NOTICE OF THE PLAN COMMISSION MEETING

The meeting of the Plan Commission is scheduled for **October 7, 2021** beginning at **7:00** p.m.

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

NOTICE - MEETING MODIFICATION DUE TO COVID-19

As of June 11, 2021, Governor Pritzker moved Illinois to Phase 5. Under Phase 5, all sectors of the economy can resume at regular capacity with new safety guidelines and procedures. Pursuant to the Illinois Department of Commerce & Economic Opportunity's Guidelines, it is recommended that any individual appearing in-person wear a face-covering to cover their nose and mouth.

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 <u>clerksoffice@tinleypark.org</u> or place requests in the Drop Box at the Village Hall by noon on October 7, 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 of June 11, 2021, Governor Pritzker moved Illinois to Phase 5. Under Phase 5, all sectors of the economy can resume at regular capacity with new safety guidelines and procedures. Pursuant to the Illinois Department of Commerce & Economic Opportunity's Guidelines, it is recommended that any individual appearing in-person wear a face-covering to cover their nose and mouth.

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 wish 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 wish 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

October 7, 2021 – 7:00 P.M. Council Chambers Village Hall – 16250 S. Oak Park Avenue

Regular Meeting Called to OrderPledge of AllegianceRoll Call TakenCommunicationsApproval of Minutes:Minute

Minutes of the September 2, 2021 Regular Meeting Minutes of the July 8, 2021 Regular Meeting for Zoning Board of Appeals

ITEM #1 WORKSHOP – BROOKSIDE GLEN VILLAS (CRANA HOMES) RESIDENTIAL SUBDIVISION AND CONCEPT COMMERCIAL, 80TH AVE AND 191ST ST REZONING, SPECIAL USE FOR A SUBSTANTIAL DEVIATION, PRELIMINARY/FINAL PLAT OF RESUBDIVISION

Consider recommending that the Village Board grant Frank Bradley, on behalf of Crana Homes, a special use for Preliminary Approval of a Substantial Deviation from the Brookside Glen Planned Unit Development (PUD) and Rezoning of a portion of the lot from B-3 (General Business and Commercial) to R-5 (Low-Density Residential) for property located at the southwest corner of 80th Avenue and 191st Street (8001 191st St.), in the Brookside Glen PUD. Preliminary Plat, Final Plat, and Preliminary Site Plan approvals are also being requested.

ITEM #2 WORKSHOP – LOYOLA MEDICINE CLINIC, 17901 LAGRANGE ROAD REZONING, VARIATIONS, PRELIMINARY PLAT, AND SITE PLAN/ARCHITECTURE APPROVAL

Consider recommending that the Village Board grant Shawn Vincent on behalf of Loyola Medicine (Property Owner) a Map Amendment (rezoning) and Variations from the Zoning Code for two parcels that total approximately 26.6 acres at 17901 LaGrange Road (off of Chopin Drive and south of 179th Street). The parcels are proposed to be zoned ORI (Office & Restricted Industrial).

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

September 2, 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 September 2, 2021.

CALL TO ORDER –CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for September 2, 2021 at 7:00 p.m.

Lori Kosmatka called the roll.

Present and responding to roll call were the following:

	Chairman Garrett Gray James Gaskill
	Frank Loscuito
	Ken Shaw
	Jennifer Vargas
Absent Plan Commissioners:	Angela Gatto
	Eduardo Mani
	Greg Maniatis
	Kehla West
Village Officials and Staff:	Dan Ritter, Senior Planner
J	Lori Kosmatka, Associate Planner
Patitioners	Ty Angelus representing Lippert Components Inc.
r entioners.	Mork D. Mothewson, Mathewson Bight of Way Company
	Frie Wesel Project Manager Will County Department of Transportation
	Enc weser, Project Manager, will County Department of Transportation
Members of the Public:	None

COMMUNICATIONS – There were no communications from Village Staff.

APPROVAL OF MINUTES - Minutes of the August 19, 2021 Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER LOSCUITO to approve the August 19, 2021 minutes as presented. CHAIRMAN GRAY asked for a voice vote; all were in favor. He declared the motion carried.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE SEPTEMBER 2, 2021 REGULAR MEETING

ITEM #1 PUBLIC HEARING – LIPPERT COMPONENTS, INC., 18801 OAK PARK AVENUE SPECIAL USE FOR A SUBSTANTIAL DEVIATION

Consider recommending that the Village Board grant Lippert Components, Inc. (tenant) a Substantial Deviation from the Planned Unit Development with Exceptions from the Zoning Ordinance to permit two signs on each of the north and south elevations where only one is permitted and larger than the 120 sq. ft. maximum size at 18801 Oak Park Avenue in the M-1 PUD (General Manufacturing, First Industrial/Tinley Park Corp. Center Planned Unit Development).

Present Plan Commissioners:	Chairman Garrett Gray James Gaskill Frank Loscuito Ken Shaw Jennifer Vargas			
Absent Plan Commissioners:	Angela Gatto Eduardo Mani Greg Maniatis Kehla West			
Village Officials and Staff:	Dan Ritter, Senior Planner Lori Kosmatka, Associate Planner			
Petitioners:	Ty Angelus, representing Lippert Components, Inc.			
Members of the Public:	None			

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

CHAIRMAN GRAY stated he received proof of the Notice of Publication for this Public Hearing.

CHAIRMAN GRAY invited staff to start with the presentation of this item.

Lori Kosmatka, Associate Planner, summarized the Staff Report for the Commission. This included background information, existing conditions, regulations, and the four proposed signs. The building is over 915,000 sq. ft., and is the largest structure in the Village. There is a bermed landscape bufferyard adjacent to I-80 and Oak Park Ave. The attached single-family homes are separated from the subject property by the bufferyard, I-80, and other landscaped right-of-way areas. The CarMax property to the west received a variation for signage in 1998 which included a 287 sq. ft. wall sign. The site is part of the First Industrial PUD, which does not have a specific sign plan, but regulates that all wall signs must meet the Zoning Ordinance and be no larger than 120 sq. ft. This includes any wall signs adjacent to I-80. She reviewed the Zoning and Substantial Deviation regulations. She described the location and placement of the proposed signs, and their relation to the building. She showed photo renderings, which provided a perspective of the building's length and sign placement. The purpose of the signs will be to help identify the building from multiple access points and assist with traffic flow. She stated staff feels the proposed signage is appropriate to the scale and proportion of the building. Village staff recommended a condition that approval of additional signage

and quantities and size shall only apply to a single tenant occupancy of the property, due to the uniqueness of the property size occupied by only one tenant. She clarified the approval will run with the land, and not the tenant.

CHAIRMAN GRAY asked if the applicant had anything to add.

The Petitioner, Ty Angelus, was sworn in. He introduced himself as the Director of Logistics for Lippert Components, Inc. He is in charge of handling the business at the subject property as the business continues to open up and hire people. He noted that when coming from I-80, only the top of the building is visible. He mentioned that the wall signs will help truckers find the business, and identify the Lippert name to the general public.

CHAIRMAN GRAY stated he would invite the Commissioners to ask questions.

COMMISSIONER LOSCUITO asked if this will be a store or just a distribution facility.

The Petitioner answered it is currently just distribution. They haven't decided if they want to put aftermarket products in yet. Currently the facility will have raw materials to go to their manufacturing facilities in Indiana. This will be Lippert's 1st building in Illinois, and they are growing.

COMMISSIONER GASKILL asked why Lippert feels they need so many signs and so large.

The Petitioner answered the signs are to match the scale of the building and to be visible. The truckers will know where the business is as they come around the exit. He also noted the building next door is half the size and has six signs. Lippert just wants one sign at each corner. He echoed staff's comment that when at one end of the building, you can't really see the other end due to the building's size.

COMMISSIONER SHAW asked staff to confirm if the Special Use Permit goes with the land.

Lori Kosmatka answered yes.

COMMISSIONER SHAW asked about different scenarios. He asked if at some point, Lippert vacates and another single use tenant comes in, if they would need to apply for their own Special Use Permit.

Lori Kosmatka answered if it is a single tenant the existing Special Use Permit would still apply.

Dan Ritter noted a new single tenant could have the same size signs as we are granting here today. The circumstances would have to be the same. The Village cannot regulate content, including what company name.

COMMISSIONER SHAW asked if the Special Use goes with PUD, not the individual tenant.

Dan Ritter answered yes. PUD approvals and deviations are the only Special Uses that run with the land. Other types of Special Uses are specific to the tenant.

COMMISSIONER SHAW asked what the consequences would be if the building were to be subdivided into two. He asked if we put a condition of single-tenant only, then it falls back to the original 120 SF maximum.

Dan Ritter responded yes. If Lippert left, and two tenants come in, then they would just each have their own signs per the normal zoning code. If Lippert remains and breaks out a portion of the building, then Lippert would have to take down two of the signs. He reminded the Commissioners this is the biggest building in Tinley Park. The Village's zoning code was not particularly written with a million square foot building in mind. The scale of the building is a unique circumstance that not everyone could request.

COMMISSIONER SHAW noted each of these requests stands on its own so he is not concerned about precedent being set for other properties. He feels it is clear that what is being requested is very consistent with what would be seen under the regular zoning code anywhere else in the Village.

COMMISSIONER VARGAS noted she had the same question on what would happen if the building breaks into two tenants. She stated her question was already answered.

CHAIRMAN GRAY noted if there were two tenants, the building would be allowed to have four signs. He recalled about 4 or 5 years ago to the site to review a turning radius for the previous tenant M Block. He mentioned he had to study the map to understand where he was since there were no signs on the building, and you cannot really see the far end of the building. He felt that if he were a trucker trying to locate the site, he would want signs to identify the building. He felt that the area of the signs relative to the building's facades at 1.5% is appropriate.

Lori Kosmatka reviewed the draft Standards of Approval on these requests, summarizing the Special Use for Substantial Deviation as indicated in the Staff Report.

CHAIRMAN GRAY asked if anyone from the public wished to speak. Hearing none, he entertained a motion to close the Public Hearing.

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

There was one motion for this item.

Motion 1-Special Use for a Substantial Deviation:

COMMISSIONER SHAW made a motion to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation with Exceptions from the Zoning Ordinance to the Petitioner, Lippert Components, Inc. (tenant), to permit two signs on the north elevation and two signs on the south elevation where only one per elevation is permitted, with a maximum size of 288 sq. ft. each at 18801 Oak Park Avenue in the M-1 PUD zoning district (General Manufacturing, First Industrial/Tinley Park Corp. Center Planned Unit Development), in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the September 2, 2021 Staff Report, with the condition that the approval of additional signage quantities and size shall only apply to a single-tenant occupancy of the property.

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

CHAIRMAN GRAY noted the request will be reviewed by the Village Board.

Dan Ritter clarified the Village Board meeting will be Tuesday, September 7th. Staff is trying to expedite this for the Petitioner. He thanked the Petitioner regarding their understanding of the delay of the meeting due to the newspaper's error with not publishing the legal notice.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE SEPTEMBER 2, 2021 REGULAR MEETING

ITEM #2 PUBLIC HEARING – 80TH AVENUE WIDENING WILL COUNTY TAKINGS, 7979 183RD St., 8001-8101 183RD St., 7950 185TH St., AND 18900 PANDUIT DR. SPECIAL USE FOR A SUBSTANTIAL DEVIATION & SITE PLAN APPROVAL

Consider recommending that the Village Board grant Mark Mathewson, on behalf of Will County Highway Department of Transportation, for a Special Use Permit for a Substantial Deviation from three (3) Planned Unit Developments (Hickory Creek, Tinley Crossings and Panduit Corp. Headquarters) for changes to approved lots, ground sign setbacks, and landscaping requirements. The changes are the result of regulatory takings by Will County related to the widening of 80th Avenue. Properties are located in the ORI (Office and Restricted Industrial) and M-1 (General Manufacturing) zoning districts.

Present Plan Commissioners:	Chairman Garrett Gray
	James Gaskill
	Frank Loscuito
	Ken Shaw
	Jennifer Vargas
Absent Plan Commissioners:	Angela Gatto
	Eduardo Mani
	Greg Maniatis
	Kehla West
Village Officials and Staff:	Kimberly Clarke, Director of Community Development
· mage officials and stand	Lori Kosmatka, Associate Planner
Petitioners:	Mark D. Mathewson, Mathewson Right of Way Company
	Eric Wesel, Project Manager, Will County Department of Transportation
Members of the Public:	None

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

CHAIRMAN GRAY stated he received proof of the Notice of Publication for this Public Hearing. He invited staff to start with the presentation of this item.

Dan Ritter, Senior Planner, summarized the Staff Report for the Commission. This included a review of the site's background and proposal. This is a unique project mostly involving the widening of 80th Avenue from 183rd to 191st Street, but also replacing the bridge, turn lanes, light signals, and pedestrian improvements. The project will take multiple jurisdictions into account (Will County, IDOT, and Tinley Park), and is being led by Will County Department of Transportation. At the project's completion, the road will belong to Tinley Park. The project will include takings, a forced giving of property for public purposes with compensation in return. The Tinley Crossings, Hickory Creek, and Panduit PUDs will all be affected. Certain deviations to the sites affected include lot sizes, setbacks from property lines, signage, and landscaping bufferyards and planting totals. These elements are just being related to what land is being taken. The affected properties will all be considered at one time with this proposal, so that going forward they will have a legal lot setup and not be coming in individually for the requests. The projosal is set with some looser allowances than usual with these requests because some of the properties do not have specific plan details set. The

Village also does not have final plats for each lot yet, which usually come at the completion of the project after the takings occur. If something changes in the field with the project, the flexibility in the approvals will help avoid needing to go back through this process. He showed some of the available plans including landscaping. They will not be held directly to these plans. He stated that a blanket 2' setback is proposed for ground signs, with exception of one multitenant sign setback 1.5'. The owners of that property would like to reuse the existing sign. Two feet can act as a buffer from vehicles and pedestrians. 1.5' may work in the one exception as that location does not appear to cause any major visibility issues. He noted the Petitioner is here as well as the project manager for Will County.

The Petitioner, Mark Mathewson, was sworn in. He stated they are in the process of negotiating settlements with the property owners. The owners would like the surety of knowing the proposed remediations are approved for cost purposes.

CHAIRMAN GRAY appreciated that all the properties are being looked at now versus 26 properties each coming in at different times. He asked if the other Commissioners had any comments for discussion.

COMMISSIONER VARGAS noted that there were properties the proposal didn't have information on. She asked if any of those included residential.

Dan Ritter responded they are just commercial properties. It does not include the residents on the north side.

The Petitioner, Mark Mathewson, noted the residents on the north side would not need variances.

COMMISSIONER SHAW asked if this amounts to a tidying up.

Dan Ritter responded yes. This will ensure that going forward the properties will not be nonconforming.

COMMISSIONER SHAW appreciated this is being done for all properties at one time. He asked if this was not being done, if the properties would then be legal nonconforming.

Dan Ritter responded yes. They would be able to exist, but if they wanted to make changes or the buildings burned down, there would be issues. The current proposal would make the properties legal and conforming.

COMMISSIONER SHAW noted that without all the details, it appears some administrative flexibility was written in. He asked if the work goes beyond the limits of the approval as worded, then the work would either need to be scaled back or seek reconsideration.

Dan Ritter responded yes. Staff built flexibility into the language, but if the work goes beyond those allowances, they would need to return for reconsideration.

COMMISSIONER SHAW noted the unincorporated northeast corner of I-80 and 80th is contiguous with Mokena. He asked if the Village had any existing boundary agreements

Dan Ritter responded that you cannot annex diagonally, and that parcel would eventually come into Tinley Park. He confirmed that the parcel is currently unincorporated.

COMMISSIONER SHAW noted that the parcel would then be within Tinley Park's planning boundary. He asked if it came in, would it then essentially be new property.

Dan Ritter responded yes. When it gets annexed in, the Village would make it conforming at that point.

Eric Wesel, the project manager, asked to speak, and was sworn in. He explained that parcel was purchased as a whole, and that it will be a detention basin along with right-of-way for the roadway project. He noted when the roadway is going to be turned over to the Village along with the road, then it will automatically become Village of Tinley Park property.

CHAIRMAN GRAY asked if the entire parcel would be a detention basin and not developed.

Eric Wesel responded yes, it won't be developed.

COMMISSIONERS GASKILL and LOSCUITO had no comment.

CHAIRMAN GRAY asked how much land is being taken on the east and west sides of the corridor.

The Petitioner Mark Mathewson responded the distance varies. Intersections involve more land due to turning lanes, signals, and then it narrows out. He didn't think there was a standard width.

Eric Wesel responded they are trying to achieve a total of 120 feet of right-of-way, nominal, along the corridor until reaching each intersection.

CHAIRMAN GRAY acknowledged the width will flare out at the intersections. He asked on average how much land is being lost for the properties.

Eric Wesel responded approximately five to ten feet.

CHAIRMAN GRAY noted this project will improve the bridge as well. The effects of the widening will not be the fault of any of the owners. This proposal of "tidying up" will help prevent the properties from becoming nonconforming, and save headaches and money down the line. He noted every property owner has unique circumstances. He referenced the single instance where a sign setback would be 1.5' versus the 2.0' minimum requirement elsewhere. If there is an exception on a property then they would have to come back for reconsideration.

CHAIRMAN GRAY asked if anyone from the public had any questions or comments. Hearing none, he entertained a motion to close 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.

Dan Ritter reviewed the draft Standards of Approval on this request, as outlined in the Staff Report.

There were two motions for this item.

Motion 1-Site Plan Approval:

COMMISSIONER GASKILL made a motion to grant the Petitioner, Mike Mathewson, on behalf of Will County Highway Department of Transportation, Site Plan Approval in accordance with the plans submitted and listed in the September 2, 2021 Staff Report to make site and landscape changes related to regulatory takings by Will County resulting from the widening and improvement of 80th Avenue. The properties are located at 7979 18rd St, 8001-8101 183rd St, 7950 185th St, and 18900 Panduit Dr and are located in the M-1 (General Manufacturing) and ORI (Office & Restricted Industrial) zoning districts.

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

Motion 2- Special Use for Substantial Deviation:

COMMISSIONER LOSCUITO made a motion to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation from the Tinley Crossings PUD, Hickory Creek PUD, and Panduit Corporate Headquarters PUD with and Exceptions from the Zoning Ordinance to the Petitioner, Mike Mathewson, on behalf of Will County Highway Department of Transportation, to permit site changes associated with roadway takings for the expansion of 80th Avenue, in accordance with the plans submitted, exceptions listed, and adopt the Findings of Fact as proposed in the September 2, 2021 Staff Report. The properties are located at 7979 18rd St, 8001-8101 183rd St, 7950 185th St, and 18900 Panduit Dr and are located in the M-1 (General Manufacturing) and ORI (Office & Restricted Industrial) zoning districts.

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

CHAIRMAN GRAY noted the request will be reviewed by the Village Board at their September 21st meeting.

GOOD OF THE ORDER -

Dan Ritter noted The Boulevard has Phase II in for permit, and all apartments from Phase I have been leased. The first business tenant, a popcorn shop, is advertising their location in the development. He commented this business will add to the increasing number of family-friendly businesses in the downtown area. Burlington is getting close to opening at Tinley Park Plaza. They are finishing last minute work on site. The Smoothie King development and the sign variation for Faith United Presbyterian Church are going to Village Board on September 7th. The Village is close to hiring a Building Official, which will help the department's turnaround time for permits and improve customer service.

COMMENTS FROM THE PUBLIC – CHAIRMAN GRAY asked if there were comments from the public. Hearing none, he asked to adjourn the meeting.

CLOSE MEETING -

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER SHAW to adjourn the September 2, 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 7:50 P.M.



MINUTES OF THE REGULAR MEETING OF THE ZONING BOARD OF APPEALS, VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

July 8, 2021

The meeting of the Zoning Board of Appeals, 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 July 8, 2021.

CALL TO ORDER

ZONING BOARD OF APPEALS CHAIRMAN, STEVEN SEPESSY called to order the Regular Meeting of the ZONING BOARD OF APPEALS on July 8, 2021 at 7:00 p.m.

LORI KOSMATKA called the roll.

ROLL CALL

Zoning Board Members:	Steven Sepessy, Chairman			
	Donald Bettenhausen			
	Robert Paszczyk			
	Kurt Truxal			
Absent Board Members:	Jennifer Vargas Andrae Marak			
Village Officials and Staff:	Dan Ritter, Senior Planner Lori Kosmatka, Associate Planner			
Guests:	Daniel Jurzec, owner of 19330 Edgebrook Lane			

CHAIRMAN SEPESSY noted that Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper.

APPROVAL OF MINUTES

Minutes of the June 24, 2021 ZONING BOARD OF APPEALS Meeting was presented for approval. A Motion was made by BOARD MEMBER PASZCZYK, seconded by BOARD MEMBER BETTENHAUSEN, to approve the Minutes as presented.

AYES: BOARD MEMBERS BETTENHAUSEN, PASZCZYK, TRUXAL, & CHAIRMAN SEPESSY

NAYS: None

CHAIRMAN SEPESSY declared the Minutes approved by voice call.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK ZONING BOARD OF APPEALS

SUBJECT: MINUTES OF THE JULY 8, 2021 REGULAR MEETING OF THE ZONING BOARD OF APPEALS

Item #1PUBLIC HEARING: STORAGE SHED SIZE VARIATIONDANIEL JURZEC - 19330 EDGEBROOK LANE

Consider recommending that the Village Board grant Daniel Jurzec (property owner) a Variation from Section III.I. of the Zoning Code (Accessory Structures and Uses) at the property located at 19330 Edgebrook Lane in the R-2 PUD (Single Family Residential, Brookside Glen PUD) zoning district. This Variation would permit the Petitioner to construct a storage shed of 448 sq. ft. where a maximum of 200 sq. ft. is required.

Zoning Board Members:	Steven Sepessy, Chairman
	Donald Bettenhausen
	Robert Paszczyk
	Kurt Truxal
Absent Board Members:	Jennifer Vargas
	Andrae Marak
Village Officials and Staff:	Dan Ritter, Senior Planner
	Lori Kosmatka, Associate Planner
Guests:	Daniel Jurzec, owner of 19330 Edgebrook Lane

CHAIRMAN SEPESSY asked for a motion to open the public hearing.

A Motion was made by BOARD MEMBER TRUXAL, seconded by BOARD MEMBER PASZCZYK to open the Public Hearing for Daniel Jurzec, Storage Shed Size Variation. CHAIRMAN SEPESSY requested a voice vote asking if any were opposed to the motion. Hearing none, he declared the motion carried.

CHAIRMAN SEPESSY invited staff to begin their presentation.

Lori Kosmatka, Associate Planner, presented the case and summary of the staff report. The Staff Report has been distributed to the Zoning Board of Appeals, the Applicant, and is posted on the website in its entirety. The staff report is attached to these minutes and made a part of the meeting record.

CHAIRMAN SEPESSY asked if there were any questions from the Board Members. Hearing none, he swore in the Petitioner, Mr. Daniel Jurzec.

Petitioner Daniel Jurzec introduced himself. He wants a shed for a riding lawn mower and a bench to plant flowers. He explained he married into a family of carpenters and this will be a well-designed shed. He noted when he put in his fence, there were no utilities running there near the proposed shed.

CHAIRMAN SEPESSY asked if the back yard slopes.

The Petitioner answered that the two yards come down, it is two feet. He would level it. Water does collect but he plans to use drain tiles. He uses rain barrels for the house and would probably use that as well.

BOARD MEMBER BETTENHAUSEN asked if the picture of the sample option is what he intends to build.

The Petitioner said it was not set in stone, but is looking at it. He might do barn doors on the front instead of an overhead door. He would match siding on the house. He would stick with the windows and dormer.

BOARD MEMBER BETTENHAUSEN asked how tall the building is in the shown sample design.

The Petitioner answered he has the catalog it came out, but does not know the specific dimensions.

CHAIRMAN SEPESSY asked if the Petitioner intends to stay within the 15 foot maximum height.

The Petitioner answered yes, he will adhere to the shed height requirements. It would not be two stories nor for living quarters.

BOARD MEMBER TRUXAL asked if he had contacted the neighbors to see if they had any objections to the large proposed structure.

The Petitioner answered there were no objections. He had talked with both neighbors. People from the front can't see it. One neighbor can't see it at all.

BOARD MEMBER TRUXAL asked about the side that the one neighbor could see, if it would just be a straight wall.

The Petitioner answered that he is figuring it is level and there will be landscaping there. There is an apple tree there now that he doesn't want to get rid of it.

BOARD MEMBER TRUXAL noted it would be good to dress up that side so it's not a 28 foot wall . They look at a nice yard now.

BOARD MEMBER BETTENHAUSEN agreed that is an open look now. He asked why the shed isn't being proposed on the other side of the property.

The Petitioner answered that would take away from his view. Also, that is where his storm, water, cable, power lines are located.

CHAIRMAN SEPESSY asked if there were any other questions. Hearing none, he asked Staff to review the standards.

Lori Kosmatka reviewed the standards for a variation.

CHAIRMAN SEPESSY asked if there were any questions or comments regarding the standards. Hearing none, he asked for a motion to close the hearing. Motion made by BOARD MEMBER TRUXAL seconded by BOARD MEMBER PACZCYK. CHAIRMAN SEPESSY requested a voice vote asking if any were opposed to the motion. Hearing none, he declared the motion carried.

BOARD MEMBER PACZCYK asked if it was a matter of semantics between calling it a shed versus garage. A garage means he is entitled to 720 square feet whereas a shed is only entitled to 200 square feet. It would be unattached, in the back yard. It is a big lot. There were three variations mentioned in the

writeup. One was anywhere from 21-30% over allowance that were approved for garage variations. The size for these three variances was less than the size of the shed or garage he is proposing. If we call it a garage, it's not an issue. If we call it a shed, then we discuss it.

Dan Ritter answered it goes by the definitions. The only detached accessory structure that has additional size regulations is storage sheds. A garage would be permitted there, but it would need a garage door with a certain size with a driveway. If it's not that, then it is a shed. If he would comply with everything for a garage, it would comply. He noted this was odd. He noted that if you have anything truly just for storage, to try to limit it so you don't have a 720 square foot storage shed of combustible materials. He believes that is the intent of the code. Some people use garages for storage anyways. We cannot regulate what people put in their garages.

CHAIRMAN SEPESSY asked if there was any precedent here for this type of structure.

Dan Ritter said he didn't think there was anything Staff found. The regulation used to be purely in the building code and was heard through the Building Committee on the Village Board.

BOARD MEMBER BETTENHAUSEN noted he did not see sheds in that curved area of the neighborhood. He asked if there were other sheds that he may have missed.

CHAIRMAN SEPESSY noted on another street, possibly Lakewood, he saw a basic shed, possibly from Home Depot, but not of this size.

Dan Ritter responded there wouldn't be any precedents of this size as there are not many existing detached accessory structures. It is a newer subdivision. At that time it was already the norm to have attached garages. Owners still have a right to detached garages if they meet code requirements. There have not been many sheds, but they are permitted.

BOARD MEMBER BETTENHAUSEN stated his concern is that we are looking at 225% variation from the code, and while it fits this property, he doesn't know of others that could fit in the area. This approval could be establishing precedent.

CHAIRMAN SEPESSY echoed those concerns, but noted if an owner has a lot size that big then a shed this size might fit. It might not fit on smaller lots. If there's a precedent set, it's set on the basis of a larger lot.

Dan Ritter responded that is what the standards are for. When you adopt the standards, they run with the ordinance and the variance. The drafted responses are specific and set, finding it to be unique and fit in with the neighborhood. If they didn't meet those then there is no precedent set. You have to meet all of the standards.

CHAIRMAN SEPESSY noted there was a precedent set on the east side on 67th Court & 171st. Someone wanted to put up a 2-story shed. He thinks he was approved because it was a small footprint, but it was a significantly smaller lot. It had more square feet than what was allowed.

Dan Ritter responded that the Board looks at each case for what it is. A precedent can mean something was granted before and was found to be a mistake. The Board could realize it caused problems.

BOARD MEMBER TRUXAL noted that when making the motion, the Board could, as a basis for the motion rely on this particular lot size and location, the impact on the neighbors. The findings mean all of

these factors are unique to this particular property so that others would need to have all of those factors as well.

Dan Ritter recommended the Board note if there's any clarification needed for the standards so Staff can update those. It doesn't need to be part of the motion. If you think anything else needs to be stronger in the standard, that could be changed as well.

CHAIRMAN SEPESSY asked Lori Kosmatka if the minimum lot size is 13,000 square feet.

Lori Kosmatka responded yes.

CHAIRMAN SEPESSY noted the lot size here is over 20,000 sq. ft. We have set the tone there.

Dan Ritter said the standards call out how much bigger it is than the minimum lot size.

BOARD MEMBER BETTENHAUSEN said we need to incorporate that in the findings that the standards set forth in the petition.

Dan Ritter said those findings were previously read and the Board could adopt those findings. Those findings carry into the ordinance and the reasoning lives on.

BOARD MEMBER TRUXAL asked BOARD MEMBER BETTENHAUSEN which standards he was looking at.

BOARD MEMBER BETTENHAUSEN responded the second and third standards.

BOARD MEMBER TRUXAL noted there's a percentage of the overall lot size which causes a ceiling.

BOARD MEMBER BETTENHAUSEN noted not everybody can ask for the variation based on that. Most of them would be denied because of the square footage.

CHAIRMAN SEPESSY noted that on 67th Court they broke the height. That petitioner was doing storage up there.

Dan Ritter noted the Board is free to change the language for standards.

BOARD MEMBER TRUXAL noted the concern that another future petitioner may want 900 square feet. Where do you stop?

BOARD MEMBER BETTENHAUSEN noted the impact on the neighbor.

Dan Ritter noted that is part of the challenge when calling out previous approvals.

BOARD MEMBER BETTENHAUSEN asked how this shed won't turn into 4 square walls with a door, not consistent to what we've seen in the sample design option's elevation.

Dan Ritter responded that if you want to word it so it must be in substantial describe it that it meets the windows and the dormers then staff can go by that description when they go for permit.

BOARD MEMBER BETTENHAUSEN said it's not necessary to have double-hungs, but it is nice to have a couple windows and a dormer. The garage doors in the front are also nice. The elevation shown is very attractive.

CHAIRMAN SEPESSY stated aesthetically this drawing is beautiful.

BOARD MEMBER TRUXAL noted if he was a neighbor, he wouldn't have any problem with that either.

Dan Ritter noted the motion calls out it to be consistent with submitted plans, but you can note it to be substantially in compliance.

CHAIRMAN SEPESSY asked if other plans were submitted.

Dan Ritter responded we are going off the sample design elevation. He noted he understands the Board's concern.

BOARD MEMBER PASZCZYK asked if this would be restricted to storage of yard equipment and not to bar, pool cabana or another use.

Dan Ritter noted it is not allowed to be living space or have utilities run to it. It could be for lawn equipment or pool house with a dry bar.

CHAIRMAN SEPESSY asked for any other questions or comments. Hearing none, he entertained a motion for the proposed variation.

BOARD MEMBER PASZCZYK read the motion to recommend that the Village Board grant the Petitioner, Daniel Jurzec, a 248 sq. ft. Variation from Section III.I. of the Zoning Ordinance (Residential Accessory Structures) and Section 313 of the Tinley Park Comprehensive Building Code to permit construction of a 448 sq. ft. storage shed, instead of the maximum floor area of 200 sq. ft. at 19330 Edgebrook Lane in the R-2 PUD (Single-Family Residential, Brookside Glen PUD) Zoning District, consistent with the Submitted Plans and adopt the Findings of Fact indicated in the July 8, 2021 Staff Report, subject to the following condition:

1. No additional storage sheds or detached garages shall be permitted on the property."

BOARD MEMBER BETTENHAUSEN seconded the motion.

CHAIRMAN SEPESSY asked if anyone felt a need to make any additions or corrections to the motion.

BOARD MEMBER BETTENHAUSEN asked that the construction of the shed substantially and materially matches proposed elevation in the petition on page 4 of 6.

Dan Ritter noted the board would have to agree to amending the motion to include that.

CHAIRMAN SEPESSY asked if the amendment was agreed to.

BOARD MEMBER BETTENHAUSEN agreed and stated that the motion is made when finding the standards for the variation outlined in the petition to be the basis of the decision today. He asked if this needs to be noted.

Dan Ritter responded no, that the findings of fact were already in the motion.

CHAIRMAN SEPESSY noted we already have the language that it is consistent with the submitted plans and adopted the findings of fact.

CHAIRMAN SEPESSY asked for a roll call vote.

BOARD MEMBER TRUXAL asked if this would be read with the amendment when it goes to the Village Board. He asked if the design is supposed to look like the image.

BOARD MEMBER BETTENHAUSEN responded it would be substantially and materially similar.

Dan Ritter noted if it's not close, staff would essentially deny it.

CHAIRMAN SEPESSY asked for a roll call vote.

AYES: BOARD MEMBERS, BETTENHAUSEN, PASZCZYK, TRUXAL, & CHAIRMAN SEPESSY

NAYS: None

CHAIRMAN SEPESSY declared the motion was carried by unanimous vote, and would go to Village Board on Tuesday, July 20, 2021. He noted the Board would be reading and acting on the motion that evening.

Dan Ritter noted that staff would follow up on the meeting location.

GOOD OF THE ORDER:

CHAIRMAN SEPESSY asked if Staff had any comments for the Good of the Order.

Dan Ritter updated the Board. The last three variations (garage setback, Trinity Lutheran sign, and corner fence) were all approved. Dan Ritter noted the next scheduled Zoning Board of Appeals July 22nd meeting will be cancelled. The Boulevard is looking to start getting occupancy soon. He noted they have a waiting list and a website up and running. They are looking to get the plans together for Phase II. The street was recently paved and striped. Commercial land is also up for the building. He mentioned the next Village Board meeting will be remotely located to bring the board to the public. Maps and directions will be provided.

RECEIVE COMMENTS FROM THE PUBLIC

None at this time.

ADJOURNMENT

There being no further business, a Motion was made by BOARD MEMBER BETTENHAUSEN, seconded by BOARD MEMBER PASZCZYK, to adjourn the Regular Meeting of the Zoning Board of Appeals of July 8, 2021 at 7:45 p.m. The Motion was unanimously approved by voice call.

AYES: BOARD MEMBERS BETTENHAUSEN, PASZCZYK, TRUXAL, & CHAIRMAN SEPESSY

NAYS: None

ZONING BOARD OF APPEALS CHAIRMAN STEPHEN SEPESSY declared the meeting adjourned.



PLAN COMMISSION STAFF REPORT

October 7, 2021 – Workshop

Brookside Glen Villa's (Crana Homes) – Rezoning & Preliminary PUD

8001 191st Street (Southwest corner of 191st St and 80th Ave)



EXECUTIVE SUMMARY

The Petitioner, Frank Bradley on behalf of Crana Homes, is a local builder and developer that has been involved with the development of Brookside Glen Planned Unit Development (PUD) since its creation in 1990. He has owned the ~31-acre parcel located at the southwest corner of 191st Street and 80th Avenue for over 30 years that is zoned B-3 (General Business and Commercial District). While it has been actively marketed for commercial development over that time period, there has been no viable commercial interest in the property.

In November 2020, Crana Homes approached the Village about splitting off a portion of the property for low-density two-family attached (duplex) housing. Mr. Bradley feels there is a strong market for this type of housing that has not been provided in the Village. The development would have no age limits but presents a strong demand for seniors and empty nesters. The plan was run through a "concept approval" plan outlined in the PUD section of the zoning code. No zoning entitlements were received but feedback from the Plan Commission and Village Board was generally positive. Direction was given to come up with high-quality housing designs, reduce monotony, and pursue a small park location with the Frankfort Square Park District due to the increase in the PUD's housing density.

The plan as proposed includes more specific approvals including subdividing of the land, rezoning the portion to be used for the residential development to R-5 (Low-Density Residential), preliminary PUD approval, and preliminary plat approval. The proposed plan provides for ~7.2-acres of commercial uses and ~24.1-acres of residential uses. The current preliminary proposal would create certain entitlements for the proposed residential development, but is required to return for approval of final details of the project including the final plat and site plans.

Petitioner

Frank Bradley, on behalf of Crana Homes

Property Location

8001 191st Street (SW Corner of 191st St and Magnuson Ln)

PINs

19-09-11-200-014-0000

Zoning

Current: B-3 Proposed: R-5 and B-3

Approvals Sought

- Rezoning
- Special Use for Preliminary PUD Approval
- Site Plan Approval
- Preliminary and Final Plat Approval

Project Planner

Daniel Ritter, AICP Planning Manager

EXISTING SITE & HISTORY

The subject site is a 31.3-acre parcel within the Brookside Glen Planned Unit Development (PUD). The Brookside Glen PUD was approved as part of an annexation of 828-acres in 1990. Since that time, there have been amendments to the Agreement as well as several PUD modifications and rezonings. This is typical for a property of this size that has responded to market trends and fluctuating economic conditions over time. The subject property was originally planned and zoned for the Village's most intense commercial district B-3 (General Business and Commercial District) which includes such uses as hotels, indoor recreation, retail membership clubs, theaters, and large retail centers. This is the same zoning as the Brookside Marketplace commercial development at Harlem Ave and 191st St.

In December of 2017, the Village Board approved plans for the *Residences at Magnuson* which includes four multifamily structures with 144 dwelling units as well as a clubhouse and various amenities. The project is currently under construction. The *Residences at Magnuson* is located immediately west of the subject property. A history of amendments to the Brookside Glen PUD is attached as Exhibit A.

ZONING & NEARBY LAND USES

The subject property is zoned B-3 (General Business and Commercial District) and is part of the Brookside Glen PUD. The property to the west is zoned R-6 (Medium-Density Residential) with a multifamily development under construction. To the south, the property is zoned R-5 (Low-Density Residential) and is developed with townhomes. To the east, across 80th Avenue, is undeveloped B-3 property with R-6 and R-5 zoning immediately to the south. To the north is an undeveloped parcel in unincorporated Will County zoned C-6, which is intended to accommodate commercial recreation, amusement, and entertainment uses. The property to the northeast is an undeveloped parcel zoned ORI (Office and Restricted Industrial).

The subject parcel is also located within the Urban Design Overlay District (UD-1) that is intended to regulate nonresidential buildings to "accommodate the automobile, but are primarily designed to promote non-motorized and public transportation movements to, within, and among properties". UD-1 attempts to create a streetscape that is defined by buildings rather than parking lots. Residential development is not regulated by this overlay district).



UNDERSTANDING PLANNED UNIT DEVELOPMENTS (PUDs)

In 1990, the annexation of 828-acres for the Brookside Glen PUD was a significant endeavor for the Village of Tinley Park. To plan for a development of this magnitude, the Village utilized a common master planning technique by annexing the parcel as a PUD. It is important to understand that a PUD inherently provides flexibility in its planning and zoning. The PUD approved in 1990 provided a master plan for the 828-acre property as a guide to its future potential. As stated in Section VII of the Zoning Ordinance, the purpose of a PUD is "to facilitate and encourage the construction of imaginative and coordinated developments and to provide relief from the subdivision and zoning requirements which are designed for conventional developments, but which may inhibit innovation of design and cause undue hardship with regard to developing a parcel of land to its best possible use." The Applicant is requesting the change in land use due to his inability to develop the parcel in accordance with the original intent for commercial development. The retail market has changed significantly since 1990 with internet sales taking the lead over on-site purchases. Brick and mortar commercial development is stagnant and parasitic at best with new construction luring tenants from existing centers. The Village is working toward maintaining the current inventory of commercial property and has recently incentivized several commercial properties along Harlem Avenue, however attracting larger commercial development for parcels of this size has been difficult. The subject parcel remains attractive for retail development however, it is more likely to be at a smaller scale. In addition, the original intent to use office development as a buffer for the residential uses to the south is also compromised with the declining commercial office market.

The concept plan approved with the Annexation in 1990 is depicted below. Amendments to the original PUD changed the alignment for Greenway Boulevard and provided for the townhomes that currently exist to the south.



PRELIMINARY PUD/SITE PLAN APPROVAL

PUD Process

The issue before the Plan Commission is to preliminarily approve the proposed site plan, PUD documents, and land use changes to the original PUD approved in 1990. Since the proposed plan will change the original concept or intent of the original development, it is considered a Substantial Deviation. The Plan Commission is required to act in the same manner as required for concept or final approvals. However, there are various approval levels that bring different review processes and entitlements. Most often, changes are minor and they can go straight to final. However, in bigger and multi-phased development "Conceptual" and "Preliminary" approvals are important. By spreading out the review into different levels, the level of detail becomes clearer. This is a benefit to the Plan Commission and Village Board to better understand the PUD's proposal and purpose. It also benefits the developer by having them only spend time and money developing plans they need. Preliminary and Final approvals including a public hearing and a recommendation will then be forwarded from the Plan Commission to the Village Board of Trustees for final action. The Preliminary CC&Rs (Covenants, Conditions, and Restrictions) and plans will all be exhibits of the approved ordinance and the final plans, plats, and CC&R's will need to be in substantial conformance with them.

Proposed is a Preliminary PUD Plan, which brings more detailed entitlement than the previous concept level review did, which is mainly for general feedback purposes. Preliminary approval essentially gives them the ability to do what they are proposing as long as final plans are substantially in conformance with the plans and proposal. They will need to come back for final PUD and Plat approvals, however, those are usually just a formality once final engineering plans are completed for a certain phase of the project. Additionally, preliminary approval is only being sought for the residential portion of the development. The commercial portion will remain conceptual and will need preliminary and final approvals in the future when that is developed in whole or in part.

Concept Plan (November 2020):



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Preliminary Proposal and Rezoning

Crana Homes is proposing to construct 49 duplex buildings with 98 total units to function as a buffer between the commercial area fronting 191st Street and 80th Avenue and the townhomes to the south of Greenway Boulevard. This is a minor reduction from the concept approval which had 50 buildings and 100 units.

The plan will change the property's land use mix from 100% commercial to approximately 23% commercial and 77% residential. The commercial area identifies five structures with labels of "fast food, multi-tenant, drive-thru restaurant, bank, and daycare". These uses are for illustrative/concept purposes only to show what could be reasonably developed within the area and how access will be accounted for. The zoning designation will remain B-3 (General Business and Commercial) for the commercial property and therefore any future uses will need to conform with that zoning district. The residential portion of the development will be rezoned to R-5 (Low-Density Residential). The site plan as proposed respects the intent of the Urban Design Overlay District (UD-1) by limiting the parking fields to the side or rear of the structures on the commercially zoned property. If the concept plan is approved further refinement of the site plans will indicate additional landscaping and bicycle parking.

Setbacks and density regulations for the R-5 zoning district are shown as being met on all lots for "single-family semidetached housing" (this is the formal description of a duplex by the zoning ordinances definition). The residential area includes duplex housing that maintains an internal orientation of all units thereby preventing any direct access from a unit to the external road system. This allows for greater screening along the perimeter and a more comfortable living environment for residents.

Exceptions

Any items that don't meet the Zoning Ordinance are considered "Exceptions" instead of Variations and are covered by the PUD approval. While it is not necessary to call out all Exceptions shown in the Plans, staff often outlines these so that the Commission and Village Board understand what flexibility is being given to the development through the PUD process. No specific exceptions were identified with the proposed plans. However, there may be some exceptions identified with final approval when all details are set.

LANDSCAPING

A landscape buffer is proposed along the entire perimeter to serve as an additional buffer to adjacent uses (see below). This buffer ranges in depth from 15' at its narrowest to 30' at its widest. This is in addition to the 30 rear yard setback for the duplexes with frontage on Greenway Boulevard. The landscape buffer along the perimeter of the property meets the bufferyard requirement. Compared to the concept plan, this preliminary plan has more detail with regard to plantings. The canopy tree and parkway requirements are met and while there are some minor deficiencies with shrubs in some bufferyards, these are made up by a surplus of more substantial understory trees, which also can require less long-term care and maintenance. Landscaping was also not proposed around the sign. The requirement of 2 sq. ft. of landscaping for each 1 sq. ft. of sign face will need to be met. This would be approved with the final PUD approval or sign permit and will also result in additional shrubs. Staff believes the proposed plan is largely in compliance with the intent of the Landscape Ordinance and will be a benefit to the future residents of the subdivision.



Individual Lot Landscaping

Overall Landscape Plan



Landscape Analysis

BUFFERYARD REQUIREMENTS								
Bufferyard Location	Required Width	Proposed Width	Length	Required Plantings	Proposed Plantings	Deficit	Comments	
North ("C" Bufferyard)	25′	25'+	1,050′	37 CT 15 US 147 SH	38 CT 37 US 63 SH	+1 CT +22 US - <mark>84 SH</mark>		
East ("C" Bufferyard)	25′	25'	595'	21 CT 9 US 84 SH	13 CT 34 US 90 SH	- +25 US +6 SH		
South ("B" Bufferyard)	20′	30' avg.	917′	22 CT 6 US 110 SH	22 CT 36 US 116 SH	- +30 US +6 SH		
West ("B" Bufferyard)	20'	15′	1,162'	28 CT 7 US 140 SH	28 CT 61 US 123 SH	- +54 US -17 SH		

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

Fencing

The majority of the site will be enclosed with an open-style aluminum fence. However, the north property line will have a solid picket-style fence at the recommendation of staff. The solid fence will ensure adequate privacy for the residents that back up to the north property line. It will help to avoid any issues with light glare and noise when the commercially zoned property is eventually developed.

<u>Tot Lot Park</u>

Based on feedback from conceptual plan review and discussion with the Frankfort Square Park District, the developer has agreed to construct a tot lot park as part of the development that would be donated to the Frankfort Square Park District upon its completion. The park space will help offset the residential density being added with the conversion to residential. There is no age limit for the development, so the park will benefit both young families with children and older families with grandchildren. The specific design of the park site and equipment is subject to the Frankfort Square Park District approval but will be completed by the developer as part of the development. A similar "tot lot" playground design is shown below.



CIRCULATION

Access is limited to one point of access on Greenway Boulevard for the residential section and two points of access on Magnuson Lane—one for the residential area and one for the commercial area. Only one point of access is provided for 80th Avenue. Shared access to this point on 80th Avenue is indicated on the Plat of Subdivision. Earlier versions of the plan included four points of access on Greenway Blvd. Staff recommended this change to minimize traffic and congestion on Greenway Boulevard.

Full access is provided on 80th Avenue that serves both the commercial and residential areas. Staff encouraged the applicant to increase the commercial area slightly and "wrap" the corner with commercial uses, thereby allowing for full access on 80th Avenue. The land use designations in the commercial section are for illustration purposes only. Once a developer is identified for the commercial area, the plans will be finalized with an end-user in mind. The plan does however reflect requirements of the Urban Overlay District which attempts to limit parking fields to the side or rear of the building so that the architecture of the buildings will dominate the streetscape rather than parking lots. Approval of the commercial area provides direction to future planning as to the layout and access of this area.

An internal sidewalk system has been provided throughout the commercial and residential areas. Some refinement during site plan approvals will be necessary for the commercial area to ensure safe separation between pedestrian and vehicular traffic. Sidewalks along all street frontages (Magnuson Dr, Greenway Blvd, and 80th Ave) are proposed. The phasing of the plan will be clarified in the final PUD approval stage; however, they have agreed to complete the sidewalk along 191st Street with the residential development (as opposed to waiting for the commercial development to complete it).

ARCHITECTURE

Per the applicant, the design of this project is focused "on the active adult market. To that end, all homes will have a bedroom on the first floor, and some may have secondary bedrooms on a partial second floor. The maintenance free focus for this lifestyle will include Association maintained landscape for the homes and yards, in addition to the Association common spaces." While it is age-targeted, there are no age limits, and maybe an attractive home for young families as well.

Architectural elevations were further defined and are traditional architectural product that is typical for Crana Homes style. While the architecture is purposefully similar in most attached single-family products (Townhomes and duplexes), there are multiple models and various exterior options to bring a unique appearance to each building. These options including varying brick color, siding color, roof lines, gables, and partial second floor options. With all of the available options, it will make for a unique look to the different buildings that avoids an overly monotonous and repetitive look. Below is an example of how some of the streetscapes might look with scaled setbacks between buildings. Additionally, the overall design of the subdivision leads to many curved roads and varying frontages, so there will not be long lines of buildings; further leading to an attractive streetscape and subdivision. At staff's request, the petitioner did explore the possibility of side loaded garages to reduce the visibility of garage doors. Under the current design only about 4-5 units could be possible due to the roadway and site layouts. To implement side loaded garages would mean likely redesigning the site or the models, which is not feasible.

One issue staff has noted in past townhomes and duplex approvals are the desire for residents in the future to complete expansions of the structure, often by way of a "sunroom". However, these "sunroom" additions are by definition a building addition and often lower the quality and appearance of the overall development due to their lower construction quality, materials, and durability. The current proposal would not permit any sunroom or other building additions. This would be a requirement of the CC&Rs but also the PUD regulations. Any future change to that would need to go back through a special use/deviation process.



Streetscape Example

Unit A Front Elevation Unit B Front Elevation

Livit C Front Elevation U w/ Opt 2nd Fix.

ont Elevation Unit C Front Elevation w/ Gable Opt

Elevation Options Examples



Unit A Front Elevation w/ Gable Opt.

Unit B Front Elevation



Unit B1 Front Elevation

Unit C Front Elevation



Unit C Front Elevation w/ Opt 2nd Flr. Unit A Front Elevation

<u>Materials</u>

The proposed building materials used include stone at the base and red or brown brick for the majority of the structure. Brick and stone are proposed to be on all sides of the first floor, in compliance with the Zoning Ordinance's masonry requirements. Hardie Board (fiber cement siding) is used for the trim, dormers, and limited second floor siding elements. Hardie Board is a name brand fiber cement board product that is typically higher quality and more durable than vinyl siding. These proposed materials are required to be used as part of the PUD Ordinance and any changes in materials type requires revisions to the PUD.

Light Scheme Package



HardiePlank Lap Siding



HardieBoard Trim



Clopay - Classic Steel Garage Door Sandtone Woodgrain

Dark Scheme Package

HardiePlank Lap Siding

Monterey Taupe: Sr

HardieBoard Trim

Clopay - Classic Steel Garage Door

Brick Selections



Brampton Brick



Glen-Gery

Universal Materials



Certainteed - Landmark Pro Asphalt Shingles Max Def Weathered Wood



Halquist Stone



Illinois Brick Company Indiana Limestone - Standard Bulf

SIGNAGE

Two single-sided subdivision entry signs are proposed for the residential development. One at the entrance off of 80th Avenue and a second along Greenway Blvd. The signs are 6-foot-high with brick and fencing matching the rest of the development. The overall brick portion of the sign is approximately 108 sq. ft. but the signage potion for the subdivision is only 24 sq. ft. The design meets the zoning allowances for residential subdivision signs. These signs will be placed in outlots and maintained by the Homeowner's Association (HOA) after completion of the project.



Two existing monument signs are also located at the northwest and southwest corners of Greenway Blvd and 80th Avenue for the larger Brookside Glen area. The signs are not part of the proposed development but the new signs were designed to complement the style of the existing Brookside Glen signs.



PLAT APPROVALS

Final Plat of Subdivision (2 Lots)

The purpose of the first plat is to break the existing single lot into two lots that would allow for two separate zoning districts and developments to occur. The division is rather simple and will be final, meaning if the proposed development didn't move forward, they could each be sold off separately and will keep the underlying zoning district being requested. However, the proposed lots are developable on their own based on the concept plans. A cross-access easement was required with this subdivision due to the need to share an access point on 80th Avenue, and the importance of that access point to each lot's future.



Preliminary Plat of Subdivision (Residential)

Unlike the Final Plat, the Preliminary Plat does not formally create any lots of record. However, this plat shows likely dimensions of the proposed residential lots and outlots and gives the developer the right to move forward with the subdivision. The final plat will need to be in substantial conformance with this preliminary plat but requires additional information like signature blocks, exact property lines, and easement locations. A preliminary plat stops short of being final because final engineering usually has not been completed and minor changes may still be required. The Petitioner will return for Final Plat and PUD approval once final engineering has been completed.



