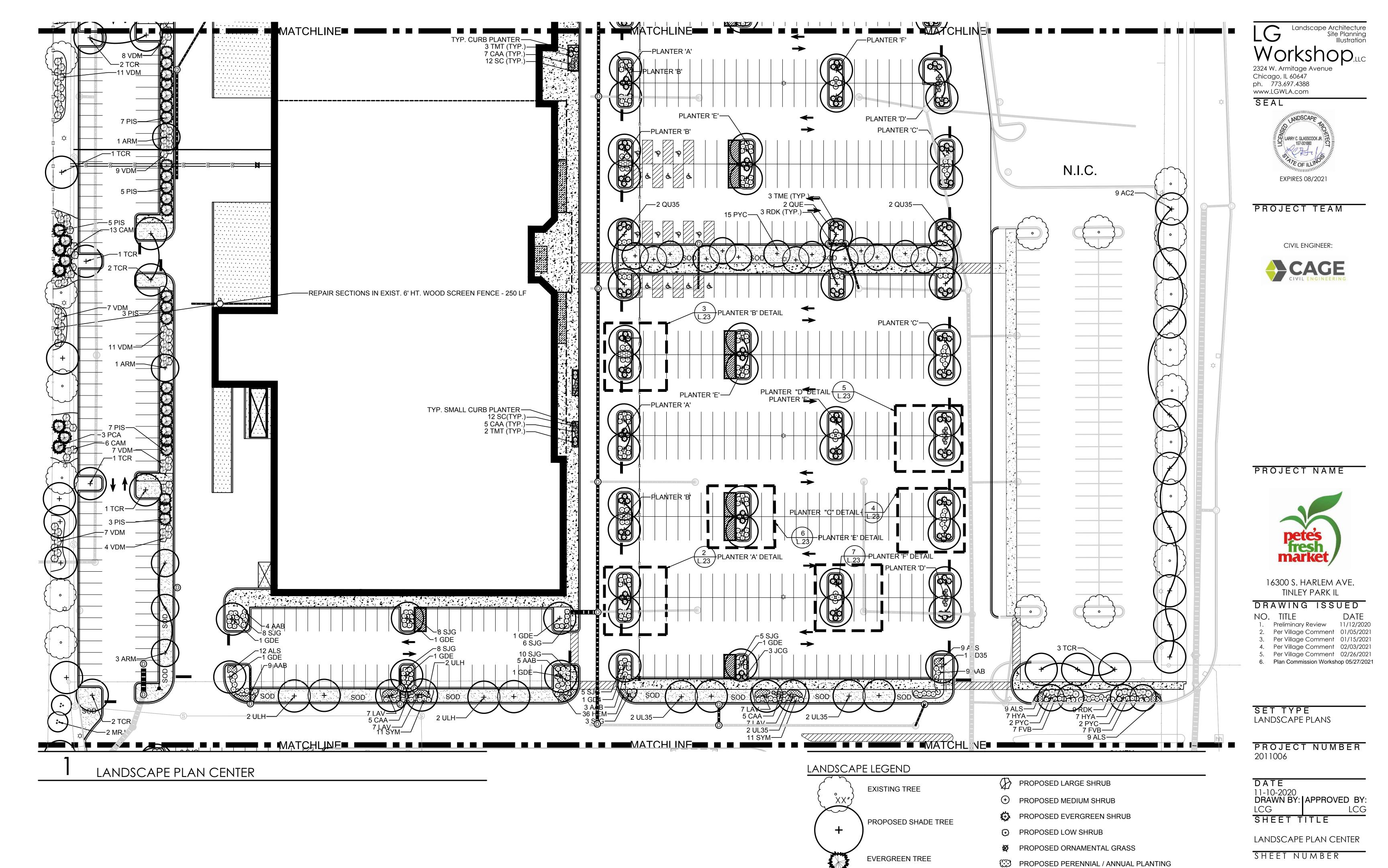
PROJECT NUMBER 2011006

DATE 11-10-2020 DRAWN BY: | APPROVED BY:

SHEET TITLE TREE PROTECTION & REMOVAL PLAN NORTH

SHEET NUMBER





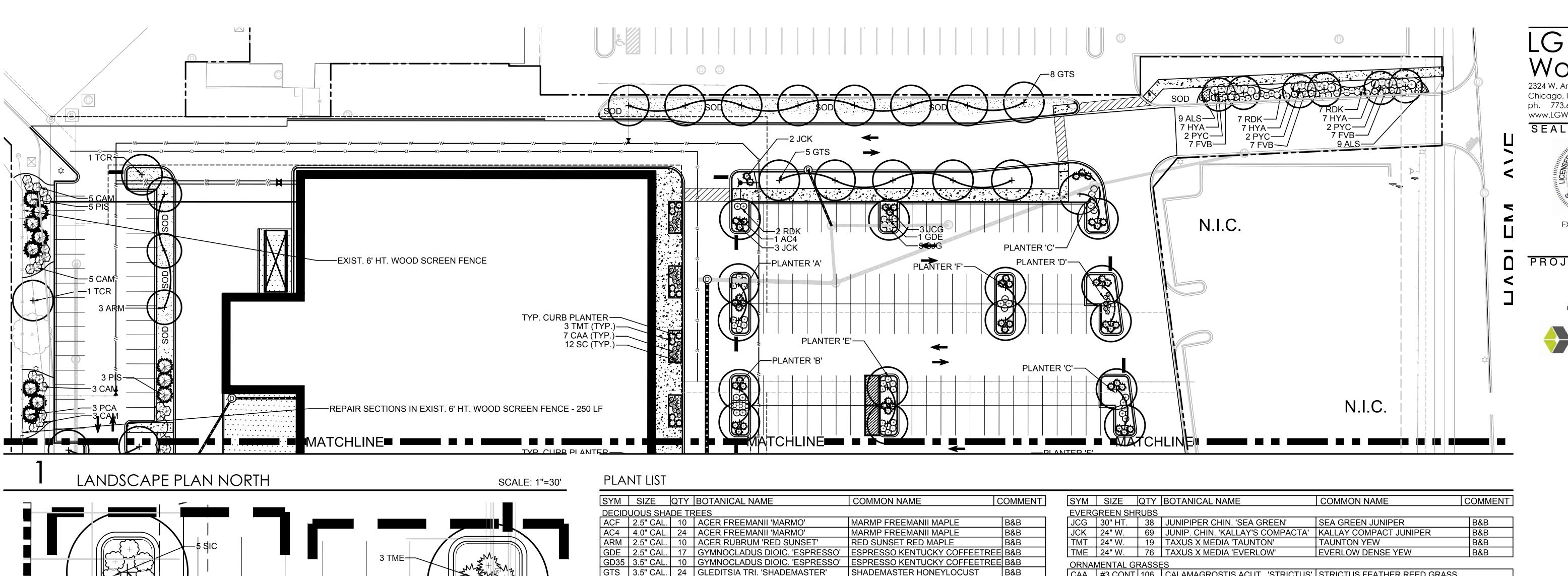
L.22

SODDED LAWN

PROPOSED ORNAMENTAL TREE

N SHEET SCALE

60'



TYPICAL PLANTED

SCALE - 1" = 10'-0"

ISLAND 'E'

2 GT35-

3 TME-

TYPICAL PLANTED

SCALE - 1" = 10'-0"

SCALE - 1" = 10'-0"

ISLAND 'C'

6 CAA-

2 QU35-

ISLAND 'D'

TYPICAL PLANTED

TYPICAL PLANTED

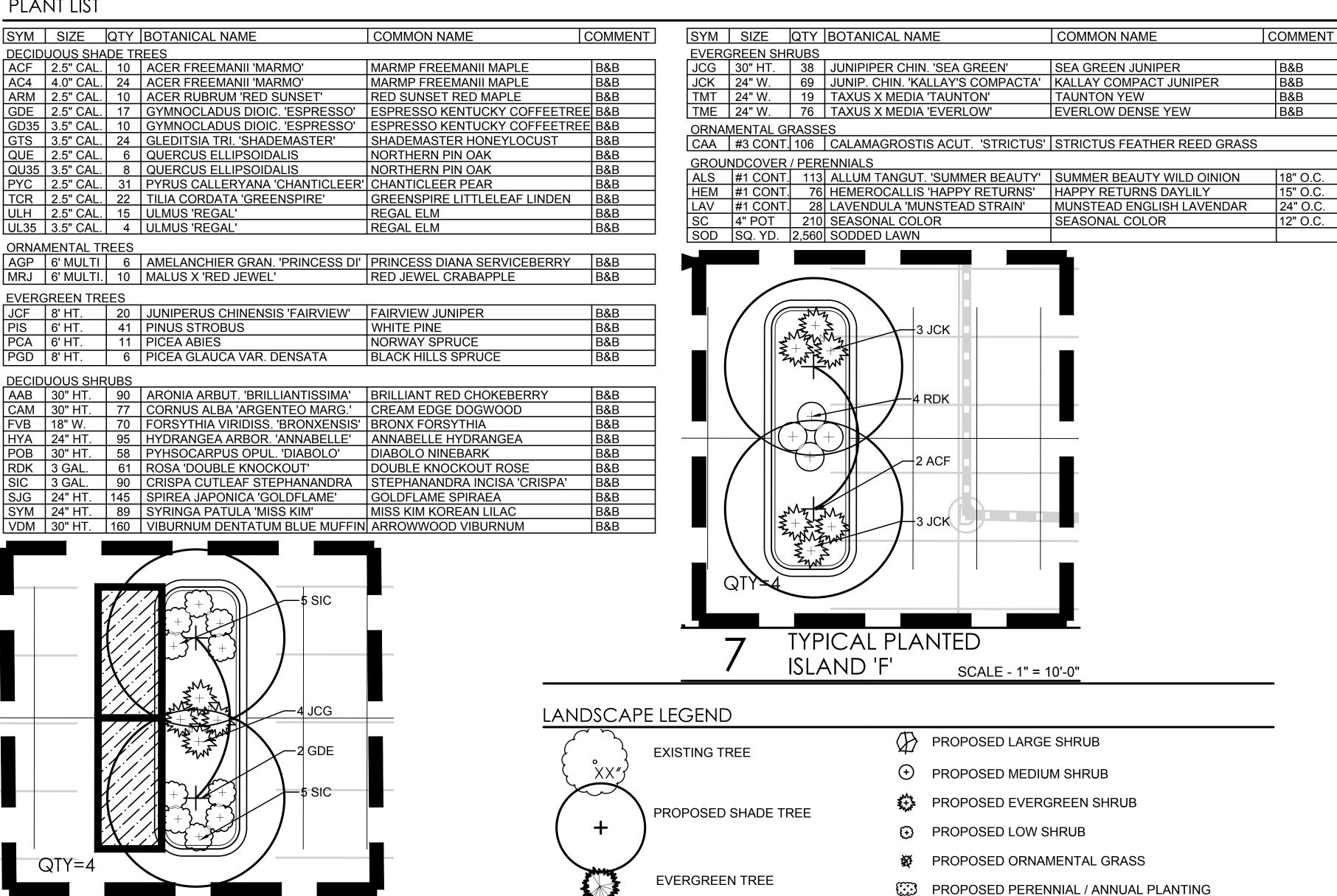
TYPICAL PLANTED

ISLAND 'B'

SCALE: 1" = 10'-0"

SCALE: 1" = 10'-0"

ISLAND 'A'



PROPOSED ORNAMENTAL TREE

SODDED LAWN

SHEET SCALE

60'

0' 15' 30'

Chicago, IL 60647 ph. 773.697.4388

www.LGWLA.com



PROJECT TEAM

CIVIL ENGINEER:



PROJECT NAME



16300 S. HARLEM AVE. TINLEY PARK IL

DRAWING ISSUED NO. TITLE

1. Preliminary Review 11/12/2020

2. Per Village Comment 01/05/2021

3. Per Village Comment 01/15/2021

4. Per Village Comment 02/03/2021

5. Per Village Comment 02/26/2021

6. Plan Commission Workshop 05/27/2021

SET TYPE LANDSCAPE PLANS

PROJECT NUMBER 2011006

DATE 11-10-2020 DRAWN BY: | APPROVED BY:

SHEET TITLE

LANDSCAPE PLAN NORTH

SHEET NUMBER

LANDSCAPE NOTES

- 1. CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS AND PERMISSIONS TO INSTALL THE PROPOSED IMPROVEMENTS
- 2. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE OF TINLEY PARK LANDSCAPING CODES AND ZONING ORDINANCES.
- 3. PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL HAVE DIGGERS HOTLINE LOCATE AND MARK ALL UNDERGROUND UTILITY FACILITIES AND LINES.
- 4. ALL PLANT MATERIALS (EXCEPT FOR GROUNDCOVER, ANNUALS, AND PERENNIALS) SHALL BE BALLED AND BURLAPPED STOCK AND MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK (ANSI 260.1-1986) OR EQUAL. PLANT MATERIALS MUST BE SUPPLIED WITHIN A 150 MILE RADIUS OF PROJECT SITE WITHIN NORTHEAST ILLINOIS. CONTRACTOR MAY SUBSTITUTE CONTAINER STOCK FOR SHRUBS IF SIZES ARE EQUAL TO SPECIFIED B&B STOCK, WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- 5. IF SPECIFIED PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, PLANTS WITH SIMILAR WHOLESALE VALUE AND LANDSCAPE CHARACTERISTICS MAY BE SUBSTITUTED UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT AND VILLAGE STAFF.
- 6. SOIL IN GROUNDCOVER BEDS SHALL BE AMENDED USING 2 INCHES OF MUSHROOM COMPOST INCORPORATED INTO THE TOP 4 INCHES OF SOIL.
- 7. DISTURBED AREAS TO RECEIVE SOD SHALL BE TILLED TO 6" DEPTH AND FINE GRADED TO PROVIDE SMOOTH BASE SURFACE. IF EXISTING SOIL IS A MAJORITY OF CLAY OR UNSUITABLE, 2" OF FINE GRADED TOPSOIL SHALL BE ADDED PRIOR TO TILLING. EXISTING SOD AREAS SHALL HAVE TURF REMOVED WITH AUTOMATED SODCUTTER OR HAND SPACE TO REMOVE ALL BLADES AND ROOTS. 1" OF FIND GRADED TOPSOIL SHALL BE TILLED AND GRADED.
- 8. TREE AND SHRUB BACKFILL MIXTURE SHALL BE 2 PARTS EXIST. NATIVE TOPSOIL AND 1 PART SPHAGNUM PEAT MOSS W/ DECOMPOSED MANURE.
- 9. ALL SHRUB BEDS AND INDIVIDUAL TREE PLANTINGS, UNLESS OTHERWISE NOTED, SHALL RECEIVE A 4 INCH LAYER OF SHREDDED HARDWOOD MULCH. ALL GROUNDCOVER, ANNUAL AND PERENNIAL BEDS SHALL RECEIVE A 2 INCH LAYER OF THE SAME MULCH MATERIAL. COSTS FOR MULCH SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF PLANTINGS.
- 10. NURSERY TAGS (SPECIES, SIZE) FOR ALL SHADE TREES SHALL REMAIN ATTACHED TO TREES UNTIL FINAL APPROVAL FROM MUNICIPALITY.
- 11. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER A BONDED WRITTEN ONE-YEAR WARRANTY AGREEMENT (BEGINNING ON THE OWNER'S POSSESSION DATE). THIS AGREEMENT SHALL COVER MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DEAD OR DAMAGED LANDSCAPING TO PRESERVE THE SAME QUANTITY AND QUALITY AS INITIALLY APPROVED.
- 12. CONTRACTOR SHALL PROVIDE A SEPARATE ESTIMATE FOR AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM FOR COMPLETE EFFECTIVE COVERAGE OF ALL LAWN AREAS AND SHRUB BEDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL AND APPLY FOR ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK. IRRIGATION PLANS SHALL INCLUDE HUNTER PRO-C CONTROLLER W/WIRELESS SOLAR SYNC STATION AND HUNTER SPRAYHEADS AND NOZZLES. IRRIGATION WORK SHALL BE WARRANTY ALL LABOR AND MATERIALS FOR 1 FULL YEAR AFTER INSTALLATION AND TESTING.
- 13. TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER THAN TEN (10) FEET TO FIRE HYDRANTS, TRANSFORMERS OR OTHER ABOVE GROUND UTILITIES. ANY DISCREPANCY ON THE PLAN RELATED TO THESE PROXIMATE UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.

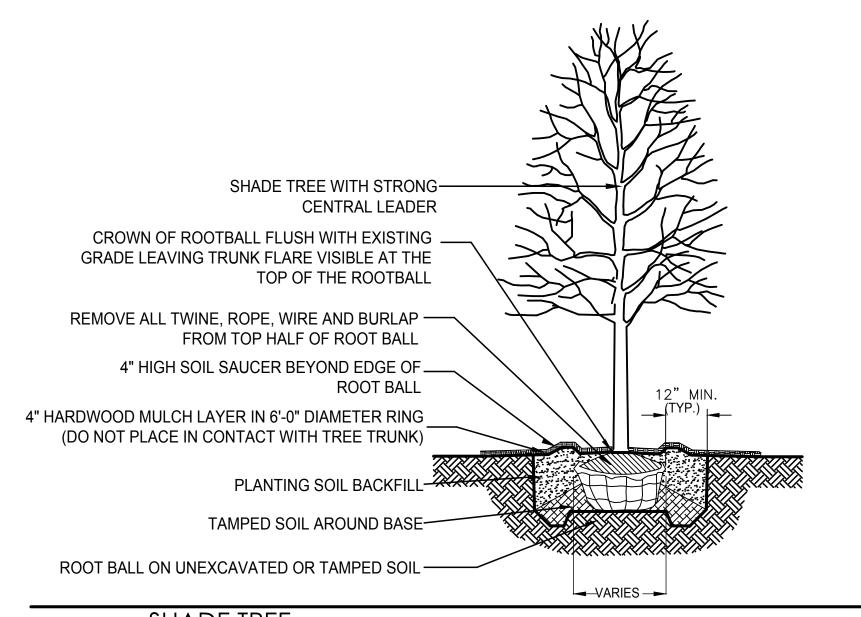
VILLAGE LANDSCAPE REQUIREMENT CALCULATIONS

DESCRIPTION	REQUIREMENT	AREA / LENGTH	DETAILS
TOTAL SITE		1,159,368 S.F.	
TOTAL BUILDINGS		140,438 S.F. 184,197 S.F. 324,635 S.F.	PETE'S MARKET ANCHOR 2 TOTAL
ZONING		B-3	
TOTAL PARKING	SQUARE FOOTAGE OF PARKING AREA / VEHICLE USE AREA	792,440 S.F.	

BUFFERYARDS

	REQUIRED WIDTH	PROPOSED WIDTH	LENGTH	REQUIRED PLANTINGS	PROPOSED PLANTINGS	
WEST (C BUFFERYARD)	25'	25'	790 LF	14 CT 6 US 56 SH	21 CT 28 US 60 SH	BUFFERYARD LENGTH ONLY CALCULATED TO NORTH SIDE OF NEIGHBORHOOD WALK . EXISTING TREES INCLUDED IN PROPOSED PLANTINGS.
SOUTH (C BUFFERYARD)	25'	100'	885 LF	31 CT 13 US 124 SH	31 CT 14 US 124 SH	EXISTING TREES INCLUDED IN PROPOSED PLANTINGS.