STANDARDS FOR REZONING APPROVAL

The Zoning Code does not establish any specific criteria that must be met in order for the Village Board to approve a rezoning request. Likewise, Illinois Statutes does not provide any specific criteria. Historically, Illinois courts have used eight factors enunciated in two court cases. The following "LaSalle Standards" have been supplied for the Commission to consider. Staff will prepare draft responses for these conditions within the next Staff Report.

- a. The existing uses and zoning of nearby property;
- b. The extent to which property values are diminished by the particular zoning;
- c. The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public;
- d. The relative gain to the public as compared to the hardship imposed on the individual property owner;
- e. The suitability of the property for the zoned purpose;
- f. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;
- g. The public need for the proposed use; and
- h. The thoroughness with which the municipality has planned and zoned its land use.

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 review in the next Staff Report.

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
- 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
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

STANDARDS AND CRITERIA FOR A PLANNED UNIT DEVELOPMENT

Section VII.C. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission for a Planned Unit Development (PUD). The Plan Commission is encouraged to consider these standards (listed below) as well as the Applicant's responses (attached) when analyzing the PUD request. Staff will provide draft Findings for the Commission's review in the next Staff Report.

- a. The site of the proposed planned unit development is not less than five (5) acres in area, is under single ownership and/or unified control, and is suitable to be planned and developed, or redeveloped, as a unit and in a manner consistent with the purpose and intent of this Ordinance and with the Comprehensive Plan of the Village.
- b. The planned development will not substantially injure or damage the use, value and enjoyment of the surrounding property nor hinder or prevent the development of surrounding property in accordance with the land use plan of the Village.
- c. The uses permitted in the development are necessary or desirable and that the need for such uses has been clearly demonstrated.
- d. The proposed development will not impose an undue burden on public facilities and services, such as sewer and water systems, police and fire protection.
- e. The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the developer.
- f. The street system serving the planned development is adequate to carry the traffic that will be imposed upon the streets by the proposed development, and that the streets and driveways on the site of the planned development will be adequate to serve the residents or occupants of the proposed development.
- g. When a Planned Unit Development proposes the use of private streets, common driveways, private recreation facilities or common open space, the developer shall provide and submit as part of the application the method and arrangement whereby these private facilities shall be operated and maintained.
- h. The general development plan shall contain such proposed covenants, easements and other provisions relating to the bulk, location and density of residential buildings, non- residential uses and structures and public facilities as are necessary for the welfare of the planned development and the Village. All such covenants shall specifically provide for enforcement by the Village of Tinley Park in addition to the land owners within the development.
- i. The developer shall provide and record easements and covenants, and shall make such other arrangements as furnishing a performance bond, escrow deposit, or other financial guarantees as may be reasonably required to assure performance in accordance with the development plan and to protect the public interest in the event of abandonment of said plan before completion.
- j. Any exceptions or modifications of the zoning, subdivision, or other regulations that would otherwise be applicable to the site are warranted by the design of the proposed development plan, and the amenities incorporated in it, are consistent with the general interest of the public.

STANDARDS FOR SITE PLAN & ARCHITECTUAL APPROVAL

Section III.T.2. 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 shall be considered to have been met upon review from the Plan Commission.

<u>Architectural</u>

- 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.

<u>Site Design</u>

- 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.

RECOMMENDATION

Following a successful workshop, proceed to a Public Hearing at the October 21, 2021 Plan Commission meeting.

LIST OF REVIEWED PLANS

Submitted Sheet Name			Date On Sheet
	Plat of Survey	G & B	12.3.2019
	Preliminary Final Site Plan and Site Data	HKM	7.27.21
	Preliminary Improvement (Engineering) Plans and Preliminary	BVA	7.21.21
	Plat		
	Preliminary Landscape Plan	HKM	9.3.21
	Final Plat of Subdivision	G&B	9.30.21
	Auto-turn Templates	BVA	
	Monument Sign Elevation	HKM	7.27.21
	Brookside – Sales Center Site Plan	HKM	7.27.21
	Elevations and Streetscape Examples	HKM	7.27.21
	Material Board	HKM	7.27.21
	Aluminum Fence and Light Specifications	Crana	
	Preliminary Declaration of Covenants for Brookside Glen Villas	Crana	N/A

BVA = Branecki-Virgilio & Associates (Civil Engineer) HKM = HKM Architects + Planners, Inc

G & B = Gremley & Biedermann Surveyors

Exhibit A - Brookside Glen PUD Timeline

- **1989:** A Pre-Annexation Agreement was adopted as Ordinance 89-O-052.
- **1990:** The Annexation Agreement (Resolution 90-R-002) was adopted on January 11, 1990. This agreement also accounted for the Special Use Permit for the Brookside Glen Planned Unit Development. Below is Exhibit C from the Annexation Agreement denoted approved landuses.



The Brookside Glen property was officially annexed under Ordinance 90-O-004 and Ordinance 90-O-005. The first amendment to the Brookside Glen Annexation Agreement was adopted on February 6, 1990 (90-R-004).

Ordinance 90-O-008 was adopted on February 27, 1990 (although the ordinance itself incorrectly states the adoption year as 1989). This ordinance annexed the Brookside Glen property again due to concerns with proper notice for the annexation. Ordinance 90-O-009 officially rezoned the Brookside Glen property following annexation.

- **1994:** Amendment to the Brookside Glen Annexation Agreement was approved on October 25, 1994 as Resolution 94-R-030 (labeled in error as 94-O-030). This amendment included changes to some of the standards for the single-family residential lots, updated fees, discussed requirements for dedication of public streets and sidewalks, and discussed water mains and sanitary sewers.
- 1998: A parcel is annexed and added to the Brookside Glen PUD per Ordinance 98-O-018 and Ordinance 98-O-019 on March 17, 1998. A 200' x 209' parcel was annexed and added to the Brookside Glen PUD. The parcel was not available in 1990 when the original PUD was approved. The property that was annexed is located near approximately 19501 88th Avenue (currently this is approximately Brookside Glen Drive and 88th Avenue).
- **1999:** Staff notes that the November 4, 1999 Plan Commission meeting minutes indicate that the New Lenox Pumping Station was considered for a Special Use Permit.
- **2000**: A Substantial Deviation to the original Brookside Glen Planned Unit Development was approved on February 15, 2000 as Ordinance 2000-O-006. This Substantial Deviation amended the acreage and dwelling units

for single-family, townhomes, and condominiums. The allowable acreage of condominiums increased from 21.5 acres to 27 acres and the allowable number of dwelling units increased from 258 to 352 dwelling units. The Ordinance also allowed for an increase in the allowable building height for the condominium buildings (from three stories to four stories with underground parking). The Substantial Deviation was considered at the Plan Commission meetings on 4/15/1999, 5/6/1999,8/5/1999 and 9/16/1999 and the Village Board meetings on 9/7/1999, 9/21/1999, 1/4/2000, 1/18/2000, 2/1/2000, and 2/15/2000. It appears this is when Greenway Boulevard alignment was changed.



Excerpt from the Site Plan for the Southwest Corner of 191st Street and 80th Avenue (Staff believes this was included with the Legal Notice for the Substantial Deviation in 1999)



Excerpt from the Site Plan for the Southeast Corner of 191st *Street and 80th Avenue* (Staff believes this was included with the Legal Notice for the Substantial Deviation in 1999)

- 2001: The Plat for Brookside Place Phase I was recorded on January 12, 2001 and included the first seven (7) multi-family buildings (see buildings 1-7 on the image on the following page). The buildings had sixteen (16) units each for a total of one hundred twelve (112) dwelling units. The Plan Commission recommended approval of the Plat on October 5, 2000.
- 2002: The Plat for Brookside Place Phase II was recorded on June 28, 2002 and included two (2) multi-family buildings (see buildings 8-9 on the image on the following page). The buildings had sixteen (16) units each for a total of thirty-two (32) dwelling units. The Plan Commission recommended approval of the Plat on February 21, 2002.



Excerpt from Engineering Plans for Brookside Place (2002)

• **2004:** The Plat for Brookside Place Phase III was recorded on August 5, 2004 and included four (4) multi-family buildings (see buildings 10-13 on the image below). The buildings had sixteen (16) units each for a total of sixty-four (64) dwelling units. The Plan Commission recommended approval of the Plat on May 20, 2004.



- **2016**: Karli Mayher submits an application ("The Residences at Brookside Glen") on July 5, 2016 for two (2) fourstory, one hundred, forty-four (144) unit multi-family apartment buildings, with surface parking and parking in garages at the rear of the site and an accompanying clubhouse building. On July 11, 2017 Village Board concurred with the Plan Commission's recommendation to deny the project.
- **2017:** Karlie Mayher submits revised plans on October 2, 2017. These plans include four (4) multi-family residential structures with thirty-six (36) dwelling units per building for a total of 144 dwelling units. Village Board approved December 5, 2017.
- November 2020: Conceptual Approval given to proceed with a rezoning and Deviation for the subject site to be rezoned to allow for semi-detached duplexes at the Southwest corner near the intersection of 191st Street and 80th Avenue. The 31-acre site will keep commercial zoning on around 7.2 acres along 191st Street and 80th Avenue. No entitlement or rezoning given but met with general support by the Plan Commission and Village Board.



Village of Tinley Park Community Development Dept. 16250 S. Oak Park Ave. Tinley Park, IL 60477 708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

*Additional Information is Required for Specific Requests as Outlined in Specific Addendums

Special Use	for: A Substantial Deviation				
Planned Unit	Development (PUD) Conce	pt Preliminary F	inal Deviation		
☐ Variation	Residential Commercial	for			
Annexation	100 001 1884 1000 00 mm v 18 1 1865 1786				
Rezoning (M	ap Amendment) From	to			
Plat (Subdivis	sion, Consolidation, Public Ease	ement) Prelimin	ary Final		
landsoano (Chango Approval				
	change Approval				
			13		
PROJECT & PRO	OPERTY INFORMATION				
Project Name:	Brookside Glen Villas				
Project Description:	Proposed Duplex Home Dev	/elopment			
Project Address:	near SW crnr 191st St. and 80th Ave.	Property Index No. (PIN):	19-09-11-200-014-0000		
Zoning District:	B-3	Lot Dimensions & Area:	see Plat of Survey		
Estimated Project Cos	st: \$				
Please supply prope	er documentation of ownership and/or	designated representati	ve for any corporation.		
Name of Owner: C	rana Homes, Inc.	company: Crana	Homes, Inc.		
Street Address:		City, State & Zip:			
E-Mail Address:		Phone Number:			
ADDUC ANT INC	OPMATION				
AFFLICANT INF	ORMATION				
Same as Owner of	Record				
All correspondence and invoices will be sent to the applicant. If applicant is different than owner, "Authorized Representative Consent" section must be completed.					
Name of Applicant: Company:					
Relation To Project:					
Street Address: City, State & Zip:					
E-Mail Address: Phone Number:					



Village of Tinley Park Community Development Dept, 16250 S. Oak Park Ave. Tinley Park, IL 60477 708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS

PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

It is required that the property owner or his designated representative be present at all requests made to the Plan Commission and Zoning Board of Appeals. During the course of a meeting, questions may arise regarding the overall project, the property, property improvements, special conditions attached to recommendations among other aspects of any formal request. The representative present must have knowledge of the property and all aspects of the project. They must have the authority to make commitments related to the project and property. Failure to have the property owner or designated representative present at the public meeting can lead to substantial delays to the project approval. If the owner cannot be present or does not wish to speak at the public meeting, the following statement must be signed by the owner for an authorized repetitive.

I hereby authorize _______ (print clearly) to act on my behalf and advise that they have full authority to act as my/our representative in regards to the subject property and project, including modifying any project or request. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature:

Property Owner Name (Print):

Acknowledgements

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions, and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable, or otherwise.
- Members of the Plan Commission, Zoning Board of Appeals, Village Board as well as Village Staff may conduct inspections
 of subject site(s) as part of the pre-hearing and fact finding review of requests. These individuals are given permission to
 inspect the property in regards to the request being made.
- Required public notice signs will be obtained and installed by the Petitioner on their property for a minimum of 10 days prior to the public hearing. These may be provided by the Village or may need to be produced by the petitioner.
- The request is accompanied by all addendums and required additional information and all applicable fees are paid before scheduling any public meetings or hearings.
- Applicant verifies that all outstanding fees and monies owed to the Village of Tinley Park have been paid.
- Any applicable recapture, impact, engineering, contracted review or other required fees and donations shall be paid prior to issuance of any building permits, occupancy permits, or business licenses.
- The Owner and Applicant by signing this application certify that the above information and all supporting addendums and documentation is true and correct to the best of their knowledge.

Property Owner Signature:	
Property Owner Name (Print):	
Applicant Signature: (If other than Owner)	
Applicant's Name (Print):	

Date:



Village of Tinley Park Community Development Dept. 16250 S. Oak Park Ave. Tinley Park, 1L 60477 708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS SPECIAL USE ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they may not be accepted and may delay the review and hearing dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting a **Special Use** permit from the terms of the Zoning Ordinance (Section 5-B). This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements, and receive some preliminary feedback on any concept plans prior to making a submittal.

General Application form is complete and is signed by the property owner(s) and applicant (if applicable).

Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.

A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on any employee numbers, parking requirements, property changes, existing uses/tenants, hours of operation or any other business operations should be indicated. Any additional requests such as Site Plan approval or a Variation should be indicated in the narrative as well.

A Plat of Survey of the property that is prepared by a register land surveyor and has all up-todate structures and property improvements indicated.

 \checkmark Site Plan and/or Interior layout plans that indicate how the property and site will be utilized.

Responses to all Standards for a Special Use on the following page (can be submitted separately along with the narrative, but all standards must be addressed).

\$500 Special Use hearing fee.

STANDARDS AND CRITERIA FOR A SPECIAL USE

Section X.J. of the Village of Tinley Park Zoning Ordinance requires that no Special Use be recommended by the Plan Commission unless the Commission finds that all of the following statements, A-G listed below, are true and supported by facts. Petitioners must respond to and confirm each and every one of the following findings by providing the facts supporting such findings. The statements made on this sheet will be made part of the official public record, will be discussed in detail during the public meetings and will be provided to any interested party requesting a copy. Please provide factual evidence that the proposed Special Use meets the statements below. If additional space is required, you may provide the responses on a separate document or page.

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.

SEE SEPARATE ATTACHMENT FOR RESPONSES

- B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
- C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
- D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.
- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.
- G. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

STANDARDS AND CRITERIA FOR A SPECIAL USE

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 residential and neighborhood commercial uses are types of land uses that are currently found throughout the community and will support and enhance, not endanger, the public health, safety and general welfare.

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

There is existing residential to the south and west which will benefit from the proposed residential adjacent to them.

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.

The development of this parcel will continue the orderly development of residential uses from the south and west, and completes the development up to the natural boundaries of 191st St. and 80th Ave.

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

The necessary utilities were installed and located adjacent to this parcel as part of the overall 800 acre PUD.

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.

The proposed road layout uses Greenway Blvd as the primary access to utilize the existing intersections of Greenway Blvd./191st St. and Greenway Blvd./80th Ave. An additional access off of 80th Ave. is provided to support the commercial use.

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

The proposed residential and neighborhood commercial uses are intended to comply with the respective underlying districts.

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

The improvement of this long vacant parcel will contribute to the economic development by providing neighborhood commercial uses as well as active adult focused residential.

BROOKSIDE GLEN VILLAS

TINLEY PARK, ILLINOIS

PROJECT NARRATIVE

Crana Homes, In. is proposing to construct 49 Duplex Buildings (98 Single Family Homes) on the property south of 191st Street, west of 80th Avenue, and north and east of Greenway Boulevard (near the southwest corner of 191st Street and 80th Avenue in the Village of Tinley Park, IL

The property is currently zoned B-3 (General Business and Commercial District) and was part of the Brookside Glen PUD (Planned Unit Development).

The total site area of this project is approximately 31.4 acres of which 0.3 acres were taken for the proposed 80th Avenue R.O.W. improvements. The site is proposed to contain approximately 24.1 acres of residential area and approximately 7.0 acres of commercial area. The residential area is proposed to be rezoned to R-5 and the proposed commercial area will remain as B-3 zoning.

Current zoning surrounding the parcels is described as follows:

<u>North</u>

Undeveloped parcel in unincorporated Will County zoned C-6 which is intended to accommodate commercial recreation, amusement and entertainment uses.

<u>Northeast</u>

Zoned ORI (Office and Restricted Industrial)

<u>South</u>

Zoned R-5, Existing Townhomes, Brookside Glen PUD Townhomes Phase One

<u>West</u>

Zoned R-6 currently under construction for 144 dwelling units

The subject parcel is located within the Urban Design Overlay District (UD-1) that is intended to regulate non-residential buildings to "accommodate the automobile but are primarily designed to promote non-motorized and public transportation movements within, and among properties."

UD-1 attempts to create a streetscape that is defined by buildings rather than parking lots.

The above information was presented by Village Staff in the Plan Commission Staff Report for the November 19, 2020 Public Hearing.

Concept Plans for the proposed development were previously presented to and approved by the Village Plan Commission.

We understand the next steps in the approval process is to apply for a Site Plan Addendum, a Plat Addendum, Special Use Addendum for a substantial deviation, and Rezoning Addendum.

After approval of the Preliminary Plans, Final Plans, and a Final Plat of Subdivision will be prepared and submitted for review and approval



Village of Tinley Park Community Development Dept, 16250 S. Oak Park Ave. Tinley Park, IL 60477 708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS REZONING (MAP AMENDMENT) ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they may not be accepted and may delay the review and meeting dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting a Map Amendment for Rezoning from the terms of the Zoning Ordinance. This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements, and receive some preliminary feedback on any concept ideas or plans prior to making a submittal.

General Application form is complete and is signed by the property owner(s) and applicant (if applicable).

Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.

Response to LaSalle Factors/Criteria listed below.

A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details should include the existing zoning designation, the proposed designation and the intended future use and function of the site. The narrative should describe how the rezoning conforms to the Village's Comprehensive Plan as well as how it works with adjacent and nearby existing and proposed land uses. Any additional requests such as a Site Plan approval, Special Use permit or Variation should be indicated in the narrative as well.

A Plat of Survey of the property, including the legal description, that is prepared by a register land surveyor and has all up-to-date structures and property improvements indicated.

It is standard practice and policy that zoning is not changed without specific plans for development that can be attached to the zoning change. Site Plan or interior layout plans that indicate how the property and site will be utilized and developed should be submitted and it is likely site plan approval will be required at the same time.

✓\$750 Map Amendment/Rezoning hearing fee.

LASALLE FACTORS/CRITERIA FOR REZONING (MAP AMENDMENT)

The Zoning Code does not establish any specific criteria that must be met in order for the Village Board to approve a rezoning request. Likewise, Illinois Statutes does not provide any specific criteria. Historically, Illinois courts have used eight factors enunciated in two court cases, LaSalle Bank of Chicago v. Count of Cook (1957) and Sinclair Pipeline v. Village of Richton Park (1960), when evaluating the validity of zoning changes. The so-called "LaSalle factors" are listed below. Village staff and officials will take these factors into consideration when evaluating and deciding rezoning requests. The petitioner should prepare their own responses to the "LaSalle Factors" with factual evidence to defend the requested rezoning. If additional space is required, you may provide the responses on a separate document or page.

A. The existing uses and zoning of nearby property;

SEE SEPARATE ATTACHMENT FOR RESPONSES

- B. The extent to which property values are diminished by the particular zoning;
- C. The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public;
- D. The relative gain to the public as compared to the hardship imposed on the individual property owner;
- E. The suitability of the property for the zoned purpose;
- F. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;
- G. The public need for the proposed use; and
- H. The thoroughness with which the municipality has planned and zoned its land use.

LASALLE FACTORS/CRITRIA FOR REZONING (MAP AMENDMENT

A. The existing uses and zoning of nearby property;

Subject Parcel: Zoned Tinley Park B-3 (General Business and Commercial District)

Current zoning surrounding the parcels is described as follows:

<u>North</u>

Undeveloped parcel in unincorporated Will County zoned C-6 which is intended to accommodate commercial recreation, amusement and entertainment uses.

<u>Northeast</u>

Zoned ORI (Office and Restricted Industrial)

<u>South</u>

Zoned R-5, Existing Townhomes, Brookside Glen PUD Townhomes Phase One

<u>West</u>

Zoned R-6 currently under construction for 144 dwelling units

B. The extent to which property values are diminished by the particular zoning;

The proposed rezoning should not reduce the property values of neighboring properties. The proposed rezoning will be more compatible with the zoned residential areas immediately south and west of the subject parcel. The increased compatibility with the existing residential zoned parcels should weigh in favor of the applicant's request for rezoning.

C. The extent to which the destruction of property values of the complaining party benefits the health, safety or general welfare of the public;

The proposed rezoning of approximately 24.1 acres of the parcel to R-5 zoning will not affect the health, safety, or general welfare of the public in any foreseeable way.

D. The relative gain to the public as compared to the hardship imposed on the individual property owner;

The subject parcel has sat vacant since Brookside Glen PUD was approved in 1990. Since that time there has not been any serious market interest for commercial property at this location. It is not anticipated that a large commercial development for the parcel will ever occur. The proposed residential land use for that part of the parcel that is proposed for residential home sites would be a good neighbor to the existing adjacent residential areas. In addition, the proposed duplex development will provide a housing product not currently available within Brookside Glen PUD. This relative gain to the public compared to the hardship to the property owner not being able to sell the property currently zoned commercial should weigh in favor of the applicant's request for rezoning.

E. The suitability of the property for the zoned purpose;

The property is well suited for rezoning to R-5 residential zoning as it complements the existing adjacent residential areas. This suitability should weigh in favor of the applicant's request for rezoning.

F. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;

The property has sat vacant for approximately 30 years. Rezoning would put the property to use as the current demand for residential housing is high while the current supply of new residential homes is low. This potential to develop the property and sell the homes quickly should weigh in favor of the applicant's request for rezoning.

G. The public need for the proposed use;

The neighborhood of duplex homes that will have a master bedroom on the first floor will provide the Village with a desired and needed housing type. This should weigh in favor of the applicant's request for rezoning.

H. The thoroughness with which the municipality has planned and zoned its land use;

At the time the property was zoned as part of Brookside Glen PUD the local, regional, and national retail markets were quite different than today. Retail centers now have high vacancy rates as the demand for brick and mortar stores has declined. The advent of online retailing has permanently decreased the demand for large commercial areas. This decreased demand for large commercial areas should weigh in favor of the applicant's request for rezoning.



НК



Aven

80th

General	
Site Area	± 31.12 ac.
Commercial 239	6 ± 7.05 ac.
Residential 779	6 ± 24.07 ac.
Passive Open Space	±3.6 ac.
Commercial	
Site Area	± 7.05 ac.
Gross Bldg. SF	± 37,000 sf
Parking	± 227
- Ralio	0.1
Residential	98 Units
Site Area	+ 24.07 ac
Density	4.1 units/ac.
R-5 Duplex Lot	49 Lots
- Front Yard	25'
- Side Yard	10'
- Rear Yard	30'
Typical Residential Lot	49 Lots
Lot Area	12,444 sf
Building Area 🛛 🛨 3	3,600 - 4,800 sf
FAR	± .2938
Lot Coverage	± 37 40
BIDG Height (to Mean H	Height) 20'-6"
Greenspace	± 47-50%
0 75' 150'	300'
Final Si	te Plan

PRELIMINARY FOR TINLEY PARK, WILL COUNTY, ILLINOIS

IMPROVEMENT PLANS BROOKSIDE GLEN VILLAS

LEGAL DESCRIPTION

A SUBDIVISION IN PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL RIDIAN. IN WILL COUNTY. ILLINOIS

INDEX TO PLAN SHEETS

HEET NO.	DESCRIPTION
1.	TITLE SHEET
2.	PRELIMINARY GEOMETRIC PLAN
З.	PRELIMINARY SEWER AND WATERMAIN PLAN
4.	PRELIMINARY GRADING PLAN
5.	PROPOSED 80TH AVENUE FULL ACCESS DETAIL

PROJECT LOCATION





DRAINAGE CERTIFICATE STATE OF ILLINOIS) COUNTY OF COOK)

DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE SUBDIVISION OR ANY PART THEREOF. OR. THAT IF SUCH SURFACE WATER SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER 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 THE CONSTRUCTION OF THE SUBDIVISION. DATED THIS 21ST DAY OF JULY A.D., 2021.

Theodore Mark Ung les

IL. REGISTERED PROFESSIONAL ENG. 062-041359 STATE REGISTRATION NUMBER 11/30/2021 REGISTRATION EXPIRATION DATE

DEVELOPER

OWNER: CRANA HOMES, INC.

19839 MULROY CIRCLE TINLEY PARK, ILLINOIS 60487

ENGINEER: BRANECKI-VIRGILIO & ASSOCIATES

Consulting Civil Engineers 79 NORTH BROADWAY DES PLAINES, ILLINOIS 60016 847-298-4525

DATE: MARCH 29, 2021 APRIL 16, 2021 REVISED: JULY 21, 2021

SHEET NO. 1 OF 5 FILE NO. 993



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REVISIONS

SHEET 2 OF 5

<u>APRIL 16, 2021</u> JULY 21, 2021

SCALE: 1" = 100'

DATE: MAR. 29, 2021 FILE NUMBER *993*

DRAWN BY:

BROOKSIDE GLEN VILLAS TINLEY PARK, WILL COUNTY, ILLINOIS





LEGEND

-((EXISTING SANITARY SEWER & MANHOLE
<u></u> ≫	EXISTING WATERMAIN, FIRE HYDRANT & GATE VALVE
	EXISTING STORM SEWER & MANHOLE
	EXISTING STORM SEWER & INLET
\leftarrow \sim	PROPOSED SANITARY SEWER & MANHOLE
<u></u>	PROPOSED WATERMAIN, FIRE HYDRANT & GATE VALVE
TT-	PROPOSED WATERMAIN TEE
-]	PROPOSED WATERMAIN BEND
- †	PROPOSED WATERMAIN CROSS
	PROPOSED STORM SEWER & MANHOLE
	PROPOSED STORM SEWER & INLET MANHOLE
0	PROPOSED STORM SEWER & INLET
	PROPOSED STORM SEWER & END SECTION
	PROPOSED HOUSE SANITARY SERVICE
	PROPOSED HOUSE WATER SERVICE
<u>695</u>	EXISTING CONTOUR
X	EXISTING STREET LIGHT (FROM GREMLEY & BIEDERMANN SURVEY)
╈	PROPOSED STREET LIGHT

NOTES:

- SANITARY SEWER TO

- SANITARY SEWER TO BE B" DIAMETER
 WATERMAIN TO BE B" DIAMETER
 STORM SEWER TO BE SIZED AS PART OF FINAL ENGINEERING PLANS
 SIDEWALKS TO BE CONSTRUCTED IN PHASES ALONG THE FUTURE COMMERCIAL AREA AND AT LOCATIONS MUTUALLY AGREED BETWEEN THE VILLAGE AND OWNER

PROPOSED TRAFFIC SIGNAGE

PROVIDE STOP SIGN AND STOP BARS AT THE FOLLOWING INTERSECTIONS:

- 1. BRADLEY DRIVE 80TH AVENUE
- 2. CRANA CIRCLE GREENWAY BOULEVARD
- 3. BRADLEY CIRCLE MAGNUSON DRIVE

- CONNECT TO EX. SIDEWALK

PRELIMINARY

SEWER A	ND WAT	ERM,	4 <i>IN</i>	' Pl	_AN	V
BRANECKI – VIRGILIO & ASSOCIATES Consulting Civil Engineers 79 NORTH BROADWAY DES PLAINES, ILLINOIS 60016 847-298-4525						
SCALE: 1" = 100'		REVISI	IONS	_		
	<u>APRIL 16, 2021</u>					
URAWN BY:	<u> </u>					
DATE: MAR. 29. 2021						
FILE NUMBER		-				
002						
333		SHEE I	3	UF	5	



- END PROPOSED WALK

BROOKSIDE GLEN VILLAS TINLEY PARK, WILL COUNTY, ILLINOIS



BROOKSIDE GLEN P.U.D. TOWNHOMES PHASE ONE



LEGEND

	EXISTING STORM SEWER & MANHOLE
<i>—— 700</i> ——	EXISTING CONTOUR
	PROPOSED DRAINAGE DIRECTION
 © 	PROPOSED STORM SEWER & MANHOLE OR MANHOLE CATCH BASIN (AS NOTED)
	PROPOSED INLET-MANHOLE OR INLET-MANHOLE CATCH BASIN (AS NOTED

PRELIMINARY

GRADING PLAN					
BRANECKI – VIRGILIO & ASSOCIATES Consulting Civil Engineers 79 NORTH BROADWAY DES PLAINES, ILLINOIS 60016 847-298-4525					
SCALE: 1" = 100'		REVIS.	IONS		
DRAWN BY:	APRIL 16, 2021 JULY 21, 2021				
DATE: MAR. 29, 2021					
FILE NUMBER					
993	S	HEET	4	OF 5	











Owner: Marquette Bank 9533 West 143rd Street Orland Park, IL 60462

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ARC. 33.22

145.71

ARC RAD. 1

ORDERED BY: ADDRESS:	CRANNA HOMES INC BROOKSIDE GLEN P.U.D. WEST COM	1MERCIAL AREA	CHECKED:	DRAWN: BB
G B B	GREMLEY & BIE PLCS, CORPORA LICENSE NO. 184-00 PROFESSIONAL LAND SU 4505 NORTH ELSTON AVENUE, C TELEPHONE: (773) 685-5102 EMAIL:	EDERMANN TION 5332 REVEYORS CHICAGO, IL 60630 INFO@PLCS-SURVEY.	сом	
order no. 2021-	-29306-001	DATE: SEPTEMBER 30, SCALE: I Inch = 80 Fi	2021 ET	NGE NO. OF 2

SURVEY NOTES:

MONUMENTATION AT ALL LOT CORNERS INDICATED BY SYMBOL OR NOTATION ESTABLISHED PRIOR TO PLAT RECORDATION.

IRON PIPE IS TO BE SET AT REMAINING LOT CORNERS AFTER PLAT RECORDATION UNLESS OTHERWISE INDICATED OR NOTED HEREON.

NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT UPON THIS PLAT.







TEMPORARY CONSTRUCTION EASEMENT TEMPORARY CONSTRUCTION EASEMENT PER DOC. #R2021006284 RECORDED JANUARY 15, 2021

_____ _ _ ___ __ __

INGRESS/EGRESS EASEMENT AN EASEMENT FOR INGRESS/EGRESS IS HEREBY RESERVED FOR THE OWNER OF LOT 1 AND LOT 2 UNTIL SUCH TIME AS THAT AREA IS DEDICATED AND ACCEPTED FOR PUBLIC STREET RIGHT OF WAY

VILLAGE OF TINLEY PARK BOARD OF TRUSTEES CERTIFICATE State of Illinois))ss
County of Cook)
Approved by the President and Board of Trustees of the Village Of Tinley Park, Illinois, This
By: Village President
Attest: Village Clerk
VILLAGE OF TINLEY PARK PLAN COMMISSION CERTIFICATE State of Illinois))ss
County of Cook) Approved by the Plan Commission of the Village of Tinley Park, Illinois at a meeting held this Day ofA.D.20
By:

Secretary

VILLAGE OF TINLEY PARK VILLAGE COLLECTOR CERTIFICATE State of Illinois)

County of Cook)

I find no deferred installments of outstanding unpaid special assessments due against any of the land included in the above plat.

Dated: _A.D. 20___

> Village Collector Village of Tinley Park, Illinois

COUNTY RECORDER CERTIFICATE State of Illinois)

County of Will

This instrument number _____ was filed for record in the recorders office of Will County aforesaid on the _____ _____A.D. 20_____, at ______ ____day of __ o'clock _____ M. and recorded in Book _____ of plats, on page ______.

Will County Recorder

COUNTY CLERK CERTIFICATE

State of Illinois))88

County of Will)

This is to certify that I find no delinquent or unpaid current taxes or special assessments against any of the real estate described in the foregoing certificates. Dated this ______day of ___ A.D. 20___

Will County Clerk

TAX MAPPING CERTIFICATE State of Illinois)

County of Will)

_____, Director of the Tax Mapping and Platting Office, do hereby certify that I have checked the property description on this plat against available county records and find said description to be true and correct. The property herein described is located in Tax Map#_____ and identified as permanent real estate tax index number

(PIN)____

Dated this ____

_____day of ______ A.D. 20_____

Director

	- ZYJUD-UU	SCALE: I INCH = 80 FE	ET 2	OF 2		
ORDER NO.	00700 004	DATE: SEPTEMBER 30,	2021	AGE NO.		
	OREIVILE TOC DIEDERIVIAININ ADVISION OF PLCS, CORPORATION License No. 184-005332 PROFESSIONAL LAND SURVEYORS 4505 North Elston Avenue, Chicago, IL 60630 Telephone; (773) 685-5102 Email: INFO@PLCS-Survey.com					
				MA		
ORDERED BY:	CRANNA HOMES INC		Checked.	DRAWN:		

Brookside Glen Villas Subdivision

BEING A SUBDIVISION IN PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

OWNER CERTIFICATE

State of ____

County of _

The undersigned, as Trustee under Trust Agreement and bearing date and under deed in trust bearing date and recorded in the Recorder's Office of Will County, Illinois, as document

does hereby certify that it is as such trustee, the owner of the property described hereon and that as such owner has caused the said property to be surveyed and subdivided as shown on the plat hereon drawn. Dated this _ day of A. D.

as trustee, as aforesaid, and not personally

By: President		· · · · ·	 ·
Attest: Secretary			
State of Illinois)		

County of ___

VILLAGE ENGINEER CERTIFICATE

)ss

State of Illinois)

County of Cook)

Village Engineer

I,	, a Notary Pub	lic in and for the county in the state				
aforesaid, do l	hereby certify that	_, President				
of	and	Secretary				
of said	, personally known	, personally known to me to be the same persons				
whose names	are subscribed to the foregoing instrument as such	President and				
	Secretary respectively, appeared before me this day in pers	on and acknowledged that they				
signed and de	livered the said instrument as their own free and voluntary act and	d as the free and voluntary act of				
said	for the uses and purposes therein set forth, and t	he said				
Secretary did	also then and there acknowledge that he (or she) as custodian of	the corporate seal of said				
	did affix the said corporate seal of said	to said instrument as				
his (or her) ow	n free and voluntary act and as the free and voluntary act of said	for the				
uses and purp	oses therein set forth. Given under my hand and notarial seal this	sday of				
	A D 20					

Day

Notary Public

Approved by the Village Engineer of the Village of Tinley Park, Illinois, this_____

_____A.D.20____

SURVEYORS CERTIFICATE STATE OF ILLINOIS) COUNTY OF COOK)SS

, A PROFESSIONAL ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED: , IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN.

THAT PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH LINE OF GREENWAY BOULEVARD AND WEST LINE OF 80TH. AVENUE THENCE SOUTH 88 DEGREES 14 MINUTES 24 SECONDS WEST ALONG SAID NORTH LINE 35.00 FEET TO THE POINT OF BEGINNING; THE NEXT 11 COURSES BEING ALONG THE NORTH AND EAST LINES OF GREENWAY BOULEVARD AFORESAID; THENCE CONTINUING SOUTH 88 DEGREES 14 MINUTES 24 SECONDS WEST 557.45 FEET; THENCE 94.30 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 791.39 FEET CONCAVE NORTHERLY AND WHOSE CHORD BEARS NORTH 88 DEGREES 21 MINUTES 02 SECONDS WEST A DISTANCE OF 94.24 FEET; THENCE 94.30 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 791.39 FEET CONCAVE SOUTHERLY AND WHOSE CHORD BEARS NORTH 88 DEGREES 21 MINUTES 02 SECONDS WEST A DISTANCE OF 94.24 FEET; THENCE SOUTH 88 DEGREES 14 MINUTES 24 SECONDS WEST 202.50 FEET; THENCE 145.71 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 166.97 FEET CONCAVE NORTHEASTERLY AND WHOSE CHORD BEARS NORTH 66 DEGREES 45 MINUTES 51 SECONDS WEST A DISTANCE OF 141.14 FEET; THENCE NORTH 41 DEGREES 45 MINUTES 47 SECONDS WEST 302.87 FEET; THENCE 342.28 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 217.00 FEET CONCAVE EASTERLY AND WHOSE CHORD BEARS NORTH 03 DEGREES 25 MINUTES 26 SECONDS EAST A DISTANCE OF 307.88 FEET; THENCE NORTH 48 DEGREES 36 MINUTES 38 SECONDS EAST 468.17 FEET; THENCE 210.31 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 240.00 FEET CONCAVE NORTHWESTERLY AND WHOSE CHORD BEARS NORTH 23 DEGREES 30 MINUTES 24 SECONDS EAST A DISTANCE OF 203.65 FEET; THENCE NORTH 04 DEGREES 13 MINUTES 40 SECONDS EAST 103.16 FEET, THENCE NORTH 44 DEGREES 15 MINUTES 57 SECONDS WEST 71.80 FEET TO A POINT ON THE SOUTH LINE OF 191ST. STREET; THENCE NORTH 88 DEGREES 24 MINUTES 10 SECONDS EAST, ALONG THE SOUTH LINE OF 191ST. STREET 737.96 FEET; THENCE SOUTH 46 DEGREES 40 MINUTES 43 SECONDS EAST 42.49 FEET TO A POINT ON THE WEST LINE OF 80TH AVENUE; THENCE SOUTH 01 DEGREES 45 MINUTES 36 SECONDS EAST ALONG THE WEST LINE OF 80TH AVENUE 1172.51 FEET; THENCE SOUTH 88 DEGREES 14 MINUTES 24 SECONDS WEST 12.77 FEET; THENCE SOUTH 42 DEGREES 33 MINUTES 54 SECONDS WEST 31.81 FEET; THENCE SOUTH 01 DEGREES 45 MINUTES 36 SECONDS EAST 17.24 FEET, TO THE POINT OF BEGINNING, EXCEPT THAT PART TAKEN FOR STREET PER DOC. #R2021006282 RECORDED JANUARY 15, 2021, IN WILL COUNTY, ILLINOIS.

CONTAINING 1,363,138 SQUARE FEET OR 31.29 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE CORPORATE LIMITS OF THE TINLEY PARK, WILL COUNTY, ILLINOIS, WHICH HAS ADOPTED A PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

I FURTHER CERTIFY THAT ALL OF THE PROPERTY APPEARS IN ZONE X ON THE FLOOD INSURANCE RATE MAP, WILL COUNTY, ILLINOIS, COMMUNITY PANEL NO. 17197C 0212 G, MAP REVISED FEBRUARY 15, 2019 AND PANEL NO. 17197C 0216 G, MAP REVISED FEBRUARY 15, 2019

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 62° FAHRENHEIT.

FIELD MEASUREMENTS COMPLETED ON DECEMBER 3, 2019.

SIGNED ON _____

BY:

PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802 MY LICENSE EXPIRES NOVEMBER 30, 2022

















Unit A Front Elevation w/ Gable Opt.

Unit B Front Elevation

Unit C Front Elevation w/ Opt 2nd Flr.

Unit A Front Elevation



Brookside Glen Villas - Crana Homes
Architecture Planning Landscape Architecture

Unit B1 Front Elevation

Unit C Front Elevation w/ Gable Opt.

Unit B1 Front Elevation

Unit C Front Elevation w/ Gable Opt.

Potential Streetscapes







Building AB Elevations







Building AB Elevations







Building AB Elevations






Building AB Elevations July 27, 2021







Building BC Elevations





Building BC Elevations





Building BC Elevations













Building CA Elevations w/ Opt. 2nd Floor







Building CA Elevations w/ Opt. 2nd Floor

4







Building CA Elevations w/ Opt. 2nd Floor







Building CA Elevations w/ Opt. 2nd Floor

Light Scheme Package



HardiePlank Lap Siding Cobble Stone; Smooth



HardieBoard Trim Monterey Taupe



Clopay - Classic Steel Garage Door Sandtone Woodgrain

Dark Scheme Package



HardiePlank Lap Siding Monterey Taupe; Smooth



HardieBoard Trim Aged Pewter



Clopay - Classic Steel Garage Door Bronze Woodgrain

Brick Selections



Brampton Brick Morgan



Glen-Gery Windsor

Brookside Glen Villas - Crana Homes

Universal Materials



Certainteed - Landmark Pro Asphalt Shingles Max Def Weathered Wood



Halquist Stone Biltmore



Illinois Brick Company Indiana Limestone - Standard Buff





Capanna™ 10.25" 1 Light Wall Light Olde Bronze®

4.50 X 6.75 7.75" 2.80 LBS 2.00"

10.25" 6.50"

www.kichler.com/warranty

SPECIFICATIONS

Certifications/Qualifications

Light Source

Lamp Included Lamp Type Light Source Max or Nominal Watt # of Bulbs/LED Modules Max Wattage/Range Socket Type Socket Wire

Not Included A19 Incandescent 60W 1 60W Medium 150"

Mounting/Installation

Interior/Exterior Location Rating Mounting Weight

FIXTURE ATTRIBUTES

Housing **Diffuser Description** Primary Material

Clear Water ALUMINUM

49924OZ

Olde Bronze

Transitional

783927568593

Product/Ordering Information SKU Finish

Style UPC

Finish Options

Olde Bronze

Exterior Wet 1.70 LBS





ALSO IN THIS FAMILY







49926OZ



49924BKT

49925BKT

49926BKT

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AFTER RECORDING, RETURN TO: James E. DeBruyn, Attorney DeBruyn, Taylor and DeBruyn Ltd. 15252 S. Harlem Avenue Orland Park, IL 60462

THIS DOCUMENT PREPARED BY: James E. DeBruyn, Attorney DeBruyn, Taylor and DeBruyn Ltd. 15252 S. Harlem Avenue Orland Park, IL 60462

GENERAL PROPERTY ADDRESS:

191st Street and 80th Avenue Tinley Park, IL 60487

PERMANENT INDEX NO .:

DECLARATION OF COVENANTS AND RESTRICTIONS FOR BROOKSIDE GLEN VILLAS

THIS DECLARATION, made on the date hereinafter set forth, MARQUETTE BANK, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 4, 2000 AND KNOWN AS TRUST NO. 15084, hereinafter referred to as "Declarant",

WITNESSETH:

Declarant is the Owner of the property legally described herein in the Village of Tinley Park, Will County, Illinois, legally described as follows:

Lots 1 through 49, both inclusive, in Brookside Glen Villas Subdivision, being a subdivision of that part of the Southeast 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 10, Township 35 North, Range 12, East of the Third Principal Meridian, lying East of the Easterly right-of-way line of Commonwealth Edison Company, recorded as Document No. ______, in the Office of the Recorder of Deeds of Will County, Illinois.

Declarant desires to create on portions of the property described above from time to time a residential community of townhouses; and

Declarant desires to provide for the preservation of the values and amenities in said community and for the maintenance of said open spaces common to the community; and

In furtherance of these desires, an association has been or will be incorporated under the laws of the State of Illinois as a not-for-profit corporation known as BROOKSIDE GLEN VILLAS TOWNHOME ASSOCIATION, with the powers of maintaining and administering the Townhome properties and facilities, administering and enforcing the covenants and restrictions, and collecting and disbursing the assessments and charges hereinafter created; and

Declarant will, from time to time, convey portions of said properties described below as "Townhomes" to Owners, hereinafter defined, and portions thereof described as "Common Areas" to the Association; all subject to the protective covenants, conditions, restrictions, reservations, liens and charges as hereinafter set forth; and

Declarant hereby declares that all of the properties described herein are to be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions as hereinafter set forth, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the real property. These easements, covenants, restrictions, and conditions will run with the real property and shall be binding on all parties having or acquiring any right; title or interest in the described properties, or any part thereof and shall inure to the benefit of each Owner thereof and their successors and assigns. Said easements, restrictions, covenants, and conditions will immediately attach to the real property upon conveyance or transfer thereof by the Declarant referring to this Declaration or by instrument legally describing and specifically subjecting property hereto.

ARTICLE I DEFINITIONS

The following terms shall be defined as follows for the purposes of this Declaration:

- (a) "Articles of Incorporation" means the Articles of Incorporation of the Association, filed or to be filed with the Secretary of State of Illinois, attached hereto as Exhibit B.
- (b) "Association" means Brookside Glen Villas Townhome Association, an Illinois not-for-profit corporation, established pursuant to the Articles of Incorporation.
- (c) "Board" or "Board Members" means the Board of Directors of the Association, including the First Board, as set forth more fully in the By-Laws.
- (d) "Building Area" means that part of Lots 1 through 49, inclusive, upon which a building will be constructed consisting of two (2) or more residential units sharing a common party wall as depicted on the Plat by a line dividing the Lot and the building into individual Townhome Units. For purposes of sales contracts and marketing materials, each Townhome may be identified by Building Number following by a Unit Number indicating its location within that building as set forth on the Plat for Brookside Glen Villas. No part of the Townhome Building may be constructed beyond the boundary of the Lot except for patios, decks and balconies or any other appurtenances constructed by the Developer.
- (e) "By-Laws" means the By-Laws of the Association, attached hereto as Exhibit C.
- (f) "Common Expenses" means the expenses of administration, operation, protection and preservation of the Common Area, and the expenses of maintenance and repair thereof and any and all replacements and additions thereto, and all reserves created for such maintenance, repair, replacement or additions.
- (g) "Common Area" means all portions of the Property identified on the Plat except the Townhomes, and shall include, but not be limited to, Outlots A, B and C, any recreational facilities, utility lines, undedicated roads and drives, all outdoor landscaping, the landscaped entranceways, fencing and walkways, storm water detention facilities, ponds and parking areas.
- (h) "Corrective Amendment" means the Amendment defined in Article XIV.
- (i) "Declaration" means this instrument, by which the Development is submitted to the provisions of this Declaration, as hereinafter provided, and such Declaration as amended from time to time.

- (j) "Declarant" means Marquette Bank, not individually, but solely as Trustee under Trust Agreement dated January 4, 2000 and known as Trust No. 15084, and any assignee or successor thereof.
- (k) "Development" means (i) all the land, property and space comprising the Parcel and all improvements and structures now or hereafter erected, constructed or contained thereon or therein; (ii) all easements, rights and appurtenances now or hereafter belonging to the Parcel; and (iii) all fixtures, facilities and equipment now or hereafter located on the Parcel which are intended for the mutual use, benefit or enjoyment of all Townhome Owners.
- (I) "First Board" means the Board as initially constituted, consisting of the Directors listed in the Articles of Incorporation and any subsequent Board appointed by the Declarant pursuant to Article IV of this Declaration.
- (m) "Lot" means any one of the individual Lots numbered 1 through 49, inclusive, as depicted on Brookside Glen Villas Plat recorded in the Office of the Recorder of Deeds of Will County, Illinois, on ______as Document No. R______ designed and approved for construction of Townhomes.
- (n) "Majority" or "majority of the Owners or Voting Members" means more than fifty percent (50%) of the Voting Members entitled to vote from time to time pursuant to the By-Laws. Any specific percentage of Owners or Voting Members means such percentage of the aggregate number of Owners or Voting Members entitled to vote from time to time pursuant to the By-Laws.
- (o) "Maintenance Reserve" means that the reserve which is defined in Article V.
- (p) "Owner" means the one or more natural individuals, subdivision builder, corporations, partnerships, trustees or other legal entities whose estates or interests, individually or collectively, aggregate fee simple ownership of a Townhome, and unless specifically provided otherwise herein, the Developer shall be deemed an Owner with respect to any Townhome to which the Developer or Trustee holds title.
- (q) "Parcel" shall mean and refer to that portion of the real estate (as hereinafter defined) designated and approved for the construction of Townhomes, including all Common Area as defined in (g) above and legally described in Exhibit A and any additional portions of the Real Estate added by amendment to this Declaration.
- (r) "Person" means a natural individual, corporation, partnership, trustee or other legal entity capable of holding title to real property.
- (s) "Party Wall" means any wall which is built as part of the original construction of two (2) or more Townhomes and located on the Lot or boundary between each Townhome.
- (t) "Plat" means the Brookside Glen Villas Plat recorded in the Office of the Recorder of Deeds of Will County, Illinois, on ______as Document No. R______, as amended from time to time.
- (u) "Preliminary Budget" means that budget which is attached as Exhibit D, as that budget may be amended from time to time, which will serve as the budget for the Association until an Annual Budget is prepared, as more fully set forth in the By-Laws.
- (v) "Real Estate" means that portion of the Brookside Glen Villas approved and to be developed for residential townhome use as contained and set forth in the Plat.

- (w) "Record" or "Recording" refers to record or recording in the Office of the Recorder of Deeds of Will County, Illinois.
- (x) "Townhome" or "Unit" means collectively (i) a Townhome located in the Development intended for use exclusively as living quarters for a single family; (ii) the individual Lot, or portion thereof, that is conveyed to the Townhome Owner in connection with the sale of such Townhome to said Townhome Owner; and (iii) all appurtenances to such Townhome and Lot. For purposes of this definition, a Townhome may or may not share a party wall with an adjacent Townhome. The Townhomes shall be of different design and style as determined by the Development.
- (y) "Turnover Date" means the earlier of:
 - (i) the date ten (10) years from the date of recording of this Declaration; or
 - (ii) the first date on which deeds for or possession of seventy-five percent (75%) of the Townhomes contemplated to be located on the Real Estate have been delivered to Owners other than the Declarant.
- (z) "Village" means the Village of Tinley Park, Illinois.
- (aa) "Voting Member" means an Owner entitled to vote on a matter before the Association, as defined in the By-Laws.

ARTICLE II DECLARATION

<u>Section 1:</u> Submission of Parcel to this Declaration. The Declarant, as the owner of the Parcel, declares that the Parcel shall be held, transferred, sold, conveyed and occupied subject to the terms of this Declaration.

Section 2: Plat of Subdivision.

- (a) The Declarant has recorded a Plat of Subdivision for the Development in the Office of the Recorder of Deeds of Will County, Illinois, on ______as Document No. R______ The Declarant also reserves the right to amend any such Plat of Subdivision from time to time and to record such amendments.
- (b) In furtherance of the foregoing, a power coupled with an interest is hereby granted to the Declarant as attorney-in-fact, to record the Plat or Plats of Subdivision described above. Every deed, mortgage or other instrument with respect to a Townhome, and the acceptance thereof, shall be deemed a grant to the Declarant of, and an acknowledgment of and consent to, such power to record such Plat or Plats of Subdivision, and shall be deemed to reserve to the Declarant the power to amend the Plat or Plats of Subdivision described above.
- (c) <u>Restriction on Subdivision</u>. Except for Declarant, no owner shall, by deed, plat, court decree or otherwise, subdivide, portion or in any waiver cause any portion of the Parcel to be separated into any tracts or lots different from that which was originally conveyed.

<u>Section 3: Townhomes.</u> The legal description of each Townhome in the Plat of Subdivision for the Development as recorded, shall consist of the Building Number, the Unit Number and the Lot Number upon which the building is located, of such Townhome Property as shown on such Plat of Subdivision for the Development. Every deed, lease, mortgage or other instrument pertaining to a Townhome shall legally describe a Townhome by its identifying the Building Number, the Unit Number and the Lot Number upon which the building is located,

as shown on such Plat of Subdivision and every such description shall be deemed good and sufficient for all purposes. No Townhome Owner shall, by deed, plat, court decree or otherwise, subdivide or in any manner cause his Townhome to be separated into any tracts, parcels or interests different from the whole Townhome as described herein.

ARTICLE III ADMINISTRATION AND OPERATION

Section 1: Administration. The Declarant has caused or may cause to be incorporated under the laws of the State of Illinois, a not-for-profit corporation (herein referred to as "the Association") under the name of "BROOKSIDE GLEN VILLAS TOWNHOME ASSOCIATION" or a similar name. The Association shall be the governing body for all Townhome Owners and the Development, for the purposes of maintenance, repair, replacement, administration and operation of the Development, as provided in this Declaration and the By-Laws. The initial By-Laws of the Association shall be the By-Laws attached to this Declaration as Exhibit C. The fiscal year of the Association shall be as set forth in the By-Laws; provided, however, that such fiscal year may be changed from time to time as the Board deems advisable, by duly adopted resolutions of the Board. The Association shall not be deemed to be conducting a business of any kind. All activities undertaken by the Association shall be held and applied by it, for the sole benefit of the Townhome Owners in accordance with the provisions of this Declaration and the By-Laws. Each Townhome Owner shall be, ipso facto, a member of the Association so long as he shall be a Townhome Owner. A Townhome Owner's membership in the Association shall terminate, ipso facto, when he ceases to be a Townhome Owner. Upon the conveyance or transfer of a Townhome Owner's ownership interest in his Townhome to a new Townhome Owner, the new Owner shall simultaneously with such conveyance, ipso facto, succeed to the former Townhome Owner's membership in the Association. Each Townhome Owner shall have one vote per Townhome on all matters on which the Townhome Owners are entitled to vote as members of the Association. Notwithstanding the foregoing sentence, or any other provision of this Declaration and the By-Laws, the Board shall have the right and power to suspend the voting rights of any Townhome Owner during such period the Townhome Owner's Common Expense assessments, or any other monetary obligations due and owing the Association from the Townhome Owner, remains delinquent and unpaid.

All membership rights of a Townhome Owner with the exception of voting rights will be deemed to be assigned to a tenant or contract purchaser upon occupancy of the Townhome in question by said tenant or contract purchaser. The Townhome Owner shall not be relieved or released from any obligations under this Declaration by assignment of his membership rights to a tenant or contract purchaser.

Section 2: Board of Directors. The Board shall consist of three (3) Directors. The initial Board shall be appointed by the Declarant. Thereafter, Directors shall be elected at the regular annual meeting of Association members by vote of the Townhome Owners. As long as the Declarant holds title to any Townhome, the Declarant shall have the right, at its option, to appoint at least one (1) Director to the Board.

In every election for Directors, voting shall be cumulative and every Townhome Owner shall have the right to vote, in person or by proxy. Those Directors receiving the greatest number of votes shall be deemed elected. Every elected Director shall hold office for a term of one year and thereafter until his successor shall be elected and qualified. The First Meeting may be held, subject to the provisions of the By-Laws, on any date, at the option of the First Board, provided, however, that the First Meeting shall be held no later than thirty (30) days after the date the Declarant has sold and delivered its deeds for seventy-five percent (75%) of the Townhomes to be located on the Parcel or ten (10) years from the date hereof, whichever is first to occur.

<u>Section 3: Management of Property.</u> The Board shall have the authority to engage the services of an agent (herein sometimes referred to as the "Managing Agent") to maintain, repair, replace, administer and operate the Development, or any part thereof, to the extent deemed advisable by the Board, upon such reasonable terms as the Board may determine, but in no event under a contract exceeding three (3) years in duration. The cost of such services shall be a Common Expense.

Section 4: Non-Liability. The Directors, Board, Officers of the Association and the Declarant shall not be liable to the Townhome Owners for any mistake in judgment or for any other act or omission of any kind whatsoever as such Directors, Board, Officers, or Declarant, except for an act or omission found by a court to constitute gross negligence, willful misconduct or fraud. The Association shall indemnify and hold harmless each of the Directors and Officers of the Association, the Board, and the Declarant, against all contractual and other liabilities arising out of any contract made by or other act of such Directors, Board, Officers, or Declarant, on behalf of the Townhome Owners, or arising out of their status as such Directors, Board, Officers, or Declarant, unless any such contract or act shall have been made fraudulently, through willful misconduct or with gross negligence. It is intended that the foregoing indemnification shall include indemnification against all costs and expenses (including, without limitation, counsel fees, amounts of judgments paid and amounts paid in settlement) reasonably incurred in connection with the successful defense of any claim, action, suit or proceeding of any kind whatsoever, whether civil, criminal, administrative, or of any other nature, in which the Declarant or any such Director or Officer may be involved by virtue of such person being or having been such Director, Officer, or Declarant, provided, however, that such indemnity shall not be operative with respect to (i) any matter as to which such person shall have been finally adjudged in such action, suit or proceeding to be guilty of criminal activity or liable for gross negligence, willful misconduct or fraud in the performance of his duties (if any) as such Director, Officer, or Declarant; or (ii) any matter settled or compromised, unless, with respect to either clause (i) or (ii) above, in the opinion of independent legal counsel, selected by or in a manner determined by the Board, there is no reasonable ground for such person being adjudged liable for gross negligence, willful misconduct or fraud in the performance of his duties (if any) as such Director, Officer, or Declarant. The Association shall have the responsibility for raising and power to raise, by special assessment or otherwise, any sums required to discharge its obligations under this paragraph or the By-Laws, provided, however, that the liability of each Townhome Owner arising out of any contract made by or other act of said Directors, Board, Officers, or Declarant, or out of the aforesaid indemnity in favor of said Directors, Board, Officers, or Declarant, shall be limited to such Townhome Owner's Share of the total liability at the time loss or damage is incurred by the Association or any Townhome Owner due to such liability. Every agreement made by said Directors, Board, Officers, or Declarant or by the Managing Agent on behalf of the Townhome Owners or Association shall be construed as though said agreement expressly provided that said Directors, Board, Officers, or Declarant or the Managing Agent, as the case may be, are acting only as agents for the Townhome Owners or Association without assuming any personal liability thereunder (except as Townhome Owners in the event that any of the aforesaid persons are Townhome Owners) and that each Townhome Owner's liability thereunder shall be limited to such Townhome Owner's Share of the total liability at the time loss or damage is incurred by the Association or any Townhome Owner due to such liability.

Section 5: Board's Determination. In the event of any dispute or disagreement between any Townhome Owners relating to the Development, or any question of interpretation or application of the provisions of this Declaration or the By-Laws, the resolution thereof by the Board shall be final and binding upon any and all such Townhome Owners.

Section 6: Limitation of Board's Power. Notwithstanding any provision in this Declaration, the Board shall not have the power or duty to act in any way which materially impairs the development of the Development or the Parcel, as contemplated in the Declaration, or which impairs or infringes the Declarant's rights set forth in this Declaration or the By-Laws.

ARTICLE IV COMMON AREA

Section 1: Ownership of the Common Area. Title to the Common Area shall be conveyed to and held by the Association. The Declarant reserves the right, in its absolute and sole discretion, to determine which Common Areas will be conveyed to the Association as well as the timing and terms of any conveyances.

Section 2: Use of the Common Area and Certain Easements.

- (a) <u>Right to Use the Common Area.</u> Each Townhome Owner shall have the right to use the Common Area in common with all other Townhome Owners, as may be required for the purposes of access and ingress to, egress from and use, occupancy and enjoyment of the Townhome owned by such Townhome Owner, subject to the easements described in Paragraphs 7(c) and 7(d) hereof. Said rights to use the Common Area shall extend not only to each Townhome Owner but also to his agents, servants, tenants, contract purchasers, family members and guests. Said rights to use the Common Area shall be subject to and governed by the provisions of this Declaration, the By-Laws and the rules and regulations adopted by the Board for the Development.
- (b) <u>Detention Areas.</u> It is the Declarant's current intention that all detention ponds and detention areas identified on Brookside Glen Villas Plat will be transferred to and maintained by Brookside Glen Villas Townhome Association. There shall be no right of the general public other than the Developer, Townhome Owners and Occupants to have access to any detention pond or detention area and these Common Areas are hereby designated to be for the private benefit of those having an interest in the Development. The Association, through its Board, shall have the right to restrict public access to these Common Detention Areas, to assess each Owner a uniform charge for the maintenance, operation, repair or restoration of any portion of the Common Detention Areas, to enforce collection of said assessments and all other provisions of this Declaration, and to promulgate such additional rules and regulations as may be necessary for the proper administration of the Common Detention Area.

Section 3: Blanket Easement in Favor of Declarant and Other Parties and Other Easements. The Common Area shall be subject to a blanket easement in favor of the Declarant, and its representatives, agents, associates, employees, contractors, subcontractors, tenants, successors and assigns, for the benefit of the Parcel and for purposes of (i) access and ingress to and egress from said Common Area and the Parcel; (ii) construction, installation, repair, replacement and restoration of utilities, streets, roads, buildings, landscaping and any other improvements on the Parcel; (iii) tapping into and using sewer and water lines and other utility facilities and lines on or adjacent to the Parcel; and (iv) advertising and selling Townhomes being constructed by Declarant on the Parcel. The Declarant shall restore or repair any damage caused by its exercise of the foregoing blanket easement. The Association, and the Board acting on behalf of the Association, shall have the authority to lease, grant concessions or grant easements with respect to parts of the Common Area, subject to the provisions of this Declaration and the By-Laws. All revenue derived by the Association from such easements, leases or concessions or from other sources shall be held by the Association and used for the sole benefit of the Townhome Owners, pursuant to such rules, resolutions or regulations as the Board may adopt or prescribe.

Section 4: Blanket Easements for Utilities and Commercial Entertainment. The Common Area shall be subject to a blanket easement in favor of Illinois Bell Telephone Company, Commonwealth Edison Company, Northern Illinois Gas Company and all other public utilities serving the Real Estate, and any entity providing cable television or other commercial entertainment to the Real Estate, and the Village of Tinley Park, granting such utilities and entities the right to install, lay, construct, operate, maintain, renew, repair or replace conduits, cables, pipes, electrical wiring, transformers and switching apparatus and other equipment including housings for such equipment, into, over, under, along, on and through said Common Area and the aforesaid individual Lots (not, however, underlying any individual Townhome) for the purpose of providing utility and commercial entertainment services to the Real Estate, or any parts thereof, together with reasonable rights of ingress to and egress from the Real Estate, for such purposes. The Declarant and the Association, and the Board acting on behalf of the Association, may hereafter grant other or additional easements for utility and commercial entertainment purposes for the benefit of the Real Estate and the aforesaid individual Lots (not, however, underlying any individual Townhome), and each Townhome Owner hereby grants the Declarant, the Association, and the Board acting on behalf of the Association, an irrevocable power of attorney to execute, acknowledge and record in the name of such Townhome Owner, such instruments as may be necessary or appropriate to effectuate the foregoing.

Police, fire, water, health and other authorized municipal officials, employees and vehicles of the Village of Tinley Park shall have the right of ingress and egress to the Real Estate for performance of official duties and to enforce all municipal ordinances.

No private agreement of any adjoining Townhome Owners shall modify or abrogate any of the provisions contained in this paragraph, which shall be binding upon the heirs, administrators, successors and assigns of the Townhome Owners; but no person shall be liable for any act or omission respecting such provisions, except such as took place while such person was a Townhome Owner.

The Association is hereby granted a perpetual easement over all of the Lots in the Development for the purpose of maintenance, repairs and replacements as required by this Declaration.

Section 5: Mutual Easements for Encroachments. If any Townhome shall encroach upon another Townhome as a result of initial construction or settlement thereafter, there shall be deemed to be mutual easements in favor of the Owners of the Townhomes involved to the extent of such encroachments so long as same shall exist.

<u>Section 6: Private Streets.</u> All the private roadways or drives in the Development shall be part of the Common Area and may be used for street purposes, subject to reasonable rules and regulations adopted by the Board or Association. The cost of maintenance and upkeep of such private roadways shall be a Common Expense. Said private roadways and drives shall be burdened with the easements set forth in this Declaration as well as in any deed or deeds of conveyance.

Section 7: Administration of Common Area Prior to Election of Initial Board. Until the appointment of the initial Board, the same rights, titles, powers, privileges, trusts, duties, and obligations vested in or imposed upon the Board by the Act and in the Declaration and By-Laws shall be held and performed by the Declarant.

Within sixty (60) days following election of the initial Board other than the Declarant, the Declarant shall deliver to the Board:

- (a) All original documents as recorded or filed pertaining to the Property, its administration and the Association, such as the Declaration, By-Laws, Articles of Incorporation, other Townhome Instruments, annual reports, minutes and rules and regulations, contracts, leases, or other agreements entered into by the Association. If any original documents are unavailable, a copy may be provided if certified by affidavit of the Declarant, or an officer or agent of the Declarant, as being a complete copy of the actual document (as recorded or filed, if applicable).
- (b) A detailed accounting by the Declarant, setting forth the source and nature of receipts and expenditures in connection with the management, maintenance and operation of the Property and copies of all insurance policies and a list of any loans and advances to the Association which are outstanding.
- (c) Association funds which shall have been at all times segregated from any other moneys of the Declarant.
- (d) A schedule of all real or personal property, equipment and fixtures belonging to the Association, including documents, transferring the Property, warranties, if any, for all real and personal property and equipment, deeds, title insurance policies, and all tax bills; and
- (d) A list of all litigation, administrative action and arbitrations involving the Association, any notices of governmental bodies involving actions taken or which may be taken concerning the Association, engineering and architectural drawings and specifications as approved by any governmental authority, all other documents filed with any other governmental authority, all governmental certificates, correspondence involving enforcement of any Association requirements, copies of any

documents relating to disputes involving Owners, and originals of all documents relating to everything listed in this Section.

ARTICLE V COVENANTS FOR ASSESSMENTS TO MAINTAIN COMMON AREA

Section 1: Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Townhome Property owned within the properties, hereby covenants, and each Owner of any Townhome Property by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed or conveyance, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be fixed, established and collected from time to time as hereinafter provided. The annual and special assessments, together with such interest thereon and costs of collection thereof, as hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with such interest at the rate of twelve percent (12%) per annum, plus late charges, administrative fees, costs and reasonable attorneys' fees, which shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation shall pass to his successors in title unless expressly waived by the Association and they shall become jointly and severally liable therefore with such Owner.

Section 2: Purpose of Assessments. The assessments levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety and welfare of the residents in the Parcel and, in particular, for the improvements and maintenance of the Townhome Property, services and facilities devoted to this purpose and related to the use and enjoyment of the Common Area and of the Townhomes situated upon such Properties, and for the payment of taxes and insurance on the Common Areas and facilities thereon; for repair, replacement and additions thereto and management and for supervision thereof and association expenses.

Section 3: Calculation of Assessments for Common Expenses. Each year on or before November 30, the Board shall adopt and furnish each Owner with a budget for the ensuing calendar year, which shall show the following with reasonable explanations and itemizations:

- (a) The estimated Common Expenses;
- (b) The estimated amount, if any, to maintain adequate reserves for Common Expenses including, without limitation, amounts to maintain the Maintenance Reserve;
- (c) The estimated net available cash receipts from the operation and use of the Common Area, plus estimated excess funds, if any, from the current year's assessments;
- (d) The assessment amount payable by each Owner, which is hereby defined as the amount determined in (a) above, plus the amount determined in (b) above, minus the amount determined in (c) above;
- (e) That portion of the assessment which shall be payable by the Owner of each Parcel which is subject to assessment hereunder each month until a revised assessment becomes effective, which monthly amount shall be equal to assessment, divided by the number of Townhome Properties, divided by twelve (12), so that each Owner shall pay an equal assessment for each Townhome Property owned.

Anything herein to the contrary notwithstanding the following provisions shall apply with respect to the period prior to the Turnover Date. Any budget prepared by the Board prior to the Turnover Date shall be based on the assumptions that (i) the Real Estate has been fully constructed as shown on Declarant's then current plan for the Development; and (ii) all proposed Homes have been sold and are occupied. The current plan for the Real Estate shall be kept on file with the

Association and may be modified from time to time by Declarant. Declarant shall not be obligated to pay any assessments to the Association prior to the Turnover Date. However, if with respect to the period commencing on the date of the Recording of this Declaration and ending on the Turnover Date, the amount of assessment payable by Owners (other than Declarant) less the portions thereof which are to be added to Reserves is less than the Common Expenses actually incurred with respect to such period, then the Declarant shall pay the difference to the Association. From time to time prior to the Turnover Date, the Declarant shall deposit with the Association amounts which reasonable approximate Declarant's obligation hereunder as estimated by the Declarant. A final accounting and settlement of the amount, if any, owed by the Declarant to the Association shall be made as soon as practicable after the Turnover Date.

Section 4: Payment of Assessments. On or before the 1st day of January of the ensuing calendar year, and on the first day of each month thereafter until the effective date of the next annual or revised assessment, each Owner of a Parcel which is subject to assessment shall pay to the Association, or as the Board may direct, that portion of the assessment which is payable by each Owner of a Townhome Property under Section 3(e). Any payment more than five (5) days late shall be subject to a late charge equal to ten percent (10%) of the payment due.

Section 5: Revised Assessment. If, after the Initial Development Period, the assessment proves inadequate for any reason (including nonpayment of any Owner's assessment) or proves to exceed funds reasonably needed, then the Board may increase or decrease the assessment payable under Section 3(e) by giving written notice thereof (together with a revised budget and explanation for the adjustment) to each Owner not less than ten (10) day s prior to the effective date of the revised assessment.

Section 6: Maintenance Reserve. The Association shall segregate and maintain special reserve accounts to be used solely for making capital expenditures in connection with the Common Area and those portions of the Home Exteriors with respect to which the Association is responsible for repair and replacement (the "Maintenance Reserve"). The Board shall determine the appropriate level of the Maintenance Reserve based on a periodic review of the useful life of improvements to the Common Area, the portions of the Townhome Exteriors for which the Association is responsible and other property owned by the Association and periodic projections of the cost of anticipated major repairs or replacements to the Common Area, the portions of the Townhome Exteriors for which the Association is responsible and the purchase of other property to be used by the Association in connection with its duties hereunder. Each budget shall disclose that percentage of the assessment amount to be added to the Maintenance Reserve and each Owner shall be deemed to make a capital contribution to the Association equal to such percentages multiplied by each installment of the assessment paid by such Owner.

<u>Section 7: Initial Capital Contribution.</u> Upon the closing of the first sale of a Townhome Property by the Declarant to a Purchaser for value, the purchasing Owner shall make a capital contribution to the Association in an amount equal to the greater of (i) two (2) months' assessment at the rate which shall be effective with respect to the Parcel as of the closing; or (ii) \$250.00. Said amount shall be held and used by the Association for its working capital needs.

Section 8: Special Assessments for Capital Improvements. In addition to the monthly assessments authorized above, the Association may levy in any assessment year, a special assessment applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a described capital improvement upon the Common Area, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of a majority of the Board on any expenditure of \$10,000.00 or any expenditure greater than \$10,000.00 or contracts for more than two (2) years, and two-thirds (2/3) of the votes of members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting setting forth the purpose of the meeting.

Section 9: Quorum for Any Action Authorized Under Section 8 Requiring a Vote by the Members. At the first meeting called, as provided in Section 8 above, the presence at the meeting of members or of proxies entitled to cast fifty percent (50%) of all the votes of membership shall constitute a quorum. If the required quorum is not present at any meeting, another meeting may be called subject to the notice requirement set forth in Section 8, and the required quorum at any such subsequent meeting shall be members or proxies entitled to cast thirty percent (30%) of the votes of each class of membership. No such subsequent meeting shall be held more than sixty (60) days following the initial meeting.

Section 10: Uniform Rate of Assessments. Both monthly and special assessments must be fixed at a uniform rate for all Townhome Properties and collected on a monthly basis.

Section 11: Date of Commencement of Annual Assessment: Due Dates. The monthly assessments provided for herein shall commence as to such Townhome Property on the first day of the month following the conveyance of such Townhome Property by the Declarant to the initial owner thereof. The assessment for the month of closing shall be adjusted according to the number of days remaining in the month, and paid at closing by the Purchaser. The Board of Directors shall fix the amount of the annual assessment against each Townhome Property at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors for both annual and special assessments. The Association shall, upon written demand, at any time furnish a certificate in writing signed by an Officer of the Association setting forth whether the assessments on a specified Townhome Property have been paid. A reasonable charge may be made by the Board or its Managing Agent for the issuance of these certificates. Such certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid.

Section 12: Effect of Non-Payment of Assessments: Remedies of the Association. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of twelve (12%) percent per annum plus late charge, and the Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. Interest, costs and reasonable attorneys' fees of any such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Townhome Property. A collecting agent may be designated by the Board of Directors who is also the mortgagee (or its servicing agent) of the Owner's mortgage on his Townhome Property, and the mortgage may be declared in default in the event such assessment shall become delinquent and is not paid within thirty (30) days after the delinquency date, it being understood and agreed that the non-payment of such assessment materially affects and jeopardizes the value and security of the Townhome Property so mortgaged.

Section 13: Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any mortgage or mortgages. Sale or transfer of any Townhome Property which is subject to any mortgage, pursuant to a decree of foreclosure under such mortgage or any proceeding in lieu of foreclosure thereof, shall extinguish the lien of such assessments as to payments thereof which became due prior to the earlier of such sale or transfer or the appointment of a receiver or mortgagor in possession. No sale or transfer shall relieve such Townhome Property from liability for any assessments thereafter becoming due or from the lien thereof.

Section 14: Exempt Property. The following property subject to this Declaration shall be exempt from the assessments created herein: (a) all properties dedicated to and accepted by a local public authority; and (b) the Common Area. However, no land or improvements devoted to dwelling use shall be exempt from said assessments after the initial sale of such dwelling or Townhouse by the Declarant.

<u>Section 15: Exempt Townhome Property.</u> Prior to the time a townhouse, house or other dwelling is constructed on a Townhome Property and conveyed by the Declarant, it shall be exempted from the assessment, charges and liens created herein. On completed townhouses for which certificates of occupancy have been issued, but which Townhome Properties are not yet sold and conveyed, the Declarant shall be responsible for the maintenance of such Townhome Properties in a manner typical of the average maintenance of the Townhomes in the properties.

ARTICLE VI MAINTENANCE DUTIES AND RIGHTS

Section 1: The Association. In addition to its other powers, rights and duties as set forth in these covenants and in its Articles of Incorporation, By-Laws and Rules and Regulations, and as any of the same may be amended, shall exclusively maintain and otherwise manage all the Common Areas, including the common parking area, private streets, all landscaped islands, all equipment forming a part of the underground sprinkler system including pumps, pipes, conduits and other incidental components and all driveways serving the Parcel in whole or in part, maintain the exterior of all Townhomes, including the trim and exterior walls, roofs, gutters and downspouts; shall exclusively maintain and manage all landscaping, trees, shrubs and grass lawns of open areas; remove rubbish and remove snow on all walks, driveways, streets, and walks of the townhouses; maintain signs, entrance and outdoor lighting; pay fire and casualty insurance premiums for the Association as specified in Article IX and real estate and personal property taxes attributable to the Common Areas; and paint the exterior of all Townhome Properties in a uniform or complimentary manner during any reasonable hours on any day after giving reasonable notice to the Townhome Owner, except that landscape work shall not require any advance notice. In furtherance of the above duties and all other powers, rights, and duties of the Association, the Association for itself, its agents, successors and assigns, is hereby granted the right and easement to enter in and upon all yard areas and walks of the Townhome Properties in the subdivision and for exterior routine maintenance to enter in and upon Townhouses upon such Townhome Properties.

The extent and frequency of the activities of the Association in carrying out the duties of maintenance and management set forth above shall be decided by the Board of Directors, and the Board of Directors may appoint committees to advise the Board on such matter. The Board of Directors may also promulgate Rules and Regulations to aid in carrying out of said maintenance and management duties, and may amend said Rules and Regulations from time to time.

In the event that the need for maintenance or repair is caused through the willful or negligent act of the Owner, his family, or guests, or invitees, the cost of such maintenance or repairs shall be added to and become a part of the assessment to which such Townhome Property is subject.

Section 2: Townhome Owners. Except as provided in the following subparagraph, each Townhome Owner at his own expense, shall furnish and be responsible for all maintenance, repairs and replacements within his own Townhome, including the foundation, partition walls, decks and patios, if any; sewer, water and electrical lines to the point of entrance into the townhouses and facilities; and for the maintenance, repairs and replacements of all parts of windows and sliding glass doors and the air-conditioning compressor with its ancillary equipment located on a Townhome. If due to the act or neglect of a Townhome Owner, or of his agent, servant, tenant, contract purchaser, family member, guest, invitee, licensee or household pet, damage shall be caused to the Common Area or to a Townhome not owned by said Townhome Owner, or maintenance, repairs or replacements are required which would otherwise be a Common Expense, then such Townhome Owner shall pay for such damage or such maintenance, repairs and replacements, as may be determined by the Association to the extent not covered by insurance (including the amount of any applicable deductible). The authorized representatives of the Association, Board or Managing Agent shall be entitled to reasonable access to any of the Townhomes as may be required in connection with maintenance, repairs and replacements of the Common Area, or any equipment, facilities or fixtures affecting or serving any Townhome or the Common Area, and the repair, maintenance and replacement of the entire underground sprinkler system that may be installed in the future, including pumps, pipes, conduits and such other additional or ancillary equipment as is necessary for its proper operation,

In addition to the Common Areas, the Association may, at its discretion, maintain certain items located on individual Townhome Properties, with or without additional charge to the Townhome Owners, as follows:

- (a) Replacement of trees, grass and shrubs.
- (b) Repair and maintenance of patios, decks or other Townhome Owner installed improvements.

- (c) Repair and maintenance of sewer and water lines to the point of entry into the Townhome.
- (d) Removal of snow from walks.
- (e) Repair and maintenance of outside electrical fixtures.

The cost of the foregoing items of landscaping, maintenance, repairs and replacements which the Association is required to furnish shall be a Common Expense, except as provided in the following sentence. Any exterior maintenance which the Association is not required to furnish and which is furnished at the request of any Townhome Owner or of his agent, servant, tenant, contract purchaser, family member, guest, invitee, licensee or household pet, the expense of which is not reimbursed by the proceeds of any insurance (including the amount of any applicable deductible), shall be assessed only against that Townhome upon which such maintenance is done and shall be added to and become a part of the annual assessment or charge to which such Townhome is subject and shall be a lien on that Townhome and the personal obligation of the Townhome Owner thereof and shall become due and payable in all respects and to the same extent as provided herein for the payment of Association assessments by Townhome Owners.

If the Association furnishes maintenance with respect to a Townhome at the request of a Townhome Owner other than as required by this Declaration, the Association may require such Townhome Owner to pay the cost thereof in advance.

Section 3: Default in Performance. In the event the Declarant or the Association (as the case may be) defaults in its obligation to maintain and repair the Common Area and such default adversely affects the health, safety and welfare of the Townhome Owners and Occupants, the Village of Tinley Park shall have the right (but not the obligation) after thirty (30) days written notice to the Declarant or the Association (as the case may be) specifying the nature of such default, to enter upon the Common Area and cause such default to be cured, either directly or through individual contractors engaged by said Village in connection therewith, and shall upon demand be reimbursed by the Declarant or the Association (as the case may be) for all costs so incurred and such costs shall, with interest thereon and costs of collection as herein provided with respect to assessments for Common Expenses, become a continuing lien on the Townhomes and the Common Area until paid (subject and subordinate, however, to the lien of any prior recorded mortgage against a Townhome) and the Declarant or the Association shall levy assessments for the payment thereof under the applicable provisions in this Declaration. Nothing set forth in this paragraph shall prohibit the Board from contracting directly with the Village of Tinley Park to perform maintenance and repair on the Common Areas.

ARTICLE VII USE AND RIGHTS IN COMMON AREAS

Section 1: Use and Rights of Owners and the Association. Except as the right may be suspended under Article V. Section 12 herein for non-payment of delinquent assessments, or as provided below, each Owner, at the time he becomes an Owner and for so long as he is an Owner, is hereby granted an easement of use and access to all of the Common Areas and the facilities thereon, subject to the Rules and Regulations of the Association as promulgated from time to time. This easement of use and access granted to each Owner shall be deemed to be attached to the Owner's Townhome Property and shall run with the land, shall be deemed to be granted to each successive Owner of the Townhome Property, and shall include all tenants, contract purchasers, agents, servants, family members, guests and invitees of each Owner.

The Association shall have the right to suspend the use and access by an Owner to any of the Common Areas and the facilities thereon, except for ingress and egress to the Owner's Townhome Property, for a period not to exceed thirty (30) days for any infraction of its promulgated rules and regulations. The Association shall have the right to charge reasonable admission and other fees for the use of any facilities situated upon the Common Areas. The Association shall have the right, in accordance with its Articles of Incorporation and By-Laws, to borrow money for the purpose of improving all or portions of the Common Areas and the rights of such mortgagee in said Common Areas shall be superior to the rights of the Owners herein, except for the Owner's rights of ingress and egress to his Townhome Property, and the Association shall have the right to take such steps as are reasonably necessary to protect such mortgaged Common Areas from foreclosure. The Association, with the assent of a majority of the Owners, as further specified in its Articles of Incorporation and By-Laws, shall have the right to dedicate all or portions of the Common Areas to the general public for public use provided each Owner shall have ingress and egress to his Townhome Property. It is understood and agreed by each Owner that fee title to his Townhome Property which may be abutting any Common Area shall in no event extend to any such Common Area, but such Common Area is reserved to the Declarant to be conveyed by it to the Association for the common enjoyment of all the Owners.

Section 2: Use and Rights of Declarant. As part of the overall program of development of the Property into a residential community and to encourage the marketing thereof, the Declarant shall have the right of use of the Common Areas and facilities thereon without charge during the sales and construction period on the Property in aid in its marketing.

ARTICLE VIII BUILDING AND USE RESTRICTIONS

Section 1: Buildings/Structures. The properties are hereby restricted to residential dwellings and any ancillary and accessory uses and the buildings in connection therewith. All buildings or structures erected shall be residential in nature and except for the renovation or conversion thereof by the Declarant or its agents, no subsequent buildings or structures other than townhouses shall be built on any Townhome Property where the Declarant has theretofore constructed a townhouse, except as specifically authorized by the Declarant or its successors in interest and the Village of Tinley Park. No building or structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used or constructed on any Townhome Property at any time as a residence or otherwise either temporarily or permanently.

Section 2: Animals. No animals, livestock or poultry of any kind shall be raised, bred or kept in any Townhome Property except that up to one (1) dog, up to two (2) cats or other household pets may be kept provided they are not kept, bred or maintained for any commercial purpose and do not exceed fifteen (15) pounds. Any such pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Townhome Property upon thirty (30) days' written notice from the Association. Pets shall be leashed at all times and may not be tethered outside or left unattended when outside any Townhome Property, and no pet shall be permitted to defecate on any Parcel. Any pet excrement shall be immediately removed from public or private property by the pet's owner. Additional rules and regulations pertaining to maintenance of dogs and cats shall be prescribed by the Association, including the removal of any pet creating a nuisance.

Section 3: Signage. "For rent" or "for sale" signs shall be strictly regulated by the Board. Provided, however, no such sign shall be permitted by Owners, except by the Declarant prior to the sale of the last Townhome Property developed by the Declarant. No advertising signs, billboards, objects of unsightly appearance or nuisances shall be erected, placed or permitted to remain on any Townhome Property. No Townhome Property shall be used in any way for any purpose which may endanger the health or unreasonably disturb the residents on the properties. No commercial activities of any kind whatever shall be conducted in any building or on any part of the properties except activities intended primarily to serve the residents of the properties. Nothing contained herein shall prevent home office activities not violative of Village of Tinley Park zoning codes. The foregoing restrictions shall not apply to the commercial activities, signs and billboards, if any, of the Declarant during the construction and sales period or by the Association in furtherance of its powers and purposes set forth herein and in its Articles of Incorporation, By-Laws, Rules and Regulations as the same may be amended from time to time.

Section 4: Landscaping Alteration. No landscaping as installed by the Declarant shall be altered.

Section 5: Exterior Maintenance. No clothes lines are permitted. There will be no storage of any type permitted in the yard or patio area or any Townhome Property, and all rubbish, trash, garbage and refuse receptacles shall be stored in a non-visible area of the Townhome Property. The storage of boats, recreational

vehicles, commercial vehicles and dilapidated or disabled vehicles are strictly prohibited. No vehicle shall be parked so as to obstruct any main sidewalks or access to any garage.

Section 6: No Nuisance. No noxious or offensive activity shall be carried on in the Premises nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the Residents or detracts from the general appearance of the Development and shall be removed as determined by the Association.

Section 7: Antennae and Satellite Dishes. No antenna or satellite dishes shall be installed or allowed to remain on any portion of the Common Area. The installation of all antennae and satellite dishes on the Townhome Property shall be governed by additional rules and regulations pertaining to the method and location of installation, size restrictions and compatibility with overall appearance of the Development as may be prescribed by the Association in accordance with regulations propounded by the Federal Communication Commission.

<u>Section 8: Structural Impairment.</u> Nothing shall be done in, on or to any part of the premises which would impair the structural integrity of any Townhome located thereon nor shall any Owner paint, decorate or adorn the outside of his Townhome or install on the exterior any canopy, awning or other equipment, fixtures or items of any kind without the express approval of the Association.

Section 9: Drainage Pattern. No person shall obstruct, alter or in any manner modify the established drainage pattern from, on or over any Townhome or Lot or any portion of the Common Area; nor shall any Person obstruct, alter or in any way modify any drainage swales, devices and/or facilities now installed or to be installed by the Declarant or the Association. The Declarant reserves the right for itself and the Association to enter upon any Townhome Lot and the Common Area to correct, as it may deem necessary, any drainage condition. Sump pump and sump pump drain lines must be kept operational by Townhome Owners.

Section 10: Decorating and Maintenance. Each Townhome Owner shall maintain in good condition his or her Townhome, at the expense of said Owners, including, but not limited to, interior painting, wall-papering, window washing, cleaning, paneling, floor covering, draperies, window shades, and storm and screen doors. Each Owner shall install and maintain in the windows of every room of his or her Townhome, other than the bathrooms, kitchen and utility room, white or white-lined room drapes or curtains.

Section 11: Personal Property. Articles of personal property belonging to any Townhome Owner, such as baby carriages, bicycles, wagons, toys, furniture, clothing and other articles shall not be stored or kept on or in any portion of the Common Area, except as specifically designated by the Board.

Section 12: Electrical. No Townhome Owner shall overload the electrical wiring in his Townhome or operate any machines, appliances, accessories or equipment in such manner as to cause, in the judgment of the Board, an unreasonable disturbance to others.

Section 13: Energy Saving Devices. No storm doors or other energy saving devices upon doors or windows shall be installed in or on any Townhome without the prior written consent of the Board.

The Association reserves the right to enter upon any Townhome to correct or eliminate nuisances or violations of any or all of the foregoing, and to correct any failure of the Townhome Owner to properly maintain those areas and items not the responsibility of the Association. The cost of such work shall be assessed by the Association against the individual Townhome Owner and such assessments shall be due and payable in the month assessed. In the event payment of such special assessment is not made, such special assessments shall become a lien on the property, the personal obligation of the Townhome Owner and subject to all covenants for assessments contained in this Declaration and the By-Laws.

ARTICLE IX SALE, LEASING OR OTHER ALIENATION

Section 1: Sale or Lease. The Association shall have no right of first refusal on any sale, devise, bequest, gift, transfer, enforcement sale, or inheritance of any Townhome.

Section 2: Lease. The Board may impose, by its Rules and Regulations, reasonable restrictions in the leasing of units. Such restrictions shall include, but are not limited to, the following:

- (a) Prior information as to the proposed tenant;
- (b) Restrictions as to the number of occupants;
- (c) Restrictions as to the duration of leases;
- (d) Regulations regarding the inclusion in all leases of such reasonable provisions so as to insure enforcement of the Declaration, By-Laws, and Rules and Regulations.

Section 3: Owner Guarantee. The Townhome Owner making a lease shall not be relieved thereby from any of his obligations hereunder. Each Townhome Owner making a lease unconditionally guarantees to the Association and to the other Townhome Owners that his respective lessees and sublessees will faithfully abide by the provisions of this Declaration and the Rules and Regulations of the Association. In the event that any lessee or sublessee fails to do so, the responsible Townhome Owner shall promptly indemnify the Association and the other Townhome Owners for all losses caused thereby and shall take appropriate action in the matter to correct such failure including termination of tenancy and judicial proceedings. If any Townhome Owner fails to take such action, the Association may do so, in its own behalf and/or in the Townhome Owner's name. The Board may adopt such rules and regulations applicable to the leasing of Units as it deems advisable or necessary.

Section 4: Applicable Rules and Regulations. Notwithstanding anything contained in this Declaration and By-Laws, the provisions of this Article IX and any rules or regulations adopted pursuant hereto by the Board shall not at any time apply to any Townhomes owned by the Trustee or the Developer.

ARTICLE X PARTY WALLS

Each Townhome Owner shall be subject to the following limitations and restrictions with respect to Party Walls constructed within the Development, as follows:

- (a) Every wall which is built as a part of the original construction within the Development and placed on the dividing line between separate Townhomes shall constitute and be considered a Party Wall, and as to such Wall each of the Townhome Owners immediately adjacent shall have the obligations and be entitled to the rights and privileges of this Declaration and to the extent not inconsistent herewith, the general rules of law regarding party walls.
- (b) If any Party Wall is damaged or destroyed through the act or acts of any adjoining Townhome Owner, or his agents, servants, guests or members of his family, whether such act is willful, negligent or accidental, such Townhome Owner shall forthwith proceed to rebuild or repair the same to as good a condition as formerly without cost to the other adjoining Townhome Owner.
- (c) Any Party Wall damaged or destroyed by some act or event other than that produced by one of the adjacent Townhome Owners, his agents, servants, guests or family, shall be rebuilt or repaired by both adjoining Townhome Owners to the same good condition as formerly, at their joint and equal expenses and as promptly as reasonably possible.

- (d) Any Townhome Owner who proposes to modify, rebuild, repair or make additions to his own Townhome in any manner which requires the extension, alteration or modification or any Party Wall, shall first obtain the written consent of the adjacent Townhome Owner and any governmental permits as may be required, in addition to meeting the other requirements of this Declaration.
- (e) In the event of a disagreement between adjoining Townhome Owners with respect to the repair, reconstruction or maintenance of a Party Wall or with respect to sharing the cost of repairing, rebuilding or maintaining the same, then upon the written request of either of said Townhome Owners to the Board, the matter shall be submitted to it for arbitration under such rules as it may from time to time adopt.
- (f) No private agreement of any adjoining Townhome Owners shall modify or abrogate any of the provisions contained in this Article X, which shall be binding upon the heirs, administrators, successors and assigns of the Townhome Owners; but no person shall be liable for any act or omission respecting such provisions, except such as took place while such person was a Townhome Owner.

ARTICLE XI REMEDIES FOR NONCOMPLIANCE

In the event of any default by any Townhome Owner under the provisions of this Declaration, the By-Laws or the rules and regulations of the Board or Association, the Association, and its successors or assigns, or the Board and its agents, shall have the right to levy a fine against the defaulting Townhome Owner in an amount reasonably determined by the Board and in addition shall have all of the rights and remedies which may be provided for in this Declaration, the By-Laws, Article IX of the Illinois Code of Civil Procedure, or the aforesaid rules and regulations, or which may be available at law or in equity, and may prosecute any action or other proceeding against such defaulting Townhome Owner and/or others (i) for enforcement or foreclosure of any lien and the appointment of a receiver for the Townhome, without notice and without regard to the value of such Townhome or ownership interest or the solvency of such Townhome Owner, or (ii) for damages, injunction or specific performance, or (iii) for judgment for payment of money and collection thereof, or (iv) for the right to take possession of the Townhome, rent the Townhome and apply the rents received to payment of unpaid assessments and interest accrued thereon, or to sell the Townhome at a judicial sale, or (v) for any combination of the above remedies, or for any other relief now or hereafter permitted.

The proceeds of any judicial sale of a Townhome, pursuant to the preceding subparagraph, shall first be paid to discharge court costs, court reporter charges, reasonable attorneys' fees and all other expenses of the proceeding and sale, and all such items shall be taxed against the defaulting Townhome Owner in any final judgment. Any balance of such proceeds remaining after satisfaction of said costs, charges, fees and expenses and any unpaid assessments hereunder and liens shall be paid to the Townhome Owner. Upon the confirmation of such sale, the purchaser shall thereupon be entitled to a deed to the Townhome and to immediate possession of the Townhome sold, and may apply to the court for a writ of assistance for the purpose of acquiring such possession, and it shall be a condition of any such sale, and the judgment shall so provide, that the purchaser shall take the Townhome sold subject to this Declaration, the By-Laws and the rules and regulations of the Board or Association. All expenses of the Association in connection with any such actions or proceedings, including court costs and attorneys' fees and other fees and expenses and all damages, liquidated or otherwise, together with interest thereon at the rate of eighteen percent (18%) per year, or such greater percentage as may be permitted under the laws of the State of Illinois, until paid, shall be charged to and assessed against such defaulting Townhome Owner, and shall be added to and deemed part of his share of the Common Expenses, and the Association shall have a lien for all of the same, as well as for nonpayment of his share of the Common Expenses, upon the Townhome of such defaulting Townhome Owner and upon all of his additions and improvements thereto, and upon all of his personal property located in his Townhome or elsewhere on the Development, provided, however, that such lien shall be subordinate to the lien of a prior recorded mortgage on the Townhome of such Townhome Owner, except for the amount of the proportionate share of said Common Expenses which becomes due and payable from and after the date on which the mortgagee or a purchaser at a foreclosure sale under such

mortgage either takes possession of the Townhome or accepts a conveyance of any interest therein or the date on which the mortgagee causes a receiver to be appointed for the Townhome.

In the event of any such default by any Townhome Owner, the Association, the Board and the Managing Agent, if so authorized by the Board, shall have the authority to correct such default and to do whatever may be necessary for such purpose, and all expenses in connection therewith shall be charged to and assessed against such defaulting Townhome Owner, and shall be added to and deemed part of his respective share of the Common Expenses, and the Association shall have a lien for all of the same upon the defaulting Townhome Owner's Townhome and upon all of his additions and improvements thereto, and upon all of his personal property located in his Townhome or elsewhere on the Development, provided, however, that such lien shall be subordinate to the lien of a prior recorded mortgage on the Townhome of such Townhome Owner, except for the amount of the proportionate share of said Common Expenses which becomes due and payable from and after the date on which the mortgagee under said mortgage or a purchaser at a foreclosure sale either takes possession of the Townhome or accepts a conveyance of any interest therein or the date on which the mortgagee causes a receiver to be appointed for the Townhome. Any and all such rights and remedies may be exercised at any time and from time to time, cumulatively or otherwise, by the Association or the Board. The provisions of this Article XI applicable to the priority of liens held by mortgagees shall not be amended or modified without the express and prior written consent of all mortgages of record.

ARTICLE XII

Section 1: Insurance.

(a) The Board shall have the authority to and shall obtain insurance for the Common Area, against loss, damage or destruction by fire, vandalism, malicious mischief and such other hazards as are covered under standard extended coverage insurance provisions, of the full insurance replacement cost of the Common Area, and against such other hazards and for such amounts as the Board may deem advisable. Full insurable replacement cost shall be deemed the cost of restoring the Common Area to substantially the same condition in which it existed prior to said damage or destruction. Such insurance coverage for the Common Area shall be written in the name of, and the proceeds thereof shall be payable to, the Association. The premiums for such insurance coverage on the Common Area shall be a Common Expense.

The Board shall have authority to and shall obtain comprehensive public liability insurance, in such amounts as it deems desirable, and shall have authority to obtain workmen's compensation insurance and other liability insurance as it deems desirable, insuring each Townhome Owner, mortgagee of record, if any, the Association, its Officers and Directors, Board and Employees, the Declarant and the Managing Agent, if any, from liability in connection with the Common Area. The premiums for all said public liability insurance shall be a Common Expense.

The Board shall have authority to and may obtain such insurance, in such amounts, from such sources and in such forms as it deems desirable, insuring each Director of the Board, Officer of the Association, and each member of any committee appointed pursuant to the By-Laws of the Association from liability arising from the fact that said person is or was a Director or officer of the Association, or a member of such committee. The premiums for such insurance shall be a Common Expense.

The Board shall have authority on behalf of the Association to participate in a cooperative program with other community associations in the Village of Tinley Park to obtain liability insurance on behalf of the Association. The Board must be satisfied with all the provisions of such a proposed participation agreement before it enrolls the Association in it.

(b) Each Townhome Owner shall, at his own expense, obtain and maintain, throughout the period of his ownership of a Townhome, insurance on his Townhome as well as his additions and improvements thereto, against loss, damage or destruction by fire, vandalism, malicious mischief and such other hazards as are covered under standard extended coverage insurance provisions, for the full insurable replacement cost of his Townhome and against such other hazards as the Board may provide by resolution, such insurance coverage to be in form, substance, amount and with an insurance carrier satisfactory to the Board. The Board reserves the right, but shall be under no obligation, to require any Townhome Owner to increase the coverage on his Townhome up to the full insurable replacement cost thereof if the Board reasonably determines that such Townhome is not so insured. Full insurable replacement cost shall be deemed the cost of restoring such Townhome or any part thereof to substantially the same condition in which it existed prior to said damage or destruction. Such insurance coverage shall name the Association as an additional insured thereunder as the Association's interest may appear. Each such policy of insurance shall contain, if possible, a waiver of subrogation rights by the insurer against the other Townhome Owners and the Association. Each Townhome Owner shall submit to the Association a certificate of insurance naming the Association as an additional insured thereunder. Subject to the following sentence, the proceeds of such insurance shall be payable to the Townhome Owner and the Association as their interests may appear and shall be used to restore such Townhome to the same condition in which it existed prior to such damage or destruction; and the Association shall have the right to compel the Townhome Owner to so apply such proceeds. Subject to the rights of any mortgagee under a recorded mortgage on such Townhome, the Association shall have the right, at its election, to collect and receipt for any such insurance proceeds.

Section 2: Damage or Destruction.

- (a) In the event the Common Area shall suffer damage or destruction from any cause, the proceeds of any policy insuring against such loss or damage and payable by reason thereof shall be applied to cause such damage or destruction to be reconstructed, repaired or restored unless the Board decides that such proceeds not be so applied.
- (b) In the event of damage to or destruction of, by fire or other casualty, any Townhome, or any portion thereof, the Townhome Owner of any such Townhome covenants and agrees that such Townhome Owner shall commence repairing or rebuilding, within a reasonable time after such damage or destruction (not to exceed six months), the Townhome in a substantial and workmanlike manner. using materials comparable to or better than those used in the original structure, and that all construction performed by or caused to be performed by such Townhome Owner shall conform in all respects to the laws and ordinances regulating the construction of buildings in force at the time of such repair or rebuilding. All available insurance proceeds shall be applied to such repairing and rebuilding; the excess, if any, to be paid to the Townhome Owner. The exterior of such Townhome, when rebuilt, shall be substantially similar to and of architectural design in conformity with the exterior of such Townhome prior to the damage or destruction. All rebuilding performed in accordance with the provisions of this paragraph shall be subject to the approval of the Association. In the event that any Townhome Owner shall fail to perform the necessary repair or rebuilding in accordance with the provisions hereof, then the Association may but shall not be required to cause such repair or rebuilding to be furnished, provided and installed in accordance with the provisions hereof and the total cost thereof shall be the personal obligation of the Townhome Owner. In any such event, the Association shall have and is hereby given a continuing lien on the Townhome to which any such repair or rebuilding is furnished by the Association in the aggregate amount of (i) the cost thereof; (ii) interest at the maximum rate permitted by the laws of Illinois from the date of the Association's payment of such costs; and (iii) reasonable attorneys' fees and any court or other costs incurred by the Association in connection therewith, which lien shall bind such Townhome. in the hands of such Townhome Owner, his heirs, devisees, personal representative, grantees, and assigns. In the event such Townhome Owner does not forthwith fully repay the Association therefore as aforesaid, such lien may be foreclosed against the Townhome by the Association, in

the same manner as hereinabove provided in connection with unpaid assessments. The Association's lien described in this paragraph, shall be subordinate to the lien of any mortgage now or hereafter placed upon the Townhome.

ARTICLE XIII GRANT OF EASEMENT

There is hereby granted a non-exclusive easement appurtenant to each Townhome Property and perpetual easement on, over and across the Common Area for the purpose of access and ingress and egress to the benefitted parcel. Each Townhome Owner shall have the right to use the Common Area in common with all other Townhome Owners as may be required for the purpose of access, ingress to, egress from, use, occupancy and enjoyment of the Townhome Property owned by such Townhome Owner. Such right to use the Common Area shall extend to not only such Townhome Owner, but also to such Townhome Owner's agents, servants, tenants, lessees, family members, customers, invitees and guests. Such rights to use of the Common Area shall be subject to the rules and regulations of the Board of the Association. The Board of the Association shall have the authority to grant additional easements with respect to the Common Area.

All easements herein described are easements appurtenant, running with the land; they shall at all times inure to the benefit of and be binding on the undersigned, all its grantees and their respective heirs, successors, personal representatives or assigns perpetually in full force and effect.

Reference in the respective deeds of conveyance, or in any mortgage or trust deed or other evidence of obligation, to the easements and covenants herein described shall be sufficient to create and reserve such easements and covenants to the respective grantees, mortgagees or trustees of said parcels as fully and completely as though said easements and covenants were fully recited and set forth in their entirety in such documents.

ARTICLE XIV RIGHTS RESERVED BY DECLARANT

Section 1: Special Amendments. Anything herein to the contrary notwithstanding, Declarant reserves the right and power to Record a special amendment ("Special Amendment") to this Declaration at any time and from time to time which amends this Declaration: (i) to comply with requirements of the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, or any other governmental agency or any other public, quasi-public or private entity which performs (or may in the future perform) functions similar to those currently performed by such entities: (ii) to induce any of such agencies or entities to make, purchase, sell, insure, guarantee or otherwise deal with First Mortgages covering Lots: (iii) to correct errors, omissions or inconsistencies in the Declaration or any Exhibit; (iv) to bring the Declaration into compliance with applicable laws, ordinances or governmental regulations; (v) to change the product line and elevations during the course of construction provided that all efforts will be made to continue with the overall esthetics and harmony of the community; or (vi) to make any other modifications that the Declarant deems necessary to further the best interests of the development. In furtherance of the foregoing, a power coupled with an interest is hereby reserved and granted to the Declarant to make or consent to a Special Amendment on behalf of each Owner. Each deed, mortgage, trust deed, other evidence of obligation, or other instrument affecting a Lot and the acceptance thereof shall be deemed to be a grant and acknowledgment of, and a consent to the reservation of, the power to the Declarant to make, execute and record Special Amendments. The right and power to make Special Amendments hereunder shall terminate at such times as Declarant no longer holds or controls. title to any portion of the Development Area.

Section 2: Easements for Storm Water Management. The Declarant reserves the right to enter into agreement and easements for the use of easement areas, detention areas and storm water management facilities constructed by Declarant with adjoining property owners, and, in connection therewith enter into such agreements for joint maintenance of such detention and storm water facilities on behalf of the Association as Declarant sees fit.

Section 3: In General. In addition to any rights or powers reserved to the Declarant under the provisions of this Declaration or the By-Laws, the Declarant shall have the rights and powers set forth in this Article. Anything in this Declaration or the By-Laws to the contrary notwithstanding, the provisions set forth in this Article shall govern. If not sconer terminated as provided in this Article, the provisions of this Article shall terminate and be of no further force and effect from and after such time as the Declarant or Declarant's beneficiary is no longer vested with or controls title to any part of the Premises.

Section 4: Promotion of Project. In connection with the promotion, sale or rental of any improvements upon the Premises: (a) the Declarant shall have the right and power, within its sole discretion, to construct such temporary or permanent improvements, or to do such acts or other things in, on, or to the Premises as the Declarant may, from time to time, determine to be necessary or advisable, including, without limitation, the right to construct and maintain model homes, sales or leasing offices, parking areas, advertising signs, lighting and banners, or other promotional facilities at such locations and in such forms as the Declarant may deem advisable; and (b) Declarant, Declarant's beneficiary and their respective agents, prospective purchasers and tenants, shall have the right of ingress, egress and parking in and through, and the right to use and enjoy the Common Area, at any and all reasonable times without fee or charge. The Declarant shall have the right and power to sell or lease any Townhome Property owned by it to any person or entity which it deems appropriate in its sole discretion.