DESCRIPTION	REQUIREMENT	AREA / LENGTH	PROPOSED	COMMENTS
FOUNDATION	LANDSCAPE COVERAGE ALONG 70% OF BUILDING FOUNDATION THAT FACES PUBLIC RIGHT-OF-WAY; 10' WIDE LANDSCAPED AREA (530 LF X 70% = 371 LF REQUIRED)	IUR	7 PLANTERS - 7.5' X 19' EACH & SOUTHEAST PLANTER= 2,887 SF	
INTERIOR	1 TREE PER 10,000 SQ. FT.	792,440 / 10,000 = 80 TREES	96 NEW TREES 14 EXIST.	TREES NOT IN END ISLANDS
PARKWAY	1 TREE PER 25 LINEAL FEET ALONG HARLEM AVENUE	28 TREES	28 CT 6 UT	EXISTING UNDERSTORY TREES HAVE BEEN SHOWN ON THE PLAN
PARKING LOT	15% OF PARKING LOT TO BE LANDSCAPED	431,870 X 15% = 64,780 S.F.	45,998 S.F. OR 10.6 %	TREES UPSIZED TO 3.5" AND 4.0" CAL. FOR DEFICIT
PARKING LOT	CONTINUOUS SCREENING OF ADJACENT PROPERTIES AND STREETS - 675 LF REQUIRED.	675 LF.	0 LF	VILLAGE STAFF REQUESTED REMOVAL. CONCERNS ABOUT OUTLOT DEVELOPMENT
PARKING LOT ISLANDS	1 TREE AND 1 SHRUB PER 200 SF OF ISLAND	16,744 / 200 = 83.72	90 TREES 247 SHRUBS	TREES IN END ISLANDS
GROUND MOUNTED SIGNS	2 SQ. FT. OF LANDSCAPING FOR EACH 1 SQ. FT. OF SIGN FACE	200 SF X 2 = 400 SF	656 SF	



1 SHADE TREE PLANTING DETAIL

NOT TO SCALE



PROJECT NAME

16300 S. HARLEM AVE.

TINLEY PARK IL

Preliminary Review 11/12/2020

Per Village Comment 01/05/2021
 Per Village Comment 01/15/2021

4. Per Village Comment 02/03/2021

5. Per Village Comment 02/26/2021

Plan Commission Workshop 05/27/2021

DATE

DRAWING ISSUED

NO. TITLE

CIVIL ENGINEER:

2324 W. Armitage Avenue

LARRY C. GLASSCOCK JR. 157-001000

EXPIRES 08/2021

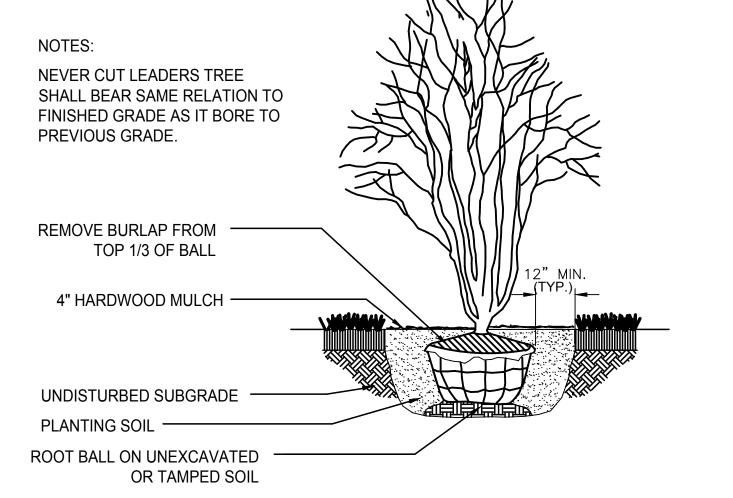
PROJECT TEAM

Chicago, IL 60647 ph. 773.697.4388

www.LGWLA.com

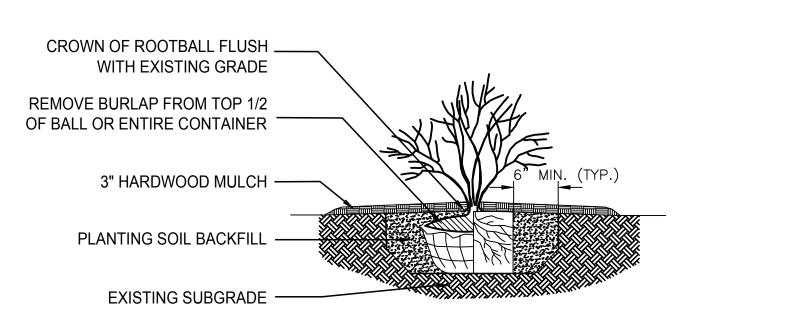
SEAL

Landscape Architecture



2 ORNAMENTAL TREE PLANTING DETAIL

NOT TO SCALE



SECTION

3 SHRUB PLANTING DETAIL

2" HARDWOOD MULCH

FINISHED GRADE

ADEQUATE DRAINAGE

PERENNIAL / ANNUAL

PLANTING DETAIL

PLANTING BED RAISED FOR

SET TYPE

NOT TO SCALE

NOT TO SCALE

PLAN

LE * DIMENSION OF ON-CENTER PLANT SPACING IS INDICATED ON

MASTER PLANT LIST

PROJECT NUMBER

LANDSCAPE PLANS

2011006

DATE
11-10-2020
DRAWN BY: APPROVED BY:
LCG LCG

SHEET TITLE
LANDSCAPE PLAN /
DETAILS & NOTES

SHEET NUMBER

L.31





EXISTING FENCE CONDITION

@ NORTH DETENTION AREA

PROJECT TEAM

CIVIL ENGINEER:

EXPIRES 08/2021

Workshop,LLC 2324 W. Armitage Avenue Chicago, IL 60647 ph. 773.697.4388 www.LGWLA.com

SEAL



PROJECT NAME

16300 S. HARLEM AVE. TINLEY PARK IL

DRAWING ISSUED

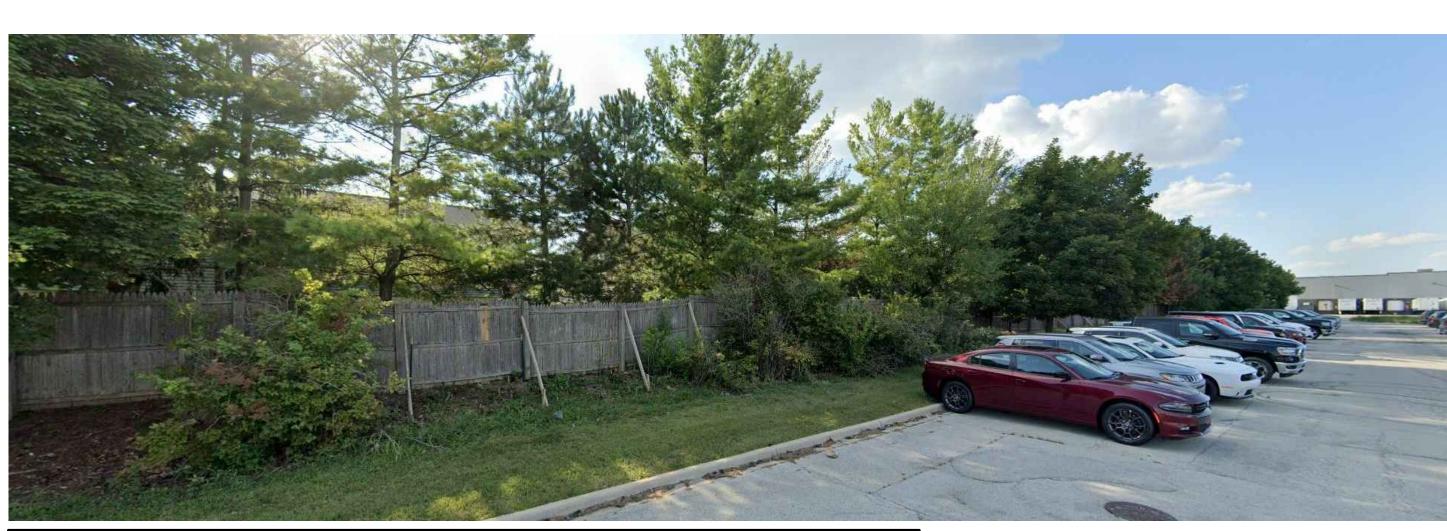
1. Preliminary Review 11/12/2020
2. Per Village Comment 01/05/2021
3. Per Village Comment 01/15/2021
4. Per Village Comment 02/03/2021
5. Per Village Comment 02/26/2021
6. Plan Commission Workshop 05/27/2021



EXISTING FENCE CONDITION

@ PEDESTRIAN CROSSING

NOT TO SCALE



EXISTING FENCE CONDITION

© PARKING LOT - PART OF 250 LF OF REPLACEMENT FENCE NOT TO SCALE



EXISTING FENCE CONDITION

© PARKING LOT - PART OF 250 LF OF REPLACEMENT FENCE NOT TO SCALE

EXISTING FENCE

THE FENCE SOUTH OF THE PEDESTRIAN ACCESS IS RELATIVELY NEW AND IN GOOD CONDITION. ALSO THE NORTHERNMOST 150' HAS BEEN REPLACED WITH NEW WITHIN THE PAST FEW YEARS.

THE FENCE TO THE NORTH OF THE PEDESTRIAN ACCESS, IS OLDER AND NEEDS SOME REPAIR. CONTRACTOR TO REPLACE ANY MISSING BOARDS, BROKEN OR LEANING POSTS AND FULL SECTIONS WHERE REQUIRED. APPROXIMATLY 250 L.F. OF FENCE REPAIR



EXISTING FENCE CONDITION

@ NORTH END

SET TYPE LANDSCAPE PLANS

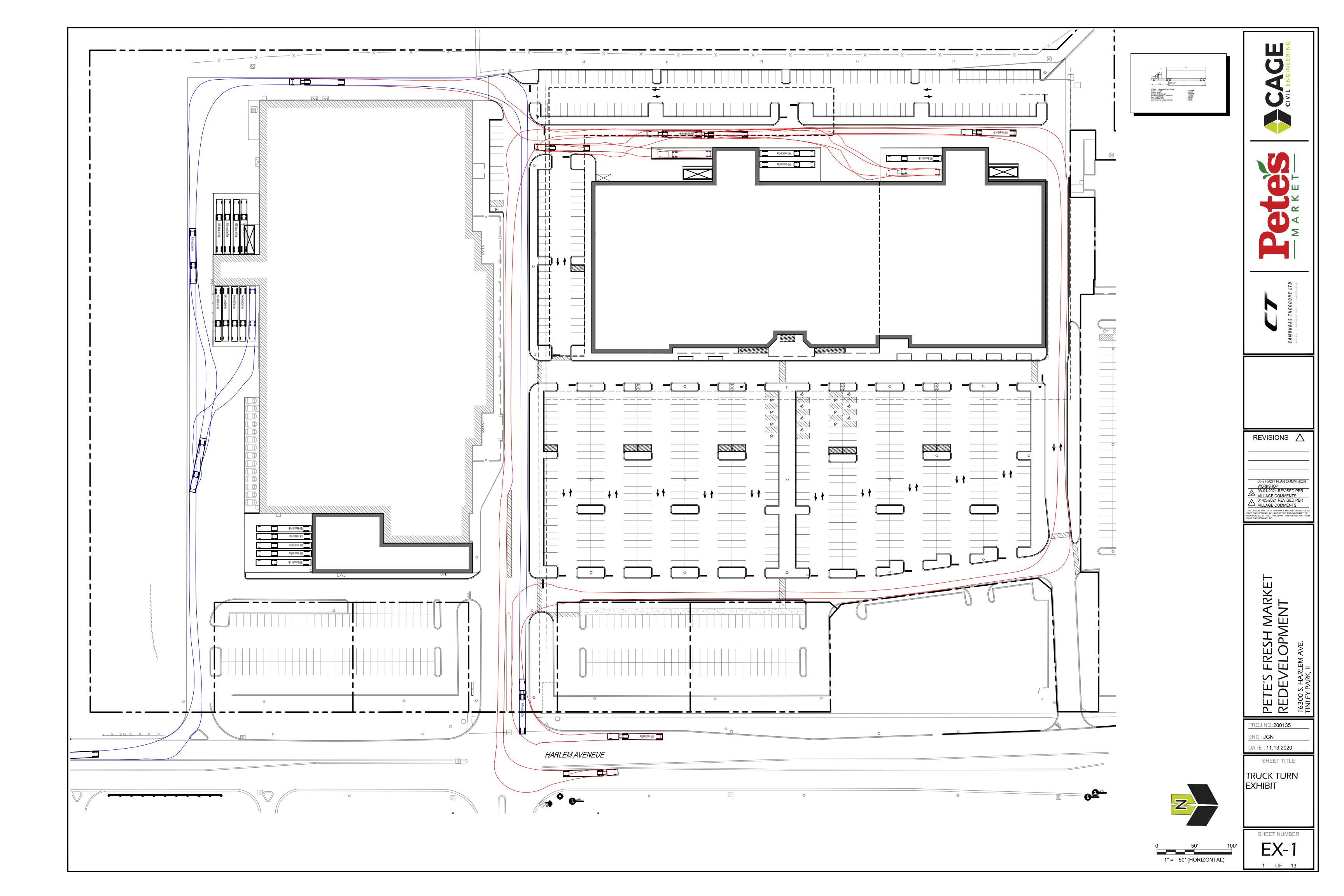
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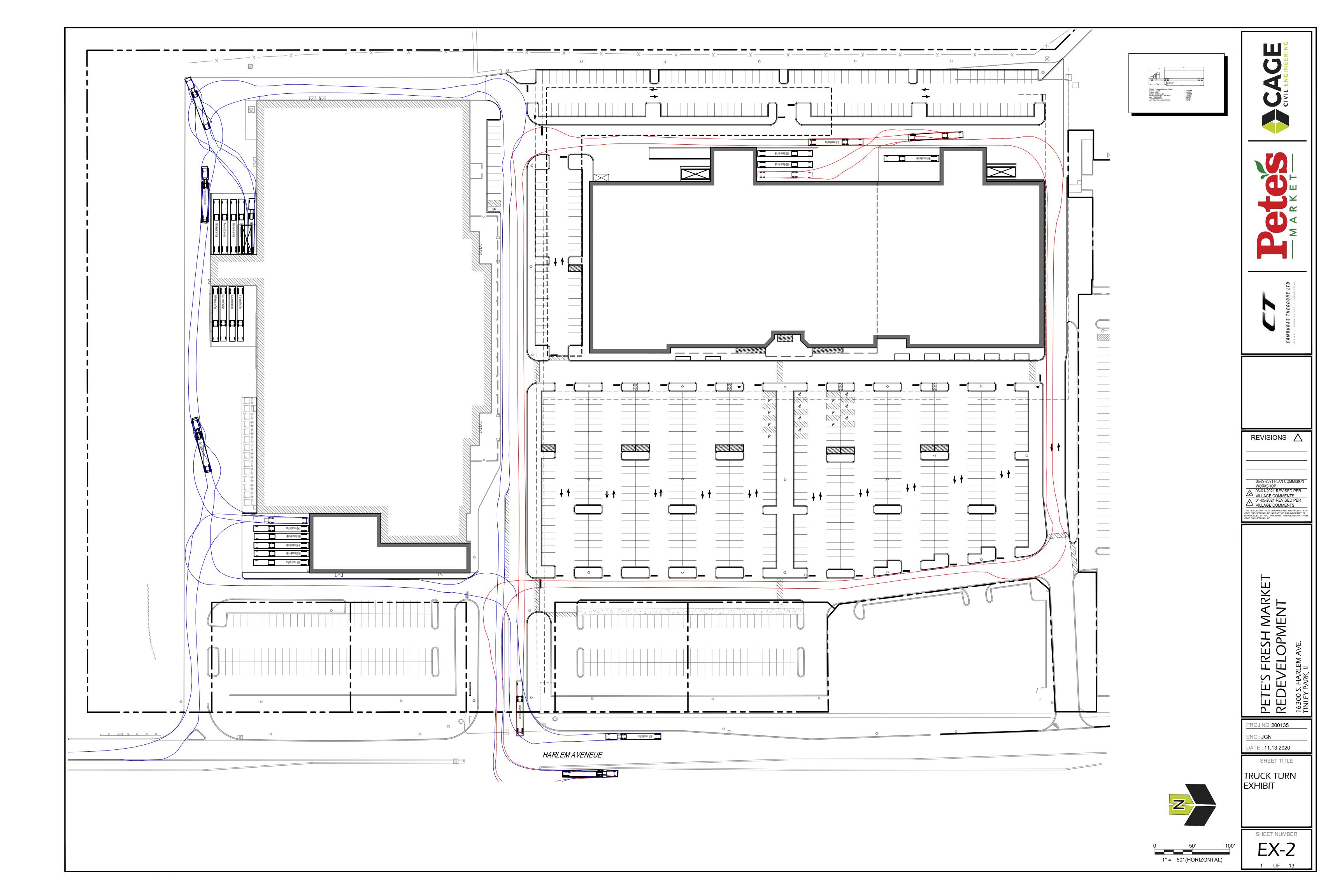
PROJECT NUMBER 2011006

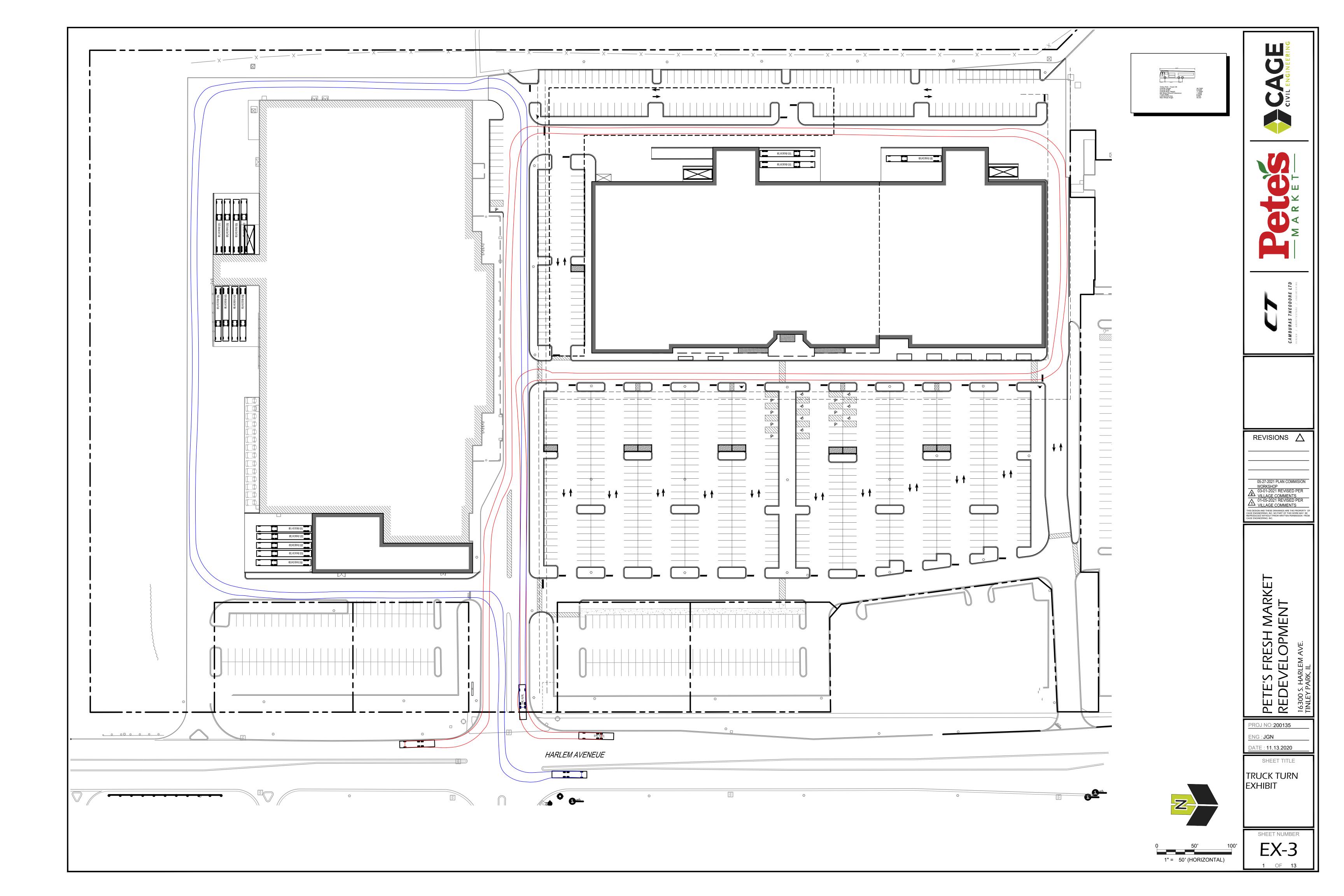
DATE 11-10-2020 DRAWN BY: | APPROVED BY:

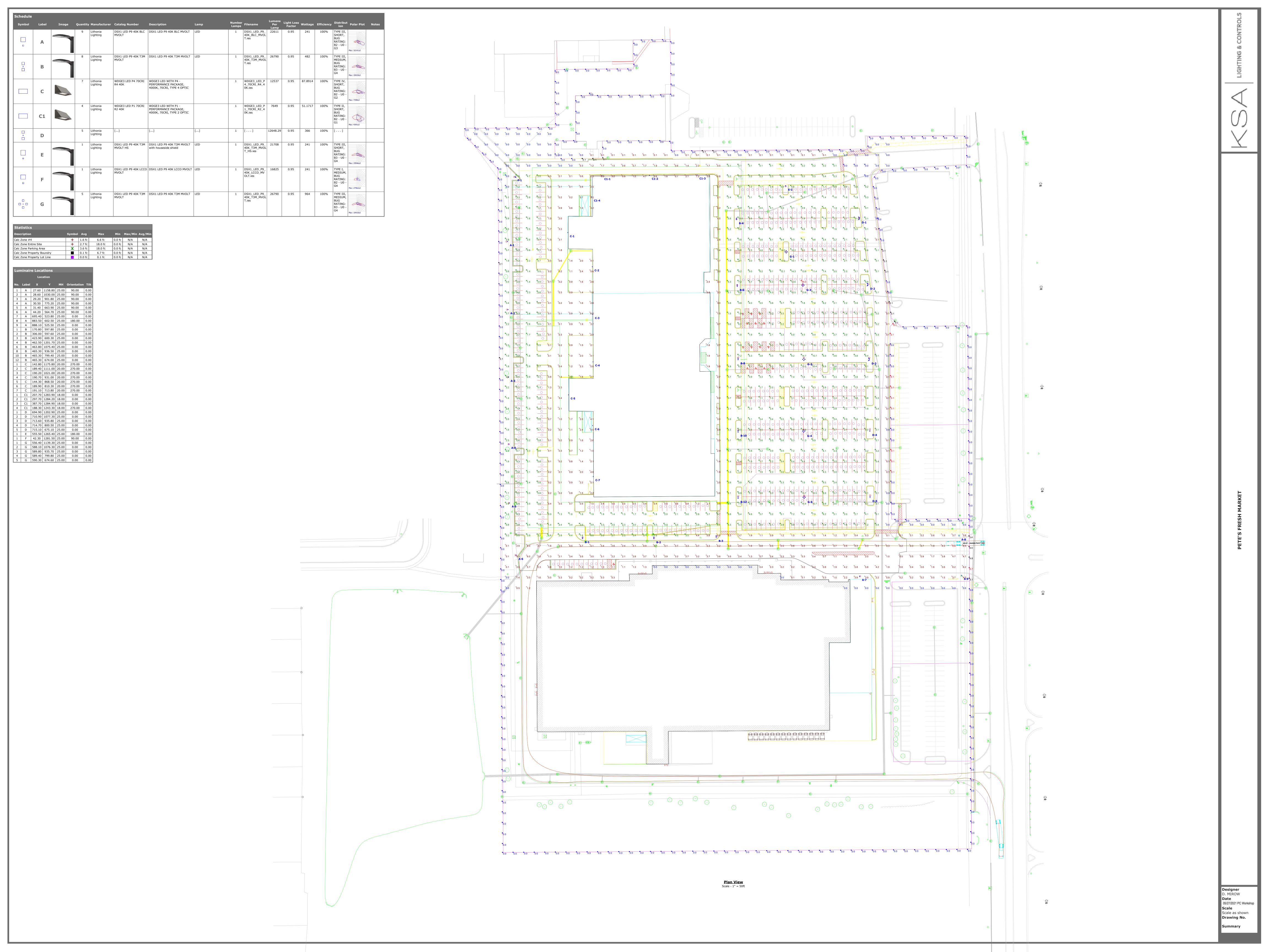
SHEET TITLE EXISTING FENCE SURVEY

SHEET NUMBER











D-Series Size 1

LED Area Luminaire











Catalog Number Notes Туре

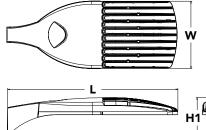
Specifications

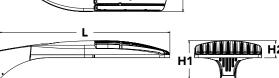
1.01 ft² EPA: 33" Length: (83.8 cm) 13" Width: (33.0 cm)

7-1/2" Height H1: (19.0 cm)

3-1/2" Height H2:

Weight 27 lbs (max):





Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD **Ordering Information** DSX1 LED

DONILLD					
Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	P1 P4¹ P7¹ P2 P5¹ P8 P3 P6¹ P9¹ Rotated optics P10² P12² P11² P13¹²	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T5S Type V short 3 T2M Type II medium T5W Type V medium 3 T3S Type III short T5W Type V wide 3 T3M Type III medium T4M Type IV medium T5W RCCO Right corner cutoff 4 TFTM Forward throw medium	MVOLT 5 120 6 208 6 240 6 277 6 347 6 480 6	Shipped included SPA Square pole mounting RPA Round pole mounting ⁷ WBA Wall bracket ³ SPUMBA Square pole universal mounting adaptor ⁸ RPUMBA Round pole universal mounting adaptor ⁸ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁹

Control options	Othei	roptions	Finish (requ	uired)		
Shipped installed NLTAIR2 nLight AIR generation 2 enabled ¹⁰ PIRHN Network, high/low motion/ambient sensor ¹¹ PER NEMA twist-lock receptacle only (controls ordered separate) ¹² PERS Five-pin receptacle only (controls ordered separate) ^{12,13} PER7 Seven-pin receptacle only (controls ordered separate) ^{12,13} DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹⁴ DS Dual switching ^{15,16,17}	PIR PIRH PIR1FC3V PIRH1FC3V FAO	High/low, motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 5fc ^{17,18} High/low, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 5fc ^{17,18} High/low, motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 1fc ^{17,18} Bi-level, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 1fc ^{17,18} Field adjustable output ^{17,19}	HS SF DF L90 R90 HA	House-side shield ²⁰ Single fuse (120, 277, 347V) ⁶ Double fuse (208, 240, 480V) ⁶ Left rotated optics ² Right rotated optics ² 50°C ambient operations ¹ Iped separately Bird spikes ²¹ External glare shield	DDBXD DBLXD DNAXD DWHXD DWHXD DDBTXD DBLBXD DNATXD DWHGXD	Dark bronze Black Natural aluminum White Textured dark bronze Textured black Textured natural aluminum Textured white

Ordering Information

Accessories

Ordered and shipped separately

DI I 127F 1.5 JU Photocell - SSL twist-lock (120-277V) 22 DLL347F 1.5 CUL JU Photocell - SSL twist-lock (347V) 22 DLL480F 1.5 CUL JU Photocell - SSL twist-lock (480V) 22

DSHORT SBK U Shorting cap 22

DSX1HS 30C U House-side shield for P1, P2, P3, P4 and P5²⁰ DSX1HS 40C U House-side shield for P6 and P7 20 House-side shield for P8, P9, P10, P11 and P12 20 DSX1HS 60C II

Square and round pole universal mounting bracket (specify finish) 23 PUMBA DDBXD U*

KMA8 DDBXD U

Mast arm mounting bracket adaptor (specify finish) 9 DSX1EGS (FINISH) U External glare shield

For more control options, visit DTL and ROAM online.

NOTES

- HA not available with P4, P5, P6, P7, P9 and P13.
- P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
- Any Type 5 distribution with photocell, is not available with WBA Not available with HS.

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).

 Single fuse (SP) requires 120V, 277V or 347V. Double fuse (DP) requires 208V, 240V or 480V.

 Suitable for mounting to round poles between 3.5" and 12" diameter.

 Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template
- 9 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included). 10 Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.

- 11 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
 12 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting cap included.
- 13 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming. 14 DMG not available with PIRHN, PERS, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
- 15 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
 16 Requires (2) separately switched circuits with isolated neutrol.
 17 Reference Controls Option Default settings table on page 4.

- 17 Netrence Controls Option Default settings table on page 4.

 18 Reference Motion Sensor table on page 4 to see functionality.

 19 Not available with other dimming controls options

 20 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.

 21 Must be ordered with fixture for factory pre-drilling.

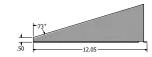
 22 Requires luminaire to be specified with PER, PERS or PER7 option. See Control Option Table on page 4.

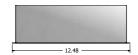
 23 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8

Options

EGS - External Glare Shield

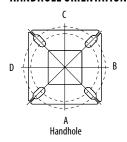


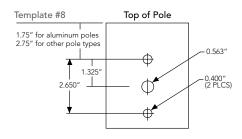




Drilling

HANDHOLE ORIENTATION





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	4" RPA AST35-190		AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

				L	_I_	Y	+
Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4@90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

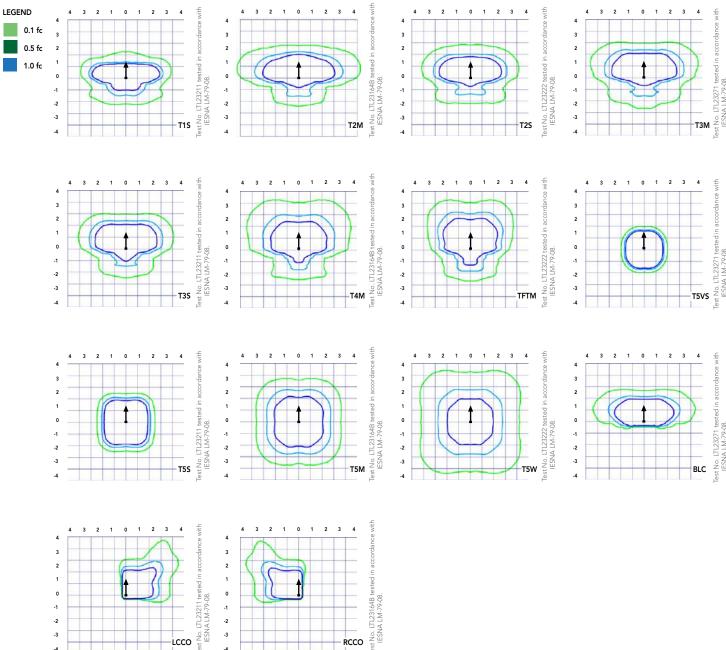
DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type		-	L .	<u>. T.</u>	Y	
DSX1 LED	1.013	2.025	1.945	3.038	2.850	3.749

	Drilling Template		Minimum Acceptable Outside Pole Dimension											
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3″	3.5"							
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"							
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"							
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"							

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').



Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0.40°C (32-104°F).

Amb	pient	Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15℃	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35℃	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

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

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings													
Option State		High Level (when triggered) Phototcell Operation		Ramp-up Time	Ramp-down Time								
		10V (100%) Output Enabled @ 5FC		3 sec	5 min								
*PIR1FC3V or 3V (37%) PIRH1FC3V Output		Enabled @ 1FC	5 min	3 sec	5 min								
	State 3V (37%) Output 3V (37%)	Dimmed State	Dimmed State (when triggered) Phototcell Operation 13V (37%) 10V (100%) Chabled © SFC 10V (100%) 10V (100%) Phototcell Operation 13V (37%) 10V (100%) Phototcell Operation 15V (100%) Phototce	Dimmed High Level (when triggered) Phototcell (period) Dwell Time	Dimmed High Level (when state 17 19 19 19 19 19 19 19								

Electrical Load

					Current (A)						
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480	
	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12	
	P2	30	700	70	0.59	0.59 0.34		0.25	0.20	0.16	
	P3	30	1050	102	0.86	0.86 0.50		0.38	0.30	0.22	
	P4	30	1250	125	1.06	1.06 0.60		0.46	0.37	0.27	
Forward Optics (Non-Rotated)	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29	
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34	
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38	
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49	
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51	
	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27	
Rotated Optics	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32	
(Requires L90 or R90)	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46	
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49	

		Controls Options		
Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell recepticle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Edypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

Lumen Output

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

Forward 0	ptics																			
LED C.	Drive	Power	System	Dist.			30K					40K					50K			
LED Count	Current	Package	Watts	Туре	Lumens	(3000 B	K, 70 CRI) G	LPW	Lumens	(4000 B	K, 70 CRI	G	LPW	Lumens	(5000 B	K, 70 CRI	G	LPW	
				T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130	
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130	
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131	
				T3S T3M	6,279 6,468	1	0	2	116 120	6,764 6,967	1	0	2	125 129	6,850 7,056	1	0	2	127 131	
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128	
20	520	D4	5414	TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131	
30	530	P1	54W	T5VS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136	
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136	
				T5M T5W	6,711	3	0	2	124 123	7,229	3	0	2	134	7,321	3	0	2	136 135	
				BLC	6,667 5,299	1	0	1	98	7,182 5,709	1	0	2	133 106	7,273 5,781	1	0	2	107	
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80	
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80	
				T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129	
				T2S T2M	8,240 8,283	2	0	2	118 118	8,877 8,923	2	0	2	127 127	8,989 9,036	2	0	2	128 129	
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125	
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129	
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126	
30	700	P2	P2 70W	70W	TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				T5VS T5S	8,588 8,595	3	0	1	123 123	9,252 9,259	3	0	0	132 132	9,369 9,376	3	0	0	134 134	
				T5M	8,573	3	0	2	123	9,239	3	0	2	132	9,353	3	0	2	134	
				T5W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133	
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106	
				LCC0	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79	
				RCCO T1S	5,038 11,661	1 2	0	2	72 114	5,427 12,562	3	0	3	78 123	5,496 12,721	3	0	2	79 125	
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,721	3	0	3	125	
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125	
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121	
				T3M T4M	11,680 11,426	2	0	3	115 112	12,582 12,309	2	0	3	123 121	12,742 12,465	2	0	3	125 122	
			102W	TFTM	11,420	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125	
30	1050	P3		T5VS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130	
				TSS	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130	
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130	
				T5W BLC	12,040 9,570	1	0	2	118 94	12,970 10,310	1	0	3	127 101	13,134 10,440	1	0	3 2	129 102	
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76	
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76	
				T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117	
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117	
				T2M T3S	13,490 13,064	3	0	3	108	14,532 14,074	3	0	3	116 113	14,716 14,252	3	0	3	118 114	
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117	
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115	
30	1250	P4	125W	TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117	
				T5VS T5S	13,987 13,999	4	0	1	112	15,068	3	0	1	121	15,259	3	0	1	122	
				T5M	13,999	3	0	2	112 112	15,080 15,042	4	0	2	121 120	15,271 15,233	4	0	2	122 122	
				T5W	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121	
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96	
				LCC0	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72	
				RCCO T1S	8,205 14,679	3	0	3	106	8,839 15,814	3	0	3	71 115	8,951 16,014	3	0	3	72 116	
				T2S	14,679	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116	
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117	
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113	
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116	
				T4M TFTM	14,384 14,695	2	0	3	104 106	15,496 15,830	3	0	3	112 115	15,692 16,030	3	0	3	114 116	
30	1400	P5	138W	T5VS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121	
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121	
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121	
				T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120	
				BLC LCCO	12,048 8,965	1	0	3	87 65	12,979 9,657	1	0	3	94 70	13,143 9,780	1	0	3	95 71	
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71	



Lumen Output

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

Forward 0	Forward Optics																																	
LED Count	Drive	Power	System	Dist.			30K K, 70 CRI					40K K, 70 CRI					50K K, 70 CRI)																	
LED Count	Current	Package	Watts	Туре	Lumens	(3000 B	U U	G	LPW	Lumens	(4000 B	U	G	LPW	Lumens	B	U	G	LPW															
				T1S	17,654	3	0	3	108	19.018	3	0	3	117	19,259	3	0	3	118															
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118															
				T2M	17,726	3	0	3	100	19,096	3	0	3	117	19,337	3	0	3	119															
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115															
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118															
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116															
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118															
40	1250	P6	163W	T5VS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123															
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123															
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123															
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122															
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97															
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72															
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72															
				T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115															
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114															
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115															
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111															
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115															
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112															
	40 1400 P7	40314	TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115																
40		183W	T5VS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119																
				TSS	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119															
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119															
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118															
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94															
				LCC0	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70															
			RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70																
					T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119														
																					T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119															
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115															
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119															
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116															
60	1050	P8	207W	TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119															
00	1030	10	207 **	T5VS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123															
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123															
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123															
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122															
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97															
				LCC0	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72															
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72															
				T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116															
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116															
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116															
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113															
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116															
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113															
60	0 1250 P9	241W	TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116																
		.,		T5VS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121															
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121															
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120															
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120															
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95															
				LCC0	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71															
		RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71																	



Lumen Output

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

Rotated Op	otated Optics																										
LED Count	Drive	Power	System	Dist.			30K K, 70 CRI)					40K K, 70 CRI	`				50K K, 70 CRI										
LED Count	Current	Package	Watts	Туре	Lumens	B	U	G	LPW	Lumens	В В	U	G	LPW	Lumens	В	U	G	LPW								
				T1S	13.042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134								
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133								
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136								
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131								
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136								
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133								
			40011	TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137								
60	530	P10	106W	T5VS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138								
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136								
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136								
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135								
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112								
				LCC0	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80								
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80								
				T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132								
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131								
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133								
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129								
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133								
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131								
60	700	P11	137W	TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134								
00	00 700 PII I		15711	T5VS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135								
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134								
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134								
				T5W	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133								
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110								
			LCC0	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79									
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79								
				T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121								
												T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123								
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119								
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123								
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120								
60	1050	P12	207W	TFTM T5VS	23,414	5	0	5 1	113	25,223	5	0	5	122 123	25,543	5	0	5	123								
				T5S	23,579 23,380	5	0	2	114 113	25,401 25,187	4	0	2	123	25,722 25,506	5 4	0	2	124 123								
				T5M	23,374		0	3	113		5	0	3	122		5	0	3	123								
				T5W	23,374	5	0	4	112	25,181 24,955	5	0	4	122	25,499 25,271	5	0	4	123								
				BLC	19,231	4	0	4	93	24,955	4	0	4	100	20,979	4	0	4	101								
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72								
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72								
				T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120								
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119								
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121								
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117								
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121								
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119								
(2)	1252	B	224111	TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122								
60	1250	P13	231W	T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123								
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122								
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122								
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121								
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100								
			LCC0	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72									
		RCCO	15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72										



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft²) for optimized pole wind loading.

FINISH

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

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly product, meaning it is consistent with the LEED and Green Globes criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERISTM series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

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

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 $^{\circ}\mathrm{C}$

Specifications subject to change without notice.





Catalog Number Notes Type

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE3 has been designed to deliver up to 12,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.

Specifications

 Depth (D1):
 8"

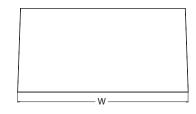
 Depth (D2):
 1.5"

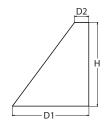
 Height:
 9"

 Width:
 18"

 Weight:
 19.5 lbs

 (without options)
 19.5 lbs





WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Consor			Lumens	(4000K)				
Lummaire	Stalldard EM, U C	Cold Elvi, -20 C	Sensor	P1	P2	P3	P4	P5	P6		
WDGE1 LED	4W			1,200	2,000						
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000			
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000				
WDGE4 LED			Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000		

Ordering Information

EXAMPLE: WDGE3 LED P3 40K 70CRI R3 MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting			
WDGE3 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	70CRI 80CRI	R2 Type 2 R3 Type 3 R4 Type 4 RFT Forward Throw	MVOLT 347 ¹ 480 ¹	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ⁴	Shipped separately AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry)		

Options				Finish	
E15WH E20WC PE ² DMG ³ BCE SPD10KV	Emergency battery backup, Certified in CA Title 20 MAEDBS (15W, 5°C min) Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min) Photocell, Button Type 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) Bottom conduit entry for back box (PBBW). Total of 4 entry points. 10kV Surge pack	PIR PIRH PIR1FC3V PIRH1FC3V	Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation. ensors/Controls nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.	DDBXD DBLXD DNAXD DWHXD DSSXD DDBTXD DBLBXD DNATXD DWHGXD DSSTXD	Dark bronze Black Natural aluminum White Sandstone Textured dark bronze Textured black Textured natural aluminum Textured white Textured sandstone
		NLTAIR2 PIRH See page 4 for out	nLightAIR Wireless enabled bi–level motion/ambient sensor for 15–30' mounting heights. of box functionality		

Accessories

Ordered and shipped separatel

WDGEAWS DDBXD U WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE3PBBW DDBXD U WDGE3 surface-mounted back box (specify finish)

NOTES

- 1 347V and 480V not available with E15WH and E20WC.
- 2 PE not available in 480V and with sensors/controls.
- 3 DMG option not available with sensors/controls.
- 4 Not qualified for DLC. Not available with emergency battery backup or sensors/controls



Lumen Output

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

Performance	System Watts	Disk Tone	30	K (3000K	, 70 C	RI)		40K (4000K, 70 CRI)				50K (5000K, 70 CRI)					
Package	System watts	Dist. Type	Lumens	LPW	В	U	G	Lumens	LPW	В	U	G	Lumens	LPW	В	U	G
		R2	7,037	136	1	0	1	7,649	148	2	0	1	7,649	148	2	0	1
P1 52W	E2W/	R3	6,922	134	1	0	2	7,524	145	1	0	2	7,524	145	1	0	2
	3277	R4	7,133	138	1	0	2	7,753	150	1	0	2	7,753	150	1	0	2
		RFT	6,985	135	1	0	2	7,592	147	1	0	2	7,592	147	1	0	2
		R2	7,968	135	2	0	1	8,661	147	2	0	1	8,661	147	2	0	1
D2	59W	R3	7,838	133	1	0	2	8,519	144	1	0	2	8,519	144	1	0	2
P2	3900	R4	8,077	137	1	0	2	8,779	149	1	0	2	8,779	149	1	0	2
		RFT	7,909	134	1	0	2	8,597	146	2	0	2	8,597	146	2	0	2
		R2	9,404	132	2	0	1	10,221	143	2	0	1	10,221	143	2	0	1
P3	71\\	R3	9,250	130	2	0	2	10,054	141	2	0	2	10,054	141	2	0	2
rs e	71W	R4	9,532	134	2	0	2	10,361	145	2	0	2	10,361	145	2	0	2
		RFT	9,334	131	2	0	2	10,146	142	2	0	2	10,146	142	2	0	2
		R2	11,380	129	2	0	1	12,369	140	2	0	1	12,369	140	2	0	1
P4	0014/	R3	11,194	127	2	0	2	12,167	138	2	0	2	12,167	138	2	0	2
	88W	R4	11,535	131	2	0	2	12,538	142	2	0	2	12,538	142	2	0	2
		RFT	11,295	128	2	0	2	12,277	139	2	0	2	12,277	139	2	0	2

Electrical Load

Performance	Sustam Watts	Current (A)									
Package	System Watts	120V	208V	240V	277V	347V	480V				
P1	52W	0.437	0.246	0.213	0.186	0.150	0.110				
P2	59W	0.498	0.287	0.251	0.220	0.175	0.126				
P3	71W	0.598	0.344	0.300	0.262	0.210	0.152				
P4	88W	0.727	0.424	0.373	0.333	0.260	0.190				

Lumen Output in Emergency Mode (4000K, 70 CRI)

Option	Dist. Type	Lumens
	R2	3,185
E15WH	R3	3,133
ЕТЭМП	R4	3,229
	RFT	3,162
	R2	3,669
E20WC	R3	3,609
EZUWC	R4	3,719
	RFT	3,642

Lumen Multiplier for 80CRI

ССТ	Multiplier
30K	0.891
40K	0.906
50K	0.906

Lumen Ambient Temperature (LAT) Multipliers

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

Amk	ient	Lumen Multiplier
0°C	32°F	1.05
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

COMMERCIAL OUTDOOR

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

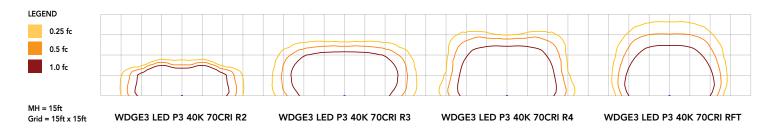
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.98	>0.97	>0.92



Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.