Section 5: Construction on Premises. The Declarant hereby reserves the right and power to make such improvements to the Common Area (including landscaping) as the Declarant deems to be necessary or appropriate. In connection with the rights provided in this Section, the Declarant, Declarant's beneficiary and their respective agents and contractors, shall have the right of ingress, egress and parking on the Common Area and the right to store dirt, construction equipment and materials on the Common Area without the payment of any fee or charge whatsoever.

Section 6: Grant of Easements and Dedications. Declarant shall have the right to dedicate portions of the Common Area to the County, the Municipality or other governmental authority which has jurisdiction over such real estate. Declarant shall also have the right to reserve or grant easements over the Common Area to any governmental authority, public or private utility for the installation and maintenance of electrical and telephone conduit and liens, gas, sewer or water lines, or any other utility services serving any portion of the Premises.

Section 7: Declarant Control of Association. The first and all subsequent Boards shall consist of that number of persons from time to time designated by the Declarant, which persons may, but need not, be Voting Members. Declarant's rights under this section to appoint the members of the Board shall terminate on the first to occur of: (a) the sale of seventy-five percent (75%) of the total Townhomes to be constructed on the Real Estate; (b) the giving of written notice by mail by the Declarant to the members of its Association of Declarant's election to terminate such rights, and Declarant shall have no further obligation with respect to the operation of the Association following said notice; or (c) ten (10) years from the date of recording hereof. The date on which the Declarant's rights under this Section shall terminate shall be referred to as the "Turnover Date". From and after the Turnover Date, the Board shall be consisted and elected as provided in the By-Laws. Prior to the Turnover Date, all of the voting rights at each meeting of the Owners shall be vested exclusively in the Declarant and the Owners shall have no voting rights.

Section 8: Other Rights. The Declarant shall have the right and power to execute all documents and do all other acts and things affecting the Premises which, Declarant determines are necessary or desirable in connection with the rights of Declarant under this Declaration, including Amendment of this Declaration prior to turnover. Each deed, mortgage, trust deed, or other evidence of obligation, or other instrument affecting title and the acceptance thereof shall be deemed to be a grant and acknowledgment of, and a consent to the reservation of, the power of the Declarant to make, execute and record an amendment.

ARTICLE XV CHANGE, MODIFICATION OR RECISSION

In addition to amendment of this Declaration as heretofore and hereinafter provided, subject to the following subparagraph, and unless otherwise provided herein, this Declaration may be changed, modified or rescinded by an instrument in writing, setting forth such change, modification or rescission, signed and acknowledged by the President or a Vice President of the Association, and approved by the Townhome Owners having two-thirds (2/3) or more of the total votes, said approval to be evidenced by Certification of an officer of the Association attached and incorporated into the Amendment.

Neither this Declaration nor the By-Laws may be changed, modified or rescinded so as to eliminate, impair, limit or abridge any rights of the Declarant or any of the mortgagees of record of Townhomes under this Declaration or the By-Laws without the prior written consent of the Declarant or all such mortgagees of record as the case may be. No change, modification or rescission pursuant to this paragraph, which has a material impact upon the duties and responsibilities of the Village of Tinley Park shall be valid without submission of such change, modification or rescission to the Village for its approval. Such approval shall not be unreasonably withheld by the Village. All rights inuring to the Declarant under this Declaration and the By-Laws shall also inure to its successors and assigns.

Any change, modification or rescission of this Declaration, whether accomplished under the provisions of this paragraph or another paragraph of this Declaration, shall be effective upon recording of the instrument which accomplishes such change, modification or rescission.

ARTICLE XVI NOTICES

Notices provided for in this Declaration or the By-Laws shall be in writing. Prior to the Turnover Date, notices shall be addressed to the Association or Board as follows:

Brookside Glen Villas Townhome Association

Thereafter and provided the President of the Board is a Townhome Owner, to:

President of the Board of Brookside Glen Villas Townhome Association (addressed to his or her Townhome)

or at such other address as hereinafter provided. Such notices shall be addressed to any Townhome Owner, as the case may be, at his Townhome or at such other address as hereinafter provided by such Townhome Owner in writing. Such notices shall be addressed to any mortgagee of a Townhome, as the case may be, at the address provided to the Association by such mortgagee for that purpose, or at such other address as hereinafter provided. The Association or Board may designate a different address or addresses for notices to them, respectively, by giving written notice of such change of address to all Townhome Owners. Any Townhome Owner or mortgagee of a Townhome may designate a different address for notices to them by giving written notice to the Association. Notices required to be delivered to any devisee or recipient of a Townhome from, or personal representative of, a deceased Townhome Owner shall be addressed to such party at the address appearing for said party in the records of the court where the estate of such deceased Townhome Owner is being administered. Notices addressed as above provided shall be deemed delivered when mailed by United States first class mail, or when delivered in person, or, if addressed to a Townhome Owner, mailed by United States first class mail to his Townhome Address or such address as provided in writing.

Upon written request to the Board, the holder of any recorded mortgage encumbering any Townhome shall be given a copy of all notices permitted or required by this Declaration to be given to the Townhome Owner of the Townhome which is subject to such mortgage.

ARTICLE XVII GENERAL PROVISIONS

Section 1: Enforcement. The Association, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration and shall be specifically entitled in all respects to reasonable attorneys fees and costs incurred by the Association from any defaulting or non-complying Owner. Failure by the Association to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. The Association is hereby granted all rights granted to Townhome Associations pursuant to Illinois law, now in place or hereafter enacted, to enforce this Declaration or procure payment of the Association is herein shall be deemed to require the Association or the Declarant to comply with any term or provision of or submit any property to an act commonly known as the Illinois Condominium Act.

Section 2: Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

<u>Section 3:</u> Successors and Assigns of Trustee and Developer. Every right, power or easement granted to or reserved by the Trustee and/or Developer in this Declaration, the By-Laws or in the rules and regulations of the Board or Association shall inure to the benefit of and may be exercised by the Trustee and Developer's respective successors and assigns to whom either expressly assigns their respective rights hereunder.

Section 4: Land Trustee as Townhome Owner. In the event title to any Townhome is conveyed to a land title holding trust under the terms of which all powers of management, operation and control of the Townhome remains vested in the trust beneficiaries, then the beneficiaries thereunder shall be considered Townhome Owners for all purposes hereunder, and they shall be responsible for payment of all obligations, liens or indebtedness and for the performance of all agreements, covenants and undertakings chargeable or created under this Declaration against such Townhomes. No claim shall be made against any such title holding trustee personally for payment of any lien or obligation hereunder created, and the trustee shall not be obligated to sequester funds or trust property to apply in whole or in part against such lien or obligation. The amount of any such lien or obligation shall continue to be a charge or lien upon the Townhome and the beneficiaries of such trust, notwithstanding any transfers or the beneficial interest of any such trust or any transfer of title to such Townhome. By directing said trustee to take title to said Townhome, said beneficiaries agree to be bound by the foregoing provisions.

Section 5: Binding Effect. The covenants and restrictions of this Declaration shall run with and bind the land, and shall inure to benefit of and be enforceable by the Association, or the Owner of any Townhome Property subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of twenty (20) years from the date this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years.

Section 6: Perpetuities and Other Invalidity. If any of the options, privileges, covenants or rights created by this Declaration would otherwise be unlawful or void for violation of (a) the rule against perpetuities or some analogous statutory provision; (b) the rule restricting restraints on alienation; or (c) any other statutory or common law rules imposing time limits, then such provisions shall continue only until twenty-one (21) years after the death of the survivor of the new living lawful descendants of the President of the United States at the time this Declaration is recorded.

ARTICLE XVIII ANNEXING ADDITIONAL PROPERTY

Section 1: In General. Declarant reserves the right at any time and from time to time prior to ten (10) years from the date of Recording of this Declaration to annex, add and subject additional portions of the Real Estate to the provisions of this Declaration as additional Parcels by recording a supplement to this Declaration (a "Supplemental Declaration"), as hereinafter provided. Any portion of the Real Estate which is subjected to this Declaration by a Supplemental Declaration shall be referred to as "Added Parcel", any portion of any Added Parcel which is made part of the Common Area shall be referred to as "Added Common Area"; and any Units contained in the Added Premises shall be referred to as "Added Units". After the expiration of said ten (10) year period, Declarant may exercise the rights described herein to annex, add and subject additional portions of the Real Estate to the provisions of this Declaration, provided that the consent of the Owners (by number) of two-thirds (2/3) of all Unit Owners then subject to this Declaration is first obtained.

Section 2: Power to Amend. Declarant hereby retains the right and power to Record a Supplemental Declaration, at any time and from time to time, which amends or supplements Exhibit A, and the property described in this agreement. A Supplement Declaration may contain such additional provisions affecting the use of the Added Parcel or the rights and obligations of owners of any part or parts of the Added Parcel as the Declarant deems necessary or appropriate.

Section 3: Effect of Supplement Declaration. Upon the recording of a Supplemental Declaration by Declarant which annexes and subjects Added Parcels, Added Common Area, or Added Units to this Declaration, as provided in this Articles, then:

- (a) The easements, restrictions, conditions, covenants, reservations, liens, charges, rights, benefits and privileges set forth and described herein shall run with and bind the Added Parcel and inure to the benefit of and be binding on any Person having at any time any interest or estate in the Added Parcel in the same manner, to the same extent and with the same force and effect that this Declaration applies to the Parcel, and Persons having an interest or estate in the Parcel, subjected to this Declaration prior to the date of the recording of the Supplemental Declaration;
- (b) Every Owner of an Added Unit shall be a member of the Association on the same terms and subject to the same qualifications and limitations as those members who are Owners of Units immediately prior to the recording of such Supplemental Declaration;
- (c) In all other respects, all of the provisions of this Declaration shall include and apply to the Added Parcel (including the Added Common Area or the Added Units, if any) made subject to this Declaration by any such Supplemental Declaration and the Owners, mortgagees, and lessees thereof, with equal meaning and of like force and effect and the same as if such Added Parcel were subjected to this Declaration at the time of the recording hereof;
- (d) The recording of each Supplemental Declaration shall not alter the amount of the lien for any charges made to a Unit or its Owner prior to such recording;
- (e) The Declarant shall have and enjoy with respect to the Added Parcel all rights, powers and easements reserved by the Declarant in this Declaration, plus any additional rights, powers and easements set forth in the Supplemental Declaration; and
- (f) Each Owner of an Added Unit which is subject to assessment hereunder shall be responsible for the payment of the assessment pursuant to Article V, Section 3, but shall not be responsible for the payment of any special assessment which was levied prior to the time that the Added Parcel became subject to assessment hereunder.
| by its | this day of | and attested |
|--|--|--|
| | MARQUETTE BANK, NOT IN
AS TRUSTEE UNDER TRUST
JANUARY 4, 2000 AND KNOW | DIVIDUALLY, BUT SOLELY
AGREEMENT DATED
WN AS TRUST NO. 15084 |
| | <u>By:</u> | · · · · · · · · · · · · · · · · · · · |
| ATTEST: | lts: | |
| Ву: | | |
| lts: | | |
| STATE OF ILLINOIS)
) SS. | | |
| I, the undersigned, a Notary Public | in and for said County, in the State afor | esaid, do hereby certify that |
| as Trustee under Trust Agreement dated
to me to be the same persons whose | January 4, 2000 and known as Trust No. 100 and k | lo. 15084 , personally known
going instrument as such
e me this day in person and |
| acknowledged that he or she signed and do
and as the free and voluntary act of Marq
Agreement dated January 4, 2000 and kn | elivered the said instrument as his or he
uette Bank, not individually, but sole
own as Trust No. 15084, for the uses an | r own free and voluntary act
ly as Trustee under Trust
d purposes therein set forth. |
| Given under my hand and notarial s | eal this day of | , 2021. |

Notary Public

TRUSTEE EXCULPATION

It is expressly understood and agreed, anything herein to the contrary notwithstanding, that each and all of the representations, covenants, undertakings and agreements of said Declarant are nevertheless, each and every one of them, made and intended not as personal representations, covenants, undertakings and agreements by the Declarant personally, but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Declarant not in its own right, but solely in the exercise of the powers conferred upon it as Trustee, as aforesaid, and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against MARQUETTE BANK or any of the beneficiaries under the Trust Agreement, on account of this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released. It is understood and agreed by the parties hereto, anything to the contrary notwithstanding, that the Declarant will act only on the direction of the beneficiaries.

Signed as of the day and year first above written.

MARQUETTE BANK, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 4, 2000 AND KNOWN AS TRUST NO. 15084

By:_____

Its:_____

ATTEST:

.By:_____

lts:

C:\serverUim\Real Estate\1Builders\Crana - M & M\1Bradley\Brookside Glen Villas - Tinley Park, Will Cty/Declaration.wpd

EXHIBIT A

LEGAL DESCRIPTION

EXHIBIT B

ARTICLES OF INCORPORATION OF ASSOCIATION

EXHIBIT C

BY-LAWS OF BROOKSIDE GLEN VILLAS TOWNHOME ASSOCIATION

ARTICLE I

NAME OF ASSOCIATION AND DEFINITION OF TERMS

Section 1: Name. The name of the Association is "BROOKSIDE GLEN VILLAS TOWNHOME: ASSOCIATION".

Section 2: Definitions. Any term used in these By-Laws that is defined in the Declaration of Covenants and Restrictions for BROOKSIDE GLEN VILLAS TOWNHOMES ("Declaration"), recorded as Document No. ______, to which a copy of these By-Laws is attached as Exhibit C thereto, shall have the same definition herein that is set forth in said Declaration. The term "member" as used in these By-Laws means Townhome Owner, except where the context requires otherwise.

ARTICLE II MEMBERS

Section 1: Eligibility. The members of the Association shall consist of all the Townhome Owners in the Development.

<u>Section 2: Succession.</u> The membership of each Townhome Owner in the Association shall terminate when said Townhome Owner ceases to be a Townhome Owner, and upon the sale, transfer or other disposition of such Townhome Owner's Townhome, said Townhome Owner's membership in the Association shall be transferred ipso facto to the new Townhome Owner.

Section 3: Annual Meetings. The First Meeting shall be held on a date to be determined as provided in the Declaration. Thereafter there shall be an annual meeting of Townhome Owners on the second Tuesday of September following such First Meeting, and on the second Tuesday of September of each succeeding year thereafter at 7:30 p.m., or at such other reasonable time or date as may be designated by the Board. Each such meeting of Townhome Owners shall be held at such place in Will County, Illinois, and at such time and date as shall be specified in the written notice of such meeting which shall be sent to all Townhome Owners at least ten (10) days prior to the date of such meeting.

<u>Section 4: Special Meetings.</u> A special meeting of the Townhome Owners may be called at any time by the President of the Association, by a majority of the Directors of the Board or upon written request of at least twenty-five percent (25%) of all Townhome Owners. Said special meeting shall be called by sending written notice thereof to all Townhome Owners not less than ten (10) days prior to the date of said meeting, stating the date, time and place of said special meeting and the matters to be considered.

Section 5: Delivery of Notice of Meetings. Notice of a meeting may be delivered either personally or by mail to a Townhome Owner at the address given to the Board by said Townhome Owner for such purpose, or to the Townhome Owner's Townhome, if no other address for such purpose has been given to the Board.

Section 6: Voting. Each Townhome Owner shall have one (1) vote. If any Townhome Owner consists of more than one (1) person, the voting rights of such Townhome Owner shall not be divided but shall be exercised as if the Townhome Owner consisted of only one (1) person, in accordance with the proxy or other designation made by the persons constituting such Townhome Owner. The Declarant may exercise all voting rights with respect to the Townhomes owned by the Declarant from time to time.

Notwithstanding the foregoing, or any other provision of the By-Laws, the Board shall have the right and power to suspend the voting rights of any Townhome Owner during such period the Townhome Owner's Common

Expense assessments, or any other monetary obligations due and owing the Association from the Townhome Owner, remains delinquent and unpaid:

Section 8: Proxies. At all meetings of Townhome Owners, each Townhome Owner may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary of the Association. Every proxy shall be revocable and shall automatically cease upon conveyance by the Townhome Owner of his Townhome.

ARTICLE III BOARD OF DIRECTORS

Section 1: Number, Election and Term of Office. The Board shall consist of three (3) Directors. Except for the initial Board, which shall be appointed by the Declarant at the first meeting, Directors shall be elected in accordance with Article III of the Declaration and at the regular annual meeting of Association members by vote of the Townhome Owners. As long as the Declarant holds title to any Townhome, the Declarant shall have the right, at its option, to appoint at least one (1) Director to the Board.

In every election for Directors, voting shall be cumulative and every Townhome Owner shall have the right to vote, in person or by proxy. Those Directors receiving the greatest number of votes shall be deemed elected. Every elected Director shall hold office for a term of one (1) year and thereafter until his successor shall be elected and qualified.

A majority of the total number of Directors on the Board from time to time shall constitute a quorum. Except for Directors appointed by the Declarant, each Director shall be a Townhome Owner, the spouse of a Townhome Owner (or, if a Townhome Owner is a trustee of a trust, a Director may be a beneficiary of such trust or the spouse of such beneficiary) or one (1) of the persons whose estates or interests aggregate fee simple ownership of a Townhome. If a Director shall cease to meet the requirements set forth in the preceding sentence during his term, or in the event of the death, resignation or refusal or inability to act of any Director, he shall thereupon cease to be a Director and his place on the Board shall be deemed vacant. Any vacancy occurring on the Board may be filled by a majority vote of the remaining Directors thereof, except that any vacant position on the Board, which was last filled (i) by a Director appointed by the Declarant, may be filled only by a person appointed by the Declarant; or (ii) by a Director selected by a committee of Townhome Owners, may be filled only by a substitute Director selected by such committee. Any Director elected or appointed to fill a vacancy shall hold office for a term equal to the unexpired term of the Director whom he succeeds. Any Director may be removed from office, with or without cause, by a vote of two-thirds (2/3) of all Townhome Owners, and in any such case such Director's place on the Board shall be filled as hereinabove provided.

Section 2: Meetings. A regular annual meeting of the Board shall be held within ten (10) days following the regular annual meeting of Townhome Owners. Regular meetings of the Board other than the aforesaid regular annual meeting shall be with such frequency and at such place and hour as may be fixed from time to time by resolution of the Board. Special meetings of the Board shall be held upon a call by the President of the Association or by a majority of the Board on not less than forty-eight (48) hours notice to each Director, delivered personally, by mail or by telephone. Any Director may waive notice of a meeting, or consent to the holding of a meeting shall constitute his waiver of notice of said meeting. The Directors shall have the right to take action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the Directors. Action so approved shall have the same effect as though taken at a meeting of the Directors.

Section 3: Compensation. Directors shall receive no compensation for their services, provided, however, any Director may be reimbursed for his actual expenses incurred in the performance of his duties, except that the Declarant shall be entitled to charge a reasonable management fee prior to the turnover of the Association.

Section 4: Powers and Duties. The Board shall have the following powers and duties:

- (a) to elect and remove the officers of the Association as hereinafter provided, or any Director which a majority of the Board determines, in good faith, to be involved in criminal activity;
- (b) to administer the affairs of the Association and the Development;
- (c) to engage the services of a Managing Agent to maintain, repair, replace, administer and operate the Development or any part thereof upon such terms and for such compensation and with such authority as the Board may approve;
- (d) to formulate policies for the administration, management and operation of the Development;
- (e) to adopt rules and regulations, with written notice thereof to all Townhome Owners, governing the administration, management, operation and use of the Development and the Common Area and also governing the personal conduct of the Townhome Owners and their guests and invitees and to amend such rules and regulations from time to time;
- (f) to establish penalties and fines for the violation of the provisions of the Declaration, these By-Laws or the aforesaid rules and regulations;
- (g) to provide for the maintenance, repair and replacement of the Common Area and portions of the Townhomes as provided in the Declaration, payment therefor, and to approve payment vouchers or to delegate such approval to the officers of the Association or the Managing Agent;
- (h) to declare the office of a Director to be vacant in the event such Director shall be absent from three
 (3) consecutive regular meetings of the Board;
- to provide for the designation, hiring and removal of employees and other personnel, including accountants and attorneys, and to contract for any services deemed necessary or desirable by the Board, and to make purchases for the maintenance, repair, replacement, administration, management and operation of the Development and the Common Area and to delegate any such powers to the Managing Agent (and to any employees or other personnel of the Managing Agent);
- (j) To appoint committees of the Board as the Board deems appropriate and to delegate to such committees the Board's authority to carry out certain duties of the Board;
- (k) to determine from time to time the fiscal year of the Association as the Board deems advisable;
- to estimate the amount of the annual budget, and to provide the manner of assessing and collecting from the Townhome Owners (excluding the Declarant) their respective shares of the Common Expenses;
- (m) to grant licenses, concessions or easements over portions of the Common Area;
- (n) to cause to be kept a complete record of all of its acts and corporate affairs and to present a statement thereof to the members at each regular annual meeting of the members or at any special meeting when such statement is requested in writing by twenty-five percent (25%) of the members;
- (o) to the extent the Board deems necessary or appropriate, to cause any officers or employees having fiscal responsibilities to be bonded;

- (p) unless otherwise provided herein or in the Declaration, to comply with the instructions of a majority of the Townhome Owners as expressed in a resolution duly adopted at any annual or special meeting of the Townhome Owners;
- (q) to suspend the voting rights of any Townhome Owner during such period the Townhome Owner's Common Expense Assessment, or any other monetary obligations due and owing the Association from the Townhome Owner, remains delinquent and unpaid; and
- (r) to exercise all other powers and duties of the Townhome Owners as a group, and all powers and duties of the Board set forth in the Declaration, and to give effect to the provisions of the Declaration.

<u>Section 5: Limitation of Board's Power.</u> Notwithstanding any provision in this Article or elsewhere in these By-Laws, the Board shall not have the power or duty to act in any way which materially impairs the development of the Development, as contemplated in the Declaration, or which impairs or infringes Declarant's rights set forth in the Declaration, and the Deeds and Plats of Subdivision of record.

ARTICLE IV OFFICERS

Section 1: Designation. At each regular annual meeting, the Directors present at said meeting shall elect the following officers of the Association by a majority vote:

- (a) a President, who: (i) shall be a Director; (ii) shall preside over the meetings of the Board and of the Townhome Owners; (iii) shall be the chief executive officer of the Association; (iv) shall see that orders and resolutions of the Board are carried out; and (v) shall sign all leases, mortgages, deeds, contracts and other written instruments on behalf of the Association, other than checks issued in the normal course of the Association's affairs;
- (b) a Vice-President who shall be a Director, shall act in the place and stead of the President in the event of the President's absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board;
- (c) a Secretary, who: (i) shall record the notes and keep the minutes of all meetings of the Board and of the Townhome Owners; (ii) shall keep the corporate seal of the Association (if the Association has a corporate seal) and affix it on all appropriate papers; (iii) shall serve notice of meetings of the Board and of the members; (iv) shall keep appropriate current records showing the members of the Association together with their addresses; and (v) shall, in general, perform all the duties incident to the office of Secretary;
- (d) a Treasurer, who: (i) shall be responsible for financial records and books of account and the manner in which such records and books are kept and reported; (ii) shall disburse such funds as directed by resolution of the Board; (iii) shall sign all checks and promissory notes of the Association; (iv) may, but shall not be required to, cause an annual audit of the Association's books to be made by a public accountant at the completion of each fiscal year; and (v) shall prepare annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members; and
- (e) such additional officers as the Board shall see fit to elect.

Section 2: Powers. The respective officers shall have the general powers usually vested in such officers; provided that the Board may delegate any specific powers to any other officer or impose such limitations or restrictions upon the powers of any officer as the Board may see fit.

Section 3: Term of Office. Each officer shall hold office for a term of one year and thereafter until his successor shall have been elected and qualified.

Section 4: Vacancies. A vacancy in any office shall be filled by the Board by a majority vote of the Directors at a regular or special meeting of said Board. Any officer elected to fill a vacancy shall hold office for a term equal to the unexpired term of the officer he succeeds. Any officer may be removed with or without cause at any time by the Board at a regular or special meeting thereof.

<u>Section 5: Compensation.</u> The officers shall receive no compensation for their services, provided, however, any officer may be reimbursed for his actual expenses incurred in the performance of his duties.

ARTICLE V ASSESSMENTS

Section 1: Annual Budget. The Board shall cause to be prepared an estimated annual budget for each fiscal year of the Association. Such budget shall take into account the estimated Common Expenses and cash requirements for the year, including management, salaries, wages, payroll taxes, real estate taxes on the Common Area, legal and accounting fees, supplies, materials, equipment, parts, services, maintenance, repairs, replacements, landscaping, snow removal, garbage and refuse removal, insurance, fuel, power, water service and water usage charges, utilities, maintenance of security to the extent deemed appropriate by the Board, exterior maintenance of the Townhomes as specified in the Declaration and all other Common Expenses. The annual budget shall also take into account the estimated net available cash income for such fiscal year. The annual budget shall provide for a reserve for contingencies for the year and a reserve for replacements, in reasonable amounts as determined by the Board. The Board shall periodically secure professional advice regarding the adequacy of the reserve funds for contingencies and replacements. The contingency and replacement accounts shall not be used for any other purpose than that for which they are established and maintained. To the extent that the assessments and other cash income collected from the Townhome Owners during the preceding year exceed the expenditures for such preceding year, the surplus shall either be transferred to reserves or applied to the coming year to reduce capital requirements of the budget.

Section 2: Assessments. The estimated annual budget for each fiscal year and any amendments or changes thereto shall be approved by the Board. On or before the first day of the first month and of each succeeding month of the year covered by the annual budget, each Townhome Owner shall pay such Townhome Owner's Share of the monthly assessment for the Common Expenses in accordance with the provisions of the Declaration. The Townhome Owner's Share shall be determined as set forth in the Declaration. Pursuant to rules and regulations duly adopted by the Board, the Board may assess a late charge against any Townhome Owner who fails to pay the monthly assessment on his Townhome when due. Copies of said estimated annual budget and any amendments or changes thereto shall be furnished by the Board to each Townhome Owner not less than 30 days before the first monthly assessment, based upon said annual budget or amended or changed annual budget, is due. In the event that the Board shall not approve an estimated annual budget or shall fail to determine new monthly assessments for any year, or shall be delayed in doing so, each Townhome Owner shall continue to pay each month the amount of his prior respective monthly assessment to the Managing Agent or as may be otherwise directed by the Board. No Townhome Owner (except the Declarant) shall be relieved of his obligation to pay his assessment by abandoning or not using his Townhome or the Common Area.

Section 3: Partial Year or Month. For the first fiscal year, the annual budget shall be as approved by the First Board. If such first fiscal year, or any succeeding fiscal year, shall be less than a full year, then the monthly assessments for each Townhome Owner shall be proportionate to the number of months and days in such period covered by such budget.

Section 4: Annual Report. Within ninety (90) days after the end of each fiscal year covered by an annual budget, or as soon thereafter as shall be practicable, the Board shall cause to be furnished to each Townhome. Owner a statement for such year so ended, showing the receipts and expenditures and such other information as the Board may deem desirable.

Section 5: Supplemental Budget. In the event that during the course of any year it shall appear to the Board that the monthly assessments, determined in accordance with the estimated annual budget for such year, are insufficient or inadequate to cover the estimated Common Expenses for the remainder of such year, than the Board shall prepare and approve a supplemental budget covering the estimated deficiency for the remainder of such year, copies of which supplemental budget shall be furnished to each Townhome Owner, and thereupon a supplemental assessment shall be made to each Townhome Owner for his proportionate share of such supplemental budget.

Section 6: Capital Expenditures and Long Term Contracts. Except for capital expenditures and contracts specifically authorized by the Declaration and these By-Laws, the Board shall not approve any capital expenditure in excess of Ten Thousand Dollars (\$10,000.00) (unless required for emergency repair, protection or operation of the Common Area) nor enter into any contract for more than two (2) years, without the prior approval of two-thirds (2/3) of the Townhome Owners.

Section 7: Lien. It shall be the duty of every Townhome Owner (excluding Declarant) to pay his proportionate share of the Common Expenses, as assessed in the manner herein and in the Declaration provided.

If any Townhome Owner shall fail or refuse to make any such payment of the Common Expenses when due, the amount thereof (plus any late charge assessed against such Townhome Owner), together with interest and late charges thereon after said Common Expenses become due and payable, at the maximum rate permitted by the laws of the State of Illinois, and costs of collection, including reasonable attorneys' fees; shall constitute a lien on the interest of such Townhome Owner in the Development, and upon the personal property of such Townhome Owner located in his Townhome or elsewhere in the Development, provided, however, that such lien shall be subordinate to the lien of a prior recorded mortgage held by a mortgagee on the interest of such Townhome Owner, except for the amount of the proportionate share of Common Expenses which becomes due and payable from and after the date on which such mortgagee or a purchaser at a foreclosure sale either takes possession of the Townhome or accepts a conveyance of any interest therein or the date on which said mortgagee causes a receiver to be appointed for the Townhome.

The Association, or its successors and assigns, or the Board or its agents, shall have the right to bring an action at law against the Townhome Owner personally obligated to pay the same or to maintain a suit to foreclose any such lien against the Townhome, and there shall be added to the amount due the costs of said suit and other fees and expenses, together with interest and late charges at the highest legal rate and reasonable attorneys' fees. Furthermore, if any Townhome Owner shall fail or refuse to pay when due his proportionate share of the Common Expenses and such Townhome Owner withholds possession of his Townhome, after demand by the Board or the Association in writing setting forth the amount claimed, the Board or the Association shall have the authority to exercise and enforce any and all rights and remedies in the manner prescribed by Article IX of the Illinois Code of Civil Procedure, the Declaration or these By-Laws or as are otherwise available at law or in equity, for the collection of all unpaid assessments.

Section 8: Records and Statement of Account. The Board shall cause to be kept detailed and accurate records in chronological order of the receipts and expenditures of the Association, specifying and itemizing the Common Expenses incurred. Payment vouchers may be approved in such manner as the Board may determine.

Upon receipt of ten (10) days written notice to it or to the Association from a Townhome Owner or mortgagee of record, and upon payment of a reasonable fee, the Board shall furnish to said Townhome Owner or mortgagee, as the case may be, a statement of the account setting forth the amount of any unpaid assessments or other charges due and owing from said Townhome Owner. If a Board or Managing Agent certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment.

The books, records and papers of the Association shall, by appointment during reasonable business hours, be subject to inspection by any member upon written notice and statement of a proper purpose. The Declaration,

the Articles of Incorporation and these By-Laws shall be available for inspection by any member at the principal office of the Association, where copies shall be available for purchase at reasonable cost.

Section 9: Discharge of Liens. The Board may cause the Association to discharge any mechanic's lien or other encumbrance which, in the opinion of the Board, may constitute a lien against the Development or the Common Area, rather than a lien against only a particular Townhome. When less than all the Townhome Owners are responsible for the existence of any such lien, the Townhome Owners responsible therefor shall be jointly and severally liable for the amount necessary to discharge the same and for all costs and expenses, including attorneys' fees, incurred by reason of such lien.

Section 10. Holding of Funds. All funds collected hereunder shall be held and expended for the purposes designated herein, and (except for such special assessments as may be levied hereunder against less than all the Townhome Owners and for such adjustments as may be required to reflect delinquent or prepaid assessments) shall be deemed to be held for the sole benefit, use and account of all Townhome Owners equally.

ARTICLE VI CONTRACTUAL POWERS

Contracts or other transactions between the Association and one or more of its Directors or between the Association and any corporation, firm or association in which one or more of the Directors of the Association are directors, or are financially interested, are prohibited.

ARTICLE VII INDEMNIFICATION

Section 1: General. The Association shall indemnify any person who was or is a party, or is threatened to be made a party, to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative (other than an action by or in the right of the Association), by reason of the fact that he is or was a Director, an officer of the Association or a member of any committee appointed pursuant to these By-Laws, against expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by or imposed on him in connection with such action, suit or proceeding provided said person acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interests of the Association, and, with respect to any criminal action or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in or not opposed to the best interests interests of the Association, and, with respect to any criminal action or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in or not opposed to the best interests of the Association, and, with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful.

The Association shall indemnify any person who was or is a party, or is threatened to be made a party, to any threatened, pending or completed action, suit or proceeding by or in the right of the Association to procure a judgment in its favor by reason of the fact that he is or was a Director, an officer of the Association or a member of any committee appointed pursuant to these By-Laws, against expenses (including attorneys' fees) actually and reasonably incurred by him in connection with the defense or settlement of such action or suit provided said person acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interests of the Association, except that no indemnification shall be made in respect to any claim, issue or matter as to which such person shall have been adjudged to be liable for gross negligence, willful misconduct or fraud in the performance of his duty to the Association.

Section 2: Success on Merits. To the extent that a Director, an officer of the Association or a member of any committee appointed pursuant to these By-Laws has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Section 1 of this Article VII, or in defense of any claim, issue or matter therein, he shall be indemnified against expenses (including attorneys' fees) actually and reasonably incurred by him in connection therewith.

Section 3: Determination of Right to Indemnify. Any indemnification under Sections 1 and 2 of this Article VII shall be made by the Association only as authorized in the specific case upon a determination that indemnification of the Director or the officer or the member of such committee is proper in the circumstances because he has met the applicable standard of conduct set forth in such Sections 1 and 2. Such determination shall be made (i) by the Board by a majority vote of a quorum consisting of those Directors who were not parties to such action, suit or proceeding; or (ii) if such a quorum is not obtainable, or even if obtainable, if a quorum of disinterested Directors so directs, by independent legal counsel in a written opinion; or (iii) by a majority of the members of the Association.

Section 4: Advance Payment. Expenses incurred in defending a civil or criminal action, suit or proceeding may be paid by the Association in advance of the final disposition of such action, suit or proceeding as authorized by the Board in the specific case upon receipt of an undertaking by or on behalf of the Director, the officer or the member of such committee to be indemnified to repay such amount unless it shall ultimately be determined that he is entitled to be indemnified by the Association as authorized in this Article VII.

Section 5: Non-Exclusivity. The indemnification provided by this Article VII shall not be deemed exclusive of any other rights to which a person seeking indemnification may be entitled under any statute, agreement, vote of members of the Association or disinterested Directors or otherwise, both as to action in his official capacity and as to action in another capacity while holding such office, and shall continue as to a person who has ceased to be a Director, officer or member of such committee, and shall inure to the benefit of the heirs, executors and administrators of any such person.

ARTICLE VIII AMENDMENTS

These By-Laws may be amended or modified at any time, or from time to time in the same manner as provided in Article XIII of the Declaration; provided that (i) any provisions relating to the rights of the Declarant shall not be amended without the written consent of the Declarant; and (ii) no provision of these By-Laws may be amended or modified so as to conflict with the provisions of the Declaration. These By-Laws may also be amended by the Declarant for the purposes and by the procedure set forth in Article XIII of the Declaration. No amendment to these By-Laws shall become effective until recorded with the Will County Recorder of Deeds.

ARTICLE IX CONFLICT BETWEEN DECLARATION AND BY-LAWS

In the event of any conflict between any provision of these By-Laws and a provision of the Declaration, the provision of the Declaration shall control.

ARTICLE X CORPORATE SEAL

The Association may have a seal in circular form having within its circumference the words: "BROOKSIDE GLEN VILLAS TOWNHOME ASSOCIATION".

ARTICLE XI FISCAL YEAR

Unless the Board adopts a resolution to the contrary, the fiscal year of the Association shall begin on the 1st day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

IN WITNESS WHEREOF, we, being all the Directors of BROOKSIDE GLEN VILLAS TOWNHOME ASSOCIATION, have hereunto set our hands this ______ day of ______, 2021.

9

EXHIBIT D

<u>BUDGET</u>

i



PLAN COMMISSION STAFF REPORT

October 7, 2021 - Workshop

Loyola Southwest Ambulatory Care Center

17901 LaGrange Road



EXECUTIVE SUMMARY

The Petitioner, Shawn Vincent on behalf of Loyola Medicine (property owner), is requesting Rezoning to the Office & Restricted Industrial (ORI) zoning district and variations from the masonry, urban design overlay district, signage, and parking requirements at the property located at 17901 LaGrange Road. Additionally, Site Plan approval and Preliminary Plat are requested.

The property is to be developed into a two-story tall, 72,000 sq. Ft. medical center on a 25.75-acre lot at the southeast corner of LaGrange Road and 179th Street. The medical clinic will be entirely outpatient. Services include an ambulatory medical clinic for primary care, a range of medical specialties, and a cancer care center. The property is currently two lots with two different zoning districts (ORI and B-3); it is proposed to be consolidated into one lot and zoned ORI. The south portion of the lot would remain undeveloped and farmed until such time it can be subdivided or developed in the future.

This proposed project is expected to begin site and foundation work this fall/winter and be operational in 2023. It is anticipated to bring additional jobs to the area and provide needed medical services to 1,500 patients a week.

Petitioner

Shawn Vincent, on behalf of Loyola Medicine

Property Location 17901 LaGrange Road

PIN

27-34-300-005-0000; 27-34-300-011-0000

Zoning

Existing: B-3 (General Business and Commercial) & ORI (Office and Restricted Industrial)

Proposed: ORI (Office and Restricted Industrial)

Approvals Sought

- Site Plan/ Architecture Approval
- Variations
- Rezoning
- Final Plat Approval

Project Planner

Kimberly Clarke, AICP Community Development Director

Daniel Ritter, AICP Planning Manager

EXISTING SITE & HISTORY

The subject site consists of two lots with a total of 25.75acres, located at the southeast corner of La Grange Road and 179th Street. Parcel one was recently purchased by Loyola, it is the northernmost parcel, approximately 4.13acres in size, and is zoned B-3 (General Business and Commercial). This parcel was annexed into the Village in 1982. Parcel two has been owned by Loyola for many years and consists of an "L" shaped area zoned ORI (Office Restricted Industrial) approximately 21.62-acres. This site was annexed into the Village in 1984. Both properties have been most recently utilized for farming purposes.

The western edge of the site abuts property formerly occupied by 96th Avenue before the LaGrange Road reconfiguration; the area remains under IDOT's ownership and control. In 1992, The Village of Tinley Park received Jurisdictional Transfer (JT) of the Cook County segment of Old US Route 45 (96th Avenue) that was no longer used after US Route 45 (LaGrange Road) was realigned for the



Location Map 17901 La Grange Road

interchange with Interstate 80. The right-of-way can be used for local transportation-related needs, but restricts permanent buildings or structures within the JT. The Village has utilized approximately 1,000 feet of this 96th Avenue ROW south of 183rd Street for a roadway, renamed White Eagle Drive that provides access to the hotels, restaurants, as well as adjacent properties yet to be developed.

In the interest of economic development, the Village is engineering extensions of our utility systems (water and sanitary sewer) to service adjacent land that has long remained undeveloped, in part because the cost of extending the utilities for any single owner or development is prohibitive. Loyola is partnering with the Village through an easement agreement to use a portion of their land to install a sanitary sewer lift station to service the area.

ZONING & NEARBY LAND USES

The zoning for the site and nearby area is a mix of B-3 (General Business & Commercial) and ORI (Office, Restricted Industrial) zoning districts. There are several businesses to the north with a combination of freestanding buildings and multi-tenant strip centers. The Advocate Medical Campus Southwest is located to the west along with vacant land on LaGrange Road. The northwest corner of the intersection is the 966-acre Orland Grassland Nature Preserve. Directly east is Moraine Valley Community College which was constructed circa 2008. Lawn Funeral Home and residences are located further to the east along 94th Avenue. The site is also located within the Urban Design Overlay District (UDOD), which promotes walkability, lesser front yard setbacks, and overall a more urbanized look. Staff has worked with the Petitioner to ensure that the spirit of the UDOD is met where possible. The site will have planned for pedestrian connections and sidewalks throughout the site.



Zoning Map

PROPOSED USE

The petitioner is proposing a 72,000 sq. ft. two-story, ambulatory medical clinic for primary care with a range of medical specialties including orthopedic surgery, oncology, cardiology, pulmonary medicine, urology, and general surgery. There will be no overnight accommodations and no patient will be present outside of the anticipated working hours on weekdays 7 a.m. thru 8 p.m., and weekends 8 a.m. thru 3 p.m. A cancer care center will be provided on the north end of the building with exam rooms, infusion rooms as well as CT and Linear Accelerator suites. The overall use is considered a "Medical Clinic", which is a permitted use in the proposed ORI zoning district.

There is a clustering of other medical users along the LaGrange Road Corridor such as Alpha Med, DuPage Medical Group Immediate Care Center, and Advocate Medical Campus. In addition, there are hotels, food establishments and a local community college nearby and with the close proximity to the I-80 interchange it makes this an ideal location for Loyola to expand their medical availability to service the larger southwest suburban area.



Floor Plan 2nd Floor

SITE PLAN

Overall

The property will be developed as a medical campus with the building perpendicular to 179th Street and the parking lots situated along Chopin Drive. While there is a large right-of-way setback, the building is oriented to have its highest visibility from LaGrange Road, where there is heavier traffic and most customers will be traveling to and from the site.

The building will have two main public entrances facing east towards the parking lot and Chopin Drive. One entrance is for the main medical center and ambulatory care and the second entrance is for the cancer care center. These areas generally have their own dropoff/pick-up areas and parking fields. However, patients and visitors can park anywhere on the property and they are connected internal to the building.

There will be a variety of gardens and sitting areas provided for patients that may be getting treatment for extended periods. These are located in the northwest corner of the site along 179th Street Site Plan and part of the required landscaped bufferyard.



An employee entrance, break area, and loading will happen at the rear of the building that faces west towards LaGrange Road. This area will be largely screened from view by a screen wall, overhead canopy, and landscaping.

Vehicle Access

The plan provides multiple access points to the site. The main full access points will be on Chopin Drive which connects to 179th Street to the north. A right-in/right-out is indicated on LaGrange Road. That access point allowance will be determined by IDOT as it traverses their property and connects to their roadway. The LaGrange access point is a strong preference of the Petitioner since the majority of their traffic will enter and leave via LaGrange Road. However, the access point main or may not be possible due to grading and IDOT standards for LaGrange Road. Its approval may lag behind the rest of the site, but the site has been designed to be successful regardless. Additionally, a right-in only is shown as a possibility on 179th Street; this access will be subject to Cook County DOT review. The two access points on Chopin Drive align with the two access points (the main access and one for emergency access sonly) for Moraine Valley Community College to the east.

Open Item #1: A condition is recommended clarifying that approval of access points on 179th Street (Cook County DOT) and LaGrange Road (IDOT) are subject to approval by their controlling jurisdictions.

The UDOD only permits one curb cut for a property. The goal is to limit vehicle access points, which makes the area more walkable with one controlled point of access. However, that requirement is not feasible due to the size and scale of the subject site and the amount of traffic. The subject site is requesting to have as many as 4 curb cut access points as described above.

Open Item #2: Discuss Variation required from UDOD for additional curb cuts.

Since the LaGrange Road access may lag behind the project significantly, staff is recommending that the plans be revised to remove the "stubbed" access point on the southwest corner of the site and create a rounded curbed bend unless preliminary or Final IDOT approval is given to that access ahead of the site's construction. This will provide the more conservative approach to the initial construction by avoiding an awkward dead end that can be a safety hazard, but still allow for the connection when approved in the future.

Open Item #3: Discuss plan revision to remove "stubbed" access point to LaGrange Road.



Walkways and Sidewalks

An extensive walkway system is proposed around the building and through the parking lot that will provide a safe route for pedestrians. This walkway system is also proposed to tie into the public walkway system. Public sidewalks will also be constructed around the site along 179th Street and Chopin Drive as required by the Village's subdivision code.

<u>Stormwater</u>

There are stormwater detention areas proposed at the northeast corner and the southwest corner of the property. The image to the right shows how the two parcels are to be developed. Only 12.6-acres of the total 25.75-acre site is proposed to be developed, while the remaining southern 13-acres will remain farmed. The site is proposed to be one lot at this time, with a future subdivision possible for the remaining undeveloped land. The proposed detention will only be designed to accommodate the proposed Loyola development and additional detention will be needed if the remaining vacant land is developed in the future.

Setbacks and Site Layout

The required building setbacks for the Urban Design Overlay District include a 20' maximum front yard, 10' minimum side yard, and 10' minimum rear yard. Additionally, parking setbacks include a 25' front yard setback and 10' side yard setbacks. The site fronts three public right of ways and three front yards, so it would be very difficult to meet these setbacks on such a large lot. The Petitioner chose to focus the building's main frontage nearest to LaGrange Road which is the most heavily traveled, while using the other side as a second frontage that is adjacent to the building's parking field. This requires Variations from these various UDOD requirements as noted in the table below in red due to the requirements for a maximum setback along public frontages and limited front yard parking. The proposal meets the overall development pattern in the area and is a unique use that will require a focus on traffic access since there are customers traveling for medical care and ambulatory service on the site. Pedestrian accommodations have been made in and around the site to help meet the intent of the overlay district.

Open Item #4: Discuss building and parking setback Variations required from UDOD regulations.

Urban Design Overlay District Setbacks			
	Proposed	Required	Difference
Building – Front (179 th)	95.5′	20' Max.	+75.5
Building - Front (LaGrange)	125.3′ 20′ Max. +1		+115.3′
Building – Front (Chopin)	~300′ (specific	20' Max.	+ More than 280'
	number not noted)		
Building - Rear	+231.2′	10' Min.	+221.2'
Parking – Front (179 th)	~70' (specific number	25' Min.	+~45′
	not note don plans)		
Parking – Front (Lagrange)	65.7′	25' Min.	+40.7′
Parking – Front (Chopin)	15′	25' Min.	-10′

Engineering and Utilities

The plans require final engineering review and approvals. Additionally, the plans are subject to review by a variety of other jurisdictions including MWRD, IDOT, Cook County, IEPA, and others. Any comments or corrections are not expected to significantly change the final site plans. However, staff recommends a standard condition be placed on the approvals, requiring final engineering review and approval of all plans.

Open Item #5: Staff is recommending the site plan approval be conditioned upon final engineering review and approval.

LANDSCAPE

The property has an existing wetland area at the northwest corner that is currently in the process of being mitigated by the owner. The property will have two detention areas one at the northeast corner of the site and the largest at the far south end of the site. The plan has drive-thru aisles for drop off at each entrance. There is a heavy emphasis on landscaping this area to make it an attractive entryway feature for the medical center. On the west side of the building facing LaGrange Road is proposed 3'-4' berm and an infusion garden. The infusion garden is on the north end where the cancer center will be and the goal is to provide a tranquil area for patience to have a calming natural area to look at while being treated. On the west side there is also a planned employee paver patio area with a potential overhead trellis.

The plan needs to provide additional bufferyard plantings to meet the code requirements. In addition, landscaping within the parking lot landscape islands do not fully meet code requirements.

Staff also recommends the buffer plantings for south property line should be dispersed along the drive aisle and the open space to create a more natural aesthetic vs. lining them all within the 25' wide bufferyard. The north and west bufferyards could also have required bufferyard plantings outside of the 25' wide bufferyard to create a more natural appearance.

Open Item #6: Review proposed landscaping plan and waiver requests.



Landscaping @ Infusion Center (Left) and Building Entry (Right)

ARCHITECTURE

The facility is intended to maintain the Loyola branding which is based off their main campus location in Maywood. The architecture has a modern look with the use of cooler colors and accent materials of metal and glass. The applicant initially proposed an all precast building with metal and glass accents as seen below.



First Proposal-38% precast panels; 36% glass and 26% metal panels



Second Proposal Option 1- incorporated a brick base around the building. This image provides 5% face brick; 34% precast panels; 31% glass and 29% metal panels



Second Proposal Option 2- incorporated face brick at the entrance points only. This image provides 32% face brick; 26% precast panels; 31% glass and 11% metal panels.



Final Proposal- This last image incorporates face brick on the base and the main entrances but in a gray stone. This brings the building closer to the masonry requirements with 38% face brick; 19% precast panels; 31% glass and 11% metal panels. A variation is still required.

Mechanical equipment will be either housed internally or located in screened locations on the rooftop. An at grade electrical transformer and at grad emergency generator will be located in the service yard on the west side of the proposed project.

The code provisions for Urban Design Overlay District include building design standards for non-residential buildings. Notable, the code states the main entrance to a building shall be oriented toward the major street, be prominent, and pedestrian accessible.

Open Item #7: Review and discuss the proposed architecture and variation in face brick requirement

SIGNAGE

Signage applications for the project are still in development but conceptual information has been provided. The petitioner is providing multiple signs on site due to the large size of the There are three property. monuments signs proposed for the site. The first is proposed at the northwest corner of the site closest to the intersection of LaGrange Road and 179th Street. The second ground sign is at the northwest corner of the site closest to the intersection of Chopin Drive and 179th Street and the last ground sign is at the main entrance drive off of Chopin Drive. Properties within the ORI District are permitted to have one (1) ground base sign per adjacent public frontage with a maximum of two (2) ground based signs.



There are anticipated wall signs to be placed above the two entrances on the east side of the building as well as on the west side of the building facing LaGrange Road. With the conceptual designs, it appears a variation to grant an additional wall sign will be needed. The code permits one (1) wall sign per frontage not to exceed 120 sq. ft. per sign. With the two "wings" of the building, the applicant is proposing walls signs that identify the entrances for their patients. The sizes of the signs were not supplied.

Open Item #8: Discuss proposed ground sign variation to permit one additional ground sign and one additional wall sign. Petitioner to clarify proposed ground sign and wall sign sizes and any need for additional variations.

Directional signs are also important in medical facilities that have emergency care and multiple services offered. Directional signs are permitted at a maximum of 4 ft. in height and a maximum of 6 sq. ft. in size with no logos or organizational names located on them. No details were supplied for the location, design, or size of directional signs. The Petitioner needs to supply additional sign details and will need to meet the code or request a variation from the requirements.

Open Item #9: Discuss the need to supply details or responses for any directional sign relief.

PARKING

The petitioner has supplied a parking demand study by Eriksson Engineering Associates, Ltd., which summarizes the proposed parking use. The proposed development will include 330 parking spaces (28 of which will be accessible and 14 electric vehicle recharging parking spaces), and 2 loading spaces. The property's use is classified within the current Zoning code parking requirements as *Medical or Dental Office* use. Parking requirements are based on a minimum of two spaces for each office, exam room or treatment room, plus one space for each employee. The petitioner has provided a count of the facility's rooms and employees. The proposal includes 83 exam/treatment rooms, 20 offices, 35 workstations, and 130 employees. The code requires a minimum of 406 parking spaces. The code also requires a minimum of four loading spaces for buildings with a gross floor area of 70,001 to 120,000 square feet. The development will require a 76-parking stall Variation from Section VIII.A.10 of the Zoning Ordinance to permit 330 parking stalls instead of the required minimum of 406 stalls. The development will also require a two-loading space Variation from Section VIII.B. of the Zoning Ordinance to permit two loading spaces.

Tinley Park Zoning Code Requirements

Use	Sized	Tinley Park Zoning Code Requirement	Required Parking	
Medical or Dental Office	83 exam/treatment rooms 20 offices 35 work stations 130 employees	Two (2) spaces for each office, examination room, or treatment room, plus one (1) space for each employee	406 spaces	

The petitioner suggests that the zoning code parking requirement is based on the outdated healthcare practice of doctors seeing patients in their office after the exam, whereas the current healthcare model uses technology to allow this consultation in the exam rooms. The 55 offices and workstations are anticipated to only be used by doctors and staff, which are already accounted for in the employee count. If the parking requirement is adjusted for this factor, the overall parking need would only be 296 spaces, which is less than the proposed supply.

Eriksson Engineering has also provided two national sources for medical office parking, which conclude that the anticipated parking demand of only 225 spaces and 229 spaces, each less than the zoning code requirement. Eriksson Engineering has recommended the provision of 330 spaces on the site which is 44% higher than the national demand estimates.

Furthermore, the petitioner states in their operational narrative that they are confident that ample parking will be provided for the proposed use, and has stated that, if required, additional site space is available for this purpose.

The development will partially meet the Urban Design Overlay District code provisions for parking. The overlay district requires the parking setbacks are 25' minimum front yard, 10' minimum side yard, and zero-foot rear yard. The parking setback along Chopin Drive is proposed as 15', which is deficient by 10' and will require a Variation from the Zoning Code.

Open Item #10: Discuss proposed parking and loading variations to permit 330 parking spaces instead of the 406 parking spaces required, and two loading spaces instead of the four loading spaces required.

LIGHTING

Photometric plans and lighting cutsheets were not supplied with the submittal. The plans and details need to be supplied to ensure conformance with all applicable codes and regulations.

Open Item #11: Petitioner needs to supply photometric plans and light spec sheets for review.

SPECIAL APPROVALS NEEDED (REZONING AND VARIATIONS)

Rezoning

The smaller parcel adjacent to 179th Street is zoned B-3 (General Business & Commercial District) and the remaining larger "L" shaped parcel is zoned ORI (Office & Restricted Industrial District). The applicant is seeking to rezone the smaller parcel to the ORI District which will be consistent with all of the land surrounding the Loyola properties. The Zoning Ordinance describes the zoning district as follows:

"The ORI Office and Restricted Industrial District is intended to provide land for medium to large office buildings, research activities, and non-objectionable industrial activities which are attractively landscaped and designed to create a "park-like" setting. The low intensity and limiting restrictions are intended to provide for permitted uses which will be compatible with adjacent residential and commercial developments."

Open Item #12: Discuss the requested rezoning of the subject property to the ORI (Office Restricted Industrial) zoning district.

Variations

- 1. Urban Design Overlay District
 - a. Increased front yard building setbacks (20' max)
 - b. Allowance for parking lots in the required front yard (25' min)
 - c. Allow up to four curb cut access point (max one)
- 2. Parking Requirements
 - a. Permit 330 parking stalls were 406 are required.
 - b. Permit 2 loading spaces were 4 are required.
- 3. Masonry
 - a. Allow elevations with 36-42% face brick, where the minimum is 60%.
 - b. Allow alternative building materials (precast concrete, metal panels, and glass panels) to exceed 15% of the exterior façade.
- 4. Signage
 - a. Additional Ground Signs
 - b. Additional Wall Signs
 - c. Directional sign height or size?

Open Item #13: Discuss all requested Variations.

<u>Preliminary Plat</u>

The plat is currently being produce by the petitioner. The plat will consolidate the two lots into one to avoid building a structure over a property line. Additionally, all required easements (utility, drainage, detention, cross-access, etc.) and dedications (sidewalk, roadway, etc.) will be included in the Plat of Subdivision.

Open Item #14: Discuss the preliminary Plat and the petitioner's timeframe for submittal prior to the Village Board review/approval.

SUMMARY OF OPEN ITEMS

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

- 1. A condition is recommended clarifying that approval of access points on 179th Street (Cook County DOT) and LaGrange Road (IDOT) are subject to approval by their controlling jurisdictions.
- 2. Discuss Variation required from UDOD for additional curb cuts.
- 3. Discuss plan revision to remove "stubbed" access point to LaGrange Road.
- 4. Discuss building and parking setback Variations required from UDOD regulations.
- 5. Staff is recommending the site plan approval be conditioned upon final engineering review and approval.
- 6. Review proposed landscaping plan and waiver requests.
- 7. Review and discuss the proposed architecture and variation in face brick requirement
- 8. Discuss proposed ground sign variation to permit one additional ground sign and one additional wall sign. Petitioner to clarify proposed ground sign and wall sign sizes and any need for additional variations.
- 9. Discuss the need to supply details or responses for any directional sign relief.
- 10. Discuss proposed parking and loading variations to permit 330 parking spaces instead of the 406 parking spaces required, and two loading spaces instead of the four loading spaces required.
- 11. Petitioner needs to supply photometric plans and light spec sheets for review.
- 12. Discuss the requested rezoning of the subject property to the ORI (Office Restricted Industrial) zoning district.
- 13. Discuss all requested Variations.
- 14. Discuss the preliminary Plat and the petitioner's timeframe for submittal prior to the Village Board review/approval.

STANDARDS FOR REZONING APPROVAL

The Zoning Code does not establish any specific criteria that must be met in order for the Village Board to approve a rezoning request. Likewise, Illinois Statutes does not provide any specific criteria. Historically, Illinois courts have used eight factors enunciated in two court cases. The following "LaSalle Standards" have been supplied for the Commission to consider. Staff will prepare draft responses for these Standards within the next Staff Report for the public hearing.

- a. The existing uses and zoning of nearby property;
- b. The extent to which property values are diminished by the particular zoning;
- c. The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public;
- d. The relative gain to the public as compared to the hardship imposed on the individual property owner;
- e. The suitability of the property for the zoned purpose;
- f. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;
- g. The public need for the proposed use; and
- h. The thoroughness with which the municipality has planned and zoned its land use.

STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff will prepare draft responses for these Standards within the next Staff

- 1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
- 2. The plight of the owner is due to unique circumstances.
- 3. The Variation, if granted, will not alter the essential character of the locality.
- 4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;

- d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
- e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
- f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

STANDARDS FOR SITE PLAN & ARCHITECTUAL APPROVAL

Section III.T.2. 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 shall be considered to have been met upon review from the Plan Commission.

<u>Architectural</u>

- 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.

<u>Site Design</u>

- 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.

Following a successful workshop, proceed to a Public Hearing at the October 21, 2021 Plan Commission meeting.

LIST OF REVIEWED PLANS

	Submitted Sheet Name	Prepared By	Date On Sheet
Rec'd. 9/17/21	Application	Loyola Medicine	9/15/21
Rec'd. 9/17/21	Operational Narrative	НОК	9/15/21
Rec'd. 9/17/21	Zoning Review	НОК	9/15/21
Rec'd. 9/28/21	Plat of Survey 5/24/2021	JLH Land Surveying, Inc.	5/24/21
Rec'd. 9/17/21	Development Parcel (Preliminary	Eriksson Engineering Associates	n/a
	Topographic Base Sheet C100)		
Rec'd. 9/30/21	Overall Plan (Floor Plans)	НОК	n/a
Rec'd. 9/13/21	Roof Plan, Sheet A003	НОК	7/28/21
Rec'd. 9/13/21	Site Plan	НОК	8/4/21
Rec'd. 9/13/21	Landscape Plan Sheets L100, L200, L201	НОК	9/10/21
Rec'd. 9/30/21	Exterior Renderings (Elevations)	НОК	9/30/21
Rec'd. 9/15/21	Signage Concepts	НОК	9/17/21
Rec'd. 9/17/21	Parking Study	Eriksson Engineering Associates	9/15/21
Rec'd. 9/15/21	Traffic Study	Eriksson Engineering Associates	9/15/21
Rec'd. 9/28/21	AutoTurn Vehicle Analysis	НОК	9/28/21
Rec'd. 9/28/21	Civil Engineering Plans	HOK, IMEG Corporation,	9/28/21
		Eriksson Engineering Associates	

PL-2021-09-00337 (10F2)

Tinley Park 17 2021 Life Amplified

Village o Tinley Park Community Development Dept. 16250 S. Oak Park Ave. Tinley Park, IL 60477 708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

*Additional Information is Required for Specific Requests as Outlined in Specific Addendums

	F		
	Development (PUD)		1
		pirreliminaryr	Indi Deviation
		TOI	
X Rezoning (M	ap Amendment) From $B-3$	to ORI	
Plat (Subdivis	ion, Consolidation, Public Ease	ement) Prelimin	ary Final
Site Plan	,	·····, [] ·····	
Landscape C	change Approval		
Other:			
PROJECT & PRO	PERTY INFORMATION		
Project Name:	Loyola Southwest Ambulato	ry Care / Cancer C	Center
Project Description:	72,000 sf - 2 story outpatien	t medical clinic at 1	79th and LaGrange
Project Address:	17901 LaGrange (new)	Property Index No. (PIN):	27-34-300-005-000
Zoning District:	B-3	Lot Dimensions & Area:	604 x 298 (179,992 sf)
Estimated Project Cos	t: \$ <u>35,000,000</u>		
OWNER OF REC	ORD INFORMATION		
Please supply prope	r documentation of ownership and/or	designated representativ	ve for any corporation.
Name of Owner: St	nawn Vincent	Company; Loyo	ola Medicine
Street Address:		City, State & Zip:	
E-Mail Address:		Phone Number:	
APPLICANT INFORMATION			
X Same as Owner of I	Record		
All c rrespondence Representative Cons	and invoices will be sent to the applic: sent" section must be c mpleted.	ant. If applicant is differ	ent than owner, "Authorized

Name of Applicant:	Company:	
Relation To Project:		
Street Address:	City, State & Zip:	
E-Mail Address:	Phone Number:	-



Village o Tinley Park Community Development Dept. 16250 S. Oak Park Ave. Tinley Park, IL 60477 708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS

PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

It is required that the property owner or his designated representative be present at all requests made to the Plan Commission and Zoning Board o Appeals. During the course f a meeting, questions may arise regarding the overall project, the property, property Impr vements, special conditions attached to recommendations am ng other aspects f any formal request. The representative present must have knowledge of the property and all aspects of the project. They must have the authority to make commitments related to the project and property. Failure to have the propert owner or designated representative present at the public meeting can lead t substantial delays to the project approval. If the owner cannot be present or does not wish to speak at the public meeting, the following statement must be signed by the owner f r an authorized repetitive.

I hereby authorize Seth Konkey	(print clearly) to act on my behalf and advise that they have full authority
to act as my/our repres	roject, including modifying any project or request. I agree to
be bound by all terms a	tative.
Property Owner Signati	
Property Owner Name (Print): Shawn P. Vince	ant

Acknowledgements

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant ackn wiedges, understands and agrees that only formal action (including, but not limited t, motions, resolutions, and ordinances) by the B and of rustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable, or otherwise.
- Members of the Plan Commission, Zoning Board of Appeals Village B and as well as Village Staff may conduct inspections of subject site(s) as part of the pre-hearing and fact finding review of requests. These individuals are given permission to inspect the property in regards to the request being made.
- Required public notice signs will be obtained and installed by the Petitioner on their property for a minimum of 10 days prior to the public hearing. These may be provided by the Village or may need to be produced by the petitioner.
- The request is accompanied by all addendums and required additional information and all applicable fees are paid before scheduling any public meetings or hearings.
- Applicant verifies that all outstanding less and monies owed to the Village of Tinley Park have been paid.
- Any applicable recapture, impact, engineering, contracted review or other required fees and donations shall be paid prior to issuance of any building permits, ccupancy permits, or business licenses.
- The Owner and Applicant by signing this application certify that the above information and all supporting addendums and documentation is

Property Owner Name (Print): _____Shawa-P. Vincent

Applicant Signature: (If other than Owner)

Applicant's Name (Print):

Date:

Updated 12/18/2018



September 15, 2021

Operational Narrative

The proposed project would be for a medical clinic facility with the following operational assumptions:

- 1) The building is an ambulatory medical clinic for primary care and a range of medical specialties including orthopedic surgery, oncology, cardiology, pulmonary medicine, urology, audiology and general surgery.
- 2) While the number of physician providers may vary depending on rotation at other locations, the typical working day provider presence will exceed six licensed physicians when the facility opens. The facility anticipates a maximum number of 130 employees at any given time.
- 3) While general surgeons, orthopedic surgeons and other surgical specialties may perform consultations, examinations and minor procedures, the facility is not intended to be used for surgery patients will not undergo procedures that require general anesthesia in this facility nor will they require monitored recovery in a post-anesthesia care unit. Some patients may receive partial, "twilight" sedation for some minor procedures or treatment however this will not apply to any more than a maximum of three patients in the facility at any given time. The second level will house 50 exam rooms, 8 procedure rooms and an X-Ray suite.
- 4) The facility is not intended to serve inpatients. No overnight accommodations will be provided, and no patient will be present outside of the limited operating hours. The anticipated working hours will be weekdays 7AM thru 8PM, and weekends 8AM thru 3PM.
- 5) While an "Immediate Care Center" housing triage and exam rooms is included in the facility program, this is intended for walk-in patients seeking care for urgent but not emergent or life-threatening medical issues.
- 6) A cancer care center is provided with exam rooms, infusion rooms as well at CT and Linear Accelerator suites.
- 7) An imaging center is provided housing at CT, MRI, Ultrasound, X-Ray and Mammography suites.
- 8) The facility will house a small retail pharmacy as well as a pharmacy to support Oncology operations.
- 9) The facility is provided with a Laboratory to support multiple operations.





September 15, 2021

Zoning Review

The subject properties are on the Southwest corner of the intersection of 179th Street and LaGrange Road in Tinley Park, Illinois. Parcel One is the northern most parcel along 179th street, while Parcel Two abuts the previous property along its southern edge and continues to the south.

Parcel One is approximately 179,860sf feet and is zoned Commercial B-3. It abuts 179th street along it's northern edge, and Chopin Drive along its eastern edge. The western edge of the site abuts property formerly occupied by 96th Avenue before the LaGrange Road reconfiguration. The owner proposes to utilize this entire parcel for development.

Parcel Two is significantly larger at 941,710 sf and consists of an "L' shaped area and is zoned Industrial ORI. The northern part of this "L" shaped property has Chopin Drive along it's eastern edge with the western boundary being the former 96th Avenue property. The lower portion of the "L" has 94th Avenue along it's eastern face, another property to the south and the former 96th Avenue property along it's western face. In conjunction with Parcel One, the owner proposes to only develop the northern leg of the "L' shaped property and the lower bar will remain for future development.

PARCEL ONE GENERAL PROVISIONS SUMMARY

Zoning: General Business and Commercial B-3 **Use:** Medical Clinic – permitted in the district Lot Area: 7,500 sf minimum – proposed parcel is 179,860 sf. Lot Width: 60 foot minimum – proposed parcel has 604 feet of width Lot Depth: 125 foot minimum – proposed parcel has 298 feet of depth Front Yard Minimum Setback: 25 feet - proposed project meets requirement Side Yard Minimum Setback: 10 feet if provided - proposed project meets requirement Combined Side Yards Minimum Setback: 16 feet – proposed project meets requirement Rear Yard Setback: 25 feet - proposed project meets requirement Maximum Stories: 3 – proposed project has 2 stories Maximum Building Height: 35 feet – Building main elements do not exceed 35 feet. The structure does have supplemental structures that exceed this height but they meet the requirements noted within the code. Maximum floor area ratio: 1.0 – Combined area of the facility on both parcels is approximately 72,000sf which would allow the proposed project to fall within these guidelines. Lot Coverage Maximum: 50% - proposed project does not exceed this lot coverage Permitted Encroachments a. Canopy: The proposed project includes two canopies in the eastern front yard. This is a permitted use and does not project more than 10 feet into the required yard and is at least 7 feet above the average of the adjoining ground. It is not

within 5 feet of any property line.

b. Bay windows: The proposed project includes bay windows in the eastern front yard. These are permitted uses and do not project more than 3 feet into the required yard.





Loyola Southwest Ambulatory Care Facility

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- c. Eaves and Gutters: The proposed project has eaves in some locations and will be internally drained. These are permitted uses and to not project more than 4 feet into required yards.
- d. Flagpoles: The project may include flagpoles which are a permitted use.
- e. Mechanical Equipment: The majority of the project mechanical equipment will be either housed internally or located in screened locations on the rooftop. An atgrade electrical transformer and at-grade emergency generator will be located in the service yard on the west side of the proposed project. These are permitted uses in the rear yard and neither of these are located within 5 feet of a property line.
- f. Patio: The proposed project has an exterior at-grade patio in the rear yard along the western face of the project. This is a permitted use and in no case is closer than 5 feet to any property line.
- Pergola: The proposed project includes an open-topped pergola in its western rear yard. This is a permitted use and does not extend into the required yard more than 35% of the minimum setback. In no case is it within 5 feet of any property line.
- h. Additional Encroachments: The proposed project will utilize widened sidewalks and entryways, outdoor plaza and garden. These are allowable within the B-3 district.

Accessory Structures: The project does not propose any accessory structures

Fences: The project does not propose any fences

Floodplain: The project does not fall within any defined floodplain area

Open Storage / Outdoor Sales: The project does not propose to utilize any outdoors area for storage or sales

Portable Storage: The project does not propose to utilize any portable storage devices Donation Devices: The project does not propose to utilize any donation devices Parking Requirements

- a. Does not apply
- b. Street / Lot line The project does not propose to provide parking between the street and the lot line.
- c. Unregistered vehicles the project does not propose to provide any vehicle storage
- d. Vehicle storage the project does not propose to provide any vehicle storage
- e. Transport Noxious materials the project does not anticipate that any noxious substances will need to be transported
- f. Does not apply
- g. Recreational Vehicle the project does not propose any RV parking
- h. Recreational / Boats the project does not provide any boat parking
- **Parking Numbers:** We have submitted a parking report for the project. It reflects the use patterns at other similar facilities in which the Owner and Design team have taken part. The owner is confident that ample parking will be provided for proposed use. If additional parking is required, addition site space is available for this purpose.
- **Regulation of Parking on Private Property:** The owner is willing to enter into the required contract that will permit the Police Department to regulate parking and traffic on the site. All traffic control devices on the site will comply with the village statutory provisions.



PARCEL TWO GENERAL PROVISIONS SUMMARY

Zoning: Office and Restricted Industrial ORI
Use: Medical Clinic – permitted in the district
Lot Area: 40,000 sf minimum – proposed developed part of parcel is 368,942 sf.
Lot Width: 150 foot minimum – proposed parcel has 604 feet of width
Lot Depth: 200 foot minimum – proposed development part of parcel has 611 feet of depth
Front Yard Minimum Setback: 50 feet – proposed project meets requirement
Side Yard Minimum Setback: 25 feet – proposed project meets requirement
Combined Side Yards Minimum Setback: 50 feet – proposed project meets requirement
Rear Yard Setback: 30 feet – proposed project meets requirement
Maximum Stories: 5 – proposed project has 2 stories
Maximum floor area ratio: 1.5 –Combined area of the facility on both parcels is approximately 72,000sf which would allow the proposed project to fall within these guidelines.
Lot Coverage Maximum: 50% - proposed project does not exceed this lot coverage
Permitted Encroachments

- Canopy: The proposed project includes two canopies in the eastern front yard. This is a
 permitted use and does not project more than 10 feet into the required yard and is at
 least 7 feet above the average of the adjoining ground. It is not within 5 feet of any
 property line.
- b. Bay windows: The proposed project includes bay windows in the eastern front yard. These are permitted uses and do not project more than 3 feet into the required yard.
- c. Eaves and Gutters: The proposed project has eaves in some locations and will be internally drained. These are permitted uses and to not project more than 4 feet into required yards.
- d. Flagpoles: The project may include flagpoles which are a permitted use.
- e. Mechanical Equipment: The majority of the project mechanical equipment will be either housed internally or located in screened locations on the rooftop. An at-grade electrical transformer and at-grade emergency generator will be located in the service yard on the west side of the proposed project. These are permitted uses in the rear yard and neither of these are located within 5 feet of a property line.

Accessory Structures: The project does not propose any accessory structures

Fences: The project does not propose any fences

Floodplain: The project does not fall within any defined floodplain area

Open Storage / Outdoor Sales: The project does not propose to utilize any outdoors area for storage or sales

Portable Storage: The project does not propose to utilize any portable storage devices

Donation Devices: The project does not propose to utilize any donation devices

Parking Numbers: We have submitted a parking report for the project. It reflects the use patterns at other similar facilities in which the Owner and Design team have taken part. The owner is confident that ample parking will be provided for the proposed use. If additional parking is required, addition site space is available for this purpose.

Regulation of Parking on Private Property: The owner is willing to enter into the required contract that





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will permit the Police Department to regulate parking and traffic on the site. All traffic control devices on the site will comply with the village statutory provisions.

Site Plan Review

The owner understands that a review process will be conducted to confirm compliance with village of Tinley Park requirements related to the site plan. The Developers Agreement denotes that an early approval process will take place associated with the building footings only to allow that work to proceed while the remaining design elements mature. Some select information has been provided to assist in that review process. The owner expects that full approval of the proposed project scope will take place an interactive process with village officials.

Personal Wireless Service Facilities

The owner does not intend on providing any supplemental wireless service facilities associated with the proposed project. If a Distributed Antenna system is provided at a later date, the Village will be engaged in the review process.

Home Occupations

Not applicable with this proposed project

General Requirements

- A. Business conducted wholly within the building: The proposed project complies
- B. Does not apply
- C. No objectional odors, dust, smoke, noise, vibration or waste: The proposed project complies.
- D. Open spaces: Open spaces on the project not used for the building purposes will be open to the sky and planted with trees, shrubbery and grass.
- E. Parking of trucks not exceeding 1-1/2 tons: The project does not propose any parking of trucks outside of normal business hours.
- F. Use of Face Brick: The owner will propose building materials that are complementary of the system brand standards. The owner proposes to negotiate this provision.
 - 1. 3,000sf or less: 100% face brick does not apply
 - 2. 3,000 40,000sf: 75% face brick does not apply
 - 3. 40,000 80,000sf: 60% face brick
 - 4. Greater than 80,000: 25% face brick does not apply
- G. Alternate Materials: Alternate materials may be provided if they do not constitute more than 15% of the façade. The owner will propose building materials that are complementary of the system brand standards. The owner proposes to negotiate this provision.

Visual Environment Provisions

- **A.** Landscaping plan approvals: The owner proposes to provide landscaping materials sensitive to the proposed project and reflective of the quality of the brand. Plans will be submitted for village comments.
- **B.** Village Escrow policy: The owner intends on completing landscape work as part of the base project.


Performance Standards -

- **A.** Noise: The owner proposes to provide a project that does not exceed 65 dBa at the lot line nor 65 dBA at any zone boundary.
- **B.** Vibration: The owner proposes to provide a project that does not exceed particle velocities of 0.05 in/sec at the lot line nor 0.10 in/sec at the zone boundary.
- **C. Air Pollution:** The owner proposes to provide a project that complies with Illinois Air Pollution Control Regulations and Performance Standards governing smoke, steam, particulate matter, toxic matter and odors.

Fire and Explosion Hazards

- A. Detonable Materials: The proposed project does not anticipate any storage of detonable materials.
- **B.** Flammable Solids: The proposed project will be provided with an automatic fire extinguishing system and any storage of significant flammable materials with be in 2-hour rated enclosures.
- **C. Flammable Liquids and Gases:** The facility does not anticipate the storage of flammable liquids inside the facility above the 55-gallon threshold for which the provisions were written. An exterior diesel day-tank will be provided for the at-grade emergency generator, but the size of that tank has not yet been established. Flammable gases that may be present in the facility will be in individual small canisters and stored in numbers that would not meet threshold requirements.

Glare

1a. Luminate design: The style and light standard will be consistent with the architectural style in the principal building

1b. Pathway lighting: Pathways and sidewalks will be lighted with low level fixtures that do not have pole heights that exceed 8 feet.

1c. Lighting plane: All building lighting for both security and aesthetics will be rated U0 per IES TM 15-11 and will have no light above a 90-degree plane. Floodlighting of the facility is not anticipated.

1d. Parking Lot lighting: All parking area lighting fixtures shall be rated U0per IES TM 15-11 with no lighting above a 90-degree plane.

1e. Parking Lot Light Poles: Poles supporting lighting will not exceed the Commercial district stand of 25 feet in height.

2a. Standards and Requirements: Facility lighting is provided in accordance with the standards of the Illuminating Engineering Society of North America (IESNA).

UD -1 Urban Design Overlay District

Both of the subject properties fall within the Urban Design Overlay District. The owner understands this district in intended to promote specific design standards concern with the character and placement of non-residential buildings, including related parking and other accessory uses, as well as the role and nature of the spaces between buildings and the public streets.

A. District Intentions: The district is intended to accommodate the automobile but are primarily designed to promote non-motorized and public transportation movements to, within and





Loyola Southwest Ambulatory Care Facility

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among the properties. These regulations apply to buildings with a footprint below 100,000sf.

- **B. Parking Lots:** The intent is to create a streetscape that is defined by buildings rather than parking lots, loading facilities, trash storage and other service operations. Surface parking lots are to be located to the rear or side of the building. Our proposed project provides parking to the side and to the rear of the facility. The turning of the facility 90-degrees to the street provides for parking in this manner that remains proximate to the entry points. The service area for the facility is oriented away from the public access points and is screened from public view by a combination of landscape berms and screen walls.
- **C.** Access: A 6-foot-wide public sidewalk is to be provided along both the north and east property lines of the proposed project. These sidewalks will be tied directly into an internal circulation network that will also collect pedestrians accessing the building from the parking lots. The project will open with two access points along Chopin Drive. These access points will align with existing access points into the parking lot for the adjacent college property. The facility intends on pursuing an additional right-in, right-out access point along LaGrange with the Illinois Department of Transportation.
- **D.** Dimensional Standards:
- **E. Building Design and Signage:** The facility is intended to support this section with the inclusion of canopies and glass curtainwall elements. The main entry points will be oriented so they will be clearly visible from both the street as well as the major access points. The owner anticipates discussions with the village regarding standards related to wall signage opportunities.
- **F. Large Scale Development:** The project is limited to two-stories and includes entries integrated into the expected landscape program. The plantings in the parking lots will also serve to reduce their impact and provide a more natural setting.

Off-Street Parking Requirements

The facility is provided with adequate parking open to the air. Loyola has conducted operations is a number of similar facilities and is confident that the parking proposed will be more than sufficient given the expected use patterns. If additional parking ends up being needed, then additional space has been provided for expansion should it be needed. The standard parking spaces meet the zoning requirements of 9 feet x 18.5 feet. A parking study has been provided.

Off-Street Loading Requirements

Also based on use patterns at other facilities, two off-street loading spaces are provided, each measuring 12 feet x 35 feet. These spaces will be at grade and will not be provided with overhead covering. They are located on the side away from the main access points and will not require a vehicle to project into a street, sidewalk or alley while being loaded or unloaded.

Development and Maintenance of Parking and Loading Areas

The proposed project provides screening elements for our parking and loading spaces and we feel that they meet the intent of the provision. Parking is not provided within 10 feet of the facility but is sited to provide for proximate access for patients and staff. All parking areas will be asphalt pavement and some portions of the service access pathway will be provided with concrete paving. Lighting for these areas will be arranged to reflect light away from adjoining



premises. Drainage for all parking will utilize retention basins located within the development boundaries.

Signage Regulations

The owner is aware of the signage regulations in the village ordinance. Signage applications for the project are still in development but conceptual information has been provided. The project proposes signage in two distinct applications. Three subtle ground signs are contemplated at both of the 179th street property corners, as well as the predominant entry point on Chopin Drive. These will be set back at least 10 feet from property lines to comply with village ordinances. Additional signage is contemplated on the building to better differentiate the multiple entry points and this signage is still in development.

Flagpoles / Light banners

The proposed project may provide flagpoles. The owner is aware of the Village requirements for these elements and if provided, the project will comply. The owner will also likely utilize some banners attached to project light standards. If provided, these elements will comply with the village requirements of not more than 2 per pole and no banner can exceed 8 sf.

Window / Door Signage

If provided, the owner will provide signage compliant with the village ordinance.



LEGEND & ABBREVIATIONS





PLAT OF SURVEY

RECORD DESCRIPTION

WARRANTY DEED 00572810:

PARCEL 1

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 01°19'04" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 330.97 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4: THENCE NORTH 89°01'42" EAST, ALONG THE LAST DESCRIBED LINE, 66.11 FEET TO THE EAST LINE OF 96TH AVENUE PER DOCUMENT NUMBER 10157484, RECORDED SEPTEMBER 26, 1928, FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°01'42" EAST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4, A DISTANCE OF 603.96 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4; THENCE SOUTH 01°15'24" EAST, ALONG THE LAST DESCRIBED LINE, 611.37 FEET TO THE SOUTH LINE OF THE NORTH 942.37 FEET OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4; THENCE NORTH 89°01'28" EAST, ALONG THE LAST DESCRIBED LINE, 636.42 FEET TO THE WEST LINE OF THE EAST 33.00 FEET OF THE WEST 1/2 OF SAID SOUTHWEST 1/4, SAID LINE ALSO BEING THE WEST LINE OF 94TH AVENUE; THENCE SOUTH 01°11'45" EAST, ALONG THE LAST DESCRIBED LINE, 462.76 FEET; THENCE SOUTH 89°03'21" WEST 1239.07 FEET TO THE AFORESAID EAST LINE OF 96TH AVENUE; THENCE NORTH 01°18'00" WEST, ALONG THE LAST DESCRIBED LINE, 1073.50 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH 01°19'04" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 253.81 FEET; THENCE SOUTH 88°27'15" WEST 33.87 FEET TO THE WEST LINE OF 96TH AVENUE PER DOCUMENT NUMBER 10157484, RECORDED SEPTEMBER 26, 1928, FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°27'15" WEST 15.12 FEET TO THE WESTERLY LINE OF THE DEED RECORDED AUGUST 23, 1993 AS DOCUMENT NUMBER 93667499; THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF SAID DEED, THE FOLLOWING THREE COURSES: SOUTH 14°00'12" WEST 338.86 FEET; SOUTH 10°35'58" WEST 580.18 FEET; SOUTH 12°51'03" WEST 447.03 FEET; THENCE NORTH 88°48'56" EAST 333.48 FEET TO SAID WEST LINE OF 96TH AVENUE; THENCE NORTH 01°18'00" WEST, ALONG THE LAST DESCRIBED LINE, 1328.76 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART TAKEN FOR RIGHT OF WAY AS SHOWN ON PLAT OF HIGHWAYS R-91-006-95.

FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER OC21001080 DATED JUNE 2, 2021:

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART THEREOF TAKEN FOR 96TH AVENUE), ALSO EXCEPTING THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 27 MINUTES 19 SECONDS EAST 25.00 FEET ALONG THE WEST LINE OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 27 MINUTES 19 SECONDS EAST 23.60 FEET, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 84 DEGREES 03 MINUTES 02 SECONDS EAST, 66.34 FEET, TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED 2017", THENCE CONTINUING NORTH 84 DEGREES 03 MINUTES 02 SECONDS EAST, 89.76 FEET, TO A 5/8' REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT OF WAY CORNER IPLS 2017", THENCE NORTH 00 DEGREES 00 MINUTES 02 SECONDS EAST, 7.52 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 179TH STREET; THENCE SOUTH 89 DEGREES 57 MINUTES 38 SECONDS WEST, 155.44 FEET, ALONG THE SAID SOUTH RIGHT OF WAY LINE OF 179TH STREET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

CHESTNUT



ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



21-703-100

JLH LAND	SURVEYING INC.	Illinois Professional Design Firm No. 184.007120	910 Geneva Street, Shorewood, Illinois 60404	815.729.4000 www.jlhsurvey.com	
SURVEY PREPARED FOR:	ERIKSSON ENGINEERING	ASSOCIATES, LTD.			
ВҮ					
DATE REVISIONS					
PLAT OF SURVEY	TINI EY PARK II I INOIS				
PROJ. M DRAWN CHECK F FIELD D/ SCALE:	GR.: <u>JL</u> BY: 3Y: ATE: <u>05</u> <u>1</u> " SHE	_H 5/24 =50 ET	/21		



	DILHLAND JUHLAND SURVEYING INC. Illinois Professional Design Firm No. 184.007120 910 Geneva Street, Shorewood, Illinois 60404 815.729.4000 www.jlhsurvey.com
$GRAPHIC SCALE$ $0 \xrightarrow{25} 50 \xrightarrow{100} 100$ $1 \text{ inch } = 50 \text{ ft.}$ EGAPINGS ARE LOPG ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO THOSE OF MAGNETIC NORTH	
* J	PLAT OF SURVEY TINLEY PARK, ILLINOIS LOYOLA - TINLEY PARK MOB
	SHEET 2 OF 4 21-703-100



PARCEL 1

-FOUND IRON ROD 0.39'S & 0.31'E

-FOUND IRON PIPE

⊂ **⊕** -¤-

-☆-183RD STREET -¤́-











EEA — X:\Rick\HOK — Loyola ACC Tinley Park\Drawings\Loyola ACC Tinley Base.dwg Plotted: 5726721 @ 3:57pm Bv: rsinnott

	Image: constraint of the second decision of the seco
	LOYOLA A.C.C. 179TH & LAGRANGE TINLEY PARK, ILLINOIS
CHESTNUT TRAIL	No. Date Description Image: All of the second s
SURVEY PROVIDED BY: Plat of Survey and Topography Provided By JLH Surveying for Eriksson Engineering on May 25,2021. PROJECT BENCHMARKS J.	Image: Construction of the second
the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892–0123	C100





LOYOLA SOUTHWEST AMBULATORY CARE CENTER









LOYOLA SOUTHWEST AMBULATORY CARE CENTER





21.03050.00



GENERAL PLAN NOTES

- 1. SEE SHEET G001 FOR GRAPHIC LEGEND INFORMATION.
- 2. SEE SHEET G002 FOR ADDITIONAL PLAN SPECIFIC GENERAL NOTES.
- SEE SHEET G010 FOR WALL DEVICE ALIGNMENT DIAGRAMS. PROVIDE ADDITIONAL CONCEALED FRAMING FOR EXACT PLACEMENT.

1) ROOF 3/32" = 1'-0"

- 4. SEE SHEET G002 FOR OPEN CEILING ORGANIZATION GENERAL NOTES AND G010 FOR OPEN CEILING
- ORGANIZATION GUIDE. 5. SEE SHEET SERIES A75X FOR SCHEMATIC 3-DIMENSIONAL SPACE DEPICTIONS.
- 6. SEE ALSO SEPARATELY ISSUED HOK "INTERIOR WAYFINDING AND GRAPHICS" PACKAGE DATED YYYY-MM-DD FOR ADDITIONAL INFORMATION AND FOR SCOPE NOT DESCRIBED AT THIS DOCUMENTATION SET.

KEYNOTE LEGEND



Project LOYOLA SOUTHWEST AMBULATORY CARE CENTER 179th and LaGrange Road Tinley Park, IL 60487

Prepared For LOYOLA UNIVERSITY HEALTH SYSTEM 2160 South 1st Avenue, Maywood, IL 60153



Hellmuth, Obata & Kassabaum, Inc. 333 South Wabash Avenue, 14th Floor Chicago, IL 60604 USA t +1 312 782 1000 f +1 312 782 6727

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Eriksson Engineering Associates, Ltd. Civil Engineering, Landscape Design 145 Commerce Drive, Suite A Grayslake, IL 60030

A201

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Date

No. Description



ROOF

Sheet Number

Original is 48 x 36. Do not scale contents of this drawing.

A003







Project

LOYOLA SOUTHWEST AMBULATORY CARE CENTER 179th and LaGrange Road Tinley Park, IL 60487

Prepared For LOYOLA UNIVERSITY HEALTH SYSTEM 2160 South 1st Avenue, Maywood, IL 60153



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Eriksson Engineering Associates, Ltd. Civil Engineering, Landscape Design 145 Commerce Drive, Suite A Grayslake, IL 60030

NOT FOR CONSTRUCTION

No.	Description	Date
1	SCHEMATIC DESIGN	07-28-202
2	SCHEMATIC DESIGN	08-04-202

Sheet Title

CONCEPTUAL LANDSCAPE PLAN (With Future Access Shown) Original is 24 x 36. Do not scale contents of this drawing. Sheet Number

L100a



PLANT SCHEDULE (Overall Complete) <u>BOTANICAL / COMMON NAME</u> ACER MIYABEI 'STATE STREET' / MIYABEI MAPLI CANOPY TREES ACE STA ACE F23 ACER X FREEMANII / FREEMAN MAPLE CELTIS OCCIDENTALIS / COMMON HACKBERRY CEL OC2 GIN PR2 GINKGO BILOBA 'PRINCETON SENTRY' / PRINCE GLE |19 GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' / TI GYM DIO GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY QUE BIC QUERCUS BICOLOR / SWAMP WHITE OAK QUE RUB QUERCUS RUBRA / RED OAK TIL RE2 TILIA AMERICANA 'REDMOND' / REDMOND AMERI ULMUS X 'MORTON GLOSSY' TM / TRIUMPH ELM ULM PTM EVERGREEN TREES <u>BOTANICAL / COMMON NAME</u> JUN EAS JUNIPERUS VIRGINIANA / EASTERN REDCEDAR JUN CUP JUNIPERUS VIRGINIANA 'CUPRESSIFOLIA' / HILL PIC COL PICEA PUNGENS 'COLORADO GREEN' / GREEN PINUS STROBUS / WHITE PINE PIN STR UNDERSTORY TREES <u>BOTANICAL / COMMON NAME</u> BET WH7 BETULA POPULIFOLIA 'WHITESPIRE' / WHITESPIRI CER CAN CERCIS CANADENSIS / EASTERN REDBUD SYR IVO SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK DECIDUOUS SHRUBS <u>BOTANICAL / COMMON NAME</u> ARO RED ARONIA ARBUTIFOLIA / RED CHOKEBERRY COT ACU COTONEASTER ACUTIFOLIUS / PEKING COTONEAS FOT AIR FOTHERGILLA GARDENII 'MT. AIRY' / MOUNT AIR HYD LIM HYDRANGEA PANICULATA 'LIMELIGHT' / LIMELIGH PHY NI2 PHYSOCARPUS OPULIFOLIUS / NINEBARK RHU GRO RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAG RIB GRE RIBES ALPINUM 'GREEN MOUND' / GREEN MOUN ROS BL4 ROSA BLANDA / SMOOTH ROSE ROS FL3 ROSA X 'FLOWER CARPET CORAL' / ROSE SPI SPI SPIRAEA JAPONICA 'LITTLE PRINCESS' / LITTLE SYR MEY SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN I SYR BL2 SYRINGA X 'BLOOMERANG' / BLOOMERANG LILA VIB CAR VIBURNUM CARLESII / KOREAN SPICE VIBURNUM VIB BLA VIBURNUM PRUNIFOLIUM / BLACKHAW VIBURNUM WEI SP9 WEIGELA FLORIDA 'BOKRASPIWI' / SPILLED WINE EVERGREEN SHRUBS BOTANICAL / COMMON NAME JUNIPERUS CHINENSIS 'KALLAYS COMPACT' / KA JUN PFI JUN FOR JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREE TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW TAX DEN <u>GRASSES</u> <u>BOTANICAL / COMMON NAME</u> CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER CAL KAR DESCHAMPSIA CESPITOSA 'PIXIE FOUNTAIN' / PI DES PIX PANICUM VIRGATUM 'HEAVY METAL' / BLUE SWI PAN HEA PAN NOR PANICUM VIRGATUM 'NORTH WIND' / NORTHWIND SPO HET SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEE SPO TAR SPOROBOLUS HETEROLEPIS 'TARA' / PRAIRIE DI <u>PERENNIALS</u> <u>BOTANICAL / COMMON NAME</u> LAVANDULA ANGUSTIFOLIA 'SUPER BLUE' / SUPE LAV SU6 <u>GROUND</u> COVERS <u>BOTANICAL / COMMON NAME</u> ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PUH ECH MAG GAILLARDIA X 'ARIZONA SUN' / BLANKET FLOWE GAL A11 GEU TRI GEUM TRIFLORUM / PRAIRIE SMOKE HEM OR2 HEMEROCALLIS X 'STELLA DE ORO' / STELLA L HOSTA X 'LIBERTY' / PLANTAIN LILY HOS LIB LEU DA2 LEUCANTHEMUM X SUPERBUM 'DAISY MAY' / SH LIR CRE LIRIOPE SPICATA / CREEPING LILY TURF MON PE2 MONARDA DIDYMA 'PETITE DELIGHT' / PETITE DI NEP WAL NEPETA X FAASSENII 'WALKERS LOW' / WALKERS PAC PRO PACHYSANDRA PROCUMBENS / ALLEGHENY SPURGE RUD GL2 RUDBECKIA FULGIDA 'GLODSTRUM' / BLACK-EYED SUSAN SYM PU5 SYMPHYOTRICHUM NOVAE-ANGLIAE 'PURPLE DOME' / NEW ENGLAND ASTER <u>TURF GRASS</u> <u>BOTANICAL / COMMON NAME</u> TUR DRO TURF SEED / DROUGHT TOLERANT SEED BLEND TUR BLU TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS

SITE MATERIALS SCHEDULE (Overall Complete)

	<u>LOW–PROFILE_PRAIRIE</u> –	140,966 SF
	<u>WET PRAIRIE SEDGES</u> –	54,195 SF
0	<u>ENHANCED_CONCRETE</u> –	4,840 SF
	<u>MULCH</u> —	21,434 SF

LANDSCAPE NOTES:

- PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
- . ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES. . ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION,
- PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES. . ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
- 6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION
- ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK. 8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC.. SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
- 9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC.. WHICH IS DAMAGED DURING PLANTING OPERATIONS. 10. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY
- STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION. 11. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS. 12. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT
- SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING 13. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
- 14. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE. 15. ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A GROUNDCOVER, UNLESS OTHERWISE NOTED.
- 16. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 4" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE S75 OR APPROVED EQUAL 17. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL
- AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN. 18. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- 19. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP. 20. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- 21. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED. 22. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
- 23. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY. 24. PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.

Scale: 1"= 30'

E TON SENTRY GINKGO HORNLESS SKYLINE HONEYLOCUST Y COFFEETREE YCAN LINDEN M	<u>COND</u> B & B B & B	<u>SIZE</u> 2.5" CAL. 2.5" CAL.	<u>QTY</u> 13 21 17 19 24 10 12 8 18 18
SPIRE JUNIPER SPRUCE	<u>COND</u> B & B B & B B & B B & B	<u>SIZE</u> 6' HT. 6' HT. 8' HT. 8' HT.	<u>QTY</u> 10 12 6 13
E BIRCH K JAPANESE TREE LILAC	<u>COND</u> B & B B & B B & B	<u>SIZE</u> 8' CLUMP 8' CLUMP 2.5" CAL.	<u>QTY</u> 3 5 9
STER PY FOTHERGILLIA IT HYDRANGEA GRANT SUMAC IND ALPINE CURRANT PRINCESS JAPANESE SPIREA LAC C I I I I I I I I I I I I I I I I I I	COND. B & B B & B B & B B & B 5 GAL B & B CONT. 5 GAL B & B B & B B & B B & B B & B B & B B & B B & B B & B B & B B & B B & B B & B CONT. CONT. CONT.	<u>SIZE</u> 30\" HT. 36" HT. 24" HT. 24" HT. 30" HT. 24" HT. 24" HT. 5 GAL. 24" SPREAD. 18" HT. 30" HT. 30" HT. 36" HT. 36" HT. 5 GAL.	<u>QTY</u> 38 14 10 27 21 121 14 5 51 8 16 14 19 56 10
ALLAY COMPACT PFITZER JUNIPER EEN JUNIPER	<u>COND.</u> B & B B & B B & B	<u>SIZE</u> 24" SPREAD. 24" SPREAD. 30" HT.	<u>QTY</u> 90 43 77
' / FEATHER REED GRASS IXIE FOUNTAIN TUFTED HAIR GRASS ITCH GRASS D SWITCH GRASS TD ROPSEED	COND. CONT. CONT. CONT. CONT. CONT.	<u>SIZE</u> #1 #1 #1 #1 #1	<u>QTY</u> 408 15 21 28 215 17
ER BLUE ENGLISH LAVENDER	<u>COND.</u> CONT.	<u>SIZE</u> #1	<u>QTY</u> 17
IRPLE CONEFLOWER ER DE ORO DAYLILY HASTA DAISY ELIGHT BEE BALM RS LOW CATMINT IRGE	COND CONT. CONT. CONT. CONT. CONT. CONT. CONT. CONT. CONT.	<u>SIZE</u> #1 QUART #1 #1 QUART #1 WART	<u>QTY</u> 37 302 82 276 14 154 325 102 1,307 57

CONT.

CONT.

<u>COND</u>

SEED

ROLLED

<u>SIZE</u> S.F.

SOD

215

207

<u>QTY</u>

117,095 SF

Key Plan

Professional Seals

7,512 SF



Project LOYOLA SOUTHWEST AMBULATORY CARE CENTER 17901 LaGrange Road Tinley Park, IL 60487

Prepared For LOYOLA UNIVERSITY HEALTH SYSTEM 2160 South 1st Avenue, Maywood, IL 60153



Hellmuth, Obata & Kassabaum, Inc 333 South Wabash Avenue, 14th Floor Chicago, IL 60604 USA t +1 312 782 1000 f +1 312 782 6727

In Association with IMEG Corporation

Structural, Mechanical, Electrical, Plumbing, Fire Protection Technology, Engineering and Medical Equipment Planning 1100 Warrenville Road, Suite 400W Naperville, IL 60563

Eriksson Engineering Associates, Ltd. Civil Engineering, Landscape Design 145 Commerce Drive, Suite A Grayslake, IL 60030

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No.	Description	Date
1	ISSUE WITH SITE WORK AND	2021-09-10
	FOUNDATION PERMIT	
Project No:	21.03050.00	
Sheet Title		
Chool Hue		
LAN	IDSCAPE PLAN	1

Original is 48 x 36. Do not scale contents of this drawing. Sheet Number



PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD



N EAS	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR
C COL	PICEA PUNGENS 'COLORADO GREEN' / GREEN SPRUCE
N STR	PINUS STROBUS / WHITE PINE
<u>DERSTORY TREES</u>	<u>BOTANICAL / COMMON NAME</u>
T WH7	BETULA POPULIFOLIA 'WHITESPIRE' / WHITESPIRE BIRCH
R CAN	CERCIS CANADENSIS / EASTERN REDBUD
CIDUOUS SHRUBS	<u>BOTANICAL / COMMON NAME</u>
T AIR	FOTHERGILLA GARDENII 'MT. AIRY' / MOUNT AIRY FOTHERGILLIA
D LIM	HYDRANGEA PANICULATA 'LIMELIGHT' / LIMELIGHT HYDRANGEA
IS BL4	ROSA BLANDA / SMOOTH ROSE
IS FL3	ROSA X 'FLOWER CARPET CORAL' / ROSE
R CAR	VIBURNUM CARLESII / KOREAN SPICE VIBURNUM
R BLA	VIBURNUM PRUNIFOLIUM / BLACKHAW VIBURNUM
<u>ERGREEN SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>
N PFI	JUNIPERUS CHINENSIS 'KALLAYS COMPACT' / KALLAY COMPACT PFITZER JUNIPER
K DEN	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW
ASSES	<u>BOTANICAL / COMMON NAME</u>
L KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS
S PIX	DESCHAMPSIA CESPITOSA 'PIXIE FOUNTAIN' / PIXIE FOUNTAIN TUFTED HAIR GRASS
N HEA	PANICUM VIRGATUM 'HEAVY METAL' / BLUE SWITCH GRASS
N NOR	PANICUM VIRGATUM 'NORTH WIND' / NORTHWIND SWITCH GRASS
O HET	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED
O TAR	SPOROBOLUS HETEROLEPIS 'TARA' / PRAIRIE DROPSEED
<u>RENNIALS</u>	<u>BOTANICAL / COMMON NAME</u>
V SU6	LAVANDULA ANGUSTIFOLIA 'SUPER BLUE' / SUPER BLUE ENGLISH LAVENDER
<u>OUND COVERS</u>	<u>BOTANICAL / COMMON NAME</u>
H MAG	ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER
I A11	GAILLARDIA X 'ARIZONA SUN' / BLANKET FLOWER

SITE MATERIALS SCHEDULE - (Infusion Garden Area Only)

LEUCANTHEMUM X SUPERBUM 'DAISY MAY' / SHASTA DAISY

RUDBECKIA FULGIDA 'GLODSTRUM' / BLACK-EYED SUSAN

MONARDA DIDYMA 'PETITE DELIGHT' / PETITE DELIGHT BEE BALM

SYMPHYOTRICHUM NOVAE-ANGLIAE 'PURPLE DOME' / NEW ENGLAND ASTER

NEPETA X FAASSENII 'WALKERS LOW' / WALKERS LOW CATMINT

GEUM TRIFLORUM / PRAIRIE SMOKE

GEU TRI

LEU DA2

MON PE2 NEP WAL

RUD GL2 SYM PU5

<u>MULCH</u> 2,729 SF —

COND	SIZE	QTY
B & B	2.5" CAL.	1
<u>COND</u>	<u>SIZE</u>	<u>QTY</u>
B & B	6' HT.	5
B & B	8' HT.	2
B & B	8' HT.	3
<u>COND</u>	<u>SIZE</u>	<u>QTY</u>
B & B	8' CLUMP	2
B & B	8' CLUMP	3
<u>COND.</u>	<u>SIZE</u>	<u>QTY</u>
B & B	24"HT.	3
B & B	24"HT.	6
CONT.	5 GAL.	5
5 GAL	24"SPREAD.	14
B & B	36"HT.	19
B & B	36"HT.	12
<u>COND.</u>	<u>SIZE</u>	<u>QTY</u>
B & B	24" SPREAD.	24
B & B	30" HT.	3
<u>COND.</u> CONT. CONT. CONT. CONT. CONT.	<u>SIZE</u> #1 #1 #1 #1 #1	<u>QTY</u> 15 15 11 10 14 17
<u>COND.</u>	<u>SIZE</u>	<u>QTY</u>
CONT.	#1	17
<u>COND</u> CONT. CONT. CONT. CONT. CONT. CONT. CONT.	<u>SIZE</u> #1 QUART #1 #1 #1 #1	<u>QTY</u> 37 128 53 74 28 26 99 61



DETAILED LANDSCAPE PLAN - (BUILDING ENTRY AREA) PLANT SCHEDLILE - (Building Entry Area Only)

	JOLE - (Duilding Entry Alea Only)			
CANOPY TREES	<u>BOTANICAL / COMMON NAME</u>	<u>COND</u>	<u>SIZE</u>	<u>QTY</u>
ACE F23	ACER X FREEMANII / FREEMAN MAPLE	B & B	2.5" CAL.	2
GIN PR2	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY GINKGO	B & B	2.5" CAL.	9
GLE 119	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' / THORNLESS SKYLINE HONEYLOCUST	B & B	2.5" CAL.	8
	ROTANICAL / COMMON NAME			
<u>JNDERSTORT TREES</u>	BUTANICAL / CUMMUN NAME		<u>SIZE</u>	
STR IVU	SYRINGA RETICULATA IVORY SILK / IVORY SILK JAPANESE TREE LILAC	B&B	2.5 CAL.	6
DECIDUOUS SHRUBS	<u>BOTANICAL / COMMON NAME</u>	<u>COND.</u>	<u>SIZE</u>	<u>QTY</u>
HYD LIM	HYDRANGEA PANICULATA	B & B	24" HT.	19
PHY NI2	PHYSOCARPUS OPULIFOLIUS / NINEBARK	B & B	30" HT.	12
RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	24" HT.	32
ROS FL3	ROSA X 'FLOWER CARPET CORAL' / ROSE	5 GAL	24" SPREAD.	11
SPI SPI	SPIRAFA JAPONICA 'LITTLE PRINCESS' / LITTLE PRINCESS JAPANESE SPIREA	B & B	18" HT.	8
SYR MEY	SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC	B & B	30" HT.	14
	ROTANICAL (CONMON NAME	0010		
<u>VERGREEN SHRUBS</u>	BUTANICAL / CUMMUN NAME	<u>COND.</u>	<u>SIZE</u>	$\frac{QTY}{17}$
JUN PFI	JUNIPERUS CHINENSIS KALLAYS COMPACI / KALLAY COMPACI PHIZER JUNIPER	<i>B&B</i>	24" SPREAD.	45
TAX DEN	TAXUS X MEDIA `DENSIFORMIS` / DENSE YEW	B & B	30" HT.	58
<u>GRASSES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>COND.</u>	<u>SIZE</u>	<u>QTY</u>
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	#1	362
PAN HEA	PANICUM VIRGATUM 'HEAVY METAL' / BLUE SWITCH GRASS	CONT.	#1	10
SPO HET	SPOROBOLUS HETEROLEPIS / PRAIŘIE DROPSEED	CONT.	#1	150
GROUND COVERS	BOTANICAL / COMMON NAME	COND	SIZE	OTY
SAI A11	GAILLARDIA X 'ARIZONA SLIN' / BLANKET FLOWER	CONT	<u> #1</u>	117
HEM OR2	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	CONT.	#1	181
FLI DA2	I EUCANTHEMUM Y SUDERRUM 'DAISY MAY' / SHASTA DAISY	CONT.	# ' # 1	80
	LEUCANTIEMUM X SULETOUM DAIST MAT / STASTA DAIST	CONT.		240
	LINUL SHOATA / UNELFING LILI TUNE MONADDA DIDYMA "DETITE DELICUT" / DETITE DELICUT DEE DALM			240 71
	MUNARUA UIUTMA PETTE VELIGAT / PETTE VELIGAT BEE BALM		# // 1	/4
VEF WAL	INEPETA X FAASSEINII WALKERS LUW / WALKERS LUW CATMINT	CUNT.	#1 0140T	515
PAC PRU	PACHISANDKA PROCUMBENS / ALLEGHENY SPURGE	CONT.	QUART	5/
RUD GL2	RUDBECKIA FULGIDA "GLODSTRUM" / BLACK-EYED SUSAN	CONT.	#1	116
SYM PU5	SYMPHYOTRICHUM NOVAE–ANGLIAE `PURPLE DOME` / NEW ENGLAND ASTER	CONT.	#1	112
URF GRASS	<u>BOTANICAL / COMMON NAME</u>	<u>COND</u>	<u>SIZE</u>	<u>QTY</u>
UR BLU	TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS	ROLLED	SOD	5,156 SF
	·			-

SITE MATERIALS SCHEDULE - (Building Entry Area Only)

8,787 SF

ENHANCED CONCRETE 3,639 SF

0	

<u>MULCH</u>





Project LOYOLA SOUTHWEST AMBULATORY CARE CENTER 17901 LaGrange Road Tinley Park, IL 60487

Prepared For LOYOLA UNIVERSITY HEALTH SYSTEM 2160 South 1st Avenue, Maywood, IL 60153



Hellmuth, Obata & Kassabaum, Inc. 333 South Wabash Avenue, 14th Floor Chicago, IL 60604 USA t +1 312 782 1000 f +1 312 782 6727

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Structural, Mechanical, Electrical, Plumbing, Fire Protection, Technology, Engineering and Medical Equipment Planning 1100 Warrenville Road, Suite 400W Naperville, IL 60563

Eriksson Engineering Associates, Ltd. Civil Engineering, Landscape Design 145 Commerce Drive, Suite A Grayslake, IL 60030

NOT FOR CONSTRUCTION

Key Plan

Professional Seals



L200







Carousel TM Table, 5 seat dining height, backed perf seats, Steelhead 42in dia perf tabletop Product Drawing www





— SET PLANTS AT SAME LEVEL AS GROWN IN CONTAINER. - 3" DEEP MULCH. WORK MULCH UNDER BRANCHES. – RAISE PLANT BED 2" ABOVE FINISH GRADE. - PREPARE ENTIRE PLANT BED TO A 8" MIN. DEPTH WITH AMENDED TOPSOIL. - UNDISTURBED SUBGRADE. TEST PLANTING BED FOR PROPER DRAINAGE. ALERT LANDSCAPE ARCHITECT IF THERE ARE ANY CONCERNS.

ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL (4) Not To Scale 3293Ø1-Ø3

CAPITOL BIKE RACK **5** Not To Scale $\overline{\}$

top Date: 9/12/2018 www.landscapeforms.com Ph: 800.521.2546

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NOTE: OR APPROVED EQUAL FROM OWNER'S REPRESENTATIVE. DETAILS SHOWN TO ILLUSTRATE DESIGN INTENT.	UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN INCHES FOLERANCES (UNLESS OTHERWISE REPECIFIC	FORMS+SURFACES 30 Pine Street, Pittsburgh, PA 15223 Tel (412) 781-7840						
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Eriksson Engineering Associates, Ltd. Civil Engineering, Landscape Design 145 Commerce Drive, Suite A Grayslake, IL 60030

NOT FOR CONSTRUCTION

Key Plan

Professional Seals

No.	Description	Date
1	ISSUE WITH SITE WORK AND	2021-09-10
	FOUNDATION PERMIT	
Proiect No:	21.03050.00	
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Original is 48 x 36. Do not scale contents of this drawing. Sheet Number



LOYOLA CENTER FOR HEALTH

30 SEPTEMBER, 2021 _ VILLAGE OF TINLEY PARK, ILLINOIS

LOYOLA UNIVERSITY MEDICAL CENTER

EXTERIOR DESIGN



FACADE COMPOSITION

LOYOLA CENTER FOR HEALTH _ VILLAGE OF TINLEY PARK









EAST & NORTH FACADES IN CONTEXT

LOYOLA CENTER FOR HEALTH _ VILLAGE OF TINLEY PARK









EAST & NORTH FACADES

LOYOLA CENTER FOR HEALTH _ VILLAGE OF TINLEY PARK









WEST & SOUTH FACADES

LOYOLA CENTER FOR HEALTH _ VILLAGE OF TINLEY PARK





EAST ELEVATION

LOYOLA CENTER FOR HEALTH _ VILLAGE OF TINLEY PARK







NORTH ELEVATION

LOYOLA CENTER FOR HEALTH _ VILLAGE OF TINLEY PARK











STAFF RESPITE CANOPY CLAD WOOD

SERVICE AREA SCREEN WALL PC-01

WEST ELEVATION

LOYOLA CENTER FOR HEALTH _ VILLAGE OF TINLEY PARK







SOUTH ELEVATION

LOYOLA CENTER FOR HEALTH _ VILLAGE OF TINLEY PARK









SIGNAGE DESIGN

LOYOLA CENTER FOR HEALTH _ VILLAGE OF TINLEY PARK





MONUMENT SIGN_01



SIGNAGE SITE PLAN

LOYOLA CENTER FOR HEALTH _ VILLAGE OF TINLEY PARK

SIGNAGE DESIGN 17 SEPTEMBER 2021

- MONUMENT SIGN_03





MONUMENT SIGN 01 SHOWN MONUMENT SIGN 02/03 SIMILAR, BUT SINGLE PLANE





MONUMENT SIGNAGE

LOYOLA CENTER FOR HEALTH _ VILLAGE OF TINLEY PARK

SIGNAGE DESIGN 17 SEPTEMBER 2021









LOYOLA CENTER FOR HEALTH _ VILLAGE OF TINLEY PARK

SIGNAGE DESIGN 17 SEPTEMBER 2021

RAISED METAL LETTERS BRAND INSIGNIA







CANCER CENTER SIGNAGE

LOYOLA CENTER FOR HEALTH _ VILLAGE OF TINLEY PARK

SIGNAGE DESIGN 17 SEPTEMBER 2021

RAISED/OFFSET METAL LETTERS



WEST ELEVATION SIGNAGE

LOYOLA CENTER FOR HEALTH _ VILLAGE OF TINLEY PARK



RAISED/OFFSET METAL LETTERS



SIGNAGE DESIGN 17 SEPTEMBER 2021





Memorandum



TO: Mr. Seth Konkey Loyola University Health System

> Mr. Kent Davidson HOK

- FROM: Stephen B. Corcoran, P.E., PTOE Director of Traffic Engineering
- DATE: September 15, 2021
- RE: Parking Demand Study Loyola University Health System Tinley Park, Illinois

Eriksson Engineering Associates, Ltd. (EEA) was retained by Loyola University Health System (LUHS) to conduct a parking study for their proposed medical facility at the southeast corner of LaGrange Road (US 45) and 179th Street in Tinley Park, Illinois. LUHS is planning to build a new 70,995 square foot medical building with 330 parking spaces. The purpose of this memorandum was to assess the parking needs and requirements of the development.

Proposed Parking Supply

The development plan for the site shows a total of 330 parking spaces including 28 accessible and 14 electric vehicle recharging parking spaces.

Tinley Park Parking Requirements

The parking requirements for the project are based on the Village of Tinley Park Zoning Code and its parking requirements for medical and dental offices. The required parking is based on the anticipated staffing and the number of offices, exam, or treatment rooms. The resulting zoning code requirement is 406 spaces (see **Table 1**). The proposed site plan provides 330 parking spaces which is less than Tinley Park's parking requirement of 406 spaces. A parking variation 76 (18%) spaces is required.

 Table 1

 Tinley Park Zoning Code Requirements

Use	Sized	Tinley Park Zoning Code Requirement	Required Parking
Medical or Dental Office	83 exam/treatment rooms 20 offices 35 work stations 130 employees	Two (2) spaces for each office, examination room, or treatment room, plus one (1) space for each employee	406 spaces

The code requirement for offices is based on now outdated healthcare practice of doctors seeing patients in their office after the exam to discuss diagnoses or treatments. The current healthcare model uses technology that allows the doctor/staff to perform these functions in the exam rooms.

Since the offices and workstations (55 in total) in the proposed project are only for the use of the doctors and staff and do not have space for a consultation with patients. The employees at these locations are already accounted for in the one parking space per employee requirement. As a result, the zoning code over estimates the parking demand by 110 spaces (55 office/work stations x 2 spaces for each). If the parking requirement was adjusted this factor, the overall parking need would be 296 spaces which is less than the proposed supply.

Illinois | Wisconsin | Indiana

National Parking Data

Two national sources for medical office parking data were reviewed to estimate the parking demand for the building. The Institute of Transportation of Engineers' publication <u>Parking Generation</u>, 5th Edition provides parking demand data on medical offices and urgent care centers from around the country. Two other studies of medical offices and cancer centers were conducted by Walker Parking Consultants. **Table 2** summarizes the anticipated parking demand based on these sources which is less than the village zoning code requirements. The ITE data indicates that 225 spaces and the Walker data shows 229 parking spaces are needed. Copies of the data calculations and studies are included in the **Appendix**.

Use	Size (sq. ft.)	ITE	Walker
Urgent Care	3,585	5	
Medical Office ⁽¹⁾	46,045		187
Imaging	8,300	220	
Cancer Center ⁽²⁾	13,065		42
Totals	70,995	225	229

Table 2National Parking Requirements

(1) ITE Land Use Code 720 – Medical and Dental Offices

(2) ITE Land Use Code 650 – Urgent Care

Recommendations

Table 3 shows the parking demand summary for the medical facility based on the previously mentioned sources. EEA's recommendation is to provide 330 parking spaces on the site which is 44% higher than the national demand estimates. It provides 130 spaces for all the staff and 200 spaces for patients.

	<u> </u>	
Source	Required Parking	Parking Ratio
Tinley Park Zoning Code	406	5.72
Proposed Supply	330	4.65
Walker Parking Data	229	3.22
ITE Data	225	3.17

Table 3 Parking Requirement Summary

Conclusions

This parking study reviewed the parking requirements and needs of a new medical facility at the southwest corner of US 45 and 179th Street in Tinley Park, Illinois. The results of the study are summarized below:

- 1. The proposed medical facility will be 70,995 square feet with 83 exam/treatment rooms, 20 offices, 35 work stations, 130 employees.
- 2. The Village of Tinley Park's zoning code requires a total of 406 parking spaces and a variation of 76 spaces is requested.
- 3. National parking data show the estimated demand to be 225 to 229 vehicles.
- 4. A total of 330 parking spaces including 28 accessible spaces and 14 electric vehicle recharging parking spaces will adequately serve the parking needs of the development.



Appendix

- ITE Parking Calculations
- Walker Parking Surveys
 - Medical Office
 - Canter Centers
- Site Plan

Medical-Dental Office Building (720)

Peak Period Parking Demand vs: On a:	1000 Sq. Ft. GFA Weekday (Monday - Friday)
Setting/Location:	General Urban/Suburban
Peak Period of Parking Demand:	9:00 a.m 4:00 p.m.
Number of Studies:	117
Avg. 1000 Sq. Ft. GFA:	46

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.23	0.96 - 10.27	2.73 / 4.59	3.04 - 3.42	1.05 (33%)



Data Plot and Equation

Parking Generation Manual, 5th Edition • Institute of Transportation Engineers

Free-Standing Emergency Room (650)

Peak Period Parking Demand vs: On a:	1000 Sq. Ft. GFA Weekday (Monday - Friday)		
Setting/Location:	General Urban/Suburban		
Peak Period of Parking Demand:	10:00 a.m. - 5:00 p.m.		
Number of Studies:	3		
Avg. 1000 Sq. Ft. GFA:	11		

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.35	1.00 - 1.88	1.06 / 1.88	***	0.46 (34%)

Data Plot and Equation

Caution – Small Sample Size



Parking Generation Manual, 5th Edition • Institute of Transportation Engineers
Parking Requirements for Medical Office Buildings

RESEARCH WAS CONDUCTED WITH THE FOLLOWING

KEY OBJECTIVES: COLLECT

PRIMARY AND SECONDARY

DATA DESCRIBING MEDICAL

OFFICE BUILDING PARKING

NEEDS; IDENTIFY MUNICIPAL

CODE REQUIREMENTS

FOR THOSE BUILDINGS

SURVEYED; AND SUMMARIZE

FINDINGS BY MEAN AND

85TH-PERCENTILE VALUES.

PROVIDING 4.5 SPACES

PER 1,000 GROSS SQUARE

FEET OF BUILDING SPACE

IS GENERALLY SUFFICIENT

TO MEET MEDICAL OFFICE

BY JOHN W. DORSETT, AICP AND MARK J. LUKASICK

BUILDING PEAK-HOUR

NEEDS.

FIFTY MEDICAL OFFICE BUILDINGS (MOBs) located throughout the United States were studied to determine their parking requirements. Following is a summary of key findings and conclusions:

• A total of 4.5 parking spaces per 1,000 gross square feet (GSF) of building area should be provided for MOBs. This recommendation includes an effective supply cushion of spaces; this cushion is equal to about 10 percent of the supply and is necessary for a number of reasons, including but not limited to user convenience and to compensate for the temporary loss of spaces due to construction, maintenance and snow removal.

• The number of cars parked at MOBs during the 11 a.m. peak hour typically falls short of both the parking supplies and the number of parking spaces required by zoning ordinances.

- This suggests that most zoning ordinances require more parking spaces than most MOBs need.
- Ninety-two percent of this study's MOBs are legally required to provide more parking spaces than were occupied during the peak hour.
- Sixty percent of this study's MOBs must comply with zoning ordinances that exceed this study's recommended parking capacity.
- The observed mean peak-hour parking accumulation rate for 50 MOBs is 3.23 spaces per 1,000 GSF of occupied building area. This is lower than the 3.53 spaces reported in

the Institute of Transportation Engineers' (ITE) *Parking Genera*-

tion, 3rd Edition and the 4.11 spaces reported in ITE's *Parking Generation, 2nd Edition.*^{1,2}

• The observed 85th-percentile peakhour parking accumulation rate for 50 MOBs is 4.21 parked cars per 1,000 GSF of occupied building area.

STUDY PURPOSE

The development of MOBs continues in response to the aging population and consequent increases in demands for health care. One particular challenge for planners is to properly determine the number of parking spaces needed for MOBs. In response to this challenge, a study was conducted to document the parking requirements of MOBs. A major component of this study included new primary research.

Most municipal zoning ordinances base MOB parking requirements on the amount of GSF rather than the number of physicians, employees, or patients/ visitors. This study gathers data from various MOBs, calculates parking demand ratios per 1,000 GSF and provides a database that can be used for project planning purposes. This research project had the following objectives:

- To identify and reference historical MOB peak-hour parking demand ratios;
- To create a database of MOB peak-hour parking demand ratios that employ the number of parking spaces needed per 1,000 GSF, the variable most commonly referenced by municipal codes;
- To compile a comparative list of municipal code requirements for those MOBs surveyed; and
- To summarize findings by mean and 85th-percentile values.

Meeting these objectives provides information useful to planners who project MOB parking demand.

METHODOLOGY

Prior to beginning primary research, secondary sources of data were researched. The second and third editions of *Parking Generation* contained a summary of several MOB parking demand studies. To complete the primary research, the following steps were performed:

- A sample of 50 stand-alone MOBs located throughout the United States was selected.
- The following variables were researched for each MOB:
 - city and state;
 - number of floors;
 - building GSF;
 - building occupancy rate;
 - number of suites;
 - municipal code parking requirements (number of spaces per 1,000 GSF); and
 - parking space supply.
- The number of parking spaces required by zoning ordinance was calculated.
- The supply of parking spaces was inventoried and the number of spaces provided per 1,000 GSF was calculated.
- The number of parked vehicles during the peak time of the day was counted.
- The number of spaces per 1,000 GSF was determined based on the occupied building GSF and the numbers of vehicles counted at the peak accumulation or occupancy.
- The mean and 85th percentile, by spaces per 1,000 GSF of occupied building space, were summarized for the following:
 - code requirements;
 - parking space supply; and
 - observed peak-hour parking occupancy.

ITE PARKING GENERATION RATES

ITE updated its *Parking Generation* publication in 2004. Table 1 provides a comparison between these published data and the primary data collected for this study.

DATA COLLECTION RESULTS

Number of Buildings by State

Fifty free-standing MBOs were surveyed on Mondays and Wednesdays from March through August, during what was believed to represent typical activity levels for MOBs. Suburban locations were selected to allow a clean computation of the parking demand ratio, without the influence of adjacent land uses present in an urban environment and without the influence of mass transit.

A convenience sample was drawn based

Table 1. Parking ratio comparison.						
Walker ITE Parking Genera data collection 3rd Edition						
Peak period	10:00 a.m.–12:00 p.m.	10:00 a.m.–12:00 p.m. 2:00 p.m.–5:00 p.m.				
Number of study sites	50	18				
Average size of study sites (GFA)	62,427	43,000				
Average peak-period parking demand	3.23 spaces per 1,000 sf	3.53 spaces per 1,000 sf				
85th-percentile parking demand	4.21 spaces per 1,000 sf	4.30 spaces per 1,000 sf				
Range of rates	1.38–8.90 spaces per 1,000 sf	2.34–5.35 spaces per 1,000 sf				

Note: Peak occurred mid-week.



Figure 1. Number of MOBs by size.

on geographic proximity of individuals collecting the data to the MOBs. Twenty of the MOBs surveyed were located in Illinois. The remaining 30 properties surveyed were located in the following states: California (6), Florida (3), Georgia (3), Indiana (9), Massachusetts (3), Minnesota (3) and Pennsylvania (3).

The average number of parking spaces per 1,000 GSF ranged from 2.78 for the three Georgia MOBs studied to 5.60 for the three Pennsylvania MOBs surveyed. Following is the supply of parking spaces per 1,000 GSF, by state:

- Illinois: 4.47
- Florida: 5.24
- Indiana: 5.36
- Minnesota: 4.39
- California: 3.20
- Pennsylvania: 5.60
- Georgia: 2.78
- Massachusetts: 4.69

Number of Buildings by Size

The MOBs identified then were compared on the basis of occupied GSF. As shown in Figure 1, about three-fourths of the buildings surveyed were 70,000 GSF or less.

Municipal Code Requirements

Thirty-one locations, or 62 percent of those MOBs surveyed were required by code to provide 4.01 or more parking spaces per 1,000 GSF. Table 2 illustrates the number of parking spaces required by municipal zoning ordinances.

Parking Supply

Each individual MOB's parking supply was inventoried. Out of the 50 MOBs surveyed, 27 facilities, or approximately 54 percent, supplied 4.01 or more parking spaces (rounded to nearest whole number) per 1,000 GSF.

Figure 2 illustrates the number of parking spaces supplied per 1,000 GSF. Most of the facilities surveyed provided or nearly provided the number of coderequired spaces. In some cases, the parking space supply fell short of the code requirement.

Parking Demand

Parking occupancy counts were taken for the MOB parking spaces to determine parking utilization during the 11 a.m. peak hour. These counts were compared to the occupied GSF of the building. The peak hour was determined based on the consultants' experience with hundreds of

Table 2. Municipal code requirements for MOBs.					
Number of parking spaces required by code	Number	r of facilities			
1.00 to 2.00 / 1,000 sf	1	2 percent			
2.01 to 3.00 / 1,000 sf	6	12 percent			
3.01 to 4.00 / 1,000 sf	12	24 percent			
4.01 to 5.00 / 1,000 sf	20	40 percent			
5.01 to 6.00 / 1,000 sf	6	12 percent			
6.01 to 7.00 / 1,000 sf	1	2 percent			
7.01 to 8.00 / 1,000 sf	2	4 percent			
8.01 to 9.00 / 1,000 sf	1	2 percent			
9.01 to 10.00 / 1,000 sf	1	2 percent			
	50	100 percent			







Figure 3. Observed peak-hour parking demand by MOB.

studies over the last 30 years. A majority of the facilities surveyed had peak-hour parking occupancies of 4.0 or fewer spaces per 1,000 GSF. This statistic fell significantly below both the legally required number of parking spaces and the observed parking supplies.

The following shows the total number of parking facilities surveyed (at the peak hour) by range of occupied parking spaces per 1,000 GSF:

Spaces per 1,000 GSF	Number of Facilities
1.00 to 2.00	7
2.01 to 3.00	18
3.01 to 4.00	14
4.01 to 5.00	9
5.01 to 6.00	0
6.01 to 7.00	1
7.01 to 8.00	0
8.01 to 9.00	1

Figure 3 shows each parking facility's parking demand in descending order. Observed peak-hour parking demand for the sample ranged from 1.38 to 8.90 spaces per 1,000 GSF. The observed mean and median peak-hour parking demand rates were 3.23 and 3.03, respectively. The 85th-percentile rate was 4.21 spaces per 1,000 GSF.

CONCLUSIONS

Fifty MOBs were surveyed as part of this research. Following is a summary of findings:

- The most common code requirement for the MOBs surveyed was 5.0 parking spaces per 1,000 GSF. Nineteen MOBs, or 38 percent of the sample, were required to provide 5.0 parking spaces per 1,000 GSF.
- The mean and median number of parking spaces provided per 1,000 GSF was 4.50 and 4.39, respectively.
- ITE calculated a mean demand of 3.53 parking spaces per 1,000 GSF (*Parking Generation, 3rd Edition*) compared to 3.23 parking spaces per 1,000 GSF found in this study.
- ITE's 85th-percentile demand of 4.30 parking spaces per 1,000 GSF (*Parking Generation, 3rd Edition*) is comparable to the 85th-percentile peak-hour



Figure 4. Data plot and statistical summary.

observation of 4.21 parking spaces per 1,000 GSF found in this study.

· Based on these findings, designing parking facilities to accommodate 4.5 spaces per 1,000 GSF of building space should be sufficient to meet the peak-hour parking demands of most medical office buildings. This recommendation is an 85thpercentile recommendation, which is consistent with other recognized and published industry standards, including the landmark November 2005 Shared Parking publication issued by the Urban Land Institute and the International Council of Shopping Centers. Sixty percent, or 30 of the 50 MOBs, are located in municipalities that now require more parking than the recommended 4.5 spaces per 1,000 GSF.

References

1. *Parking Generation, 3rd Edition*. Washington, DC, USA: Institute of Transportation Engineers (ITE), 2004.

2. *Parking Generation, 2nd Edition.* Washington, DC: ITE, 1987.

P b b c f

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* Note: Opinions expressed herein are those of the authors and do not reflect official ITE Journal policy unless so stated.



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Parking Requirements for Outpatient Cancer Care Centers

A parking demand study of outpatient cancer centers was conducted to determine the peak period range, mean, median, and 85th percentile values of parked cars per 1,000 gross square feet (GSF) of building space. Providing 3.5 or 4.5 spaces per 1,000 GSF for medium/large (\geq 15,000 GSF) or small (<15,000 GSF) outpatient cancer centers, respectively, is an 85th percentile recommendation consistent with recognized and published industry standards.

Study Purpose

The development of cancer care centers continues in response to our aging population and consequent increased demands for health care. One particular challenge for planners is to properly determine the number of parking spaces needed without any preexisting or published data regarding parking requirements for outpatient cancer care centers. In response to this challenge, Walker Parking Consultants conducted a study documenting the parking requirements of this land use type. A major component of this study includes new primary research.

This study gathers data from various cancer centers, calculates parking demand ratios per 1,000 gross square feet (GSF), and provides a database that can be used for project planning purposes.

The following are the objectives of this research project:

- To identify and report on outpatient cancer center peak hour parking demand ratios;
- To create a database of outpatient cancer center peak hour parking demand ratios that employ the number of parking spaces needed per 1,000 GSF, the variable most commonly referenced by municipal codes; and
- To summarize findings by mean, median, and 85th percentile values.

Meeting these objectives provides information useful to planners who project outpatient cancer center parking demand. One limitation of this study is that it

focuses on outpatient cancer care center

parking demand and not parking demand for other types of can-

cer care centers. Cancer care centers can be classified into the following three categories:

 National Cancer Institute (NCI)–designated cancer centers are institutions that are dedicated to research into more effective approaches to prevent, diagnose, and treat cancer. Most of the 67 NCI-designated cancer centers are affiliated with university medical centers, while others are freestanding centers that engage only in cancer research. Their missions typically include cancer research, clinical programs, training for researchers and caregivers, and public education and outreach.

- Community-based outpatient cancer centers, which tend to be smaller, community-based treatment centers that often range from 5,000 to 50,000 ft.² and in some cases are larger. All care is provided on an outpatient basis.
- Cancer hospitals, which tend to be larger, more comprehensive treatment centers that attract patients from several hundred miles and focus on clinical treatment on both an inpatient and outpatient basis. These facilities tend to be about 250,000 ft.². Typical services include surgery, radiation therapy, chemotherapy, and supportive therapies including pain management, nutrition therapy, naturopathic medicine, oncology rehabilitation, mind-body medicine, and spiritual support.

The application of this study's results should be limited to outpatient cancer care centers and should not be used for NCI-designated cancer centers or cancer hospitals.

Methodology

This study is important to health care planners and developers because prior to this study, there were no published data regarding parking requirements for outpatient cancer centers. To complete our primary research, we performed the following steps:

- Identified 53 standalone outpatient cancer centers located throughout the United States.
- Researched the following variables for each property:

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BY JOHN W. DORSETT, AICP, CPP

- Freestanding location dedicated exclusively to oncology care;
- City, state, and ZIP code;
- Building GSF; and
- Parking space supply.
- Calculated the number of spaces provided per 1,000 GSF.
- Counted the number of parked vehicles during the peak time of a weekday.
- Determined the number of spaces per 1,000 GSF based on the occupied building GSF and the numbers of vehicles counted at the peak accumulation or occupancy.
- Summarized, by spaces per 1,000 GSF of occupied building space, the mean, median, and 85th percentile, for the following:
 - Parking space supply; and
 - Observed peak period parking occupancy.
- Developed recommendations regarding the number of spaces to be provided by outpatient cancer care centers.

Internet searches were conducted to identify freestanding cancer care centers, which in this study are defined as centers that specialize in cancer care treatment; occupy a building that exclusively houses a cancer care center; and have adjacent parking that meets the parking needs of the cancer care center, while at the same time, is not used by occupants of adjacent buildings. Freestanding centers were identified and selected for study to protect the integrity of the data. Many cancer care centers are integrated into existing medical centers, and it is not practical, and in many cases not feasible, to accurately determine the parking requirements of these integrated centers.

The Internet search focused on metropolitan areas where Walker Parking Consultants has offices. These geographic areas were selected because of the convenient proximity offered to Walker staff members, who then performed field visits to collect the following information: (a) verification of the existence of a freestanding cancer center and confirmation of the likely integrity of the data to be collected; (b) inventory of the existing on-site parking spaces; and (c) count of the number of on-site parked cars between the hours of 10:00 a.m. to noon or 1:00 to 3:00 p.m. on a weekday.

Table 1. Number of outpatient cancer centers by size.

15,000–85,000 GSF	30
< 15,000 GSF	23

Previous studies by Walker indicate that parking demand at medical centers peaks on a weekday during the late morning hours up to the lunch hour and carries on until mid-afternoon. This was confirmed through a parking accumulation study performed at St. Vincent Center for Cancer Care, Indianapolis, IN, USA, on September 25, 2012. During this study, the numbers of parked cars were counted at 9:30 and 11:00 a.m. and 1:30 and 3:00 p.m., with little difference in the four counts.

Data Collection Results *Profile of Cancer Centers Included in This Study*

Fifty-three freestanding outpatient cancer centers were included within this study. These centers range in size from 3,650 to 85,000 GSF, with properties in Arizona (1), California (3), Colorado (6), Florida (14), Illinois (8), Indiana (6), Maine (1), Massachusetts (1), Michigan (8), New Jersey (1), New York (1), and Texas (3).

The median square footage of the 53 centers is 16,076 GSF. Centers focus on outpatient cancer care, which can include patient consultations and check-ups, chemotherapy, and radiation treatments.

Number of Buildings by Size

The outpatient cancer centers identified were then compared on the basis of occupied GSF. Table 1 shows that 57 percent of the buildings surveyed occupied 15,000 or more GSF of occupied floor area, and 43 percent of the buildings surveyed were less than 15,000 GSF.

Parking Supply

Each individual outpatient cancer center's parking supply was inventoried. The mean, median, and 85th percentile number of parking spaces supplied per 1,000 square feet of GSF were 5.46, 5.02, and 7.81, respectively. Figure 1 illustrates the number of parking spaces supplied per 1,000 GSF.

Most of the facilities surveyed provide an overabundance of parking and sig-



Figure 1. Data plot and statistical summary.

nificantly more spaces than are demanded by users. The mean, median, and 85th percentile parking occupancies recorded for the 53 properties were 55 percent, 54 percent, and 74 percent.

Parking Demand

Parking occupancy counts were recorded for the outpatient cancer center parking spaces to determine parking utilization during the peak period of 10:00 a.m. to noon or 1:00 to 3:00 p.m. Care was taken to avoid the noon lunch hour, as some employees spend their lunch hour off site and the number of patient appointments is fewer. These counts were compared with the occupied GSF of the building.

Table 2 lists the total number of parking facilities surveyed (at the peak hour) by range of occupied parking spaces per 1,000 GSF. Observed peak hour parking demand for the sample ranged from 0.68 to 6.98 spaces per 1,000 GSF. The observed mean and median peak hour parking demand rates were 2.80 and 2.76, respectively. The 85th percentile rate was 3.77 spaces per 1,000 GSF.

The data set shows a significant difference in parking generation rates depending on the size of the facility. Smaller centers, those defined as less than 15,000 GSF of

Table 2. Occupied spaces.					
per 1,000 GSF	Number of Facilities				
0.00 to 1.00	3				
1.01 to 2.00	13				
2.01 to 3.00	15				
3.01 to 4.00	15				
4.01 to 5.00	5				
5.01 to 6.00	0				
6.01 to 7.00	2				

building area, generated more parked cars per thousand square feet of GSF than medium and larger centers, those centers that exceed 15,000 GSF of building area.

Table 3 shows the mean, median, and 85th percentile statistics separated by medium/large centers and small centers.

Parking Requirements for Medical Office Buildings

Walker studies parking demand characteristics of medical office buildings as a routine course of its practice, often when it conducts hospital parking studies. Previously, Walker performed a special study of 50 medical office buildings (MOBs), and the results of this study were published by the Institute of Transportation Engineers in 2007. This study served as the basis for the recommended number of parking spaces for MOBs as documented in the second edition of Shared Parking, a joint publication of the Urban Land Institute (ULI) and International Council of Shopping Centers (ICSC), and an industry standard that was vetted and approved by dozens of parking and transportation consulting professionals. Shared Parking recommends 4.50 spaces per thousand square feet of gross floor area.¹ The observed mean peak-hour parking accumulation rate for 50 MOBs is 3.17 spaces per 1,000 GSF of occupied building area. These MOB parking generation rates are greater than those parking generation rates observed for medium and large outpatient cancer centers but comparable to the parking generation rates observed for small outpatient cancer centers.

Parking Supply at Cancer Hospitals

Although limited data on parking requirements for cancer hospitals were collected, enough information was collected to de-

Table 3. Parked cars by size of outpatient cancer center

		Ratio of Peak Period Parked Cars per 1,000 Occupied GSF						
Type of Center	#	Mean	Median	85th Percentile				
Medium/Large: 15,000–85,000 GSF	30	2.51	2.69	3.55				
Small: < 15,000 GSF	23	3.17	3.08	4.44				

termine that cancer hospitals should be excluded from the study of outpatient cancer care centers. Five cancer hospitals operated by Cancer Treatment Centers of America (CTCA) were briefly studied, and these fit the previous profile of cancer hospitals.

Based on information obtained through the Internet, including CTCA's website and Google Maps, these facilities provide 1.80 to 2.66 spaces per thousand square feet of building area. This information suggests that this type of facility generates demand for even fewer spaces than an outpatient cancer center. Further study is recommended for this type of cancer center.

Conclusions

Fifty-three outpatient cancer centers were surveyed as part of this research. The following is a summary of findings:

- Medium- to large-sized outpatient cancer care centers, defined as those with at least 15,000 GSF of building area, generate parking demand at a rate that is less than the rate generated by the typical medical office building.
- Small outpatient cancer care centers, defined as those with less than 15,000 GSF of building area, generate parking demand at a rate that is similar to typical medical office buildings.
- An industry-standard 85th percentile-type of recommendation for medium/large and small outpatient cancer care centers is 3.5 and 4.5 parking spaces per 1,000 GSF of building area, respectively. This recommendation can be expected to provide sufficient parking for outpatient cancer centers. This recommendation includes an effective supply cushion of spaces equal to about 10 percent of the supply and is necessary for a number of reasons, including user convenience and compensation for the temporary loss of spaces due

to construction, maintenance, and snow removal.

- The numbers of cars parked at outpatient cancer centers during the 10:00 a.m. to 3:00 p.m. peak hours is almost always exceeded by the number of onsite parking spaces. This suggests that most developers are building more parking spaces than most outpatient cancer centers need. The observed mean parking supply ratio for the 30 medium and large and 23 small outpatient cancer centers is 4.77 and 6.35 spaces per 1,000 GSF of occupied building area, respectively.
- The observed mean peak hour parking accumulation rate for the 30 medium and large and 23 small outpatient cancer centers is 2.51 and 3.17 spaces per 1,000 GSF of occupied building area.
- The observed 85th percentile peak hour parking accumulation rate for the 30 medium and large and 23 small outpatient cancer centers is 3.55 and 4.44 spaces per 1,000 GSF of occupied building area. ■

References

1. Smith, M.S. Urban Land Institute and International Council of Shopping Centers. *Shared Parking*, Second Edition, 2005.

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			Table 4. Outpatio	ent Cano	er Cente	er Statistic	al Data			
#	Cancer Ctr.	Sa Et	Source	# Pkg.	Spaces/	Accupancy	Care/kef	Count	Time of Day	% Occupancy
1	New Jersev	85.000	Assessor's Office	264	3.11	214	2.52	10/11	10.15	81%
2	Massachusetts	84.678	Assessor's Office	550	6.50	315	3.72	10/15	11:00	57%
3	Arizona	82,000	Facility website	409	4.99	231	2.82	11/1	14:00	56%
4	Illinois	66,655	Assessor's Office	416	6.24	237	3.56	10/11	13:00	57%
5	Maine	59,894	Assessor's Office	244	4.07	177	2.96	10/17	11:00	73%
6	Michigan	55,000	Online ad	230	4.18	195	3.55	10/9	15:00	85%
7	Illinois	54,838	Assessor's Office	130	2.37	65	1.19	10/18	15:00	50%
8	Indiana	52,540	Assessor's website	189	3.60	105	2.00	10/8	14:45	56%
9	Indiana	51,327	Assessor's Office	346	6.74	209	4.07	9/25	11:00	60%
10	Florida	50,426	Assessor's website	391	7.75	88	1.75	10/11	14:00	23%
11	New York	50,000	Facility website	284	5.68	185	3.70	10/10	13:00	65%
12	Michigan	43,664	Assessor's Office	184	4.21	95	2.18	10/23	10:00	52%
13	Colorado	43,460	Assessor's Office	383	8.81	69	1.59	10/11	11:00	18%
14	Illinois	36,842	Assessor's Office	92	2.50	31	0.84	10/12	11:15	34%
15	Michigan	31,068	Assessor's Office	88	2.83	61	1.96	10/23	10:30	69%
16	Michigan	29,539	Assessor's website	99	3.35	89	3.01	10/9	10:15	90%
17	Indiana	29,307	Assessor's Office	81	2.76	52	1.77	10/23	10:00	64%
18	Illinois	24,173	Assessor's Office	112	4.63	80	3.31	10/17	13:45	71%
19	Colorado	23,105	Assessor's Office	118	5.11	72	3.12	10/19	11:15	61%
20	Florida	22,216	Assessor's Office	134	6.03	72	3.24	10/24	10:30	54%
21	Florida	21,503	Assessor's Office	126	5.86	44	2.05	10/24	14:30	35%
22	California	20,100	Assessor's website	74	3.68	59	2.94	10/10	10:30	80%
23	Indiana	19,928	Assessor's Office	100	5.02	55	2.76	10/10	10:00	55%
24	Colorado	19,254	Assessor's Office	97	5.04	17	0.88	10/11	13:30	18%
25	Texas	19,000	Houston Chronicle	112	5.89	49	2.58	10/9	11:45	44%
26	Michigan	18,148	Assessor's Office	108	5.95	66	3.64	10/23	10:00	61%
27	Illinois	16,076	Assessor's Office	14	0.87	11	0.68	10/17	13:30	79%
28	Indiana	16,000	Architect factsheet	118	7.38	42	2.63	10/11	10:00	36%
29	lexas	15,514	Costar	53	3.42	25	1.61	10/9	11:00	4/%
30	Michigan	15,061	Assessor's Office	155	4.51	42	1.47	10/25	15:00	62%
22	Calanada	14,929	Assessor's Office	71	10.58	22	1.4/	10/25	14:4)	14%
32	Mishigan	14,142	Assessor's Office	/1	5.02	20	2.06	10/18	15:15	5/%
35	Illinois	13,077	Assessor's Office	112	8.01	43	2.00	10/9	11:00	4,5%
35	Colorado	12 882	Assessor's Office	85	6.60	62	4.81	10/11	14.15	73%
36	Indiana	12,002	Assessor's Office	71	5.75	38	3.08	10/10	11.45	54%
37	Florida	12,310	Assessor's website	61	4 99	44	3.60	10/11	14.30	72%
38	Colorado	11,185	Assessor's Office	67	5.99	35	3.13	10/11	13:15	52%
39	Illinois	10.681	Assessor's website	101	9.46	23	2.15	10/10	12:30	23%
40	Texas	10,444	Assessor's Office	46	4.40	26	2.49	10/24	11:30	57%
41	Florida	9,600	Assessor's website	83	8.65	67	6.98	10/22	10:00	81%
42	Florida	9,579	Assessor's Office	77	8.04	40	4.18	10/24	11:15	52%
43	Florida	8,372	Assessor's website	55	6.57	28	3.34	10/19	11:15	51%
44	Florida	8,324	Assessor's Office	31	3.72	16	1.92	10/22	14:00	52%
45	Florida	8,249	Assessor's Office	42	5.09	22	2.67	10/22	11:00	52%
46	Florida	8,104	Assessor's website	23	2.84	32	3.95	10/23	11:15	139%
47	California	7,600	Assessor's website	28	3.68	8	1.05	10/10	11:00	29%
48	Florida	6,923	Assessor's website	52	7.51	47	6.79	10/19	10:45	90%
49	Florida	5,401	Assessor's Office	25	4.63	9	1.67	10/24	13:15	36%
50	California	4,500	Assessor's website	19	4.22	11	2.44	10/10	10:00	58%
51	Florida	4,416	Assessor's website	22	4.98	7	1.59	10/11	14:45	32%
52	Florida	4,168	Assessor's website	42	10.08	19	4.56	10/19	11:45	45%
53	Illinois	3,650	Assessor's website	40	10.96	15	4.11	10/10	10:15	38%
* ksf =	1,000 square fee	et								

Loyola SW ACC Medical Facility Traffic Study Tinley Park, Illinois



Prepared For:



LOYOLA MEDICINE

Prepared by:

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1 – INTRODUCTION AND EXISTING CONDITIONS

Eriksson Engineering Associates, Ltd. was retained by Loyola University Health System. to conduct a traffic impact study for their proposed medical facility in Tinley Park, Illinois. It will be located on the southeast corner of 179th Street and US 45. The purpose of the study was to observe the existing traffic patterns around the site, determine the traffic characteristics of the proposed development, and develop access recommendations.

Site Location and Area Land-Use

The proposed medical facility will be located on the vacant land on the southeast corner of 179th Street and US 45 in Tinley Park, Illinois. It is bounded by LaGrange Road (US 45) to the west, 179th Street to the north, and the Moraine Valley Community College Southwest Education Center to the east Additional vacant land is south of the site.

Land uses around the site include a commercial shopping center located north of the site. A community college, Moraine Valley Community College, is located east of the site. Vacant land is located to the west across US 45 and south to 183rd Street.

Figure 1 illustrates the site location, surrounding land-uses, and area roadways.

Roadway Characteristics

A description of the area roadways around the site is provided below:

LaGrange Road (US 45) is a six lane north-south Strategic Regional Arterial (SRA) road extending through Tinley Park. There are three travel lanes in each direction. At the signalized intersections with 179th Street and 183rd Street, there are separate left-turn (duals northbound and single southbound and right-turn lanes are provided (except at 17^{9th} Street). It is under the jurisdiction of the Illinois Department of Transportation (IDOT) and has a speed limit of 45 miles per hour (mph).

179th **Street** is a two/three lane east-west local street that extends through the Villages of Tinley Park and Orlando Park from Southwest Highway to 80th Avenue. It is under the jurisdiction of Cook County Department of Transportation and Highways (CCDOTH) with two lanes and a 40-mph speed limit. At its signalized intersections with LaGrange Road (US 45) and 94th Street, 179th Street has separate left-turn lanes and a separate eastbound right-turn lane at US 45.

183rd Street is a four-lane major collector serving the areas along I-80. It is under the jurisdiction of CCDOTH with two lanes and a 35-mph speed limit. At its signalized intersection with LaGrange Road (US 45), it has a southbound left-turn lane, a thru lane, and a shared thru/right-turn lane.

94th **Avenue** is a two-lane local street. It is under the jurisdiction of CCDOTH and a 45-mph speed limit. At its signalized intersection with 179th Street, it has separate left-turn lanes and a southbound right-turn lane.

Figure 2 illustrates the existing intersection traffic control and travels lanes around the site.

Existing Traffic Volumes

Weekday morning (7:00 to 9:00 AM), afternoon (4:00 to 6:00 PM), and Saturday (11:00 AM to 1:00 PM) traffic counts were conducted in July 2021 at the study area intersections. These counts showed the peak-hours of traffic occurring from 7:45 to 8:45 AM and 4:45 to 5:45 PM during the weekday. At the time of the traffic counts, Moraine Valley Community College had minimal activity due to its summer schedule.

Since these counts were conducted during the ongoing pandemic, they were compared to 2018 traffic counts on US 45 and 179th Street and adjusted accordingly to represent pre-pandemic conditions (See **Figure 3**). Additional traffic was added to the existing base conditions to represent the typical operation of MVCC. **Figure 4** illustrates the directional distribution analysis of college traffic. **Figure 5** shows the college traffic assignments and **Figure 6** shows the 2021 adjusted existing base traffic volumes.





ERIKSSON Engineering Associates, Ltd.

Site Location and Area Roadways



ERIKSSON Engineering Associates, ltd. **Existing Geometrics**



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2021 Adjusted Existing Volumes







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2021 Adjusted Existing + College Volume

2 - SITE TRAFFIC CHARACTERISTICS

Site Plan

The site plan calls for the construction of a medical facility on the western side of the parcel with parking on the remainder of the site. The proposed building totals 70,995 square feet on the west side of the site to be completed by the Year 2023. It will have a combination of medical offices, imaging, cancer center, and urgent cares uses.

Trip Generation

Traffic estimates were made using data provided by the Institute of Transportation Engineer's <u>Trip Generation</u> 10th Ed. manual which contains trip generation surveys of other similar medical office and immediate care land-uses. The rate of vehicle trip generation was applied to each building and the results are shown in **Table 1**. Copies of the trip generation calculations are located in the **Appendix**.

لام	ITE	Size	Morning Peak			Evening Peak		
036	Code	(sq. ft.)	In	Out	Total	In	Out	Total
Medical Office	720	67,410	122	35	157	65	166	231
Immediate Care	650	3,585	2	2	4	2	3	5
Total		70,995	124	37	161	67	169	236

Table 1 Site Traffic Volumes

Trip Distribution

The trip distribution for development is based on a combination of the existing traffic conditions, the distribution of employees and patients in the area, and the road network. The distribution of traffic for the building is shown on **Table 2** and **Figure 7**.

Direction	Percentage				
North on US 45	35%				
South on US 45	35%				
North on 94 th Avenue	10%				
East on 179 th Street	5%				
West on 179 th Street	5%				
East on 183 rd Street	5%				
West on 183 rd Street	5%				
Total	100%				

Table 2					
Directional	Distribution				

Site Access

Three access drives are proposed to serve the site with two full access driveways on Chopin Drive and a right-in and -out drive on US 45.

Site Traffic Trip Assignments

The future vehicular trips that are generated by the development were distributed to the area roadways based on the directional distribution analysis and the proposed site plan. **Figure 8** displays the trip assignment for the medical site traffic volumes.

The total future traffic volumes on the adjacent road system are a combination of the existing traffic volumes, projected non-site growth in those volumes, and the site traffic. Construction and opening of the medical office building is planned to be completed in 2022. Total traffic volumes are estimated for a period five years after the projected opening which is the Year 2027.

Data was provided by the Chicago Metropolitan Agency for Planning (CMAP) on the projected growth rates of the Average Daily Traffic (ADT) on US 45 and 179th Street which varied from 0.7 to 1.3%/year. The annual growth was applied to the 2021 traffic volumes to determine the Year 2026 future traffic volumes without the project (**Figure 9**). A copy of the CMAP letter is included in the **Appendix**.

The projected total traffic volumes for the Year 2027 combined the 2027 base volumes with the project site traffic assignments and are summarized in **Figure 10**.









3 - ANALYSES

Intersection Capacity Analyses

An intersection's ability to accommodate traffic flow is based on the average control delay experienced by vehicles passing through the intersection. The intersection and individual traffic movements are assigned a level of service (LOS), ranging from A to F based on the control delay created by a traffic signal or stop sign. Control delay consists of the initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. LOS A has the best traffic flow and least delay. LOS E represents saturated or at capacity conditions. LOS F experiences oversaturated conditions and extensive delays. The <u>Highway Capacity Manual</u> definitions for levels of service and the corresponding control delay for both signalized and unsignalized intersections are shown in **Table 3**.

Capacity analyses were conducted for each intersection using the SYNCHRO computer program to determine the existing and future operating conditions of the access system. These analyses were performed for the weekday and Saturday peak-hours. Copies of the capacity analyses are included in the **Appendix**.

Level of	Description	Control Delay (seconds/vehicle)		
Service	•	Signals	Stop Signs	
А	Minimal delay and few stops	<10	<10	
В	Low delay with more stops	>10-20	>10-15	
С	Light congestion	>20-35	>15-25	
D	Congestion is more noticeable with longer delays	>35-55	>25-35	
E	High delays and number of stops	>55-80	>35-50	
F	Unacceptable delays and over capacity	>80	>50	

 Table 3

 Level of Service Criteria for Intersections

Source: Highway Capacity Manual

External Intersection Operations

Analyses were completed at the intersections of the four streets in the study area. **Table 4** summarizes the results of the existing and the projected traffic conditions for each scenario. Overall, each intersection works at a good level of service.

Table 4 External Roadways Intersection Level of Service and Delay

		Intersection				
Scenario	Peak	US 4	45 at:	94 th Street at:		
	Hour	179 ^{th St.}	183 rd St.	179 ^{th St.}	183 rd St.	
		Signal	Signal	Signal	Stop SIgn	
2021 Existing	AM	C-26.5	C-27.3	B-14.6	B-13.1	
	PM	D-39.4	C-24.2	C-26.9	C-23.3	
2027 Total	AM	D-35.2	C-30.5	B-15.9	B-14.9	
	PM	D-42.3	C-28.1	C-22.7	D-25.4	

The signalized intersections along US 45 at 179th and 183rd Street work under acceptable levels of service now and into the future. However, individual movements (left-turning and crossing traffic) operate at a poor level of service due to the limited green time given to them. Much of the green time is dedicated to the north-south movements on US 45 to maximize traffic flow and progression. No additional improvements are recommended.

Shared Driveways

MVCC and the medical facility will share two existing driveways on 179th Street and 94th Avenue. **Table 5** shows the results of the capacity analyses. The existing driveway on 179th Street is full access and operates well today. When the medical facility is occupied, the evening peak-hours operate at a level of service E because it is more difficult to make left-turns out. It is recommended that peak-hour restrictions be implemented from 4:00 to 6:00 PM. Left-turns would then be made at the 94th Avenue traffic signal. No improvements are proposed at this time on 94th Avenue.

Seconaria	Peak	Intersection Movement								
Scenario	Hour	EB Approach	WB Approach	NB Approach						
Chopin Drive on 179 th Street										
2021 Existing	AM		A-0.0	C-15.5						
2021 Existing	PM		A-0.0	E-44.7						
2027 Total	AM		A-0.0	B-11.6						
2027 101	PM		B-0.0	D-32.3						
Loyola/MVCC Driveway 94 th Av	enue									
2021 Existing	AM	A-9.3		A-7.6						
2021 Existing	PM	A-9.9		A-7.6						
2027 Total	AM	B-12.0		A-8.3						
2027 10181	PM	B-10.3		A-7.7						

Table 5
2027 Intersection Level of Service and Delay
Loyola/MVCC Driveways on 179 th and 94 th

Site Driveways

Table 6 shows the driveway operating conditions.

North Loyola/MVCC Drive on Chopin Drive

The north site driveway on the west side of Chopin Drive is aligned with the MVCC emergency access driveway. It will have one inbound and one outbound lane under stop control. Under each scenario, it operates with minimal delays. The benefit of this drive is direct access into the site from 179th Street. No exiting traffic would be permitted.

South Loyola/MVCC Drive on Chopin Drive

The south site driveway on the west side of Chopin Drive is aligned with the MVCC south driveway. It will have one inbound and two outbound lanes (left-turn and straight) under stop control. Under each scenario, it operates with minimal delays. Since it is a three-legged intersection with primarily turning movements between each street/drive, a three-way sop control is recommended.

	Deals		Intersection	
Scenarios	Peak Hour	N. Loyola and Chopin	S. Loyola and Chopin	US 45 Right-out
2021	AM	A-0.0	A-7.3	
Existing	PM	A-0.0	A-7.3	
Drive on US	AM	A-0.0	A-7.3	A-9.9
45	PM	A-0.0	A-7.3	B-10.9

Table 6 2027 Intersection Level of Service and Delay Chopin Drive at Loyola/MVCC Driveways

US 45 Access Drive

A right-in and out driveway is proposed on US 45 that will allow northbound US 45 traffic enter the site and avoid 179th Street and would divert some of the MVCC traffic also. It would be located south of the northbound right-turn lane at 179th Street with one inbound and one outbound lane under stop control. A separate right-turn lane is warranted and would require 215 feet of storage and a 220-deceleration taper. It will be 690 feet south of 179th Street and 870 feet north of 183rd Street.

4 - SUMMARY

This report summarizes the results of traffic and parking study for a proposed medical facility in Tinley Park, Illinois. The findings of the study are:

- The volume of traffic generated by the development will have no adverse impact on peak-hour traffic conditions on the surrounding street system.
- Recommended off-site roadway improvements consist of a right-in and out driveway on US 45 that will allow northbound US 45 traffic enter the site and avoid 179th Street and would divert some of the MVCC traffic also. A separate right-turn lane is warranted and would require 215 feet of storage and a 220-deceleration taper. It will be 690 feet south of 179th Street and 870 feet north of 183rd Street.