Emergency Egress Options

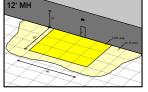
Emergency Battery Backup

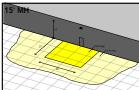
The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain, minimum of 60% of the light output at the end of 90minutes.

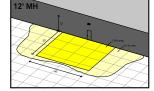
Applicable codes: NFPA 70/NEC - section 700.16, NFPA 101 Life Safety Code Section 7.9

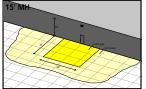
The examples below show illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E15WH or E20WC and R4 distribution.

Grid = 10ft x 10ft









WDGE3 LED xx 40K 70CRI R4 MVOLT E15WH

WDGE3 LED xx 40K 70CRI R4 MVOLT E20WC



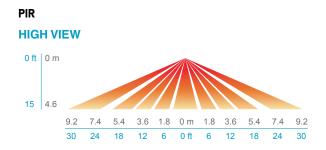
Control / Sensor Options

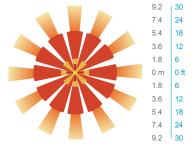
Motion/Ambient Sensor (PIR_, PIRH_)

Motion/Ambeint sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

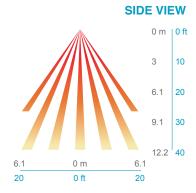
Networked Control (NLTAIR2)

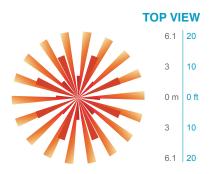
nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITYTM Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.





PIRH





Motion/Ambient Sensor Default Settings

Option	Dim Level	High Level (when triggered	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec



COMMERCIAL OUTDOOR

Mounting, Options & Accessories



NLTAIR2 PIR - nLight AIR Motion/Ambient Sensor

D = 8"

H = 11"

W = 18"



AWS - 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"



PBBW - Surface-Mounted Back Box

D = 1.75"

H = 9"

W = 18"

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing to optimize thermal transfer from the light engine and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Individually formed acrylic lenses are engineered for superior application efficiency which maximizes the light in the areas where it is most needed. Light engines are available in 3000 K, 4000 K or 5000 K configurations. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly TM product, meaning it is consistent with the LEED® and Green Globes TM criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L92/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature and SRM mounting only.

WARRANTY

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





FEATURES & SPECIFICATIONS

INTENDED USE — Only customers in USA are eligible for this program.

Square Straight Steel is a general purpose light pole for up to 25-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION — **Pole Shaft:** The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, .12"), or 50 KSI (7-gauge, .18"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4" and 5".

Pole Top: A flush non-metallic black top cap is provided for all poles ordered without a tenon.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A color matched durable ABS plastic two-piece full base cover, is provided with each pole assembly.

Anchor Base/ Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE – All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH — Exterior parts are protected by a TGIC or Urethane polyester powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. Extra durable standard powder-coat finishes include Dark Bronze, Black and Natural Aluminum colors.

WARRANTY — 1-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

Catalog Number
Notes
Гуре

SSS QS

SQUARE STRAIGHT STEEL - QUICK SHIP

ORDERING INFORMATION Example: SSS QS 20 4C DM19AS DDBXD

SSS	QS					
Series	Quick Ship	Pole Length (FT)	Nominal shaft size/ wall thickness ¹	Mounting	Finish	Options
SSS	QS	10 10' 12 12' 14 14' 16 16' 18 18' 20 20' 25 25'	4C 4"/11 Gauge 4G 4"/7 Gauge 5C 5"/11 Gauge 5G 5"/7 Gauge	Tenon mounting	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum	L/AB Less anchor bolts (Include when anchor bolts are not provided)

PROGRAM RULES:

- 1. Only options listed in the ordering tree are valid for the Quick Ship program.
- 2. Nomenclature must include "QS" after "SSS" to be qualified for Quick Ship. Example: SSS QS 20 4C DM19AS DDBXD
- 3. Total order quantity cannot exceed 10 poles.
- 4. Anchor bolts will be shipped separately.
- 5. Quick Ship orders cannot have "Not Before Date" or "Ship Date".
- 6. Quick ship orders cannot have standard pole lines
- 7. All pole orders must include "Call Before Number" to avoid delays.

NOTES:

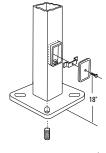
- 1. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" 0.12" | "G" 0.18".
- Refer to the luminaire spec sheet for the correct drilling template pattern and orientation compatibility.

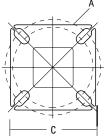
OUTDOOR POLE-SSS QUICK SHIP

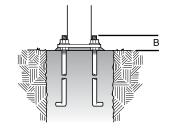
	TECHNICAL INFORMATION — EPA (ft2) with 1.3 gust														
	Nominal	Pole Shaft Size					EPA (ft²) w	ith 1.3 gust			Bolt		Approximate		
Catalog Number	Shaft (Base	(Base in. x Top in. x ft.)	Wall thick (in)	Gauge	80 MPH	Max. weight	90 MPH	Max. weight	100 MPH	Max. weight	circle (in)		ship weight (lbs.)		
SSS QS 10 4C	10	4.0 x 10.0	0.1196	11	30.6	765	23.8	595	18.9	473	89	3/4 x 18 x 3	75		
SSS QS 12 4C	12	4.0 x 12.0	0.1196	11	24.4	610	18.8	470	14.8	370	89	3/4 x 18 x 3	90		
SSS QS 14 4C	14	4.0 x 14.0	0.1196	11	19.9	498	15.1	378	11.7	293	89	3/4 x 18 x 3	100		
SSS QS 16 4C	16	4.0 x 16.0	0.1196	11	15.9	398	11.8	295	8.9	223	89	3/4 x 18 x 3	115		
SSS QS 18 4C	18	4.0 x 18.0	0.1196	11	12.6	315	9.2	230	6.7	168	89	3/4 x 18 x 3	125		
SSS QS 20 4C	20	4.0 x 20.0	0.1196	11	9.6	240	6.7	167	4.5	150	89	3/4 x 18 x 3	140		
SSS QS 20 4G	20	4.0 x 20.0	0.1793	7	14	350	11	275	8	200	89	3/4 x 30 x 3	198		
SSS QS 20 5C	20	5.0 x 20.0	0.1196	11	17.7	443	12.7	343	9.4	235	1012	1 x 36 x 4	185		
SSS QS 20 5G	20	5.0 x 20.0	0.1793	7	28.1	703	21.4	535	16.2	405	1012	1 x 36 x 4	265		
SSS QS 25 4C	25	4.0 x 25.0	0.1196	11	4.8	150	2.6	100	1	50	89	3/4 x 18 x 3	170		
SSS QS 25 4G	25	4.0 x 25.0	0.1793	7	10.8	270	7.7	188	5.4	135	89	3/4 x 30 x 3	245		
SSS QS 25 5C	25	5.0 x 25.0	0.1196	11	9.8	245	6.3	157	3.7	150	1012	1 x 36 x 4	225		
SSS QS 25 5G	25	5.0 x 25.0	0.1793	7	18.5	463	13.3	333	9.5	238	1012	1 x 36 x 4	360		

^{*} EPA values are based on ASCE 7-93 wind map.

BASE DETAIL

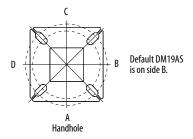






POLE DATA						
Shaft base size	Bolt circle A	Bolt projection B	Base diameter C	Base plate thickness	Anchor bolt and template number	Anchor bolt description
4"C	8" – 9"	3.25"- 3.75"	8"- 8.25"	0.75"	ABSSS-4C	3/4"x18"x3"
4"G	8" – 9"	3.38"- 3.75"	8"- 8.25"	0.875"	ABSSS-4G	3/4"x30"x3"
5"	10" – 12"	3.5"- 4"	11"	1"	ABSSS-5	1"x36"x4"

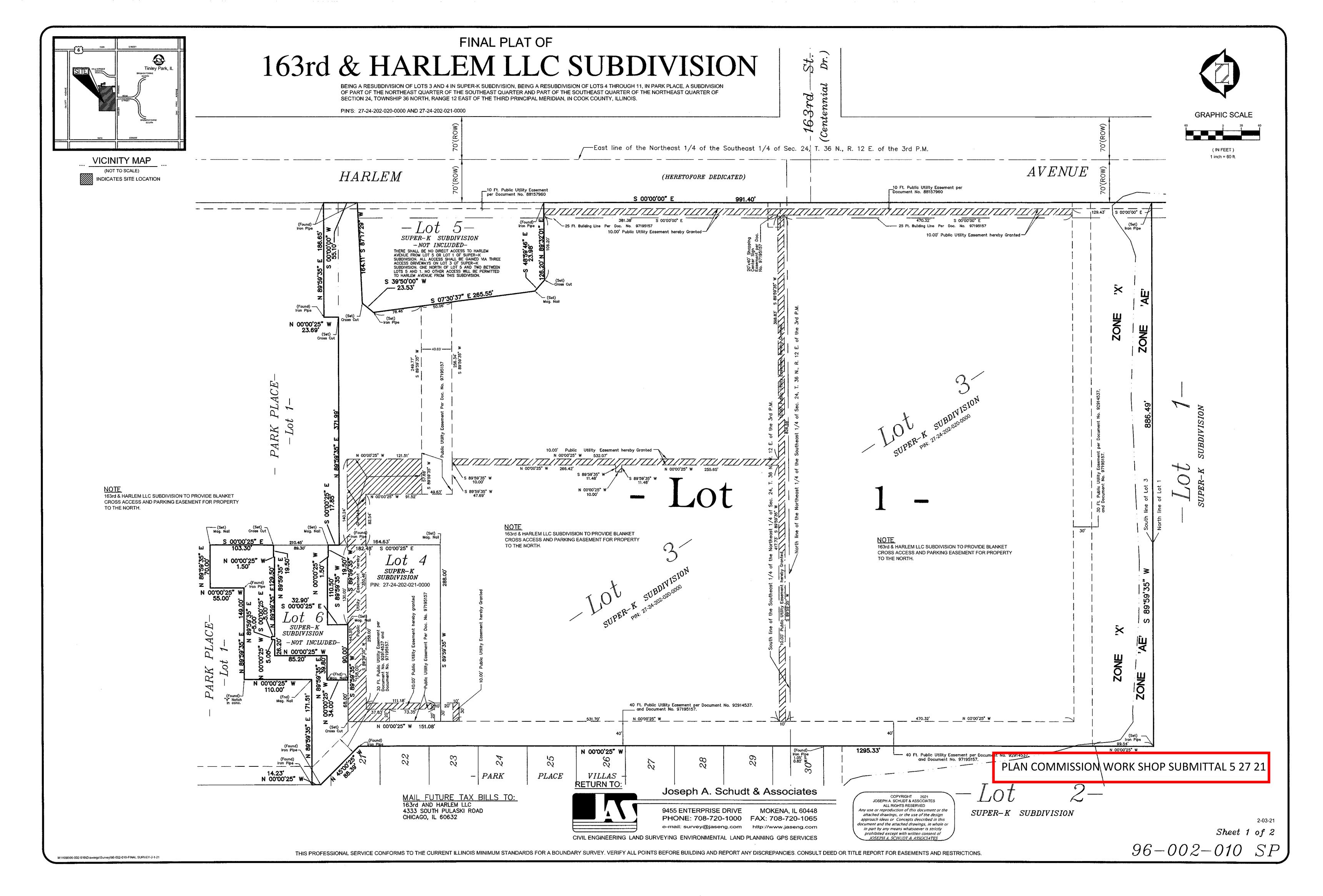
HANDHOLE ORIENTATION



IMPORTANT INSTALLATION NOTES:

- Do not erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.

PLAT OF VACATION OWNERS CERTIFICATE Joseph A. Schudt & Associates STATE OF ILLINOIS SS 9455 ENTERPRISE DRIVE MOKENA, IL 60448 OF THE PUBLIC UTILITY AND DRAINAGE EASEMENT 163rd & HARLEM LLC, does hereby certify that it is the Owner of the hereon described property and that it, as such Owner, PHONE: 708-720-1000 FAX: 708-720-1065 **DESCRIBED AS FOLLOWS:** has caused the said property to be surveyed and easements to be vacated as shown on the hereon drawn plat. e-mail: jas@jaseng.com http://www.jaseng.com BEING A PART OF LOTS 3 AND 4 IN SUPER-K SUBDIVISION, BEING A RESUBDIVISION OF LOTS 4 THROUGH 11, IN PARK PLACE, CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL 163rd AND HARLEM LLC MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 4 IN 4333 SOUTH PULASKI ROAD SUPER-K SUBDIVISION, THENCE ON A BEARING NORTH 89 DEGREES 59 MINUTES 35 SECONDS EAST A DISTANCE 30.00 FEET CHICAGO, IL 60632 ALONG THE SOUTH PROPERTY LINE OF LOT 4 TO THE POINT OF BEGINNING; THENCE ON A BEARING OF NORTH 00 DEGREES 00 MINUTES 25 SECONDS WEST A DISTANCE OF 10.00 FEET; THENCE ON A BEARING OF NORTH 89 DEGREES 59 MINUTES 35 **GRAPHIC SCALE** SECONDS EAST A DISTANCE OF 248.01 FEET; THENCE ON A BEARING OF NORTH 00 DEGREES 00 MINUTES 25 SECONDS WEST A DISTANCE OF 19.63 FEET; THENCE ON A BEARING OF NORTH 89 DEGREES 59 MINUTES 35 SECONDS EAST A DISTANCE OF 92.46 FEET; THENCE ON A BEARING OF SOUTH 00 DEGREES 00 MINUTES 25 SECONDS EAST A DISTANCE OF **BASIS OF BEARINGS** 49.63 FEET; THENCE ON A BEARING OF SOUTH 89 DEGREES 59 MINUTES 35 SECONDS WEST A DISTANCE OF 340.46 FEET; ARE BASED ON BEARINGS SHOWN ON THE PLAT OF SUBDIVISION OF THENCE ON A BEARING OF NORTH 00 DEGREES 00 MINUTES 25 SECONDS WEST A DISTANCE OF 20.00 FEET TO THE POINT SUPER-K SUBDIVISION. OF BEGINNING. NOTARY PUBLIC (IN FEET) 1 inch = 60 ft. STATE OF ILLINOIS EXISTING LOT IDENTIFICATION NO. EASEMENT TO BE VACATED COUNTY OF COOK \$ P.I.N. 27-24-202-020-0000 AND 27-24-202-021-0000 3 , a Notary Public in and for the County in the State aforesaid, do hereby certify _, of 163rd AND HARLEM LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that they signed and delivered the foregoing instrument as their own free and voluntary act and as the free and voluntary act of said Limited Liability Company. -East line of the Northeast 1/4 of the Southeast 1/4 of Sec. 24, T. 36 N., R. 12 E. of the 3rd P.M. Given under my hand and Notarial seal this _____ day of _____ AVENUEHARLEMNotary Public _10 Ft. Public Utility Egsement per Document No. 88157960 10 Ft. Public Utility Easement per Document No. 88157960 S 00'00'00" E BOARD OF TRUSTEES APPROVAL Approved and accepted this _ , A.D. 2021, by the President and Board of Trustees of the Village of Tinley Park, Cook County, Illinois. SUPER-K SUBDIVISION -NOT INCLUDED-THERE SHALL BE NO DIRECT ACCESS TO HARLEM AVENUE FROM LOT 5 OR LOT 1 OF SUPER-K SUBDIVISION. ALL ACCESS SHALL BE GAINED VIA THREE ACCESS DRIVEWAYS ON LOT 3 OF SUPER-K SUBDIVISION. ONE NORTH OF LOT 5 AND TWO BETWEEN LOTS 5 AND 1. NO OTHER ACCESS WILL BE PERMITTED TO HARLEM AVENUE FROM THIS SUBDIVISION. ATTEST: VACATION OF PUBLIC UTILITY AND DRAINAGE EASEMENT ACCEPTANCE CERTIFICATE The Approving Authorities on signing this document hereby release and consent to the release Vacation and Abrogation of the Public Utility and Drainage easement (Shown Hereon) VACATION OF PUBLIC UTILITY AND DRAINAGE EASEMENT ACCEPTANCE CERTIFICATE N 00'00'25" W 23.69' ACCEPTED: NICOR, INC. PRINTED NAME AND TITLE ACCEPTED: COMMONWEALTH EDISON COMPANY PRINTED NAME AND TITLE ACCEPTED: S 00'00'25" E PRINTED NAME AND TITLE ACCEPTED: COMCAST CORPORATION 182.48' S 00'00'25" E PRINTED NAME AND TITLE ABBEY WOODS HOMEOWNERS ASSOCIATION PRINTED NAME AND TITLE SUBDIVISION PLAN COMMISSION WORK SHOP SUBMITTAL 5 27 21 PRINTED NAME AND TITLE STATE OF ILLINOIS } COUNTY OF WILL \SS. THIS IS TO CERTIFY THAT WE, JOSEPH A. SCHUDT & ASSOCIATES, HAVE SURVEYED AND PLATTED THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF VACATING A PORTION OF THE EASEMENT AS SHOWN HEREON, AND THAT THE **PROFESSIONAL** -P.O.B. EASEMENT TO BE VACATED PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEYOR STATE OF N 00'00'25" W 151.08' ILLINOIS GIVEN UNDER MY HAND AND SEAL P.O.C. EASEMENT TO BE VACATED -- N 00'00'25" W 10.00' N 00°00'25" W · 40 Ft. Public Utility Easement per Document No. 92914537. 2-03-21 14.23' N 00°00'25" V PLACETHIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. VERIFY ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCIES. CONSULT DEED OR TITLE REPORT FOR EASEMENTS AND RESTRICTIONS.



FINAL PLAT OF

163rd & HARLEM LLC SUBDIVISION

BEING A RESUBDIVISION OF LOTS 3 AND 4 IN SUPER-K SUBDIVISION, BEING A RESUBDIVISION OF LOTS 4 THROUGH 11, IN PARK PLACE, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN'S: 27-24-202-020-0000 AND 27-24-202-021-0000

LOT AREA

LOT 1 1,159,035 SQ. FT. (26.608 ACRES)

My commission expires:

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

The Village of Tinley Park

Commonwealth Edison Company

SBC Telephone Company,

Authorized C.A.T.V. Franchise, Grantees,

their respective ficensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2(c), as

The term "common area or areas" is defined as a tot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking" and "common area". The term "common area or areas", and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment. Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

MUNICIPAL UTILITY EASEMENTS

Non-exclusive, perpetual easements are hereby reserved for and granted to the Village of Tintey Park, Illinois, its successors and assigns over all areas marked "Public Utility and Drainage Easement" on the Plat for the perpetual right, privilege and authority to construct, reconstruct, install, remove, repair, inspect, maintain, and operate overland drainage services and storm water volume control routes, storm and/or sanitary sewers and services, and water mains and services, together with any and all necessary manholes, catch basins, connections, appliances and other structures and appurtenances as may be deemed necessary by said Village in, over, upon, along, under and through said indicated easement, together with right of access across and upon the property for necessary personnel and equipment to do any of the above work. The right is also granted to cut down and trim or remove any fences, temporary structures, trees, shrubs, roots or other plants and appurtenances without obligation to restore or replace and without need for providing compensation therefore on the easement that interfere with the operation of the sewers, mains, and services provided. No permanent buildings, structures or other obstructions shall be placed on said easements without the prior written consent of the Village, but same may be used at the risk of the owner for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses or rights. Where an easement is used for both sewer and other utilities, the other utility installation shall be subject to the ordinances of the Village of Tinley Park and to Village approval as to design and location.

An easement is hereby reserved for and granted to NI-COR GAS COMPANY

its respective successors and assigns ("NI-COR") to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Public Utility and Drainage Easement," "Common Area or Areas" and streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements," together with the right to install required service connections over or under the surface of each lot and Common Area or Areas to serve improvements thereon, or on adjacent lots, and Common Area or Areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over NI-COR facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of NI-COR. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. The term "Common Elements" shall have that meaning set forth for such term in Section 605/2(e) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)) as amended from time to time. The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

<u>NOTE</u>

163rd & HARLEM LLC SUBDIVISION TO PROVIDE BLANKET CROSS ACCESS AND PARKING EASEMENT FOR PROPERTY TO THE NORTH.