<u>Appendix</u>

- Existing 2021 Traffic Counts
- CMAP Letter
- ITE Trip Generation Calculations
- Intersection Capacity Analyses
 - 2021 Existing Conditions
 - 2027 Total Traffic Volumes



Appendix

• Existing 2021 Traffic Counts

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94th Ave and 179th St

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		Peak	Hour	Factor		0.78	0.88	0.92	0.94	0.88							0.95	0.91	0.90	0.91	0.89					
		60	Minute	Totals		645	725	763	807	752							1103	1161	1152	1165	1135					
		15	Minute	Totals		111	157	170	207	191	195	214	152		807		262	290	271	280	320	281	284	250		1165
			Left	Turn		5	19	~	12	6	15	14	20	101	50		31	33	28	28	38	27	35	17	237	128
	1 7 9th St	Eastbound		Through		12	23	24	32	35	33	33	14	206	133		46	50	54	63	55	60	45	43	416	223
			Right	Turn		7	12	14	13	6	14	5	8	82	41		11	10	~	14	5	6	5	6	70	33
			Left	Turn		с	4	6	7	10	7	7	9	50	31		9	Ξ	21	10	14	6	6	8	82	36
, IL	94th Ave	Northbound		Through		ω	6	11	16	12	8	15	10	89	51		28	37	23	20	42	22	26	18	216	110
linley Park			Right	Turn		L	-	0	0	~	7	ო	-	15	12		2	4	4	ო	4	5	9	ო	31	18
			Left	Turn		2	2	2	0	2	-	-	0	10	4		1	2	0	2	-	0	4	0	10	7
	179th St	Westbound		Through		30	39	37	48	37	43	50	42	326	178		34	35	46	38	57	45	54	46	355	194
			Right	Turn		4	9	9	12	ო	6	13	7	09	37		15	80	9	9	6	15	7	7	23	37
			Left	Turn		-	-	с	с	9	-	4	2	21	14		12	15	=	13	10	19	16	12	108	58
	94th Ave	southbound		Through	, 20, 2021	ω	17	14	13	19	21	14	16	122	67	, 20, 2021	34	28	31	41	44	31	29	39	277	145
		•	Right	Turn	Tuesday July	30	24	46	51	42	41	55	26	315	189	Tuesday July	42	57	40	42	41	42	51	48	363	176
			Begin	Time		7:00 AM	7:15 AM	7:30 AM	7:45 AM	8:00 AM	8:15 AM	8:30 AM	8:45 AM	Total	7:45-8:45 AM		4:00 PM	4:15 PM	4:30 PM	4:45 PM	5:00 PM	5:15 PM	5:30 PM	5:45 PM	Total	4:45-5:45 PM



94th Ave and 183rd St

				_												-1										
		Peak	Hour	Factor		06.0	0.78	0.82	0.77	0.72							0.87	0.79	0.82	0.77	0.73					
		60	Minute	Totals		740	822	858	805	760							1061	1188	1222	1155	1093					
		15	Minute	Totals		181	158	205	196	263	194	152	151		805		247	225	304	285	374	259	237	223		1155
			Left	Turn		5	4	-	0	-	6	5	7	29	12		15	14	19	13	15	18	16	5	115	62
	183rd St	Eastbound		Through		59	66	83	83	89	68	49	37	534	289		76	70	94	86	109	74	82	81	672	351
			Right	Turn										0	0										0	0
			Left	Turn										0	0										0	0
L	94th Ave	orthbound		Through										0	0										0	0
inley Park, I	0.	Ž	Right	Turn										0	0										0	0
I			Left	Turn										0	•										0	0
	183rd St	Vestbound		Through		67	60	81	70	109	71	65	69	592	315		100	88	113	100	147	116	86	76	826	449
		~	Right	Turn		16	8	19	12	17	20	13	17	122	62		24	22	43	40	36	17	17	25	224	110
			Left	Turn		13	10	12	22	32	16	12	14	131	82		20	22	26	32	45	25	25	28	223	127
	94th Ave	outhbound		Through	27, 2021									0	0	27, 2021									0	0
		Sc	Right	Turn	uesday July	21	10	6	6	15	13	8	~	92	45	uesday July	12	6	6	14	22	6	11	8	94	56
			Begin	Time	-	7:00 AM	7:15 AM	7:30 AM	7:45 AM	8:00 AM	8:15 AM	8:30 AM	8:45 AM	Total	7:45-8:45 AM		4:00 PM	4:15 PM	4:30 PM	4:45 PM	5:00 PM	5:15 PM	5:30 PM	5:45 PM	Total	4:45-5:45 PM



US 45 and 179th St

L

		Peak	Hour	Factor		0.84	0.89	0.92	0.93	0.93							0.96	0.97	0.98	0.99	0.98					
		09	Minute	Totals		3257	3423	3555	3539	3508							4940	4993	5026	4994	4963					
		15	Minute	Totals		663	755	964	875	829	887	948	844		3539		1 207	1214	1288	1231	1260	1247	1256	1200		4994
			Left	Turn		16	20	30	28	22	26	29	22	193	105		24	25	31	25	33	28	25	27	218	Ξ
	179th St	Eastbound		Through		20	23	30	23	19	18	25	36	194	85		65	74	60	61	53	50	44	46	453	208
			Right	Turn		62	87	81	82	65	62	72	68	579	281		17	23	34	44	36	44	36	39	273	160
			Left	Turn		23	24	39	40	34	53	46	27	286	173		29	29	25	31	41	37	54	55	301	163
_	US 45	orthbound		Through		249	272	385	310	336	352	355	326	2585	1353		430	445	495	505	506	484	478	469	3812	1973
Tinley Park,		2	Right	Turn		15	13	23	23	22	24	35	27	182	104		27	23	18	26	37	23	38	26	218	124
			Left	Turn		37	53	53	48	41	50	48	25	355	187		39	49	40	31	37	42	32	31	301	142
	179th St	Westbound		Through		10	21	26	22	15	33	36	27	190	106		61	60	48	36	40	32	30	35	342	138
			Right	Turn		16	13	10	10	11	8	12	23	103	41		24	22	26	19	24	14	14	15	158	ľ
			Left	Turn		7	5	14	9	6	9	=	12	20	32		21	21	24	20	17	29	36	30	198	102
	US 45	southbound		Through	y 29, 2021	199	211	257	264	235	233	255	226	1880	987	y 29, 2021	445	429	471	417	415	452	449	411	3489	1733
		~7	Right	Turn	Thursday Jul	6	13	16	19	20	22	24	25	148	85	Thursday Jul	25	14	16	16	21	12	20	16	140	69
			Begin	Time		7:00 AM	7:15 AM	7:30 AM	7:45 AM	8:00 AM	8:15 AM	8:30 AM	8:45 AM	Total	7:45-8:45 AM		4:00 PM	4:15 PM	4:30 PM	4:45 PM	5:00 PM	5:15 PM	5:30 PM	5:45 PM	Total	4:45-5:45 PM



US 45 and 183rd St

L

						_												-								-	
		Peak	Hour	Factor		0.84	0.88	0.91	0.92	0.93								0.95	0.97	0.98	0.97	0.95					
		90	Minute	Totals		3601	3759	3881	3961	3829								5010	5130	5193	5214	5107					
		15	Minute	Totals		752	826	951	1072	910	948	1031	940		3961			1 208	1197	1324	1281	1328	1260	1345	1174		5214
			Left	Turn		2	10	14	23	15	13	17	8	102	68			26	24	20	18	20	24	26	17	175	88
	183rd St	astbound		Through		12	19	21	32	14	18	12	16	144	76			38	28	24	15	29	25	33	18	210	102
		ш	Right	Turn		21	28	37	19	22	21	24	28	200	86			24	28	23	32	32	20	20	19	198	104
			Left	Turn		25	31	55	51	45	58	51	37	353	205			28	22	28	32	29	22	25	16	202	108
	JS 45	thbound		hrough		303	326	356	416	339	369	403	369	2881	1527			443	447	482	522	472	459	521	474	3820	1974
ey Park, IL		Nor	tight	Furn T		26	29	32	53	42	36	28	27	273	159			67	55	59	66	73	47	65	51	483	251
Tinl																											
			Left	Turn		36	38	34	43	27	37	33	36	284	140			38	48	47	55	56	58	55	39	396	224
	183rd St	Westbound		Through		16	19	24	14	10	19	17	30	149	60			33	27	32	44	41	46	23	18	264	154
			Right	Turn		11	6	20	25	22	22	33	34	176	102			27	37	54	35	72	36	43	29	333	186
			Left	Turn		16	18	29	29	15	15	18	15	155	11			30	26	31	28	29	28	34	20	226	119
	US 45	outhbound		Through	ily 28, 2021	259	280	310	344	335	326	371	317	2542	1376		ily 28, 2021	444	442	503	421	467	481	481	462	3701	1850
		Sc	Right	Turn	<u>/ednesday J</u> r	25	19	19	23	24	14	24	23	171	85		Vednesday Ju	10	13	21	13	8	14	19	11	109	54
			Begin	Time	\$	7:00 AM	7:15 AM	7:30 AM	7:45 AM	8:00 AM	8:15 AM	8:30 AM	8:45 AM	Total	7:45-8:45 AM	:	×	4:00 PM	4:15 PM	4:30 PM	4:45 PM	5:00 PM	5:15 PM	5:30 PM	5:45 PM	Total	4:45-5:45 PM



Appendix

• CMAP Letter

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433 West Van Buren Street Suite 450 Chicago, IL 60607

> 312-454-0400 cmap.illinois.gov

June 22, 2021

Stephen B. Corcoran, P.E., PTOE Director of Traffic Services Eriksson Engineering Associates 145 Commerce Drive Suite A Grayslake, IL 60030

Subject: US 45 - 179th Street - 94th Avenue - 183rd Street IDOT

Dear Mr. Corcoran:

In response to a request made on your behalf and dated June 21, 2021, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT	Year 2050 ADT
US 45 south of 183rd St	41,100	50,600
183rd St east of US 45	8,750	12,500
179th St east of US 45	8,000	11,400
179th St west of US 45	12,700	15,600
94th Ave north of 183rd St	7,000	10,000

Traffic projections are developed using existing ADT data provided in the request letter and the results from the December 2020 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806.

Sincerely, 2R

Jose Rodriguez, PTP, AICP Senior Planner, Research & Analysis

cc: Rios (IDOT) 2021_CY_TrafficForecast\TinleyPark\ck-75-21\ck-75-21.docx



Appendix

• ITE Trip Generation Calculations

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Free-Standing Emergency Room (650)

Vehicle Trip Ends vs: On a:	1000 Sq. Ft. GFA Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.
Setting/Location:	General Urban/Suburban
Number of Studies:	4
Avg. 1000 Sq. Ft. GFA:	11
Directional Distribution:	50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.12	0.71 - 1.72	0.44

Data Plot and Equation

Caution – Small Sample Size



Trip Gen Manual, 10th Ed + Supplement • Institute of Transportation Engineers
Free-Standing Emergency Room (650)

Vehicle Trip Ends vs: On a:	1000 Sq. Ft. GFA Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.
Setting/Location:	General Urban/Suburban
Number of Studies:	4
Avg. 1000 Sq. Ft. GFA:	11
Directional Distribution:	46% entering, 54% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.52	1.13 - 2.26	0.54

Data Plot and Equation

Caution – Small Sample Size



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Medical-Dental Office Building (720)

Vehicle Trip Ends vs: On a:	1000 Sq. Ft. GFA Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.
Setting/Location:	General Urban/Suburban
Number of Studies:	44
Avg. 1000 Sq. Ft. GFA:	32
Directional Distribution:	78% entering, 22% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.78	0.85 - 14.30	1.28

Data Plot and Equation



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Medical-Dental Office Building (720)

Vehicle Trip Ends vs: On a:	1000 Sq. Ft. GFA Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.
Setting/Location:	General Urban/Suburban
Number of Studies:	65
Avg. 1000 Sq. Ft. GFA:	28
Directional Distribution:	28% entering, 72% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.46	0.25 - 8.86	1.58

Data Plot and Equation



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Appendix

- Intersection Capacity Analyses
 - 2021 Existing Conditions

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	۳	•	1	<u>۲</u>	4Î		ሻሻ	^	1	۲	ተተኈ	
Traffic Volume (vph)	121	108	341	236	172	69	207	1619	152	64	1199	98
Future Volume (vph)	121	108	341	236	172	69	207	1619	152	64	1199	98
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	2000	1900	1900	1900	1900
Storage Length (ft)	140		500	202		0	306		306	340		0
Storage Lanes	1		1	1		0	2		1	1		0
Taper Length (ft)	165			191			221			170		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.97	0.91	1.00	1.00	0.91	0.91
Frt			0.850		0.957				0.850		0.989	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1719	1905	1538	1719	1732	0	3335	5200	1538	1719	4886	0
Flt Permitted	0.433			0.522			0.950			0.950		
Satd. Flow (perm)	784	1905	1538	945	1732	0	3335	5200	1538	1719	4886	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			323		14				163		12	
Link Speed (mph)		40			40			45			45	
Link Distance (ft)		1724			779			1706			1336	
Travel Time (s)		29.4			13.3			25.8			20.2	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Adj. Flow (vph)	130	116	367	254	185	74	223	1741	163	69	1289	105
Shared Lane Traffic (%)												
Lane Group Flow (vph)	130	116	367	254	259	0	223	1741	163	69	1394	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12	Ŭ		12	Ŭ		24	Ŭ		24	Ŭ
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	0.94	1.00	1.00	1.00	1.00	1.00	0.94	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2		1	2	1	1	2	
Detector Template	Left	Thru	Right	Left	Thru		Left	Thru	Right	Left	Thru	
Leading Detector (ft)	20	100	20	20	100		20	100	20	20	100	
Trailing Detector (ft)	0	0	0	0	0		0	0	0	0	0	
Detector 1 Position(ft)	0	0	0	0	0		0	0	0	0	0	
Detector 1 Size(ft)	20	6	20	20	6		20	6	20	20	6	
Detector 1 Type	CI+Ex	Cl+Ex	Cl+Ex	CI+Ex	CI+Ex		CI+Ex	Cl+Ex	Cl+Ex	Cl+Ex	CI+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			CI+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA	Free	pm+pt	NA		Prot	NA	pm+ov	Prot	NA	
Protected Phases	7	4		3	8		5	2	3	1	6	

Loyola Medical Center Traffic Study 08/13/2021 Year 2021 AM Peak Base Conditions Eriksson Engineering

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	4		Free	8					2			
Detector Phase	7	4		3	8		5	2	3	1	6	
Switch Phase												
Minimum Initial (s)	3.0	8.0		3.0	8.0		3.0	15.0	3.0	3.0	15.0	
Minimum Split (s)	6.5	14.5		6.5	14.5		7.5	21.5	6.5	7.5	21.5	
Total Split (s)	16.9	26.0		23.4	32.5		23.4	61.1	23.4	19.5	57.2	
Total Split (%)	13.0%	20.0%		18.0%	25.0%		18.0%	47.0%	18.0%	15.0%	44.0%	
Maximum Green (s)	13.4	19.5		19.9	26.0		18.9	54.6	19.9	15.0	50.7	
Yellow Time (s)	3.5	4.5		3.5	4.5		3.5	4.5	3.5	3.5	4.5	
All-Red Time (s)	0.0	2.0		0.0	2.0		1.0	2.0	0.0	1.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	3.5	6.5		3.5	6.5		4.5	6.5	3.5	4.5	6.5	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	5.0		3.0	5.0		3.0	7.0	3.0	3.0	7.0	
Recall Mode	None	None		None	None		None	C-Max	None	None	C-Max	
Walk Time (s)					7.0							
Flash Dont Walk (s)					11.0							
Pedestrian Calls (#/nr)	24.7	40.0	400.0	44.0	0		44.0	05.0	00.0	40.0	50.7	
Act Effect Green (S)	31.7	16.9	130.0	41.8	23.5		14.0	05.3	90.2	10.6	59.7	
Actuated g/C Ratio	0.24	0.13	1.00	0.32	0.10		0.11	0.50	0.09	0.08	0.40	
V/C Rallo	0.47	0.47	0.24	0.01	0.00		0.02	0.07	0.15	0.00	20.0	
Control Delay	37.0	2.00	0.4	41.2	00.4		02.1	12.0	0.2	00.4	29.0	
Queue Delay	27.6	58.2	0.0	41.2	66.4		0.0 92.1	12.6	0.0	68.4	20.0	
	J7.0 D	50.Z	0.4	41.Z	00.4 E		02.1 E	12.0 R	0.2	00.4 E	29.0	
Approach Delay	D	10.2	~	D	54 O		1	18.0	~	L	30.0	
Approach LOS		19.2 R			J4.0 D			10.9 R			JU.9	
Oueue Length 50th (ft)	77	Q1	0	164	196		103	128	0	57	330	
Queue Length 95th (ft)	127	151	0	241	#295		103	142	m()	104	<u>411</u>	
Internal Link Dist (ft)	121	1644	U	271	699		177	1626	mo	10-1	1256	
Turn Bay Length (ft)	140	1011	500	202	000		306	1020	306	340	1200	
Base Capacity (vph)	296	285	1538	422	357		484	2610	1132	198	2250	
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Reduced v/c Ratio	0.44	0.41	0.24	0.60	0.73		0.46	0.67	0.14	0.35	0.62	
Intersection Summary												
Area Type:	Other											
Cycle Length: 130												
Actuated Cycle Length: 13	0											
Offset: 68 (52%), Reference	ced to phase	2:NBT ar	nd 6:SBT	, Start of	Green							
Natural Cycle: 70												
Control Type: Actuated-Co	ordinated											
Maximum v/c Ratio: 0.80												
Intersection Signal Delay:	26.5			lr	ntersection	n LOS: C						
Intersection Capacity Utiliz	ation 71.1%			10	CU Level	of Service	e C					
Analysis Period (min) 15												

Loyola Medical Center Traffic Study 08/13/2021 Year 2021 AM Peak Base Conditions Eriksson Engineering

95th percentile volume exceeds capacity, queue may be longer. Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 1: US 45 & 179th Street

Ø1	Ø2 (R)	€ ¶Ø3	<u></u> ⊿ ₁₀₄
19.5 s	61.1s	23.4 s	26 s
1 Ø5	🛡 🖶 Ø6 (R)	▶ ₀₇ ♦	Ø8
23.4 s	57.2 s	16.9 s 32.5	s

Lanes, Volumes, Timings 7: 94th Avenue & 179th Street

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	۲	ĥ		۲	۹î ا		ሻ	ĥ		۲	•	7
Traffic Volume (vph)	59	154	48	9	205	42	36	61	14	16	82	217
Future Volume (vph)	59	154	48	9	205	42	36	61	14	16	82	217
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	160		0	90		0	184		0	182		182
Storage Lanes	1		0	1		0	1		0	1		1
Taper Length (ft)	160			96			190			185		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.964			0.974			0.972				0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd, Flow (prot)	1770	1796	0	1770	1814	0	1770	1811	0	1770	1863	1583
Flt Permitted	0.455			0.624			0.665			0.705		
Satd, Flow (perm)	848	1796	0	1162	1814	0	1239	1811	0	1313	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		20			14			7				231
Link Speed (mph)		40			40			45			45	
Link Distance (ft)		635			1010			691			578	
Travel Time (s)		10.8			17.2			10.5			8.8	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Adi, Flow (vph)	63	164	51	10	218	45	38	65	15	17	87	231
Shared Lane Traffic (%)	00	101	01	10	2.0	10	00		10	••	0.	201
Lane Group Flow (vph)	63	215	0	10	263	0	38	80	0	17	87	231
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No.	No.
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)	2011	12	rugin	2011	12	rugitu	Lon	12	rugiu	2011	12	ragin
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		10			10			10			10	
Headway Factor	1 00	1 00	1 00	1 00	1 00	1 00	1 00	1 00	1 00	1 00	1 00	1 00
Turning Speed (mph)	15	1.00		15	1.00		15		9	15	1.00	9
Number of Detectors	.0	2	Ŭ	1	2	Ŭ	1	2	Ū	1	2	1
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	Right
Leading Detector (ft)	20	100		20	100		20	100		20	100	20
Trailing Detector (ft)	0	0		0	0		0	0		0	0	0
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	0
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	20
Detector 1 Type	CI+Ex	Cl+Fx		Cl+Ex	Cl+Fx		CI+Ex	Cl+Fx		Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel	OI' EX	ONEX		OI' EX	OFFER		OI LA	OFFER		OF	OI! EX	OI · EX
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Detector 2 Position(ft)	0.0	94		0.0	94		0.0	94		0.0	94	0.0
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		CI+Ex			CI+Ex			CI+Ex			CI+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
	nm+nt	0.0 ΝΔ		nm+nt	NIA		nm+nt	NIA		nm+nt	NIA	Porm
Protected Phases	7	4		2 2	8		5	2		1	6	I GIIII
Permitted Phases	Δ			8	0		2	2		6	0	6
	т			U			۷			0		0

Loyola Medical Center Traffic Study 08/13/2021 Year 2021 AM Peak Base Conditions Eriksson Engineering

Lanes, Volumes, Timings 7: 94th Avenue & 179th Street

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4		3	8		5	2		1	6	6
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		3.0	8.0		3.0	8.0	8.0
Minimum Split (s)	9.5	24.0		9.5	24.0		9.5	24.0		9.5	24.0	24.0
Total Split (s)	12.5	79.0		16.0	82.5		10.0	25.0		10.0	25.0	25.0
Total Split (%)	9.6%	60.8%		12.3%	63.5%		7.7%	19.2%		7.7%	19.2%	19.2%
Maximum Green (s)	9.0	73.0		12.5	76.5		6.5	19.0		6.5	19.0	19.0
Yellow Time (s)	3.5	4.0		3.5	4.0		3.5	4.0		3.5	4.0	4.0
All-Red Time (s)	0.0	2.0		0.0	2.0		0.0	2.0		0.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	3.5	6.0		3.5	6.0		3.5	6.0		3.5	6.0	6.0
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Recall Mode	None	None		None	None		None	Max		None	Max	Max
Walk Time (s)		7.0			7.0			7.0			7.0	7.0
Flash Dont Walk (s)		11.0			11.0			11.0			11.0	11.0
Pedestrian Calls (#/hr)		0			0			0			0	0
Act Effct Green (s)	24.9	20.9		22.1	16.4		25.0	21.4		24.3	19.7	19.7
Actuated g/C Ratio	0.43	0.36		0.38	0.28		0.43	0.37		0.42	0.34	0.34
v/c Ratio	0.13	0.32		0.02	0.50		0.06	0.12		0.03	0.14	0.33
Control Delay	10.8	15.2		10.4	22.9		11.4	15.1		11.4	18.2	5.0
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Delay	10.8	15.2		10.4	22.9		11.4	15.1		11.4	18.2	5.0
LOS	В	В		В	С		В	В		В	В	A
Approach Delay		14.2			22.4			13.9			8.8	
Approach LOS		В			С			В			А	
Queue Length 50th (ft)	10	38		2	72		8	17		4	20	0
Queue Length 95th (ft)	34	125		10	164		25	57		15	64	49
Internal Link Dist (ft)		555			930			611			498	
Turn Bay Length (ft)	160			90			184			182		182
Base Capacity (vph)	514	1796		639	1814		597	673		607	633	690
Starvation Cap Reductn	0	0		0	0		0	0		0	0	0
Spillback Cap Reductn	0	0		0	0		0	0		0	0	0
Storage Cap Reductn	0	0		0	0		0	0		0	0	0
Reduced v/c Ratio	0.12	0.12		0.02	0.14		0.06	0.12		0.03	0.14	0.33
Intersection Summary	•											
Area Type:	Other											
Cycle Length: 130												
Actuated Cycle Length: 57	r.9											
Natural Cycle: 70												
Control Type: Semi Act-U	ncoord											
Maximum v/c Ratio: 0.50	44.0											
Intersection Signal Delay:	14.6			lr	ntersectio	n LOS: B						
Analysis Period (min) 15	zation 43.4%			(JU Level	of Service	A					

Splits and Phases: 7: 94th Avenue & 179th Street

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10 s		25 s	16 s	79 s
1)5	↓ <i>ø</i> 6		✓ Ø8
10 s		25 s	12.5 s	82.5 s

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	۲	•	1	۲	≜1 }		ሻሻ	^	1	۲	***	7
Traffic Volume (vph)	78	92	99	206	94	117	236	1783	187	88	1590	98
Future Volume (vph)	78	92	99	206	94	117	236	1783	187	88	1590	98
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	2000	1900	1900	2000	1900
Storage Length (ft)	401		285	192		0	360		244	435		0
Storage Lanes	1		1	1		0	2		1	1		1
Taper Length (ft)	155			104			300			154		
Lane Util. Factor	1.00	1.00	1.00	1.00	0.95	0.95	0.97	0.91	1.00	1.00	0.91	1.00
Frt			0.850		0.917				0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1719	1905	1538	1719	3153	0	3335	5200	1538	1719	5200	1538
Flt Permitted	0.609			0.512			0.950			0.950		
Satd. Flow (perm)	1102	1905	1538	926	3153	0	3335	5200	1538	1719	5200	1538
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			155		127				177			164
Link Speed (mph)		40			40			45			45	
Link Distance (ft)		1270			1966			1452			1706	
Travel Time (s)		21.6			33.5			22.0			25.8	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Adj. Flow (vph)	85	100	108	224	102	127	257	1938	203	96	1728	107
Shared Lane Traffic (%)												
Lane Group Flow (vph)	85	100	108	224	229	0	257	1938	203	96	1728	107
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			24			24			24	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	0.94	1.00	1.00	1.00	1.00	1.00	0.94	1.00	1.00	0.94	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2		1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru		Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100		20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0		0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0		0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6		20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		CI+Ex			Cl+Ex			CI+Ex			Cl+Ex	
Detector 2 Channel		-										
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA	Perm	pm+pt	NA		Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	

Loyola Medical Center Traffic Study 08/13/2021 Year 2021 AM Peak Base Conditions Eriksson Engineering

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	4		4	8					2			6
Detector Phase	7	4	4	3	8		5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	3.0	8.0	8.0	3.0	8.0		3.0	15.0	15.0	3.0	15.0	15.0
Minimum Split (s)	6.5	14.5	14.5	6.5	14.5		7.5	20.5	20.5	7.5	20.5	20.5
Total Split (s)	15.6	20.8	20.8	19.5	24.7		23.4	72.8	72.8	16.9	66.3	66.3
Total Split (%)	12.0%	16.0%	16.0%	15.0%	19.0%		18.0%	56.0%	56.0%	13.0%	51.0%	51.0%
Maximum Green (s)	12.1	14.3	14.3	16.0	18.2		18.9	67.3	67.3	12.4	60.8	60.8
Yellow Time (s)	3.5	4.5	4.5	3.5	4.5		3.5	4.5	4.5	3.5	4.5	4.5
All-Red Time (s)	0.0	2.0	2.0	0.0	2.0		1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	3.5	6.5	6.5	3.5	6.5		4.5	5.5	5.5	4.5	5.5	5.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None		None	C-Max	C-Max	None	C-Max	C-Max
Act Effct Green (s)	24.8	11.7	11.7	33.7	17.2		15.2	71.6	71.6	11.2	67.6	67.6
Actuated g/C Ratio	0.19	0.09	0.09	0.26	0.13		0.12	0.55	0.55	0.09	0.52	0.52
v/c Ratio	0.33	0.58	0.39	0.67	0.43		0.66	0.68	0.22	0.65	0.64	0.12
Control Delay	40.5	70.1	6.2	51.2	25.2		63.2	23.1	3.9	67.6	24.1	3.9
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	40.5	70.1	6.2	51.2	25.2		63.2	23.1	3.9	67.6	24.1	3.9
LOS	D	E	А	D	С		E	С	A	E	С	A
Approach Delay		38.0			38.1			25.8			25.2	
Approach LOS		D			D			С			С	
Queue Length 50th (ft)	56	82	0	160	41		108	429	10	80	262	0
Queue Length 95th (ft)	99	140	18	237	81		150	502	49	m136	394	m23
Internal Link Dist (ft)		1190			1886			1372			1626	
Turn Bay Length (ft)	401		285	192			360		244	435		
Base Capacity (vph)	285	209	307	337	550		484	2864	926	164	2705	878
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Reduced v/c Ratio	0.30	0.48	0.35	0.66	0.42		0.53	0.68	0.22	0.59	0.64	0.12
Intersection Summary												
Area Type:	Other											
Cycle Length: 130												
Actuated Cycle Length: 130		0.NDT		<u>.</u>	~							
Offset: 52 (40%), Reference	d to phase	2:NBT a	nd 6:SBT	, Start of	Green							
Natural Cycle: 65												
Control Type: Actuated-Coo	rdinated											
Maximum V/C Ratio: 0.68	7 0			1		- 1 0 0. 0						
Intersection Signal Delay: 27	1.3			Ir		TLUS: C	0					
Analysis Daried (min) 45	uon 72.8%			IC	JU Level (JI SELVICE						
Analysis Period (Min) 15	tilo autorra i	o meter-	ط امیر بی م									
in volume for 95th percent	uie queue i	s metere	u by upsti	eam sign	ial.							

Splits and Phases	13: US 45 & 183rd Street		
Ø1	▲ 1972 (R)	√ Ø3	404
16.9 s	72.8 s	19.5 s	20.8 s
1 Ø5	♥ ♥ Ø6 (R)		4 Ø8
23.4 s	66.3 s	15.6 s	24.7 s

0.4					
EBT	EBR	WBL	WBT	NBL	NBR
1	1		्	Y	
261	63	0	458	19	0
261	63	0	458	19	0
0	0	0	0	0	0
Free	Free	Free	Free	Stop	Stop
-	None	-	None	-	None
-	120	-	-	0	-
,# 0	-	-	0	0	-
0	-	-	0	0	-
92	92	92	92	92	92
2	2	2	2	2	2
284	68	0	498	21	0
	0.4 EBT 261 261 0 Free - - ,# 0 0 92 2 284	0.4 EBT EBR 261 63 261 63 261 63 0 0 Free Free - None - 120 # 0 - 0 - 92 92 2 2 284 68	0.4 EBT EBR WBL ↑ ↑ 261 63 00 261 63 00 261 63 00 0 0 0 Free Free Free - None - 120 - ,# 0 - 92 92 92 92 92 22 2 2 284 68 0	0.4 WBL WBT EBT EBR WBL WBT 1 1 1 1 261 63 0 458 261 63 0 458 261 63 0 458 0 0 0 0 Free Free Free Free None - None - 4 120 - - # 0 - 10 0 0 - - 0 0 92 92 92 92 2 284 68 0 498	0.4 EBT EBR WBL WBT NBL 1 1 1 1 1 261 63 0 458 19 261 63 0 458 19 0 0 0 0 0 0 Free Free Free Free Stop - None - None - 120 - None - 0 # 0 - 0 0 0 # 0 - 0 0 0 # 0 - 0 0 0 # 0 - 0 0 0 92 92 92 92 92 92 2 284 68 0 498 21

Major/Minor	Major1	ľ	Major2	1	Minor1	
Conflicting Flow All	0	0	352	0	782	284
Stage 1	-	-	-	-	284	-
Stage 2	-	-	-	-	498	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1207	-	363	755
Stage 1	-	-	-	-	764	-
Stage 2	-	-	-	-	611	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1207	-	363	755
Mov Cap-2 Maneuver	-	-	-	-	363	-
Stage 1	-	-	-	-	764	-
Stage 2	-	-	-	-	611	-
Annroach	FR		W/R		NR	
HCM Control Delay			0		15.5	
HCM LOS	0		0		10.0	
					U	
Minor Lane/Major Mvr	nt N	BLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)		363	-	-	1207	-
HCM Lane V/C Ratio	(0.057	-	-	-	-
HCM Control Delay (s)	15.5	-	-	0	-
HCM Lane LOS		С	-	-	А	-

0

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0.2

HCM 95th %tile Q(veh)

Internetien.	
Intersection	

0.8						
EBL	EBR	NBL	NBT	SBT	SBR	
- ¥			- स ी	↑	1	
3	6	18	108	130	9	
3	6	18	108	130	9	
0	0	0	0	0	0	
Stop	Stop	Free	Free	Free	Free	•
-	None	-	None	-	None	•
0	-	-	-	-	105	
,# 0	-	-	0	0	-	
0	-	-	0	0	-	
92	92	92	92	92	92	
2	2	2	2	2	2	
3	7	20	117	141	10	
	0.8 EBL 3 3 0 Stop - 0 ,# 0 0 92 2 3	0.8 EBL EBR 3 6 3 6 0 0 Stop Stop 5top Stop 0 - None 0 - 92 92 2 2 3 7	0.8 EBL EBR NBL → → → → → → → → → → → → → → → → → → →	0.8 EBL EBR NBL NBT	0.8 EBL EBR NBL NBT SBT Y - 4 1 3 6 18 108 130 3 6 18 108 130 3 6 18 108 130 0 0 0 0 0 Stop Free Free Free None - None - 0 - - 0 0 0 - - 0 0 0 - - 0 0 92 92 92 92 92 2 2 2 2 2 3 7 20 117 141	0.8 EBL EBR NBL NBT SBT SBR Y -

Major/Minor	Minor2		Major1	Ма	jor2		
Conflicting Flow All	298	141	151	0	-	0	
Stage 1	141	-	-	-	-	-	
Stage 2	157	-	-	-	-	-	
Critical Hdwy	6.42	6.22	4.12	-	-	-	
Critical Hdwy Stg 1	5.42	-	-	-	-	-	
Critical Hdwy Stg 2	5.42	-	-	-	-	-	
Follow-up Hdwy	3.518	3.318	2.218	-	-	-	
Pot Cap-1 Maneuver	693	907	1430	-	-	-	
Stage 1	886	-	-	-	-	-	
Stage 2	871	-	-	-	-	-	
Platoon blocked, %				-	-	-	
Mov Cap-1 Maneuver	683	907	1430	-	-	-	
Mov Cap-2 Maneuver	683	-	-	-	-	-	
Stage 1	873	-	-	-	-	-	
Stage 2	871	-	-	-	-	-	
Approach	EB		NB		SB		
HCM Control Delay s	9.5		11		0		
HCM LOS	A		1.1		v		

Minor Lane/Major Mvmt	NBL	NBT E	BLn1	SBT	SBR	
Capacity (veh/h)	1430	-	818	-	-	
HCM Lane V/C Ratio	0.014	- ().012	-	-	
HCM Control Delay (s)	7.6	0	9.5	-	-	
HCM Lane LOS	А	Α	А	-	-	
HCM 95th %tile Q(veh)	0	-	0	-	-	

itersection	
itersection Delay, s/veh	13.1
tersection LOS	В

Movement	SBL	SBR	SEL	SET	NWT	NWR
Lane Configurations	Y		٦	^	A	
Traffic Vol, veh/h	97	55	22	345	362	80
Future Vol, veh/h	97	55	22	345	362	80
Peak Hour Factor	0.77	0.77	0.77	0.77	0.77	0.77
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	126	71	29	448	470	104
Number of Lanes	1	0	1	2	2	0
Approach	SB		SE		NW	
Opposing Approach			NW		SE	
Opposing Lanes	0		2		3	
Conflicting Approach Left	NW		SB			
Conflicting Lanes Left	2		1		0	
Conflicting Approach Right	SE				SB	
Conflicting Lanes Right	3		0		1	
HCM Control Delay	14		10.5		15	
HCM LOS	В		В		В	

Lane	NWLn1	NWLn2	SELn1	SELn2	SELn3	SBLn1	
Vol Left, %	0%	0%	100%	0%	0%	64%	
Vol Thru, %	100%	60%	0%	100%	100%	0%	
Vol Right, %	0%	40%	0%	0%	0%	36%	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	
Traffic Vol by Lane	241	201	22	173	173	152	
LT Vol	0	0	22	0	0	97	
Through Vol	241	121	0	173	173	0	
RT Vol	0	80	0	0	0	55	
Lane Flow Rate	313	261	29	224	224	197	
Geometry Grp	8	8	7	7	7	7	
Degree of Util (X)	0.548	0.435	0.052	0.376	0.267	0.381	
Departure Headway (Hd)	6.295	6.012	6.553	6.045	4.285	6.951	
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	
Сар	570	597	546	594	833	517	
Service Time	4.047	3.763	4.302	3.794	2.033	4.705	
HCM Lane V/C Ratio	0.549	0.437	0.053	0.377	0.269	0.381	
HCM Control Delay	16.5	13.3	9.7	12.4	8.6	14	
HCM Lane LOS	С	В	А	В	А	В	
HCM 95th-tile Q	3.3	2.2	0.2	1.7	1.1	1.8	

Intersection				
Intersection Delay, s/veh	23.3			
Intersection LOS	С			

Movement	SBL	SBR	SEL	SET	NWT	NWR
Lane Configurations	Y		٦	^	At≯	
Traffic Vol, veh/h	129	65	73	402	502	113
Future Vol, veh/h	129	65	73	402	502	113
Peak Hour Factor	0.77	0.77	0.77	0.77	0.77	0.77
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	168	84	95	522	652	147
Number of Lanes	1	0	1	2	2	0
Approach	SB		SE		NW	
Opposing Approach			NW		SE	
Opposing Lanes	0		2		3	
Conflicting Approach Left	NW		SB			
Conflicting Lanes Left	2		1		0	
Conflicting Approach Right	SE				SB	
Conflicting Lanes Right	3		0		1	
HCM Control Delay	19.8		13.3		32.1	
HCM LOS	С		В		D	

Lane	NWLn1	NWLn2	SELn1	SELn2	SELn3	SBLn1	
Vol Left, %	0%	0%	100%	0%	0%	66%	
Vol Thru, %	100%	60%	0%	100%	100%	0%	
Vol Right, %	0%	40%	0%	0%	0%	34%	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	
Traffic Vol by Lane	335	280	73	201	201	194	
LT Vol	0	0	73	0	0	129	
Through Vol	335	167	0	201	201	0	
RT Vol	0	113	0	0	0	65	
Lane Flow Rate	435	364	95	261	261	252	
Geometry Grp	8	8	7	7	7	7	
Degree of Util (X)	0.858	0.69	0.195	0.499	0.371	0.55	
Departure Headway (Hd)	7.11	6.822	7.395	6.884	5.11	7.858	
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	
Сар	509	532	486	525	705	461	
Service Time	4.846	4.557	5.127	4.615	2.841	5.591	
HCM Lane V/C Ratio	0.855	0.684	0.195	0.497	0.37	0.547	
HCM Control Delay	39.4	23.4	11.9	16.3	10.8	19.8	
HCM Lane LOS	E	С	В	С	В	С	
HCM 95th-tile Q	9	5.3	0.7	2.8	1.7	3.3	

Intersection						
Int Delay, s/veh	0.9					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	1		- स ी	۰¥	
Traffic Vol, veh/h	414	19	0	405	18	0
Future Vol, veh/h	414	19	0	405	18	0
Conflicting Peds, #/hr	0	0	405	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	120	-	-	0	-
Veh in Median Storage	,# 0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	450	21	0	440	20	0

Major/Minor	Major1		Major2		Minor1		 _		
Conflicting Flow All	0	0	876	0	1295	855			
Stage 1	-	-	-	-	855	-			
Stage 2	-	-	-	-	440	-			
Critical Hdwy	-	-	4.12	-	6.42	6.22			
Critical Hdwy Stg 1	-	-	-	-	5.42	-			
Critical Hdwy Stg 2	-	-	-	-	5.42	-			
Follow-up Hdwy	-	-	2.218	-	3.518	3.318			
Pot Cap-1 Maneuver	-	-	771	-	179	358			
Stage 1	-	-	-	-	417	-			
Stage 2	-	-	-	-	649	-			
Platoon blocked, %	-	-		-					
Mov Cap-1 Maneuver	· –	-	474	-	110	220			
Mov Cap-2 Maneuver	· –	-	-	-	110	-			
Stage 1	-	-	-	-	256	-			
Stage 2	-	-	-	-	649	-			
Approach	EB		WB		NB				
HCM Control Delay, s	0		0		44.7				
HCM LOS					E				
					_				
Miner Lene/Meise Ma			гот		ים/א				
	ΠĹ	INBLN'I	FRI	EBK	VVBL	WRI			
Capacity (veh/h)		110	-	-	4/4	-			
HCM Lane V/C Ratio	1	0.1/8	-	-	-	-			
HCM Control Delay (s	5)	44.7	-	-	0	-			
HCM Lane LOS	1	E	-	-	A	-			
HCM 95th %tile Q(ver	ו)	0.6	-	-	0	-			

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0.3					
EBL	EBR	NBL	NBT	SBT	SBR
Y			÷.	•	1
3	5	5	164	185	2
3	5	5	164	185	2
0	0	0	0	0	0
Stop	Stop	Free	Free	Free	Free
-	None	-	None	-	None
0	-	-	-	-	105
,# 0	-	-	0	0	-
0	-	-	0	0	-
92	92	92	92	92	92
2	2	2	2	2	2
3	5	5	178	201	2
	0.3 EBL 3 3 0 Stop - 0 ,# 0 0 92 2 3	0.3 EBL EBR 3 5 3 5 0 0 Stop Stop - None 0 - , # 0 - 92 92 2 2 3 5	0.3 EBL EBR NBL 3 5 5 3 5 5 0 0 0 Stop Stop Free - None - 0 - , # 0 - 92 92 92 92 2 2 3 5 5	0.3 EBL EBR NBL NBT	0.3 EBL EBR NBL NBT SBT

Major/Minor	Minor2		Major1	Ν	1ajor2				
Conflicting Flow All	389	201	203	0	-	0			
Stage 1	201	-	-	-	-	-			
Stage 2	188	-	-	-	-	-			
Critical Hdwy	6.42	6.22	4.12	-	-	-			
Critical Hdwy Stg 1	5.42	-	-	-	-	-			
Critical Hdwy Stg 2	5.42	-	-	-	-	-			
Follow-up Hdwy	3.518	3.318	2.218	-	-	-			
Pot Cap-1 Maneuver	615	840	1369	-	-	-			
Stage 1	833	-	-	-	-	-			
Stage 2	844	-	-	-	-	-			
Platoon blocked, %				-	-	-			
Mov Cap-1 Maneuver	613	840	1369	-	-	-			
Mov Cap-2 Maneuver	613	-	-	-	-	-			
Stage 1	830	-	-	-	-	-			
Stage 2	844	-	-	-	-	-			
Approach	EB		NB		SB				
HCM Control Delay, s	9,9		0.2		0				
HCM LOS	A								
Minor Lane/Major Mvr	nt	NBL	NBT E	BLn1	SBT	SBR			

Capacity (veh/h)	1369	- 738	-	-	
HCM Lane V/C Ratio	0.004	- 0.012	-	-	
HCM Control Delay (s)	7.6	0 9.9	-	-	
HCM Lane LOS	А	A A	-	-	
HCM 95th %tile Q(veh)	0	- 0	-	-	

08/17/2021	08/	17	/20	21
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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	۲	•	1	۲	ĥ		ሻሻ	***	1	۲	<u> ተተ</u> ኈ	
Traffic Volume (vph)	111	211	160	150	185	89	163	1973	132	110	1733	69
Future Volume (vph)	111	211	160	150	185	89	163	1973	132	110	1733	69
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	2000	1900	1900	1900	1900
Storage Length (ft)	140		500	202		0	306		306	340		0
Storage Lanes	1		1	1		0	2		1	1		0
Taper Length (ft)	165			191			221			170		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.97	0.91	1.00	1.00	0.91	0.91
Frt			0.850		0.951				0.850		0.994	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1719	1905	1538	1719	1721	0	3335	5200	1538	1719	4910	0
Flt Permitted	0.281			0.299			0.950			0.950		
Satd, Flow (perm)	508	1905	1538	541	1721	0	3335	5200	1538	1719	4910	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			203		15				133		5	
Link Speed (mph)		40			40			45			45	
Link Distance (ft)		1724			779			1706			1336	
Travel Time (s)		29.4			13.3			25.8			20.2	
Peak Hour Factor	0.99	0.99	0 99	0 99	0.99	0.99	0.99	0.99	0 99	0 99	0.99	0.99
Heavy Vehicles (%)	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Adi Flow (vnh)	112	213	162	152	187	90	165	1993	133	111	1751	70
Shared Lane Traffic (%)	115	210	102	102	101	00	100	1000	100		1101	10
Lane Group Flow (vph)	112	213	162	152	277	0	165	1993	133	111	1821	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	l eft	Right
Median Width(ft)	Lon	12	rugrit	Lon	12	rugitu	Lon	24	rugitu	Lon	24	rugrit
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		10			10			10			10	
Headway Eactor	1 00	0 94	1 00	1 00	1 00	1 00	1 00	0 94	1 00	1 00	1 00	1 00
Turning Speed (mph)	1.00	0.04	9	1.00	1.00	9	1.00	0.04	1.00 Q	1.00	1.00	9
Number of Detectors	1	2	1	1	2	5	1	2	1	1	2	J
Detector Template	I oft	Thru	Right	l oft	Thru		، ft	Thru	Right	l oft	Thru	
Leading Detector (ft)	20	100	20	20	100		20	100	20	20	100	
Trailing Detector (ft)	0	0	0	0	0		0	0	0	0	0	
Detector 1 Position(ft)	0	0	0	0	0		0	0	0	0	0	
Detector 1 Size(ft)	20	6	20	20	6		20	6	20	20	6	
Detector 1 Type									CI±Ev			
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 7 Detay (S)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 2 Fosition(it)		54			54			54			94	
Detector 2 Size(ii)								CLEV				
Detector 2 Type		UI+EX			CI+EX			CI+EX			UI+EX	
Detector 2 Unannel		0.0			0.0			0.0			0.0	
		0.0	F		0.0		Durat	0.0		Durat	0.0	
Turn Type	pm+pt	NA	Free	pm+pt	NA		Prot	NA	pm+ov	Prot	NA	
Protected Phases	(4		3	8		5	2	3	1	6	

Loyola Medical Center Traffic Study 08/01/2021 Year 2021 PM Peak Base Conditions Eriksson Engineering

08/17/2021	08/	17	/20	21
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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	4		Free	8					2			
Detector Phase	7	4		3	8		5	2	3	1	6	
Switch Phase												
Minimum Initial (s)	3.0	8.0		3.0	8.0		3.0	15.0	3.0	3.0	15.0	
Minimum Split (s)	6.5	14.5		6.5	14.5		7.5	21.5	6.5	7.5	21.5	
Total Split (s)	16.8	23.8		23.8	30.8		25.2	72.8	23.8	19.6	67.2	
Total Split (%)	12.0%	17.0%		17.0%	22.0%		18.0%	52.0%	17.0%	14.0%	48.0%	
Maximum Green (s)	13.3	17.3		20.3	24.3		20.7	66.3	20.3	15.1	60.7	
Yellow Time (s)	3.5	4.5		3.5	4.5		3.5	4.5	3.5	3.5	4.5	
All-Red Time (s)	0.0	2.0		0.0	2.0		1.0	2.0	0.0	1.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	3.5	6.5		3.5	6.5		4.5	6.5	3.5	4.5	6.5	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	5.0		3.0	5.0		3.0	7.0	3.0	3.0	7.0	
Recall Mode	None	None		None	None		None	C-Max	None	None	C-Max	
Walk Time (s)					7.0							
Flash Dont Walk (s)					11.0							
Pedestrian Calls (#/hr)					0							
Act Effct Green (s)	35.6	21.2	140.0	41.8	24.6		12.3	69.8	91.2	13.1	70.6	
Actuated g/C Ratio	0.25	0.15	1.00	0.30	0.18		0.09	0.50	0.65	0.09	0.50	
v/c Ratio	0.49	0.74	0.11	0.53	0.88		0.57	0.77	0.13	0.69	0.73	
Control Delay	43.7	72.9	0.1	43.9	80.8		56.9	39.7	3.0	83.1	30.2	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	43.7	72.9	0.1	43.9	80.8		56.9	39.7	3.0	83.1	30.2	
LOS	D	E	А	D	F		E	D	Α	F	С	
Approach Delay		42.0			67.7			38.8			33.2	
Approach LOS		D			E			D			С	
Queue Length 50th (ft)	75	185	0	104	235		79	470	0	99	476	
Queue Length 95th (ft)	126	#348	0	166	#402		m108	564	m24	165	564	
Internal Link Dist (ft)		1644			699			1626			1256	
Turn Bay Length (ft)	140	007	500	202			306	0.500	306	340	0.470	
Base Capacity (vph)	250	287	1538	335	320		493	2592	1102	185	2478	
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Storage Cap Reductin	0	0 74	0	0 45	0 07		0	0 77	0	0	0 70	
	0.45	0.74	0.11	0.45	0.87		0.33	0.77	0.12	0.60	0.73	
	Other											
Cycle Length: 140	Other											
Actuated Cycle Length: 140												
Offset: 49 (35%), Reference	ced to phase	2:NBT ar	nd 6:SBT	, Start of	Green							
Natural Cycle: 80	Vatural Cycle: 80											
Control Type: Actuated-Co	oordinated											
Maximum v/c Ratio: 0.88												
Intersection Signal Delay:	39.4			lr	ntersectior	n LOS: D	_					
Intersection Capacity Utiliz	zation 81.5%			(CU Level o	of Service	D					
Analysis Period (min) 15												

Loyola Medical Center Traffic Study 08/01/2021 Year 2021 PM Peak Base Conditions Eriksson Engineering

95th percentile volume exceeds capacity, queue may be longer. Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 1: US 45 & 179th Street

Ø1	€22 (R)	€ Ø3	<u>⊿</u> _{Ø4}
19.6 s	72.8 s	23.8 s	23.8 s
1 Ø5	↓ Ø6 (R)		₩ Ø8
25.2 s	67.2 s	16.8 s	30.8 s

Lanes, Volumes, Timings 7: 94th Avenue & 179th Street

	٦	-	$\mathbf{\hat{v}}$	4	+	*	1	1	۲	1	ŧ	~
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	ሻ	ĥ		۲	۹î ا		ሻ	ĥ		۲	•	1
Traffic Volume (vph)	129	252	33	8	194	37	36	112	19	58	146	175
Future Volume (vph)	129	252	33	8	194	37	36	112	19	58	146	175
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	160		0	90		0	184		0	182		182
Storage Lanes	1		0	1		0	1		0	1		1
Taper Length (ft)	160			96			190			185		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.983			0.976			0.978				0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1831	0	1770	1818	0	1770	1822	0	1770	1863	1583
Flt Permitted	0.379			0.570			0.656			0.641		
Satd. Flow (perm)	706	1831	0	1062	1818	0	1222	1822	0	1194	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		7			10			6				192
Link Speed (mph)		40			40			45			45	
Link Distance (ft)		635			1010			691			578	
Travel Time (s)		10.8			17.2			10.5			8.8	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	142	277	36	9	213	41	40	123	21	64	160	192
Shared Lane Traffic (%)												
Lane Group Flow (vph)	142	313	0	9	254	0	40	144	0	64	160	192
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12	Ū		12	Ū		12	J		12	J
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	1
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	Right
Leading Detector (ft)	20	100		20	100		20	100		20	100	20
Trailing Detector (ft)	0	0		0	0		0	0		0	0	0
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	0
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	20
Detector 1 Type	Cl+Ex	CI+Ex		Cl+Ex	CI+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		CI+Ex			CI+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4			8			2			6		6

Loyola Medical Center Traffic Study 08/01/2021 Year 2021 PM Peak Base Conditions Eriksson Engineering