OWNERS CERTIFICATE		
STATE OF ILLINOIS SS	·	
		If the hereon described property and that it, as such led with the dedications and easements as shown on the
Dated Thisday of	, A.D. 2021.	
4333 SOUTH PULASKI ROAD CHICAGO, IL 60632		
Ву:		
Title:		
SCHOOL DISTRICT CERTIFICATE		
Illinois. Dated This day of		
By:	· · · · · · · · · · · · · · · · · · ·	
Title:		
NOTARY PUBLIC		
STATE OF ILLINOIS SS COUNTY OF COOK		
I,	, a Notary Public in and	d for the County in the State aforesaid, do hereby certify that
name is subscribed to the foregoing instrume	nt, appeared before me	I LLC, personally known to me to be the same person whose ne this day and acknowledged that they signed and delivered refee and voluntary act of said Limited Liability Company.
Given under my hand and Notarial seal this _		· · · · · · · · · · · · · · · · · · ·
or or and or my hand and recurrence and and	day of	A.D. 2021.
Notary Public	day of	A.D. 2021.

MAIL FUTURE TAX BILLS TO: 163rd AND HARLEM LLC 4333 SOUTH PULASKI ROAD CHICAGO, IL 60632



Joseph A. Schudt & Associates

9455 ENTERPRISE DRIVE MOKENA, IL 60448 PHONE: 708-720-1000 FAX: 708-720-1065 http://www.jaseng.com

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

JOSEPH A. SCHUDT & ASSOCIATES
ALL RIGHTS RESERVED
Any use or reproduction of this document or the attached drawings, or the use of the design approach ideas or Concepts described in this document and the attached drawings, in whole or in part by any means whatsoever is strictly prohibited except with written consent of JOSEPH A. SCHUDT & ASSOCIATES

Approved by the Plan Commission of the Village of Tinley Pa of, A.D. 2021.	ark, Cook County, Illinois, at a meeting held on theda
BY:	
Chairman	
BOARD OF TRUSTEES	
Approved and accepted this day of the Village of Tinley Park, Cook County, Illinois.	, A.D. 2021, by the President and Board of Trustees of
BY:	·
Village President	
ATTEST:Village Clerk	
·····	
<u>VILLAGE_CLERK</u>	

This is to certify that I, Village Clerk of the Village of Tinley Park, Cook County, Illinois, find no deferred installments of outstanding

PLAN COMMISSION

SURVEYORS CERTIFICATE

STATE OF ILLINOIS SS COUNTY OF WILL

or unpaid special assessments dues against the hereon drawn property.

Dated this _____ day of _____, A.D. 2021

This is to certify that I, D. Warren Opperman, Illinois Professional Land Surveyor No. 3152, have surveyed and resubdivided the above described property and further described as follows:

LOTS 3 AND 4 IN SUPER-K SUBDIVISION, BEING A RESUBDIVISION OF LOTS 4 THROUGH 11, IN PARK PLACE, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This property contains 26.608 acres, more or less, all in the Village of Tinley Park, Cook County, Illinois.

Basis of bearings is the Super-K Subdivision.

I further certify that I have resubdivided the same into one lot as shown. This plat correctly represents said survey. Monuments shown are in place as located. Dimensions are in feet and decimal parts thereof.

This is to certify that we have examined FIRM Map Number 17031C0706 J, and 17031C0708 J Effective date August 19, 2008, as issued by the Federal Emergency Management Agency for Cook County, with reference to the above named tract, by elevation, and find the property to be in Zone X (No shading) which is an area determined to be outside the 0.2% annual chance (500-year) flood plain and Zone AE which is a Special Flood Hazard Area subject to inundation by the 1% annual chance (100-Year) flood, also known as the base flood, where base flood elevations have been determined. This statement is for Flood Insurance purposes only and does not necessarily indicate all areas subject to flooding.

Dated: FEBRUARY 320 , A.D. 2021.

Engineer & Surveyor: Joseph A. Schudt & Associates (184-001172)

9455 Enterprise Drive
Mokena, JL 60448
1-708-720-1000

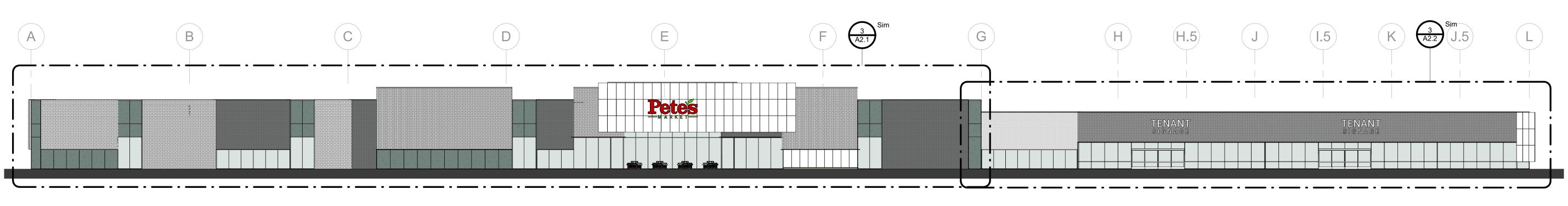
Publication of Surveyor No. 3152 (Exp. 11-30-22)



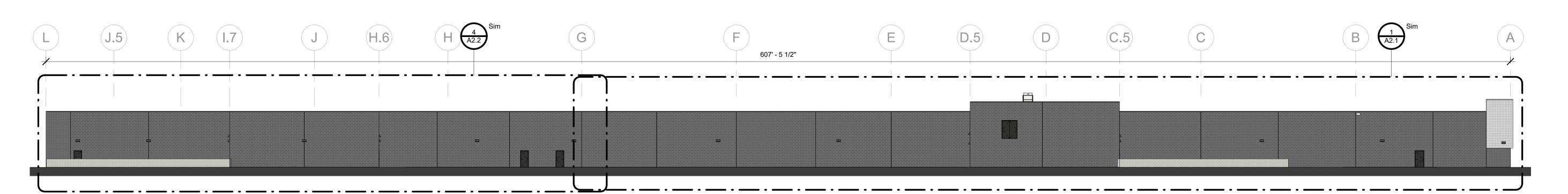
2-03-2[.] eet 2 of 2

Sheet 2 of 2

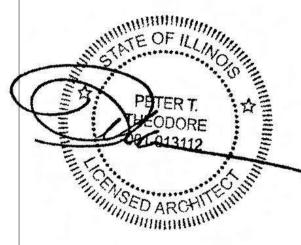




OVERALL ARCHITECTURAL ELEVATION - EAST 3/64" = 1'-0"



2 OVERALL ARCHITECTURAL ELEVATION - WEST 3/64" = 1'-0"





CAMBURAS THEODORE LTD

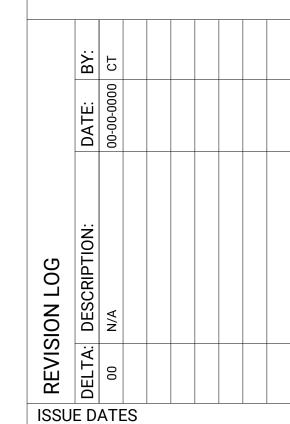
2454 E. DEMPSTER ST. SUITE 202 DES PLAINES, IL 60016 847-298-1525

www.CamburasTheodore.com

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH ALL APPLICABLE STATE AND LOCAL CODES

FRESH MARKET

16300 S. HARLEM AVE. TINLEY PARK, IL 60477



ISSUE DATES	
TYPE	DATE
PLAN COMMISSION WORKSHOP	05-27-2021
PERMIT SET	
BID SET	
ISSUE FOR CONSTRUCTION	
AS-BUILT	
CURRENT DATE	
05-27-2021	

PROJECT NUMBER

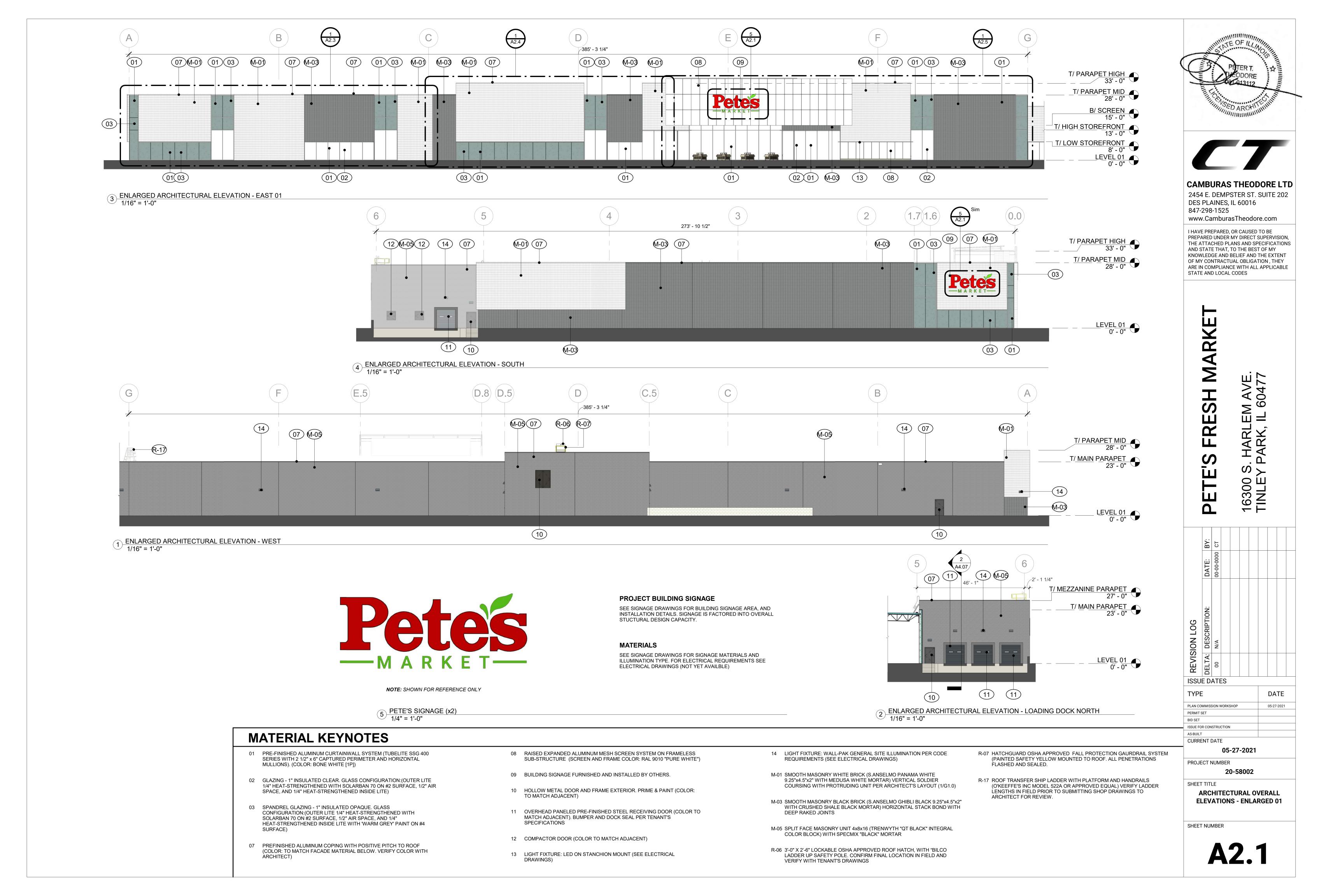
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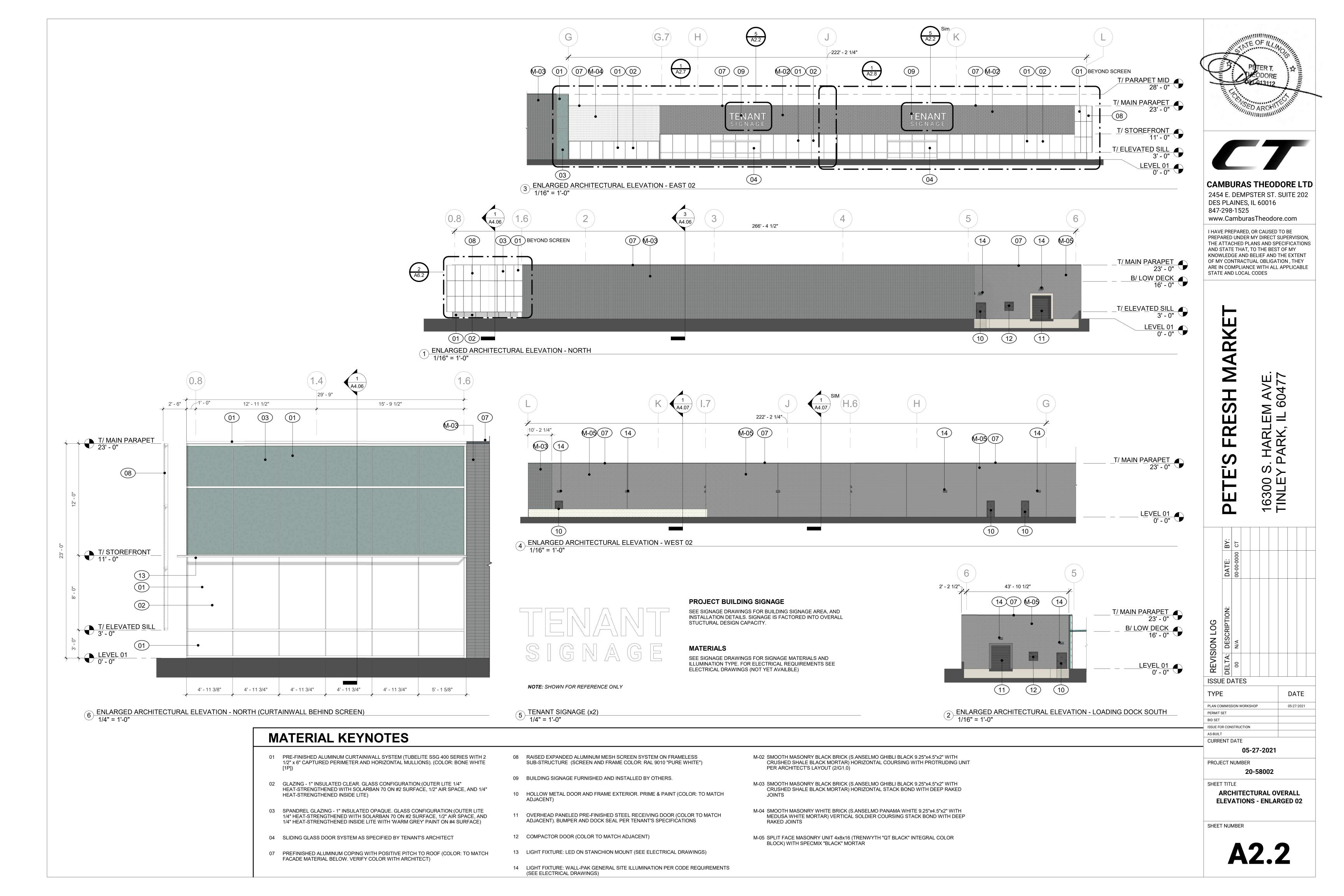
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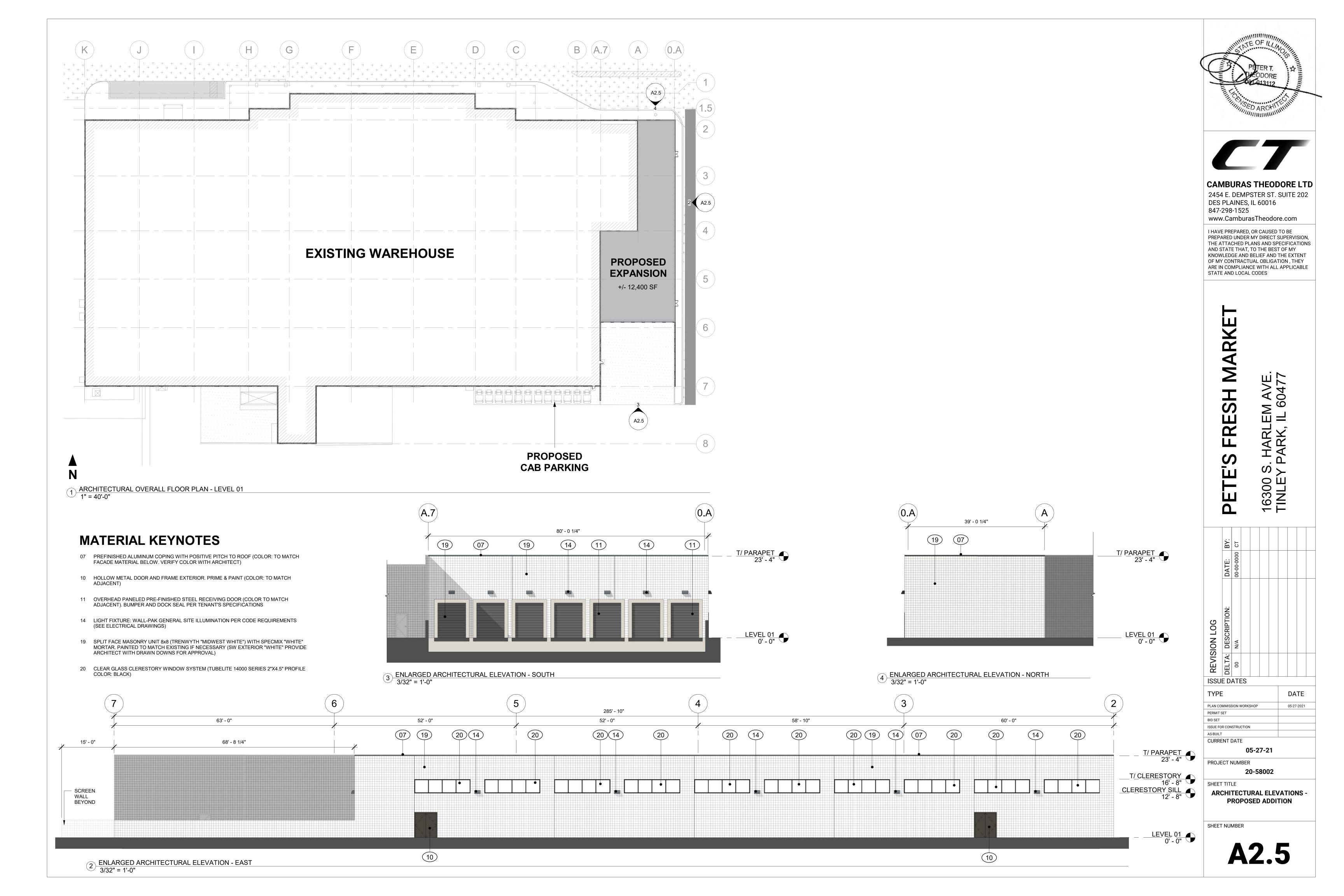
ARCHITECTURAL BUILDING ELEVATIONS - OVERALL

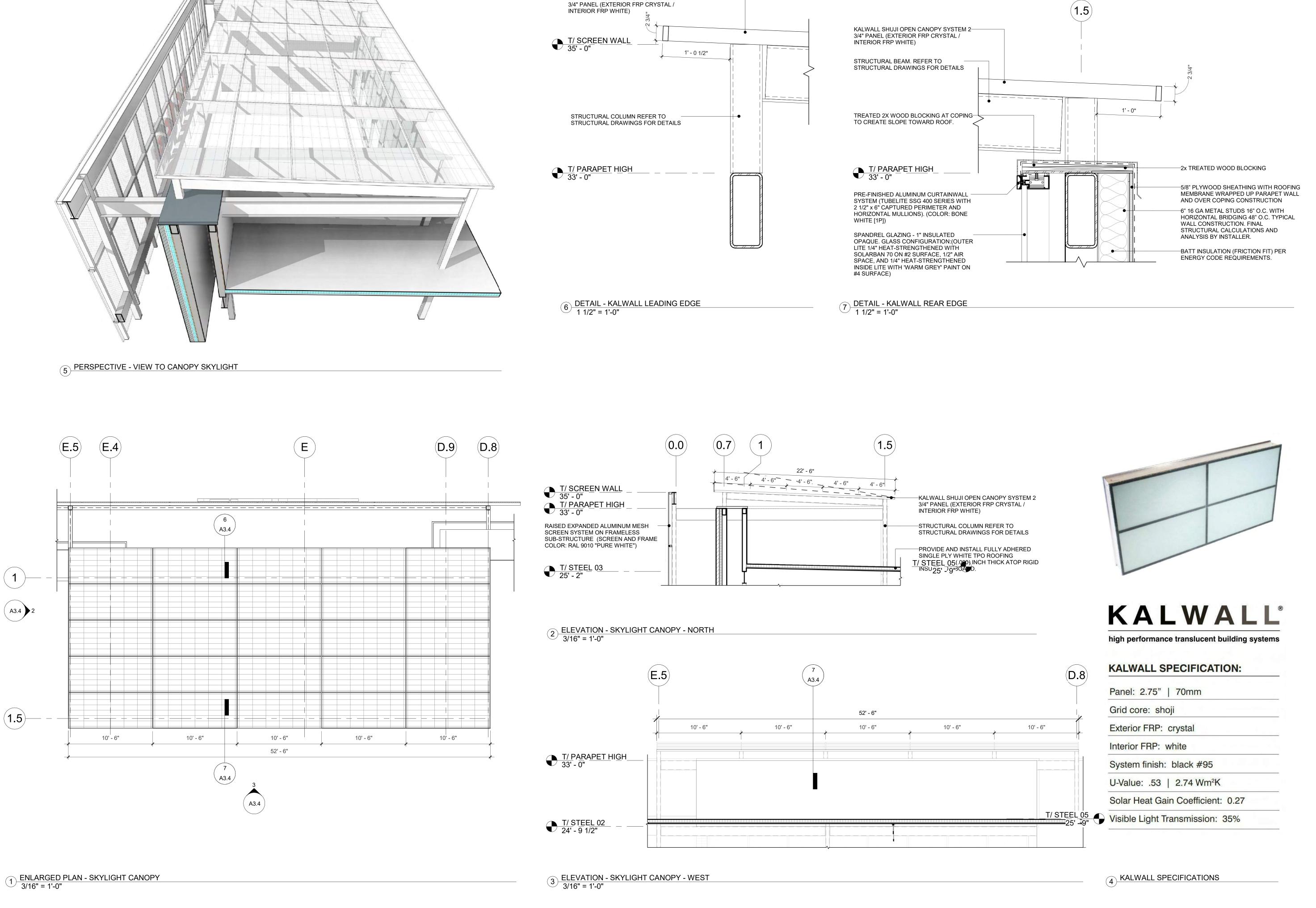
SHEET NUMBER

A2.0









KALWALL SHUJI OPEN CANOPY SYSTEM 2-



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MARKE

16300 S. TINLEY

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SUI	E D	ATE	S								
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JF FO	R CON	STRU	CTION								

PLAN C ISSUE FOR CONSTRUCTION AS-BUILT **CURRENT DATE**

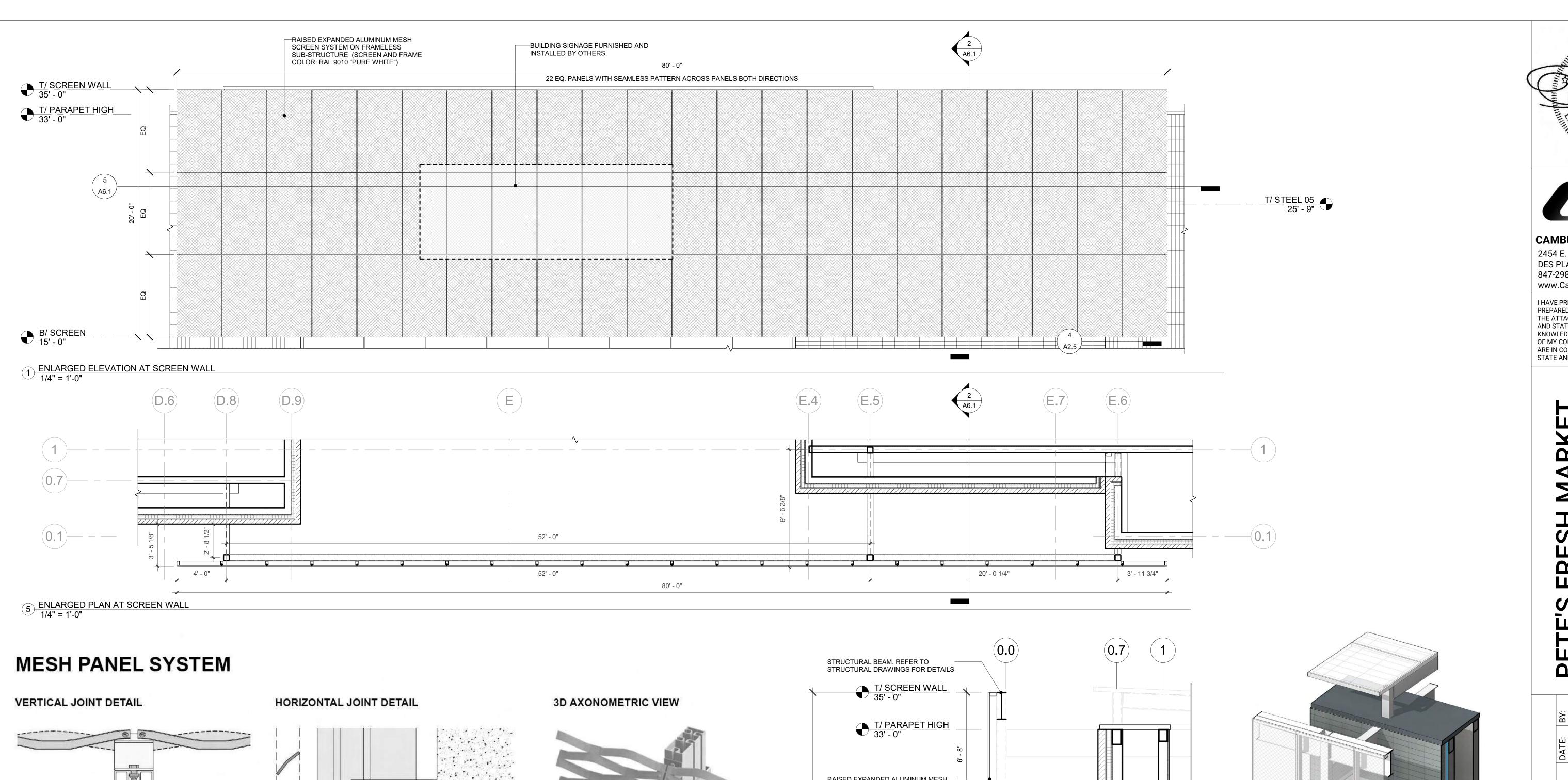
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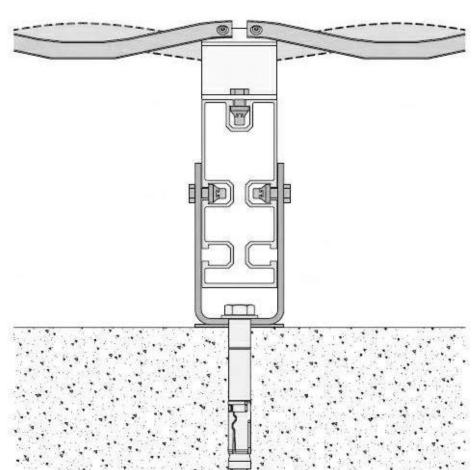
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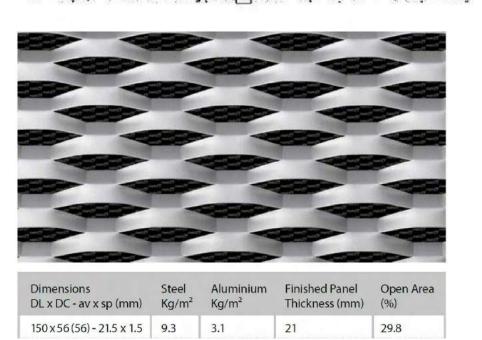
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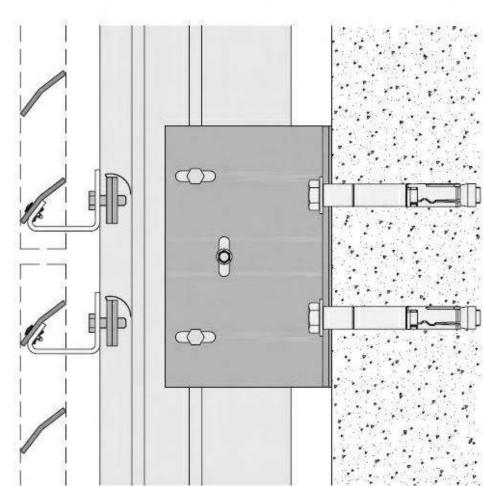
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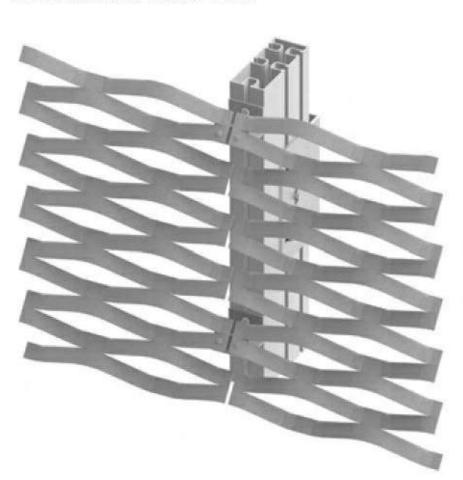
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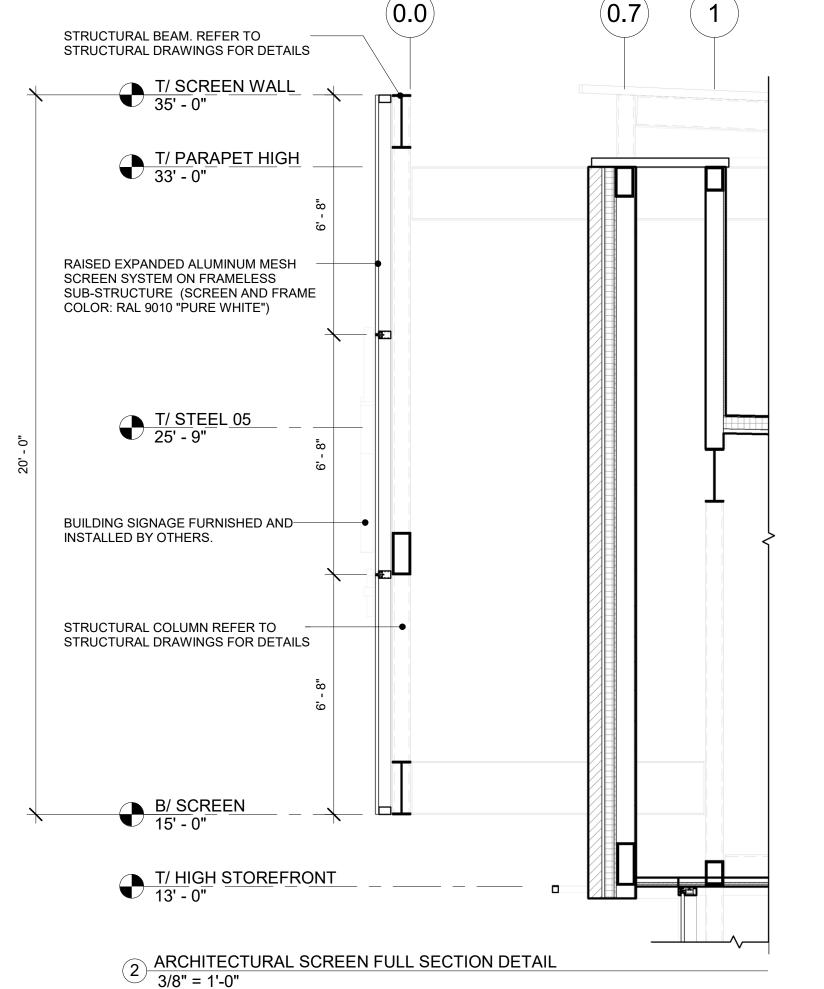


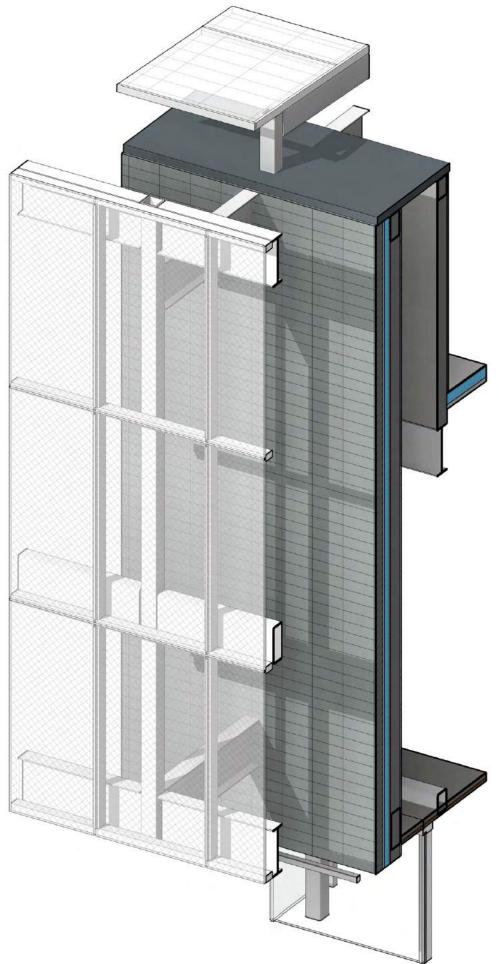




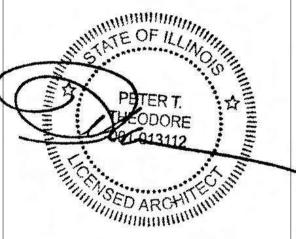
RAISED EXPANDED METAL SCREEN NOTES

- 1. DETAIL IMAGES ABOVE MAY NOT PERTAIN TO ACTUAL CONSTRUCTION OR INSTALLATION TYPE. IMAGES ARE SHOWN FOR ILLUSTRATIVE AND COORDINATION PURPOSES ONLY.
- 2. RAISED EXPANDED METAL MESH SCREEN TO ATTACH TO STRUCTURAL SUBFRAMING SYSTEM VIA STAINLESS STEEL CLIPS WITH RIVETED CONNECTIONS TO PANEL AND BOLTED CONNECTION TO SUBFRAME
- 3. PANELS AND SUBFRAMING TO BE PREFINISHED, PRIMED AND PAINTED IN-SHOP. SEE KEYNOTES AND VERIFY PAINT COLOR WITH ARCHITECT PRIOR TO PROCEEDING.
- 4. MESH PATTERN TO APPEAR CONTINUOUS VERTICALLY AND HORIZONTALLY ACROSS ALL PANELS.
- 5. SEE STRUCTURAL DRAWINGS FOR OUTRIGGER AND GIRT PLACEMENTS





3 3D AXONOMETRIC VIEW - ARCHITECTURAL SCREEN





CAMBURAS THEODORE LTD2454 E. DEMPSTER ST. SUITE 202

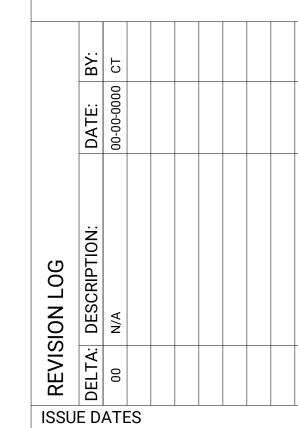
DES PLAINES, IL 60016 847-298-1525

www.CamburasTheodore.com

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH ALL APPLICABLE STATE AND LOCAL CODES

MARKET

16300 S. HARLEM AVE. TINLEY PARK, IL 60477



ISSUE DATES	
TYPE	DATE
PLAN COMMISSION WORKSHOP	05-27-2021
PERMIT SET	
BID SET	
ISSUE FOR CONSTRUCTION	
AS-BUILT	
CURRENT DATE	
05-27-2021	

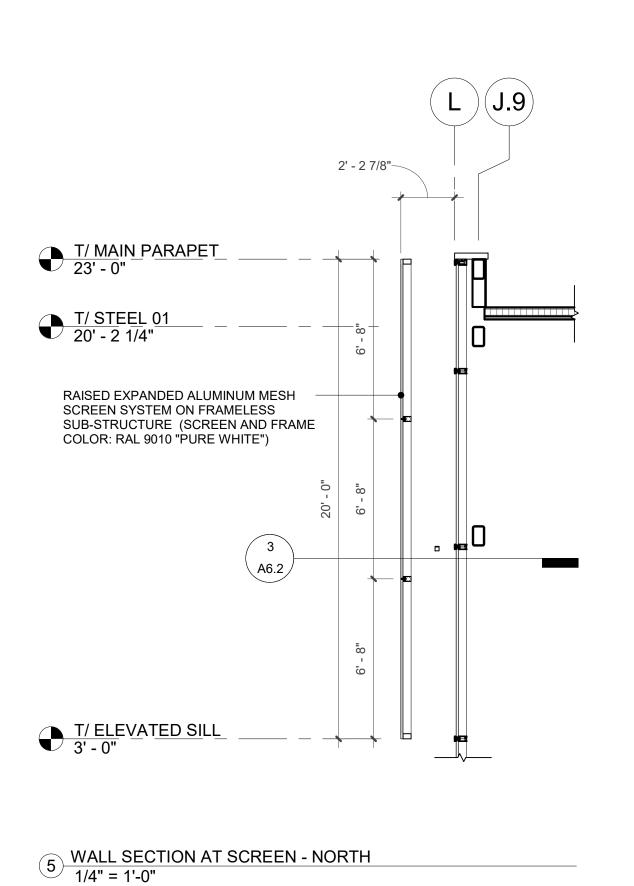
PROJECT NUMBER

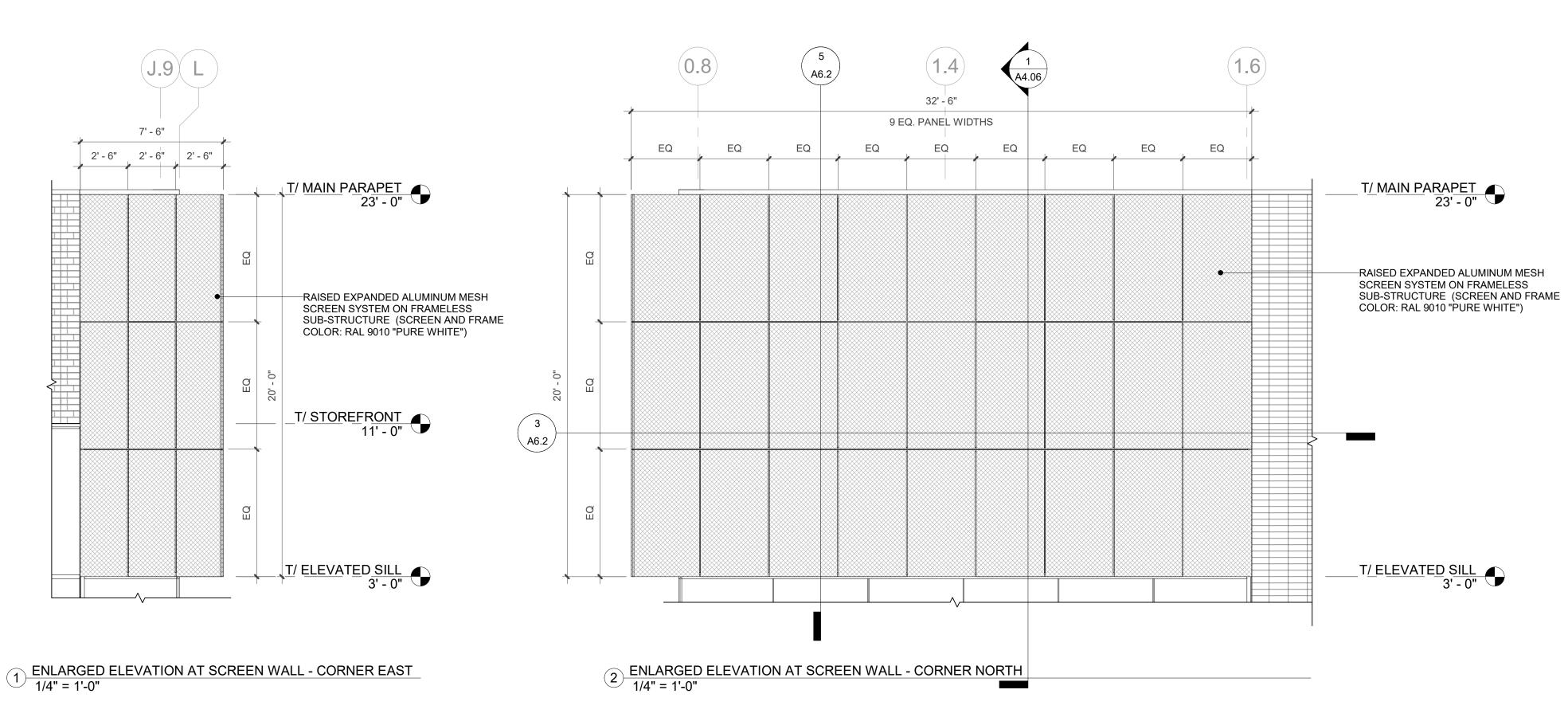
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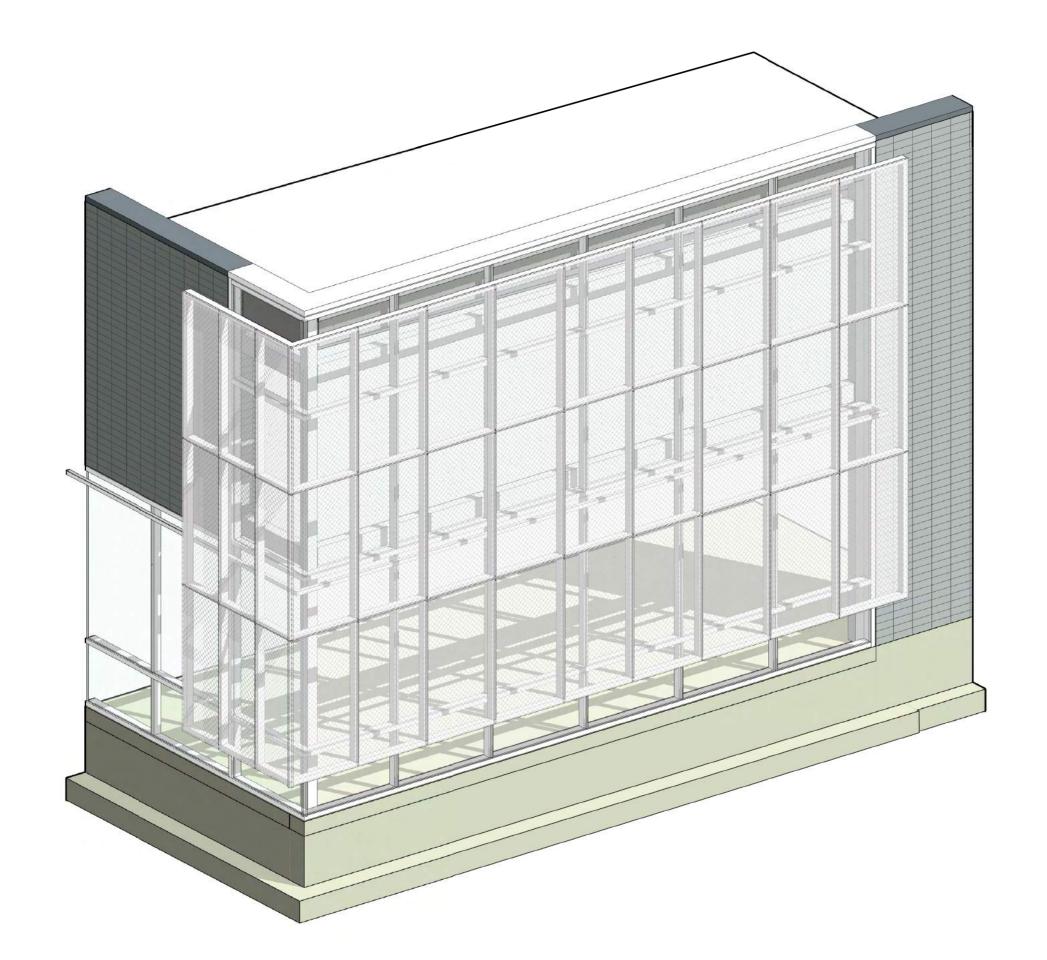
ARCHITECTURAL SCREEN SYSTEM

SHEET NUMBER

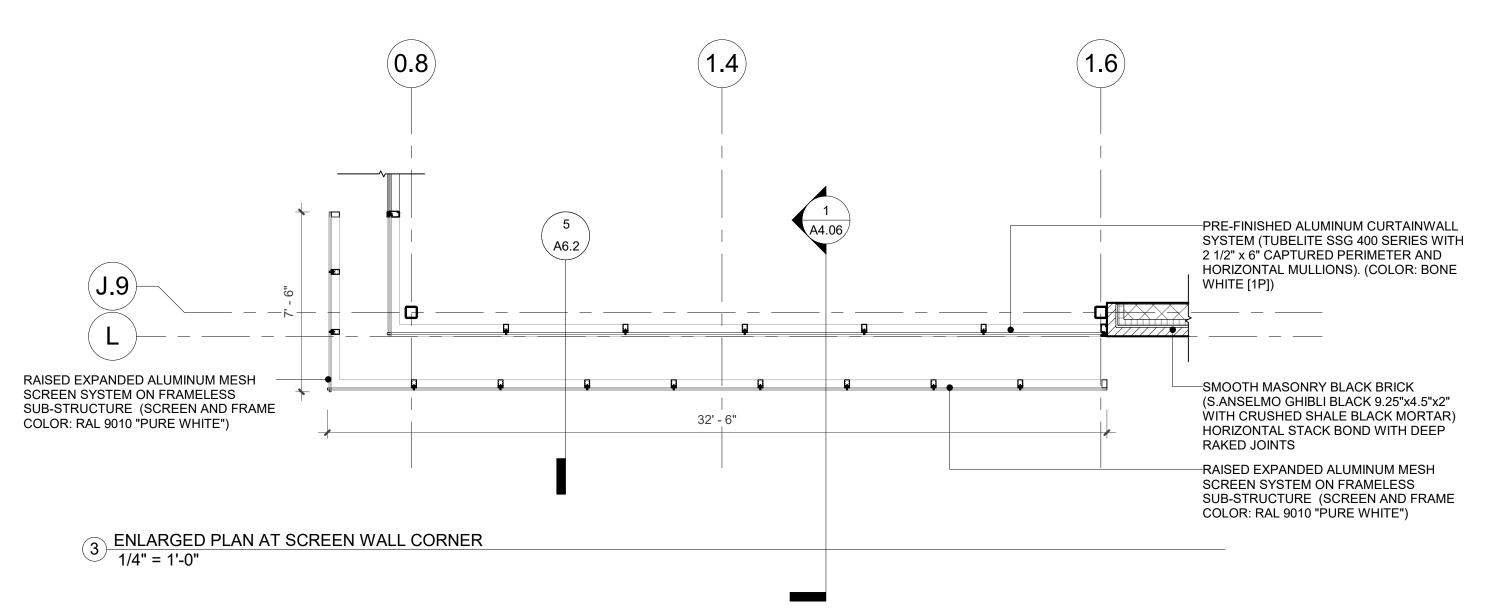
A6.1







4 3D AXONOMETRIC - SCREENS AT CORNER - NORTH



CAMBURAS THEODORE LTD 2454 E. DEMPSTER ST. SUITE 202

DES PLAINES, IL 60016 847-298-1525

www.CamburasTheodore.com

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH ALL APPLICABLE STATE AND LOCAL CODES

FRESH MARKE

16300 TINLE

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BID SET									
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TYPE	DATE
PLAN COMMISSION WORKSHOP	05-27-2021
PERMIT SET	
BID SET	
ISSUE FOR CONSTRUCTION	
AS-BUILT	
CURRENT DATE	

05-27-2021

PROJECT NUMBER 20-58002

ARCHITECTURAL SCREEN **SYSTEM - CORNER**

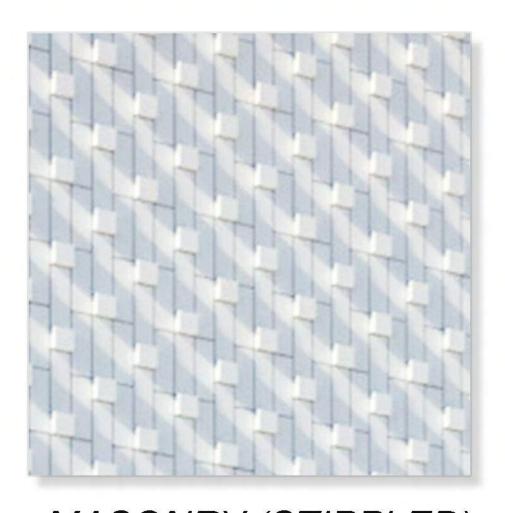
SHEET NUMBER

A6.2



MASONRY (STACKED)

S. ANSELMO
PRODUCT: GHIBLI BLACK



MASONRY (STIPPLED)

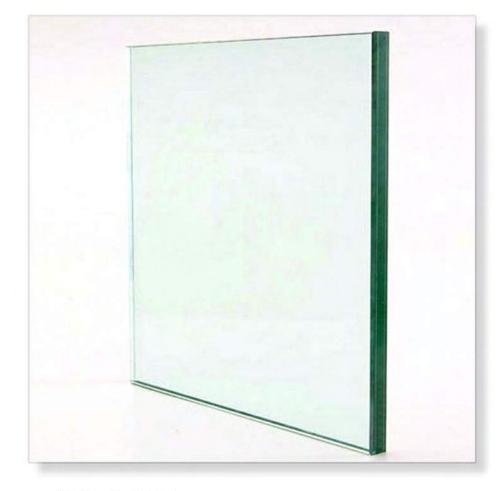
S. ANSELMO
PRODUCT: PANAMA WHITE



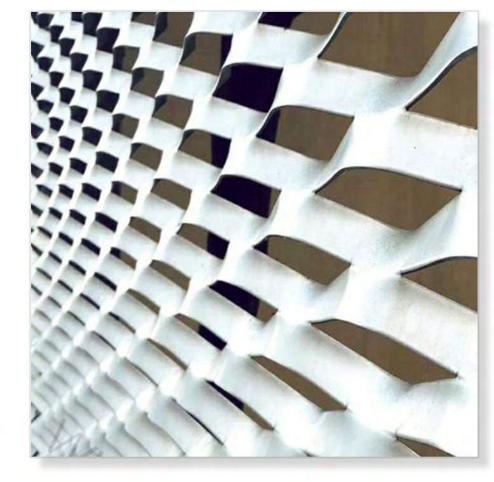
SSG CURTAIN WALL

TUBELITE

PRODUCT: SSG 400 (WHITE)



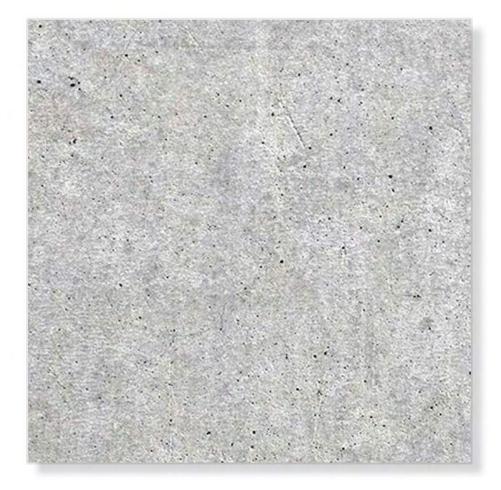
GLASS
OLDCASTLE
SOLARBAN 70



METAL MESH

PROTEUS SC SCREEN

EXPANDED METAL (WHITE)



CART CURB

SMOOTH CONCRETE

CAST IN PLACE FINISHED SMOOTH



CANOPY PANEL

KALWALL

SHOJI 2.75" CRYSTAL + WHITE



LIGHTING
LITHONIA
LINEAR LED (ZL1F)



SPLITFACE CMU

ECHELON

PRODUCT: TRENWYTH (QT BLACK)



LED UP-LIGHTING
LUMINII
PRODUCT: PLA CHANNEL



COMPOSITE METAL

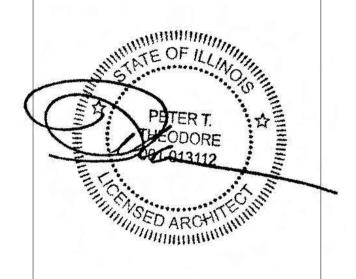
CITADEL

ENVELOPE 2000 R&R (WHITE)



MASONRY (STIPPLED)

S. ANSELMO
PRODUCT: GHIBLI BLACK





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S FRESH MARKET

16300 S. HARLEM AVI TINLEY PARK, IL 6047

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TYPE	DATE
PLAN COMMISSION WORKSHOP	05-27-2021
PERMIT SET	
BID SET	
ISSUE FOR CONSTRUCTION	
AS-BUILT	
CURRENT DATE	
05-27-2021	

PROJECT NUMBER

20

ARCHITECTURAL BUILDING MATERIALS

SHEET NUMBER

A8.0



OUTDOOR FLORAL DISPLAY



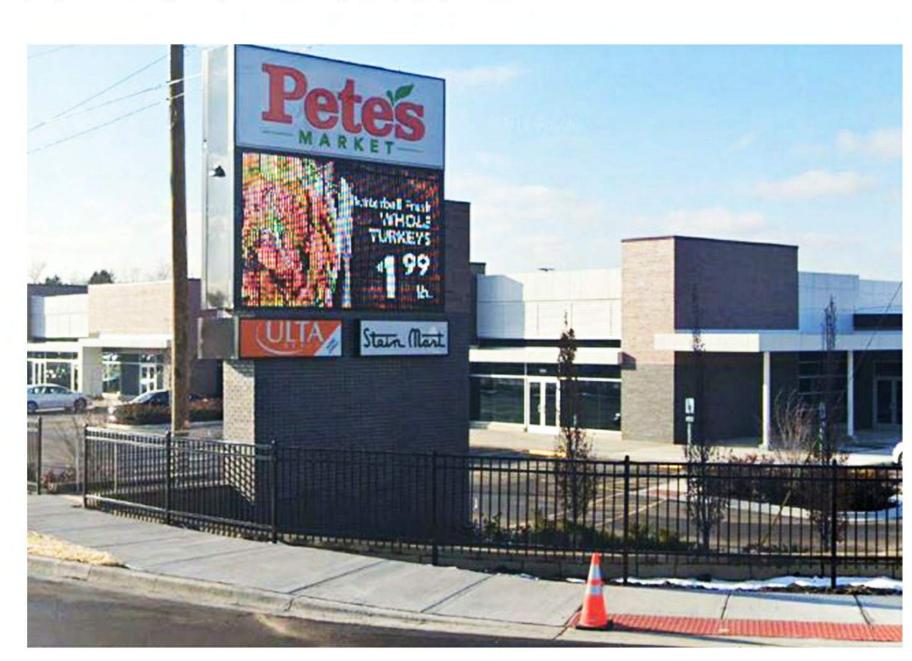
EXTERIOR SEASONAL DISPLAY



LANDSCAPING



COMPACTOR ENCLOSURE



PETE'S SITE FENCE



PLANTER BEDS



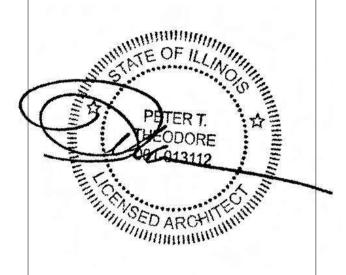
EXTERIOR CART STORAGE



OUTDOOR DINING



EXTERIOR PRODUCE





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1ARKET

16300 S. HARLEM AVE. TINI EY PARK II 60477

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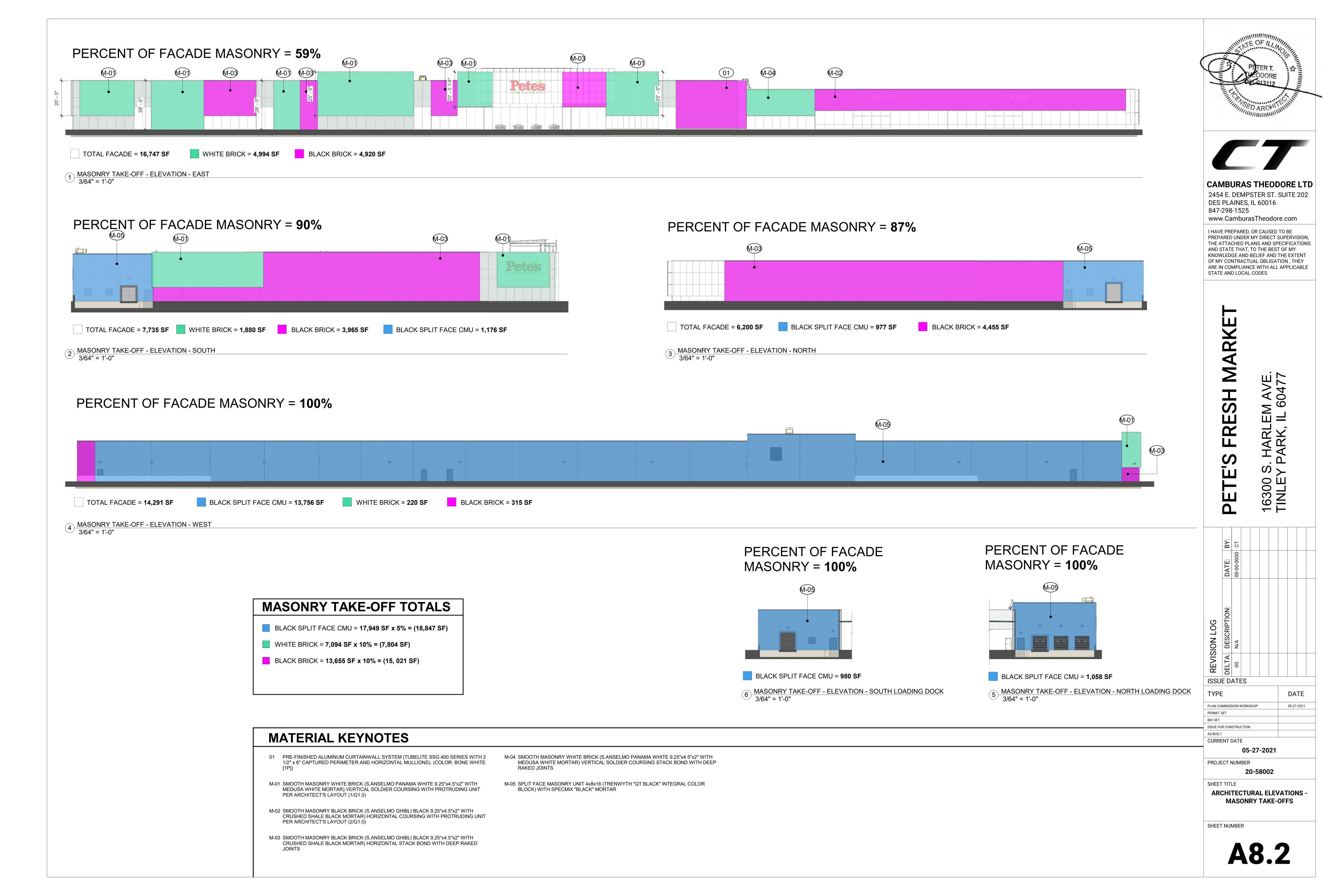
DJECT NUMBER **20-58002**

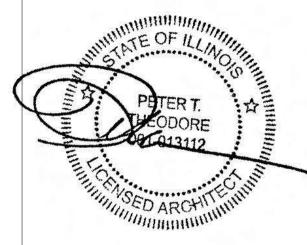
20-580 EET TITLE

REPRESENTATIVE IMAGES FOR PFM

SHEET NUMBER

A8.1







VIEW TO PETE'S ENTRY (DAY)

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FRESH MARKET

16300 S. HARLEM AVE.

REVISION LOG

ELTA: DESCRIPTION: DATE: BY:

00 N/A 00-00-0000 CT

ISSUE DATES

TYPE

PLAN COMMISSION WORKSHOP

PERMIT SET

BID SET

ISSUE FOR CONSTRUCTION

AS-BUILT

CURRENT DATE

CURRENT DATE

05-27-2021

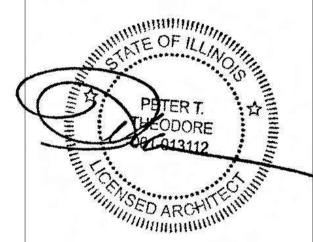
PROJECT NUMBER

20-58002

SHEET TITI

RENDERING - VIEW TO PFM ENTRY

SHEET NUMBER





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PERMIT SET	
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ISSUE FOR CONSTRUCTION	
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CURRENT DATE	

05-27-2021

PROJECT NUMBER

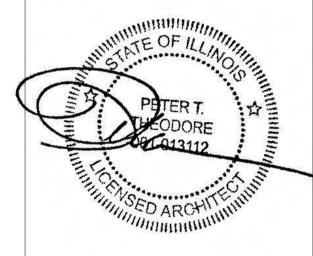
20-58002

SHEET TITLE

SHEET NUMBER

RENDERING - VIEW TO PFM ENTRY (NIGHT)

VIEW TO PETE'S ENTRY (NIGHT)





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FRESH MARKET

16300 S. HARLEM AVE.

EVISION LOG

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ISSUE DATES

TYPE

PLAN COMMISSION WORKSHOP

PERMIT SET

BID SET

ISSUE FOR CONSTRUCTION

AS-BUILT

AS-BUILT
CURRENT DATE

05-27-2021

PROJECT NUMBER

20-58

SHEET TITLE

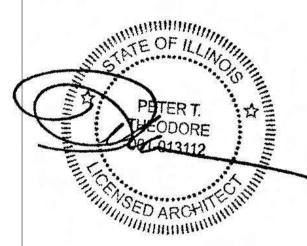
RENDERING - AERIAL VIEW TO PFM ENTRY

SHEET NUMBER

A9.2



ELEVATION OF PETE'S ENTRY





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FRESH MARKET

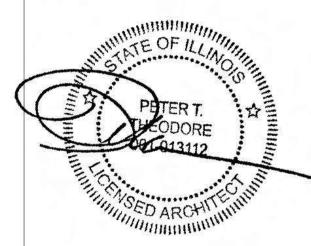
ISSUE DATES DATE ISSUE FOR CONSTRUCTION

05-27-2021

RENDERING - AERIAL FROM SOUTH EAST

AERIAL FROM SOUTH EAST

SHEET NUMBER





I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH ALL APPLICABLE STATE AND LOCAL CODES FRESH MARKET

16300 S. TINLEY

ISSUE DATES TYPE

DATE 05-27-2021 PLAN COMMISSION WORKSHOP ISSUE FOR CONSTRUCTION

CURRENT DATE 05-27-2021

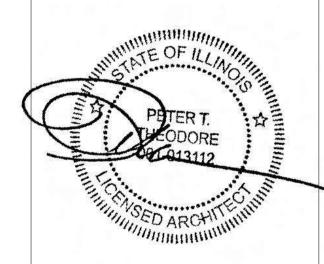
PROJECT NUMBER

SHEET TITLE

SHEET NUMBER

RENDERING - AERIAL FROM NORTH EAST

AERIAL FROM NORTH EAST





VIEW NORTH TO SMALL SHOPPES

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I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH ALL APPLICABLE STATE AND LOCAL CODES

FRESH MARKET

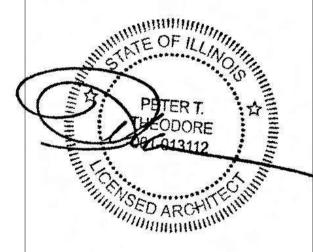
ISSUE DATES DATE TYPE 05-27-2021 PLAN COMMISSION WORKSHOP ISSUE FOR CONSTRUCTION CURRENT DATE 05-27-2021

PROJECT NUMBER

20-58002

RENDERING - VIEW TO SMALL SHOPPES

SHEET NUMBER





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FRESH MARKET

16300 S. HARLEM AVE. TINI FY PARK II 60477

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PETE!

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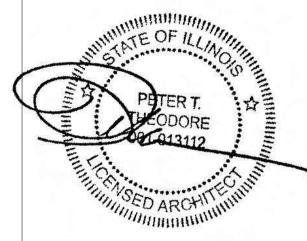
05-27-2021

PROJECT NUMBER

SHFFT TITI

RENDERING - VIEW TO SMALL SHOPPES (NIGHT)

SHEET NUMBER





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FRESH MARKET

ISSUE DATES DATE ISSUE FOR CONSTRUCTION

05-27-2021

PROJECT NUMBER

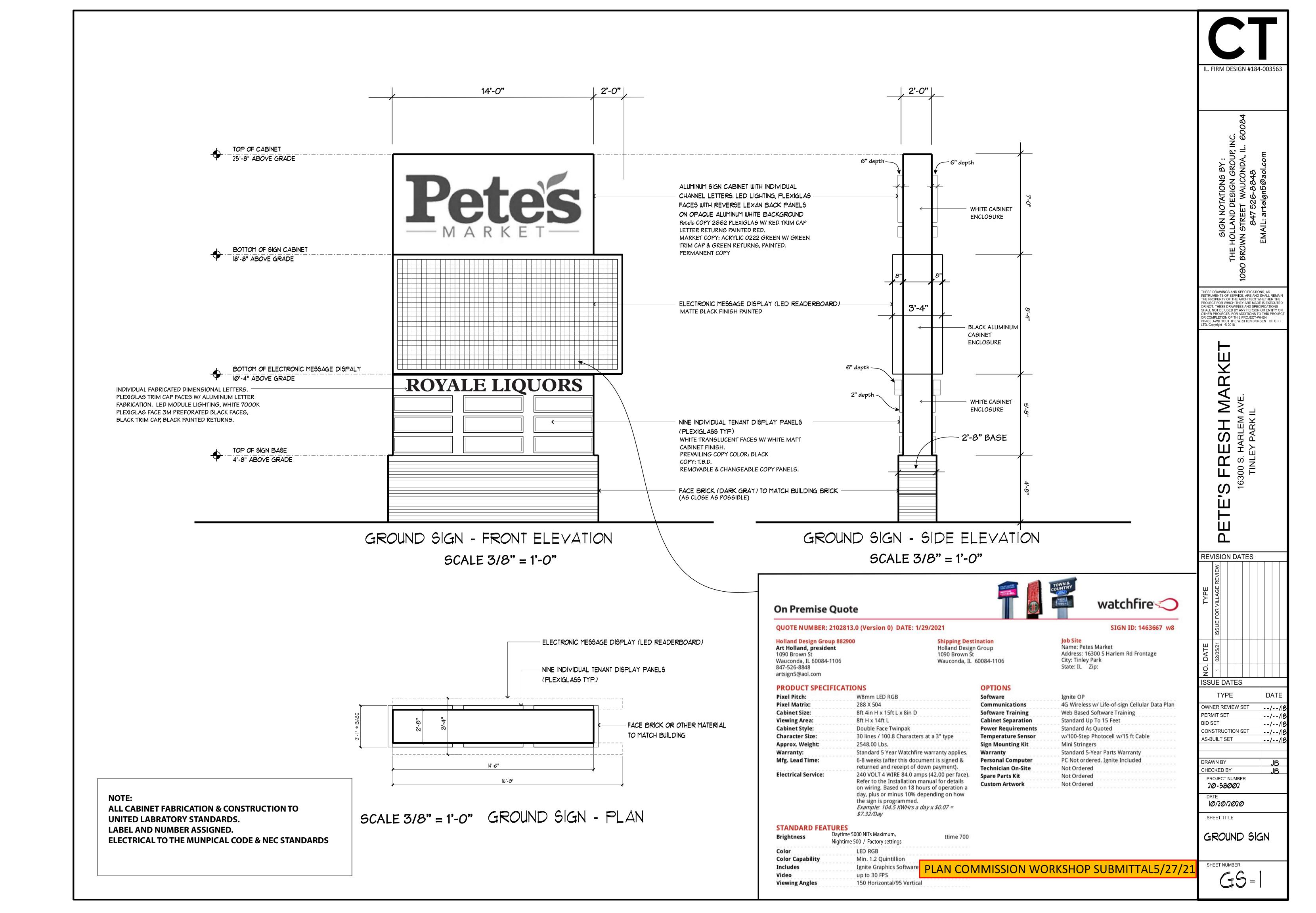
RENDERING - VIEW TO LOADING DOCK

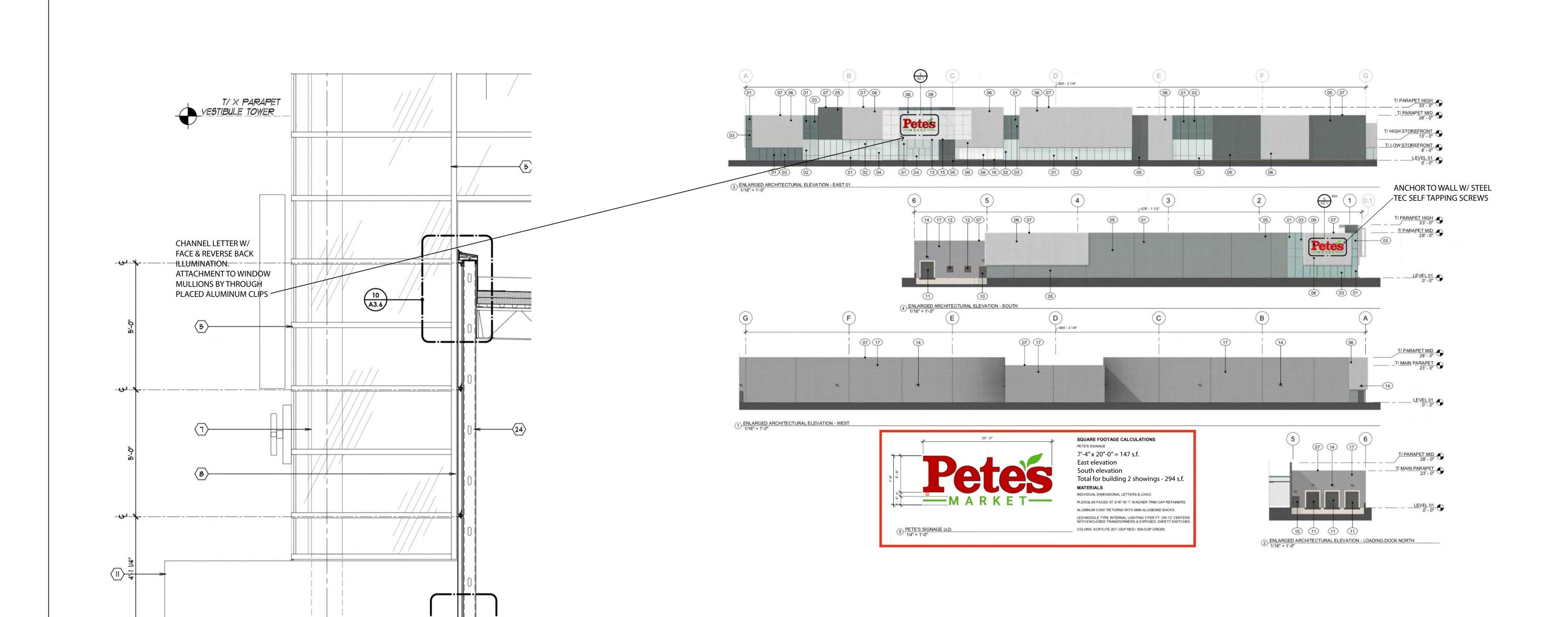
SHEET NUMBER

A9.7

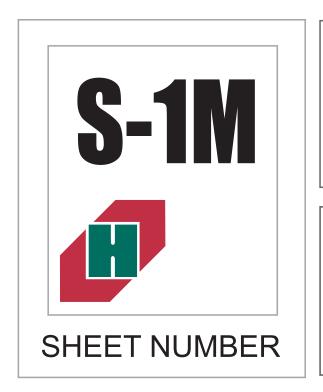


VIEW NORTH TO LOADING DOCKS





12-010-4150 ERECTOR NOTE: 10–560 SCREW TO BE LOCATED ON BOTTOM OF HORIZONTAL AT ALL HORIZONTALS BELOW 6'-0" AND LOCATED ON TOP OF HORIZONTAL AT ALL HORIZONTALS ABOVE 6'-0"



SIGN TYPE: TYPICAL WALL SIGN W/ LED ILLUMINATION / WINDOW FRAME MOUNTING

LOCATION: 16300 S. HARLEM AVENUE ROAD FRONTAGE

JOB NO.

01142021

ALL DIMENSIONS ARE APPROXIMATE NOT FOR CONSTRUCTION MEASUREMENTS

Underwriters Laboratories

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PETE'S MARKET 16300 S. HARLEM AVENUE DATE: 01-29-2021 TINLEY PARK, IL.

DRAWN BY: ATH SCALE: AS NOTED



PLAN COMMISSION WORKSHOP SUBMITTAL5/27/21

1090 BROWN STREET WAUCONDA, ILLINOIS 60084-1106 Holland PHONE 847 526-8848 FAX 847 526-8945 email: artsign5 @ aol.com

☐ COLORS ☐ SIZES

☐ PLACEMENT

	Colonias della sa Norma	Prepared	Date On
	Submitted Sheet Name	By	Sheet
C0.0	Site Location Map	Cage	05.27.21
C0.1	General Notes and Specifications	Cage	05.27.21
C0.2	VOTP Standards	Cage	05.27.21
C0.3	Demolition Plan	Cage	05.27.21
C1.0	Site Layout Plan/pavement striping plan	Cage	05.27.21
C1.1	Phasing Plan	Cage	05.27.21
C2.0	Site Grading Plan	Cage	05.27.21
C2.1	Soil Erosion& Sediment Control Plan	Cage	05.27.21
C2.2*	Soil Erosion & Sediment Control Details	Cage	05.27.21
C3.0	Site Utility Plan	Cage	05.27.21
C4.0*	Construction Details	Cage	05.27.21
C4.1*	Construction Details	Cage	05.27.21
C4.2*	Construction Details	Cage	05.27.21
L.11	Tree Protection Plan South	LG	05.27.21
L.12	Tree Protection Plan North	LG	05.27.21
L.21	Landscape Plan South	LG	05.27.21
L.22	Landscape Plan Center	LG	05.27.21
L.23	Landscape Plan North	LG	05.27.21
L.31	Landscape Details	LG	05.27.21
L.41	Existing Fence Survey	LG	05.27.21
EX-1	Truck Turn Exhibit	Cage	05.27.21
EX-2	Truck Turn Exhibit	Cage	05.27.21
EX-3	Truck Turn Exhibit	Cage	05.27.21
	Photometric Plan	KSA	05.27.21
	Detail Sheets (16)	LL	
	Plat of Subdivision	Schudt	05.27.21
	Plat of Subdivision – sheet 2	Schudt	05.27.21
	Plat of Vacation	Schudt	05.27.21
A2.0	Exterior Elevations -incl RTU	СТ	05.27.21
A2.1	Architectural Material Elevations- Grocery	СТ	05.27.21
A2.2	Architectural Material Elevations – In-line Tenants	СТ	05.27.21
A2.5	Architectural Elevation- proposed addition	СТ	05.27.21
A3.4	Architectural Roof Plan- Skylight Canopy	СТ	05.27.21
A6.1	Architectural Screen System	CT	05.27.21
A6.2	Architectural Screen System-corner	CT	05.27.21
A.8	Architectural Building Materials	CT	05.27.21
A8.1	Representative Images for PFM	CT	05.27.21
A8.2	Architectural Elevations Masonry Take-offs	CT	05.27.21
A9.0	Rendering – View to PFM Entry	CT	05.27.21
A.9.1	Rendering – View to PFM Entry- night	CT	05.27.21
A9.2	Rendering - Aerial View to PFM Entry	CT	05.27.21
A9.3	Rendering - Aerial View from Southeast	CT	05.27.21
A9.4	Rendering – Aerial View from Northeast	CT	05.27.21
A9.5	Rendering - View to small shops	СТ	05.27.21
A9.6	Rendering – View to small shops night	СТ	05.27.21
77.0	Livering Alexa to Siliali Siloba Hight	L C1	00,41,41

A9.7	Rendering- View to loading dock	CT	05.27.21
GS-1	Ground sign	Holland	05.27.21
S-1M	Wall sign	Holland	05.27.21

Shudt – Joseph A. Schudt Surveyor Cage – Cage Civil Engineering CT – Camburas & Theodore, LTD LG- LG Workshop, LLC KSA-KSA Lighting and Controls LI-Lithonia Lighting Holland-Holland Design Group



FINDINGS OF FACT - PETE'S FRESH MARKET - 16300 S. HARLEM AVENUE, TINLEY PARK IL

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

Pete's Fresh Market has gone to great lengths to protect the health, safety, comfort, and welfare of the public at this site. We have achieved this through the configuration of the buildings and drive aisles, to the separation and distinctions made between the service/truck areas and the pedestrian/car and customer areas. Pete's strives to make this as comfortable a shopping experience as possible. Pete's, for decades, has created family-friendly grocery shopping centers that are intended to make the customer experience a fun and enjoyable time away from home and to make the neighborhood, in which they invest, a better place than it was before.

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

Pete's Fresh Market has gone to great lengths to maintain the integrity of the adjacent properties, particularly to the west. By moving the new building away from the west property line, as far as possible, we have created a zone that buffers the neighbors from this service side of the building. In addition to the depressed docks, we will have screen walls that will further separate the trucks from the rear parking lot. And, on top of all this, we have created a landscaped area that will run the entire length (north to south) of the rear façade, providing not only sound attenuation, but visual enhancement to this service side.

Also, by moving the new building as far east as possible, we have added to the intent of the zoning along the Harlem Avenue side. The building is now much more visible to vehicular traffic and less of a large void of traffic, thereby reflecting the commercial and retail nature of the district and certainly adding to the vibrance of this center.

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

We believe that, given the improvements planned for this site, this Center will greatly enhance future developments of surrounding properties. With the quality of the architecture and the vitality of the Uses, this can only improve chances of further development, not only in the immediate vicinity but in the neighborhood as a whole.

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

Of course, adequate utilities, access roads, drainage, and other necessary facilities shall be provided to this site and their facilities. Pete's Fresh Market has sophisticated operations and are very familiar with the Utility companies that bring their respective resources to their sites. Provision and coordination of these utilities will not be an issue.



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

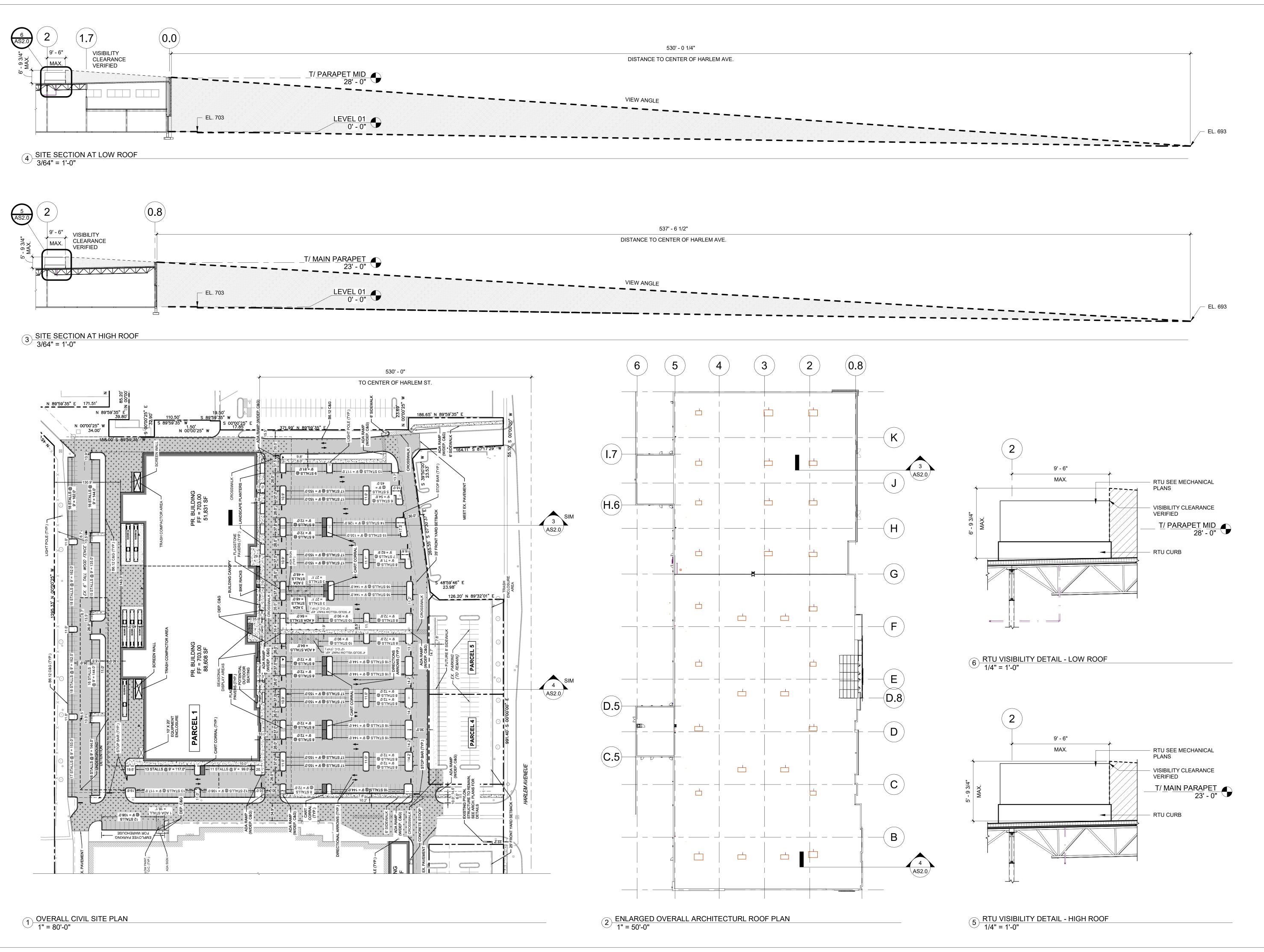
As shown in the site plan, this Pete's Fresh Market development should have no effect on the traffic in the public streets. All current ingress and egress are fully functional.

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

This development will only enhance the nature and character of the B-3 zoning in which it exists. The new buildings and their proposed uses, including the in-line and the out-lot buildings, are all permitted by zoning code. This development is intended to enhance the district, despite the request for a deviation from the PUD

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

This development, especially with the Pete's Fresh Market as a constituent, will bring a resurgence to the area. Pete's Fresh Market takes great pride in the produce and product that it provides to its community. The Village of Tinley Park will benefit greatly, and in many ways, from the relationship that Pete's establishes with its many customers.



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FRESH MARKE

S

DESCRIPTION: DATE: BY:

N/A

16300 S.

TINLEY

S. HARLEM AVE. PARK, IL 60477

TYPE DATE

PLAN COMMISSION WORKSHOP 05-27-2021

PERMIT SET

BID SET

ISSUE FOR CONSTRUCTION

AS-BUILT

CURRENT DATE

PROJECT NUMBER

20-58002

SHEET TITLE

ARCHITECTURAL SITE PLAN (RTU

VISIBILITY)

SHEET NUMBER

AS2.0