Lanes, Volumes, Timings 7: 94th Avenue & 179th Street

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Lane Group	EBL	EBT	EBR W	/BL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4		3	8		5	2		1	6	6
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		3.0	8.0		3.0	8.0	8.0
Minimum Split (s)	6.5	21.0		6.5	21.0		6.5	14.0		6.5	14.0	14.0
Total Split (s)	15.0	75.0	1	5.0	75.0		10.0	40.0		10.0	40.0	40.0
Total Split (%)	10.7%	53.6%	10.	7%	53.6%		7.1%	28.6%		7.1%	28.6%	28.6%
Maximum Green (s)	11.5	69.0	1	1.5	69.0		6.5	34.0		6.5	34.0	34.0
Yellow Time (s)	3.5	4.0		3.5	4.0		3.5	4.0		3.5	4.0	4.0
All-Red Time (s)	0.0	2.0		0.0	2.0		0.0	2.0		0.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	3.5	6.0		3.5	6.0		3.5	6.0		3.5	6.0	6.0
Lead/Lag	Lead	Lag	Le	ead	Lag		Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Y	(es	Yes		Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Recall Mode	None	None	No	one	None		None	Max		None	Max	Max
Walk Time (s)		7.0			7.0			7.0			7.0	7.0
Flash Dont Walk (s)		11.0			11.0			11.0			11.0	11.0
Pedestrian Calls (#/hr)		0			0			0			0	0
Act Effct Green (s)	34.0	29.7	2	6.1	17.7		41.7	34.3		42.5	36.3	36.3
Actuated g/C Ratio	0.40	0.35	0	.30	0.21		0.49	0.40		0.50	0.42	0.42
v/c Ratio	0.35	0.49	0	.02	0.66		0.06	0.20		0.10	0.20	0.25
Control Delay	19.8	25.8	1	6.4	39.8		11.5	18.8		11.7	18.8	4.1
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Delay	19.8	25.8	1	6.4	39.8		11.5	18.8		11.7	18.8	4.1
LOS	В	С		В	D		В	В		В	В	А
Approach Delay		23.9			39.0			17.2			10.9	
Approach LOS		С			D			В			В	
Queue Length 50th (ft)	51	128		3	127		10	49		16	58	0
Queue Length 95th (ft)	90	239		12	206		29	100		41	113	43
Internal Link Dist (ft)		555			930			611			498	
Turn Bay Length (ft)	160			90			184			182		182
Base Capacity (vph)	424	1490	4	189	1480		639	733		637	790	782
Starvation Cap Reductn	0	0		0	0		0	0		0	0	0
Spillback Cap Reductn	0	0		0	0		0	0		0	0	0
Storage Cap Reductn	0	0		0	0		0	0		0	0	0
Reduced v/c Ratio	0.33	0.21	0	.02	0.17		0.06	0.20		0.10	0.20	0.25
Intersection Summary												
Area Type:	Other											
Cycle Length: 140												
Actuated Cycle Length: 85	5.6											
Natural Cycle: 50												
Control Type: Semi Act-Ur	ncoord											
Maximum v/c Ratio: 0.66												
Intersection Signal Delay:	21.9			Int	tersectio	n LOS: C						
Intersection Capacity Utiliz Analysis Period (min) 15	zation 47.3%)		IC	U Level	of Service	A					

Splits and Phases: 7: 94th Avenue & 179th Street

Ø1	™ ø2	√ Ø3	
10 s	40 s	15 s	75 s
▲ Ø5	↓ _{Ø6}		√ Ø8
10 s	40 s	15 s	75 s

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	1	1	1	۲	A1⊅		ሻሻ	<u>^</u>	1	۲	<u> </u>	1
Traffic Volume (vph)	89	103	104	225	155	187	108	1992	252	120	1869	54
Future Volume (vph)	89	103	104	225	155	187	108	1992	252	120	1869	54
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	2000	1900	1900	2000	1900
Storage Length (ft)	401		285	192		0	360		244	435		0
Storage Lanes	1		1	1		0	2		1	1		1
Taper Length (ft)	155			104			300			154		
Lane Util. Factor	1.00	1.00	1.00	1.00	0.95	0.95	0.97	0.91	1.00	1.00	0.91	1.00
Frt			0.850		0.918				0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1719	1905	1538	1719	3156	0	3335	5200	1538	1719	5200	1538
Flt Permitted	0.540			0.478			0.950			0.950		
Satd. Flow (perm)	977	1905	1538	865	3156	0	3335	5200	1538	1719	5200	1538
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			109		192				184			117
Link Speed (mph)		40			40			45			45	
Link Distance (ft)		1270			1966			1452			1706	
Travel Time (s)		21.6			33.5			22.0			25.8	
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Heavy Vehicles (%)	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Adj. Flow (vph)	92	106	107	232	160	193	111	2054	260	124	1927	56
Shared Lane Traffic (%)												
Lane Group Flow (vph)	92	106	107	232	353	0	111	2054	260	124	1927	56
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			24			24			24	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	0.94	1.00	1.00	1.00	1.00	1.00	0.94	1.00	1.00	0.94	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2		1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru		Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100		20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0		0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0		0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6		20	6	20	20	6	20
Detector 1 Type	Cl+Ex	CI+Ex	Cl+Ex	CI+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		CI+Ex			Cl+Ex			CI+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA	Perm	pm+pt	NA		Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	

Loyola Medical Center Traffic Study 08/01/2021 Year 2021 PM Peak Base Conditions Eriksson Engineering

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	4		4	8					2			6
Detector Phase	7	4	4	3	8		5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	3.0	7.9	7.9	3.0	7.9		3.0	14.0	14.0	3.0	14.0	14.0
Minimum Split (s)	9.5	14.4	14.4	9.5	14.4		9.5	19.5	19.5	9.5	19.5	19.5
Total Split (s)	15.4	22.4	22.4	26.6	33.6		18.2	72.8	72.8	18.2	72.8	72.8
Total Split (%)	11.0%	16.0%	16.0%	19.0%	24.0%		13.0%	52.0%	52.0%	13.0%	52.0%	52.0%
Maximum Green (s)	11.9	15.9	15.9	23.1	27.1		13.7	67.3	67.3	13.7	67.3	67.3
Yellow Time (s)	3.5	4.5	4.5	3.5	4.5		3.5	4.5	4.5	3.5	4.5	4.5
All-Red Time (s)	0.0	2.0	2.0	0.0	2.0		1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	3.5	6.5	6.5	3.5	6.5		4.5	5.5	5.5	4.5	5.5	5.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None		None	C-Max	C-Max	None	C-Max	C-Max
Act Effct Green (s)	26.1	12.7	12.7	39.3	22.4		10.0	73.6	73.6	13.6	77.2	77.2
Actuated g/C Ratio	0.19	0.09	0.09	0.28	0.16		0.07	0.53	0.53	0.10	0.55	0.55
v/c Ratio	0.39	0.62	0.45	0.63	0.53		0.47	0.75	0.29	0.75	0.67	0.06
Control Delay	42.3	76.2	15.8	49.2	26.3		68.4	29.4	7.2	106.4	7.2	0.1
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	42.3	76.2	15.8	49.2	26.3		68.4	29.4	7.2	106.4	7.2	0.1
LOS	D	E	В	D	С		E	С	А	F	A	A
Approach Delay		44.8			35.4			28.8			12.8	
Approach LOS		D			D			С			В	
Queue Length 50th (ft)	63	94	0	174	68		51	553	36	119	90	0
Queue Length 95th (ft)	105	156	56	244	117		81	641	94	m#171	100	m0
Internal Link Dist (ft)		1190			1886			1372			1626	
Turn Bay Length (ft)	401		285	192			360		244	435		
Base Capacity (vph)	255	216	271	383	765		326	2733	895	176	2866	900
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Reduced v/c Ratio	0.36	0.49	0.39	0.61	0.46		0.34	0.75	0.29	0.70	0.67	0.06
Intersection Summary	Other											
Cycle Length: 140	Other											
Actuated Cycle Length: 1/0)											
Offset: 66 (17%) Reference	, ad to nhasa	2·NRT a	nd 6.SBT	Start of	Green							
Natural Cycle: 80		2.1101 0			Oreen							
Control Type: Actuated-Cor	ordinated											
Maximum v/c Ratio: 0.75	Junatoa											
Intersection Signal Delay: 2	4 2			Ir	tersection	$10S^{\circ}C$						
Intersection Canacity Utiliza	ation 79.3%			10		of Service	D					
Analysis Period (min) 15							-					
# 95th percentile volume of	# 95th percentile volume exceeds capacity queue may be longer											
Queue shown is maximu	um after two	cycles.										
m Volume for 95th percer	ntile queue i	s metere	d by upst	eam sior	nal.							

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Splits and Phases	: 13: US 45 & 183rd Street		
Ø1	Ø2 (R)	Ø3	₩ Ø4
18.2 s	72.8 s	26.6 s	22.4 s
1 Ø5	Ø6 (R)		↓ Ø8
18.2 s	72.8 s	15.4 s	33.6 s



Appendix

- Intersection Capacity Analyses
 - 2027 Total Traffic
 - $\,\circ\,$ Access on US 45

Illinois | Wisconsin | Indiana

Intersection

Int Delay, s/veh	0.1						
Movement	EBT	EBR	WBL	WBT	NBL	NBR	
Lane Configurations	1	1		्	۰¥		
Traffic Vol, veh/h	271	89	0	506	2	5	
Future Vol, veh/h	271	89	0	506	2	5	
Conflicting Peds, #/hr	0	0	0	0	0	0	
Sign Control	Free	Free	Free	Free	Stop	Stop	
RT Channelized	-	None	-	None	-	None	
Storage Length	-	120	-	-	0	-	
Veh in Median Storage	e, # 0	-	-	0	0	-	
Grade, %	0	-	-	0	0	-	
Peak Hour Factor	92	92	92	92	92	92	
Heavy Vehicles, %	2	2	2	2	2	2	
Mvmt Flow	295	97	0	550	2	5	

Major/Minor	Major1	ľ	Major2	1	Minor1	
Conflicting Flow All	0	0	392	0	845	295
Stage 1	-	-	-	-	295	-
Stage 2	-	-	-	-	550	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1167	-	333	744
Stage 1	-	-	-	-	755	-
Stage 2	-	-	-	-	578	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1167	-	333	744
Mov Cap-2 Maneuver	-	-	-	-	333	-
Stage 1	-	-	-	-	755	-
Stage 2	-	-	-	-	578	-
Approach	FB		WB		NB	
HCM Control Delay s	0		0		11.6	
HCM LOS	0		U		R	
					U	
Minor Lane/Major Mvm	nt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)		550	-	-	1167	-
HCM Lane V/C Ratio		0.014	-	-	-	-
HCM Control Delay (s)		11.6	-	-	0	-

HCM Lane LOS В А ---HCM 95th %tile Q(veh) 0 0 _ _ - 0

Intersection

Int Delay, s/veh

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		- 🗘			4			- 4			- 🗘	
Traffic Vol, veh/h	7	0	7	0	0	0	C	0	0	0	60	29
Future Vol, veh/h	7	0	7	0	0	0	C	0	0	0	60	29
Conflicting Peds, #/hr	0	0	0	0	0	0	C	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None		-	None	-	-	None
Storage Length	-	-	-	-	-	-		-	-	-	-	-
Veh in Median Storage, #	ŧ -	0	-	-	0	-		0	-	-	0	-
Grade, %	-	0	-	-	0	-		0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	8	0	8	0	0	0	C	0	0	0	65	32

Major/Minor	Minor2			Minor1			Major1			Major2			
Conflicting Flow All	81	81	81	85	97	0	97	0	0	0	0	0	
Stage 1	81	81	-	0	0	-	-	-	-	-	-	-	
Stage 2	0	0	-	85	97	-	-	-	-	-	-	-	
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-	
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-	
Pot Cap-1 Maneuver	907	809	979	901	793	-	1496	-	-	-	-	-	
Stage 1	927	828	-	-	-	-	-	-	-	-	-	-	
Stage 2	-	-	-	923	815	-	-	-	-	-	-	-	
Platoon blocked, %								-	-		-	-	
Mov Cap-1 Maneuver	-	809	979	894	793	-	1496	-	-	-	-	-	
Mov Cap-2 Maneuver	-	809	-	894	793	-	-	-	-	-	-	-	
Stage 1	927	828	-	-	-	-	-	-	-	-	-	-	
Stage 2	-	-	-	916	815	-	-	-	-	-	-	-	

Approach	EB	WB	NB	SB	
HCM Control Delay, s		0	0	0	
HCM LOS	-	А			

Minor Lane/Major Mvmt	NBL	NBT	NBR EB	Ln1WE	3Ln1	SBL	SBT	SBR
Capacity (veh/h)	1496	-	-	-	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-	-	-	-
HCM Control Delay (s)	0	-	-	-	0	0	-	-
HCM Lane LOS	А	-	-	-	А	А	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-	-	-	-

Intersection	

1.8					
EBL	EBR	NBL	NBT	SBT	SBR
Y			÷.	•	1
14	21	24	118	149	18
14	21	24	118	149	18
0	0	117	0	0	0
Stop	Stop	Free	Free	Free	Free
-	None	-	None	-	None
0	-	-	-	-	105
# 0	-	-	0	0	-
0	-	-	0	0	-
92	92	92	92	92	92
2	2	2	2	2	2
15	23	26	128	162	20
	1.8 EBL 14 14 0 Stop - 0 # 0 92 2 2 15	1.8 EBL EBR 14 21 14 21 0 0 Stop Stop − None 0 - # 0 - 0 - # 0 - 0 2 92 92 2 2 15 23	1.8 EBR NBL ¥ EBR NBL 14 21 24 14 21 24 14 21 24 0 0 117 Stop Stop Free None - - 0 - - 0 0 - 0 - - 0 - - 92 92 92 22 2 2 15 23 26	1.8 NBL NBT EBL EBR NBL NBT 14 21 24 118 14 21 24 118 0 0 117 0 Stop Stop Free Free None - None 0 0 - - 0 0 - - 0 0 - - 0 0 - - 0 0 - - 0 0 - - 0 0 - - 0 0 - - 0 0 - - 0 0 - - 0 0 - - 0 0 - - 0 0 - 2 2 2 2 2 2 15	1.8 NBL NBT SBT ▲ EBR NBL NBT SBT ▲ 14 21 24 118 149 14 21 24 118 149 0 0 117 0 0 Stop Stop Free Free Free None - None - 0 - - 0 0 0 - - 0 0 0 - - 0 0 0 - - 0 0 0 - - 0 0 0 - - 0 0 0 - - 0 0 0 - - 0 0 0 - - 0 0 0 - - 0 0 0 0 2

Major/Minor	Minor2		Major1	Maj	or2		
Conflicting Flow All	459	279	299	0	-	0	
Stage 1	279	-	-	-	-	-	
Stage 2	180	-	-	-	-	-	
Critical Hdwy	6.42	6.22	4.12	-	-	-	
Critical Hdwy Stg 1	5.42	-	-	-	-	-	
Critical Hdwy Stg 2	5.42	-	-	-	-	-	
Follow-up Hdwy	3.518	3.318	2.218	-	-	-	
Pot Cap-1 Maneuver	560	760	1262	-	-	-	
Stage 1	768	-	-	-	-	-	
Stage 2	851	-	-	-	-	-	
Platoon blocked, %				-	-	-	
Mov Cap-1 Maneuver	432	675	1121	-	-	-	
Mov Cap-2 Maneuver	432	-	-	-	-	-	
Stage 1	666	-	-	-	-	-	
Stage 2	757	-	-	-	-	-	
Approach	EB		NB		SB		
HCM Control Delay, s	12		1.4		0		

HCM LOS В

Minor Lane/Major Mvmt	NBL	NBT EI	BLn1	SBT	SBR
Capacity (veh/h)	1121	-	551	-	-
HCM Lane V/C Ratio	0.023	- 0	0.069	-	-
HCM Control Delay (s)	8.3	0	12	-	-
HCM Lane LOS	А	Α	В	-	-
HCM 95th %tile Q(veh)	0.1	-	0.2	-	-

09/14/2	2021
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ersection	
ersection Delay, s/veh	7.3
ersection LOS	А

Movement	EBL	EBT	WBT	WBR	SBL	SBR	
Lane Configurations		Ę	el el		¥		
Traffic Vol, veh/h	0	35	6	0	47	20	
Future Vol, veh/h	0	35	6	0	47	20	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	
Heavy Vehicles, %	2	2	2	2	2	2	
Mvmt Flow	0	38	7	0	51	22	
Number of Lanes	0	1	1	0	1	0	
Approach		EB	WB		SB		
Opposing Approach		WB	EB				
Opposing Lanes		1	1		0		
Conflicting Approach Left		SB			WB		
Conflicting Lanes Left		1	0		1		
Conflicting Approach Right			SB		EB		
Conflicting Lanes Right		0	1		1		
HCM Control Delay		7.3	7.2		7.3		
HCM LOS		А	А		А		

Lane	EBLn1	WBLn1	SBLn1
Vol Left, %	0%	0%	70%
Vol Thru, %	100%	100%	0%
Vol Right, %	0%	0%	30%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	35	6	67
LT Vol	0	0	47
Through Vol	35	6	0
RT Vol	0	0	20
Lane Flow Rate	38	7	73
Geometry Grp	1	1	1
Degree of Util (X)	0.043	0.007	0.08
Departure Headway (Hd)	4.067	4.091	3.973
Convergence, Y/N	Yes	Yes	Yes
Сар	879	872	902
Service Time	2.098	2.129	1.993
HCM Lane V/C Ratio	0.043	0.008	0.081
HCM Control Delay	7.3	7.2	7.3
HCM Lane LOS	А	А	А
HCM 95th-tile Q	0.1	0	0.3

Intersection			
Intersection Delay, s/veh	14.9		
Intersection LOS	В		

Movement	SBL	SBR	SEL	SET	NWT	NWR
Lane Configurations	Y		٦	^	A	
Traffic Vol, veh/h	107	72	23	361	390	92
Future Vol, veh/h	107	72	23	361	390	92
Peak Hour Factor	0.77	0.77	0.77	0.77	0.77	0.77
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	139	94	30	469	506	119
Number of Lanes	1	0	1	2	2	0
Approach	SB		SE		NW	
Opposing Approach			NW		SE	
Opposing Lanes	0		2		3	
Conflicting Approach Left	NW		SB			
Conflicting Lanes Left	2		1		0	
Conflicting Approach Right	SE				SB	
Conflicting Lanes Right	3		0		1	
HCM Control Delay	15.8		11.3		17.4	
HCM LOS	С		В		С	

Lane	NWLn1	NWLn2	SELn1	SELn2	SELn3	SBLn1	
Vol Left, %	0%	0%	100%	0%	0%	60%	
Vol Thru, %	100%	59%	0%	100%	100%	0%	
Vol Right, %	0%	41%	0%	0%	0%	40%	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	
Traffic Vol by Lane	260	222	23	181	181	179	
LT Vol	0	0	23	0	0	107	
Through Vol	260	130	0	181	181	0	
RT Vol	0	92	0	0	0	72	
Lane Flow Rate	338	288	30	234	234	232	
Geometry Grp	8	8	7	7	7	7	
Degree of Util (X)	0.613	0.5	0.057	0.411	0.296	0.458	
Departure Headway (Hd)	6.539	6.244	6.819	6.31	4.545	7.09	
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	
Сар	550	574	523	567	783	507	
Service Time	4.307	4.012	4.587	4.078	2.312	4.859	
HCM Lane V/C Ratio	0.615	0.502	0.057	0.413	0.299	0.458	
HCM Control Delay	19.2	15.2	10	13.5	9.2	15.8	
HCM Lane LOS	С	С	А	В	А	С	
HCM 95th-tile Q	4.1	2.8	0.2	2	1.2	2.4	

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	۲	•	1	ň	ĥ		ሻሻ	***	*	۲	<u>ቀ</u> ትኈ	
Traffic Volume (vph)	126	119	353	256	186	66	219	1711	131	110	1247	102
Future Volume (vph)	126	119	353	256	186	66	219	1711	131	110	1247	102
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	2000	1900	1900	1900	1900
Storage Length (ft)	140		500	202		0	306		306	340		0
Storage Lanes	1		1	1		0	2		1	1		0
Taper Length (ft)	165			191			221			170		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.97	0.91	1.00	1.00	0.91	0.91
Frt			0.850		0.961				0.850		0.989	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1719	1905	1538	1719	1739	0	3335	5200	1538	1719	4886	0
Flt Permitted	0.408			0.491			0.950			0.950		
Satd. Flow (perm)	738	1905	1538	888	1739	0	3335	5200	1538	1719	4886	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			312		12				141		12	
Link Speed (mph)		40			40			45			45	
Link Distance (ft)		1724			779			747			1336	
Travel Time (s)		29.4			13.3			11.3			20.2	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Adj. Flow (vph)	135	128	380	275	200	71	235	1840	141	118	1341	110
Shared Lane Traffic (%)												
Lane Group Flow (vph)	135	128	380	275	271	0	235	1840	141	118	1451	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12	Ŭ		12	Ŭ		24	Ŭ		24	Ŭ
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	0.94	1.00	1.00	1.00	1.00	1.00	0.94	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2		1	2	1	1	2	
Detector Template	Left	Thru	Right	Left	Thru		Left	Thru	Right	Left	Thru	
Leading Detector (ft)	20	100	20	20	100		20	100	20	20	100	
Trailing Detector (ft)	0	0	0	0	0		0	0	0	0	0	
Detector 1 Position(ft)	0	0	0	0	0		0	0	0	0	0	
Detector 1 Size(ft)	20	6	20	20	6		20	6	20	20	6	
Detector 1 Type	Cl+Ex	CI+Ex	CI+Ex	CI+Ex	CI+Ex		CI+Ex	Cl+Ex	CI+Ex	Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			CI+Ex			Cl+Ex			CI+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA	Free	pm+pt	NA		Prot	NA	pm+ov	Prot	NA	
Protected Phases	7	4		3	8		5	2	3	1	6	

Loyola Medical Center Traffic Study 09/13/2021 Year 2027 AM Total US 45 Access Eriksson Engineering

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	4		Free	8					2			
Detector Phase	7	4		3	8		5	2	3	1	6	
Switch Phase												
Minimum Initial (s)	3.0	8.0		3.0	8.0		3.0	15.0	3.0	3.0	15.0	
Minimum Split (s)	6.5	14.5		6.5	14.5		7.5	21.5	6.5	7.5	21.5	
Total Split (s)	16.9	26.0		23.4	32.5		23.4	61.1	23.4	19.5	57.2	
Total Split (%)	13.0%	20.0%		18.0%	25.0%		18.0%	47.0%	18.0%	15.0%	44.0%	
Maximum Green (s)	13.4	19.5		19.9	26.0		18.9	54.6	19.9	15.0	50.7	
Yellow Time (s)	3.5	4.5		3.5	4.5		3.5	4.5	3.5	3.5	4.5	
All-Red Time (s)	0.0	2.0		0.0	2.0		1.0	2.0	0.0	1.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	3.5	6.5		3.5	6.5		4.5	6.5	3.5	4.5	6.5	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	5.0		3.0	5.0		3.0	7.0	3.0	3.0	7.0	
Recall Mode	None	None		None	None		None	C-Max	None	None	C-Max	
Walk Time (s)					7.0							
Flash Dont Walk (s)					11.0							
Pedestrian Calls (#/hr)					0							
Act Effct Green (s)	32.1	17.2	130.0	42.6	24.1		14.4	59.9	85.3	13.0	58.5	
Actuated g/C Ratio	0.25	0.13	1.00	0.33	0.19		0.11	0.46	0.66	0.10	0.45	
v/c Ratio	0.50	0.51	0.25	0.67	0.82		0.64	0.77	0.13	0.69	0.66	
Control Delay	38.0	59.3	0.4	43.1	68.0		45.1	36.1	10.8	76.7	30.6	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	38.0	59.3	0.4	43.1	68.0		45.1	36.1	10.8	76.7	30.6	
LOS	D	Е	А	D	Е		D	D	В	Е	С	
Approach Delay		20.0			55.5			35.4			34.0	
Approach LOS		С			Е			D			С	
90th %ile Green (s)	13.4	19.5		19.9	26.0		18.3	54.6	19.9	15.0	51.3	
90th %ile Term Code	Max	Max		Max	Max		Gap	Coord	Max	Max	Coord	
70th %ile Green (s)	13.4	19.5		19.9	26.0		16.0	54.6	19.9	15.0	53.6	
70th %ile Term Code	Max	Hold		Max	Max		Gap	Coord	Max	Max	Coord	
50th %ile Green (s)	13.0	19.5		19.9	26.4		14.4	55.4	19.9	14.2	55.2	
50th %ile Term Code	Gap	Hold		Max	Max		Gap	Coord	Max	Gap	Coord	
30th %ile Green (s)	11.2	15.5		19.2	23.5		12.8	62.3	19.2	12.0	61.5	
30th %ile Term Code	Gap	Hold		Gap	Gap		Gap	Coord	Gap	Gap	Coord	
10th %ile Green (s)	8.8	11.9		15.6	18.7		10.5	72.7	15.6	8.8	71.0	
10th %ile Term Code	Gap	Hold		Gap	Gap		Gap	Coord	Gap	Gap	Coord	
Queue Length 50th (ft)	79	100	0	178	207		84	586	49	97	358	
Queue Length 95th (ft)	131	165	0	262	#332		m117	630	m81	163	437	
Internal Link Dist (ft)		1644			699			667			1256	
Turn Bay Length (ft)	140		500	202			306		306	340		
Base Capacity (vph)	291	285	1538	417	358		484	2397	1068	198	2205	
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Reduced v/c Ratio	0.46	0.45	0.25	0.66	0.76		0.49	0.77	0.13	0.60	0.66	
Intersection Summary												

Loyola Medical Center Traffic Study 09/13/2021 Year 2027 AM Total US 45 Access Eriksson Engineering
Area Type:	Other									
Cycle Length: 130										
Actuated Cycle Le	ngth: 130									
Offset: 68 (52%), I	Referenced to phase 2:NE	3T and 6:SBT, Start of Green								
Natural Cycle: 80										
Control Type: Actu	uated-Coordinated									
Maximum v/c Rati	o: 0.82									
Intersection Signa	l Delay: 35.2	Intersection LOS: D								
Intersection Capac	city Utilization 76.3%	ICU Level of Service D								
Analysis Period (m	nin) 15									
# 95th percentile	volume exceeds capacity	y, queue may be longer.								
Queue shown i	s maximum after two cycl	les.								
m Volume for 95	ith percentile queue is me	Volume for 95th percentile queue is metered by upstream signal.								

Splits and Phases: 1: US 45 & 179th Street

Ø1	Ø2 (R)	€ Ø3	<u> ≁</u> _{Ø4}
19.5 s	61.1s	23.4 s	26 s
1 Ø5	Ø6 (R)	▶ _{Ø7}	Ø8
23.4 s	57.2 s	16.9 s 32	2.5 s

Lanes, Volumes, Timings 7: 94th Avenue & 179th Street

09/14/202	21
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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	۲	4Î		۲	4Î		۲.	4Î		۲	•	7
Traffic Volume (vph)	64	162	50	16	221	45	51	66	15	17	101	234
Future Volume (vph)	64	162	50	16	221	45	51	66	15	17	101	234
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	160		0	90		0	184		0	182		182
Storage Lanes	1		0	1		0	1		0	1		1
Taper Length (ft)	160			96			190			185		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.965			0.975			0.972				0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1798	0	1770	1816	0	1770	1811	0	1770	1863	1583
Flt Permitted	0.410			0.618			0.617			0.701		
Satd. Flow (perm)	764	1798	0	1151	1816	0	1149	1811	0	1306	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		19			14			7				249
Link Speed (mph)		40			40			45			45	
Link Distance (ft)		635			1010			691			578	
Travel Time (s)		10.8			17.2			10.5			8.8	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Adi. Flow (vph)	68	172	53	17	235	48	54	70	16	18	107	249
Shared Lane Traffic (%)												
Lane Group Flow (vph)	68	225	0	17	283	0	54	86	0	18	107	249
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12	0		12	Ū		12	5		12	5
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	1
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	Right
Leading Detector (ft)	20	100		20	100		20	100		20	100	20
Trailing Detector (ft)	0	0		0	0		0	0		0	0	0
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	0
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	CI+Ex		CI+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		CI+Ex			CI+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4			8			2			6		6

Loyola Medical Center Traffic Study 09/13/2021 Year 2027 AM Total US 45 Access Eriksson Engineering

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Lanes, Volumes, Timings 7: 94th Avenue & 179th Street

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4		3	8		5	2		1	6	6
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		3.0	8.0		3.0	8.0	8.0
Minimum Split (s)	6.5	21.0		6.5	21.0		6.5	14.0		6.5	14.0	14.0
Total Split (s)	12.5	79.0		16.0	82.5		10.0	25.0		10.0	25.0	25.0
Total Split (%)	9.6%	60.8%		12.3%	63.5%		7.7%	19.2%		7.7%	19.2%	19.2%
Maximum Green (s)	9.0	73.0		12.5	76.5		6.5	19.0		6.5	19.0	19.0
Yellow Time (s)	3.5	4.0		3.5	4.0		3.5	4.0		3.5	4.0	4.0
All-Red Time (s)	0.0	2.0		0.0	2.0		0.0	2.0		0.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	3.5	6.0		3.5	6.0		3.5	6.0		3.5	6.0	6.0
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Recall Mode	None	None		None	None		None	Max		None	Max	Max
Walk Time (s)		7.0			7.0			7.0			7.0	7.0
Flash Dont Walk (s)		11.0			11.0			11.0			11.0	11.0
Pedestrian Calls (#/hr)		0			0			0			0	0
Act Effct Green (s)	27.6	23.5		23.8	16.7		26.9	23.2		25.4	19.6	19.6
Actuated g/C Ratio	0.44	0.38		0.38	0.27		0.43	0.37		0.41	0.31	0.31
v/c Ratio	0.15	0.33		0.03	0.57		0.10	0.13		0.03	0.18	0.37
Control Delay	11.5	15.8		11.0	26.1		11.9	15.6		11.6	20.5	5.2
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Delay	11.5	15.8		11.0	26.1		11.9	15.6		11.6	20.5	5.2
LOS	В	В		В	С		В	В		В	С	А
Approach Delay		14.8			25.3			14.2			9.9	
Approach LOS		В			С			В			А	
90th %ile Green (s)	8.8	22.7		6.5	20.4		6.5	19.0		6.5	19.0	19.0
90th %ile Term Code	Gap	Hold		Gap	Gap		Max	MaxR		Max	MaxR	MaxR
70th %ile Green (s)	8.3	28.8		0.0	17.0		6.5	29.0		0.0	19.0	19.0
70th %ile Term Code	Gap	Hold		Skip	Gap		Max	Hold		Skip	MaxR	MaxR
50th %ile Green (s)	7.4	25.9		0.0	15.0		6.5	29.0		0.0	19.0	19.0
50th %ile Term Code	Gap	Hold		Skip	Min		Max	Hold		Skip	MaxR	MaxR
30th %ile Green (s)	6.7	25.2		0.0	15.0		0.0	19.0		0.0	19.0	19.0
30th %ile Term Code	Gap	Hold		Skip	Min		Skip	MaxR		Skip	MaxR	MaxR
10th %ile Green (s)	0.0	15.0		0.0	15.0		0.0	19.0		0.0	19.0	19.0
10th %ile Term Code	Skip	Min		Skip	Min		Skip	MaxR		Skip	MaxR	MaxR
Queue Length 50th (ft)	16	57		4	101		11	18		4	33	0
Queue Length 95th (ft)	36	131		14	177		34	62		16	77	51
Internal Link Dist (ft)		555			930			611			498	
Turn Bay Length (ft)	160			90			184			182		182
Base Capacity (vph)	486	1795		639	1816		561	677		585	583	666
Starvation Cap Reductn	0	0		0	0		0	0		0	0	0
Spillback Cap Reductn	0	0		0	0		0	0		0	0	0
Storage Cap Reductn	0	0		0	0		0	0		0	0	0
Reduced v/c Ratio	0.14	0.13		0.03	0.16		0.10	0.13		0.03	0.18	0.37
Intersection Summary	Other											
Alea Type.	Other											

Loyola Medical Center Traffic Study 09/13/2021 Year 2027 AM Total US 45 Access Eriksson Engineering

Cycle Length: 130	
Actuated Cycle Length: 62.5	
Natural Cycle: 50	
Control Type: Semi Act-Uncoord	
Maximum v/c Ratio: 0.57	
Intersection Signal Delay: 15.9	Intersection LOS: B
Intersection Capacity Utilization 45.5%	ICU Level of Service A
Analysis Period (min) 15	
90th %ile Actuated Cycle: 73.7	
70th %ile Actuated Cycle: 69.8	
50th %ile Actuated Cycle: 66.9	
30th %ile Actuated Cycle: 56.2	
10th %ile Actuated Cycle: 46	

Splits and Phases: 7: 94th Avenue & 179th Street

Ø1	↑ ø2	√ Ø3	<u>↓</u> ₀₄
10 s	25 s	16 s	79 s
Ø5	Ø6	▶ ø7	Ø8
10 s	25 s	12.5 s 8	2.5 s

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	۲	•	1	۲	A⊅		ሻሻ	^	1	۲	***	1
Traffic Volume (vph)	89	98	107	233	103	126	246	1900	194	92	1661	103
Future Volume (vph)	89	98	107	233	103	126	246	1900	194	92	1661	103
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	2000	1900	1900	2000	1900
Storage Length (ft)	401		285	192		0	360		244	435		0
Storage Lanes	1		1	1		0	2		1	1		1
Taper Length (ft)	155			104			300			154		
Lane Util. Factor	1.00	1.00	1.00	1.00	0.95	0.95	0.97	0.91	1.00	1.00	0.91	1.00
Frt			0.850		0.917				0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd, Flow (prot)	1719	1905	1538	1719	3153	0	3335	5200	1538	1719	5200	1538
Flt Permitted	0.597			0.490			0.950			0.950		
Satd, Flow (perm)	1080	1905	1538	887	3153	0	3335	5200	1538	1719	5200	1538
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			155		137				172			164
Link Speed (mph)		40			40			45			45	
Link Distance (ft)		1270			1966			1452			961	
Travel Time (s)		21.6			33.5			22.0			14.6	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Adi, Flow (vph)	97	107	116	253	112	137	267	2065	211	100	1805	112
Shared Lane Traffic (%)	•.											
Lane Group Flow (vph)	97	107	116	253	249	0	267	2065	211	100	1805	112
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)	Lon	24	rugit	Lon	24	ragin	Lon	24	rugin	Lon	24	rugrit
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		10			10							
Headway Factor	1.00	0.94	1.00	1.00	1.00	1.00	1.00	0.94	1.00	1.00	0.94	1.00
Turning Speed (mph)	15	0.01	9	15	1.00	9	15	0.01	9	15	0.01	9
Number of Detectors	1	2	1	1	2	Ű	1	2	1	1	2	1
Detector Template	l eft	– Thru	Riaht	Left	– Thru		l eft	– Thru	Riaht	l eft	Thru	Riaht
Leading Detector (ft)	20	100	20	20	100		20	100	20	20	100	20
Trailing Detector (ff)	0	0	0	0	0		0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0		0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6		20	6	20	20	6	20
Detector 1 Type	CI+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		CI+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	CI+Ex
Detector 1 Channel	0	. <u>_</u> ,	0/	0	. <u>_</u> ,		0	0	0	. <u>_</u> ,	0	0/.
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)	0.0	94	0.0	0.0	94		•.•	94	0.0	0.0	94	0.0
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Fx			Cl+Fx			Cl+Fx			Cl+Fx	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+nt	NA	Perm	pm+nt	NA		Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4	, viiii	3	8		5	2	, viiii	1	6	

Loyola Medical Center Traffic Study 09/13/2021 Year 2027 AM Total US 45 Access Eriksson Engineering

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	4		4	8					2			6
Detector Phase	7	4	4	3	8		5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	3.0	8.0	8.0	3.0	8.0		3.0	14.9	14.9	3.0	15.0	15.0
Minimum Split (s)	6.5	14.5	14.5	6.5	14.5		7.5	20.4	20.4	7.5	20.5	20.5
Total Split (s)	15.6	20.8	20.8	19.5	24.7		23.4	72.8	72.8	16.9	66.3	66.3
Total Split (%)	12.0%	16.0%	16.0%	15.0%	19.0%		18.0%	56.0%	56.0%	13.0%	51.0%	51.0%
Maximum Green (s)	12.1	14.3	14.3	16.0	18.2		18.9	67.3	67.3	12.4	60.8	60.8
Yellow Time (s)	3.5	4.5	4.5	3.5	4.5		3.5	4.5	4.5	3.5	4.5	4.5
All-Red Time (s)	0.0	2.0	2.0	0.0	2.0		1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	3.5	6.5	6.5	3.5	6.5		4.5	5.5	5.5	4.5	5.5	5.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None		None	C-Max	C-Max	None	C-Max	C-Max
Act Effct Green (s)	25.4	12.0	12.0	34.3	17.3		15.4	70.9	70.9	11.3	66.8	66.8
Actuated g/C Ratio	0.20	0.09	0.09	0.26	0.13		0.12	0.55	0.55	0.09	0.51	0.51
v/c Ratio	0.37	0.61	0.41	0.76	0.46		0.68	0.73	0.23	0.67	0.68	0.13
Control Delay	41.2	71.3	7.5	56.7	25.8		63.5	24.8	4.5	68.2	30.2	5.7
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	41.2	71.3	7.5	56.7	25.8		63.5	24.8	4.5	68.2	30.2	5.7
LOS	D	Е	А	E	С		Е	С	А	E	С	А
Approach Delay		39.0			41.3			27.2			30.7	
Approach LOS		D			D			С			С	
90th %ile Green (s)	12.1	14.3	14.3	16.0	18.2		18.9	67.3	67.3	12.4	60.8	60.8
90th %ile Term Code	Max	Max	Max	Max	Hold		Max	Coord	Coord	Max	Coord	Coord
70th %ile Green (s)	12.1	14.3	14.3	16.0	18.2		17.3	67.3	67.3	12.4	62.4	62.4
70th %ile Term Code	Max	Max	Max	Max	Hold		Gap	Coord	Coord	Max	Coord	Coord
50th %ile Green (s)	11.1	12.6	12.6	16.0	17.5		15.6	68.5	68.5	12.9	65.8	65.8
50th %ile Term Code	Gap	Gap	Gap	Max	Hold		Gap	Coord	Coord	Gap	Coord	Coord
30th %ile Green (s)	9.6	10.7	10.7	16.0	17.1		13.9	72.5	72.5	10.8	69.4	69.4
30th %ile Term Code	Gap	Gap	Gap	Max	Hold		Gap	Coord	Coord	Gap	Coord	Coord
10th %ile Green (s)	7.3	8.0	8.0	14.9	15.6		11.4	79.1	79.1	8.0	75.7	75.7
10th %ile Term Code	Gap	Min	Min	Gap	Hold		Gap	Coord	Coord	Gap	Coord	Coord
Queue Length 50th (ft)	63	88	0	183	45		112	483	15	69	515	21
Queue Length 95th (ft)	110	149	26	268	87		155	555	56	m122	595	m49
Internal Link Dist (ft)		1190			1886			1372			881	
Turn Bay Length (ft)	401		285	192			360		244	435		
Base Capacity (vph)	284	209	307	335	559		484	2838	917	164	2673	870
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Reduced v/c Ratio	0.34	0.51	0.38	0.76	0.45		0.55	0.73	0.23	0.61	0.68	0.13
Intersection Summary												
Area Type: C	Other											
Cycle Length: 130												

Loyola Medical Center Traffic Study 09/13/2021 Year 2027 AM Total US 45 Access Eriksson Engineering

Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT,	Start of Green	
Natural Cycle: 80		
Control Type: Actuated-Coordinated		
Maximum v/c Ratio: 0.76		
Intersection Signal Delay: 30.5	Intersection LOS: C	
Intersection Capacity Utilization 76.6%	ICU Level of Service D	
Analysis Period (min) 15		
- Values for OFth persentile succession methods by una	troom signal	

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 13: US 45 & 183rd Street

Ø1	1 mp2 (R)	√ Ø3	₽ 04
16.9 s	72.8 s	19.5 s	20.8 s
1 Ø5	♥ ♥ Ø6 (R)	▶ _{Ø7}	Ø8
23.4 s	66.3 s	15.6 s 24	.7 s

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Lane Group	WBL	WBR	NBT	NBR	SBL	SBT				
Lane Configurations		1	^	1		1111				
Traffic Volume (vph)	0	23	2038	77	0	1856				
Future Volume (vph)	0	23	2038	77	0	1856				
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900				
Storage Length (ft)	0	0		240	0					
Storage Lanes	0	1		1	0					
Taper Length (ft)	25				25					
Lane Util. Factor	1.00	1.00	0.91	1.00	1.00	0.86				
Frt		0.865		0.850						
Flt Protected										
Satd. Flow (prot)	0	1611	5085	1583	0	6408				
Flt Permitted										
Satd. Flow (perm)	0	1611	5085	1583	0	6408				
Link Speed (mph)	30		45			45				
Link Distance (ft)	663		961			747				
Travel Time (s)	15.1		14.6			11.3				
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92				
Adj. Flow (vph)	0	25	2215	84	0	2017				
Shared Lane Traffic (%)										
Lane Group Flow (vph)	0	25	2215	84	0	2017				
Enter Blocked Intersection	No	No	No	No	No	No				
Lane Alignment	Left	Right	Left	Right	Left	Left				
Median Width(ft)	0		24			24				
Link Offset(ft)	0		0			0				
Crosswalk Width(ft)	16		16			16				
Two way Left Turn Lane										
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00				
Turning Speed (mph)	15	9		9	15					
Sign Control	Stop		Free			Free				
Intersection Summary										
Area Type:	Other									
Control Type: Unsignalized										
Intersection Capacity Utilizat	tion 49.4%			IC	U Level o	of Service A	Α			
Analysis Period (min) 15										

Intersection

Int Delay, s/veh	1.1						
Movement	EBT	EBR	WBL	WBT	NBL	NBR	
Lane Configurations	1	1		्	۰¥		
Traffic Vol, veh/h	453	39	0	449	7	25	
Future Vol, veh/h	453	39	0	449	7	25	
Conflicting Peds, #/hr	0	0	405	0	0	0	
Sign Control	Free	Free	Free	Free	Stop	Stop	
RT Channelized	-	None	-	None	-	None	
Storage Length	-	120	-	-	0	-	
Veh in Median Storage	, # 0	-	-	0	0	-	
Grade, %	0	-	-	0	0	-	
Peak Hour Factor	92	92	92	92	92	92	
Heavy Vehicles, %	2	2	2	2	2	2	
Mvmt Flow	492	42	0	488	8	27	

Major/Minor	Major1	1	Major2	[Minor1		
Conflicting Flow All	0	0	939	0	1385	897	
Stage 1	-	-	-	-	897	-	
Stage 2	-	-	-	-	488	-	
Critical Hdwy	-	-	4.12	-	6.42	6.22	
Critical Hdwy Stg 1	-	-	-	-	5.42	-	
Critical Hdwy Stg 2	-	-	-	-	5.42	-	
Follow-up Hdwy	-	-	2.218	-	3.518	3.318	
Pot Cap-1 Maneuver	-	-	730	-	158	339	
Stage 1	-	-	-	-	398	-	
Stage 2	-	-	-	-	617	-	
Platoon blocked, %	-	-		-			
Mov Cap-1 Maneuve	r -	-	448	-	97	208	
Mov Cap-2 Maneuve	r -	-	-	-	97	-	
Stage 1	-	-	-	-	244	-	
Stage 2	-	-	-	-	617	-	
Approach	EB		WB		NB		
HCM Control Delay, s	s 0		0		32.3		
HCM LOS					D		
Minor Lane/Major Mv	mt N	VBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)		166	-	-	448	-	
HCM Lane V/C Ratio		0.21	-	-	-	-	
HCM Control Delay (s	s)	32.3	-	-	0	-	
HCM Lane LOS	,	D	-	-	A	-	
HCM 95th %tile Q(ve	h)	0.8	-	-	0	-	

0

Intersection

Int Delay, s/veh

Movement EB	L EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	4			4			4			4	
Traffic Vol, veh/h 3	2 0	31	0	0	0	0	0	0	0	23	16
Future Vol, veh/h 3	2 0	31	0	0	0	0	0	0	0	23	16
Conflicting Peds, #/hr	0 0	0	0	0	0	0	0	0	0	0	0
Sign Control Sto	p Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized		None	-	-	None	-	-	None	-	-	None
Storage Length		-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	- 0	-	-	0	-	-	0	-	-	0	-
Grade, %	- 0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor 9	2 92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2 2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow 3	5 C	34	0	0	0	0	0	0	0	25	17

Major/Minor	Minor2			Vinor1			Major1			Ν	1ajor2			
Conflicting Flow All	34	34	34	51	42	0	42	0	(0	0	0	0	
Stage 1	34	34	-	0	0	-	-	-		-	-	-	-	
Stage 2	0	0	-	51	42	-	-	-		-	-	-	-	
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-		-	4.12	-	-	
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-		-	-	-	-	
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-		-	-	-	-	
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-		-	2.218	-	-	
Pot Cap-1 Maneuver	973	859	1039	948	850	-	1567	-		-	-	-	-	
Stage 1	982	867	-	-	-	-	-	-		-	-	-	-	
Stage 2	-	-	-	962	860	-	-	-		-	-	-	-	
Platoon blocked, %								-		-		-	-	
Mov Cap-1 Maneuver	-	859	1039	918	850	-	1567	-		-	-	-	-	
Mov Cap-2 Maneuver	-	859	-	918	850	-	-	-		-	-	-	-	
Stage 1	982	867	-	-	-	-	-	-		-	-	-	-	
Stage 2	-	-	-	931	860	-	-	-		-	-	-	-	

Approach	EB	WB	NB	SB	
HCM Control Delay, s		0	0	0	
HCM LOS	-	А			

Minor Lane/Major Mvmt	NBL	NBT	NBR EE	Ln1WE	BLn1	SBL	SBT	SBR	
Capacity (veh/h)	1567	-	-	-	-	-	-	-	
HCM Lane V/C Ratio	-	-	-	-	-	-	-	-	
HCM Control Delay (s)	0	-	-	-	0	0	-	-	
HCM Lane LOS	А	-	-	-	Α	А	-	-	
HCM 95th %tile Q(veh)	0	-	-	-	-	-	-	-	

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Eriksson Engineering

Int Delay, s/veh	2						
Movement	EBL	EBR	NBL	NBT	SBT	SBR	
Lane Configurations	Y			ب	•	1	
Traffic Vol, veh/h	13	74	8	177	199	12	
Future Vol, veh/h	13	74	8	177	199	12	
Conflicting Peds, #/hr	0	0	0	0	0	0	
Sign Control	Stop	Stop	Free	Free	Free	Free	
RT Channelized	-	None	-	None	-	None	
Storage Length	0	-	-	-	-	105	
Veh in Median Storage,	# 0	-	-	0	0	-	
Grade, %	0	-	-	0	0	-	
Peak Hour Factor	92	92	92	92	92	92	
Heavy Vehicles, %	2	2	2	2	2	2	
Mvmt Flow	14	80	9	192	216	13	

Major/Minor	Minor2		Major1	Maj	or2		
Conflicting Flow All	426	216	229	0	-	0	
Stage 1	216	-	-	-	-	-	
Stage 2	210	-	-	-	-	-	
Critical Hdwy	6.42	6.22	4.12	-	-	-	
Critical Hdwy Stg 1	5.42	-	-	-	-	-	
Critical Hdwy Stg 2	5.42	-	-	-	-	-	
Follow-up Hdwy	3.518	3.318	2.218	-	-	-	
Pot Cap-1 Maneuver	585	824	1339	-	-	-	
Stage 1	820	-	-	-	-	-	
Stage 2	825	-	-	-	-	-	
Platoon blocked, %				-	-	-	
Mov Cap-1 Maneuver	580	824	1339	-	-	-	
Mov Cap-2 Maneuver	580	-	-	-	-	-	
Stage 1	813	-	-	-	-	-	
Stage 2	825	-	-	-	-	-	
Approach	EB		NB		SB		
HCM Control Delay, s	10.3		0.3		0		
HCM LOS	В						

Minor Lane/Major Mvmt	NBL	NBT EBLn1	SBT	SBR
Capacity (veh/h)	1339	- 775	-	-
HCM Lane V/C Ratio	0.006	- 0.122	-	-
HCM Control Delay (s)	7.7	0 10.3	-	-
HCM Lane LOS	А	A B	-	-
HCM 95th %tile Q(veh)	0	- 0.4	-	-

09/14/2	2021
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rsection 7.0	
	Intersection
rsection Delay, s/ven 7.3	Intersection Delay, s/veh
rsection LOS A	Intersection LOS

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		ŧ	ef.		Y	
Traffic Vol, veh/h	0	46	14	0	42	11
Future Vol, veh/h	0	46	14	0	42	11
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	50	15	0	46	12
Number of Lanes	0	1	1	0	1	0
Approach		EB	WB		SB	
Opposing Approach		WB	EB			
Opposing Lanes		1	1		0	
Conflicting Approach Left		SB			WB	
Conflicting Lanes Left		1	0		1	
Conflicting Approach Right			SB		EB	
Conflicting Lanes Right		0	1		1	
HCM Control Delay		7.3	7.2		7.4	
HCM LOS		А	А		А	

Lane	EBLn1	WBLn1	SBLn1
Vol Left, %	0%	0%	79%
Vol Thru, %	100%	100%	0%
Vol Right, %	0%	0%	21%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	46	14	53
LT Vol	0	0	42
Through Vol	46	14	0
RT Vol	0	0	11
Lane Flow Rate	50	15	58
Geometry Grp	1	1	1
Degree of Util (X)	0.056	0.017	0.065
Departure Headway (Hd)	4.047	4.072	4.081
Convergence, Y/N	Yes	Yes	Yes
Сар	884	876	877
Service Time	2.077	2.11	2.11
HCM Lane V/C Ratio	0.057	0.017	0.066
HCM Control Delay	7.3	7.2	7.4
HCM Lane LOS	А	А	А
HCM 95th-tile Q	0.2	0.1	0.2

Intersection				
Intersection Delay, s/veh	25.4			
Intersection LOS	D			

Movement	SBL	SBR	SEL	SET	NWT	NWR
Lane Configurations	Y		٦	^	A	
Traffic Vol, veh/h	147	131	76	421	542	125
Future Vol, veh/h	147	131	76	421	542	125
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	147	156	90	501	645	149
Number of Lanes	1	0	1	2	2	0
Approach	SB		SE		NW	
Opposing Approach			NW		SE	
Opposing Lanes	0		2		3	
Conflicting Approach Left	NW		SB			
Conflicting Lanes Left	2		1		0	
Conflicting Approach Right	SE				SB	
Conflicting Lanes Right	3		0		1	
HCM Control Delay	23.7		13.7		34.7	
HCM LOS	С		В		D	

Lane	NWLn1	NWLn2	SELn1	SELn2	SELn3	SBLn1	
Vol Left, %	0%	0%	100%	0%	0%	53%	
Vol Thru, %	100%	59%	0%	100%	100%	0%	
Vol Right, %	0%	41%	0%	0%	0%	47%	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	
Traffic Vol by Lane	361	306	76	211	211	278	
LT Vol	0	0	76	0	0	147	
Through Vol	361	181	0	211	211	0	
RT Vol	0	125	0	0	0	131	
Lane Flow Rate	430	364	90	251	251	303	
Geometry Grp	8	8	7	7	7	7	
Degree of Util (X)	0.875	0.71	0.192	0.495	0.371	0.649	
Departure Headway (Hd)	7.322	7.028	7.624	7.111	5.332	7.709	
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	
Сар	495	513	471	506	674	470	
Service Time	5.065	4.771	5.363	4.85	3.071	5.446	
HCM Lane V/C Ratio	0.869	0.71	0.191	0.496	0.372	0.645	
HCM Control Delay	42.7	25.2	12.2	16.7	11.2	23.7	
HCM Lane LOS	E	D	В	С	В	С	
HCM 95th-tile Q	9.4	5.6	0.7	2.7	1.7	4.5	

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	۲	•	1	<u>۲</u>	ĥ		ሻሻ	^	1	۲	ተተኈ	
Traffic Volume (vph)	116	223	167	169	199	88	179	2124	130	139	1804	72
Future Volume (vph)	116	223	167	169	199	88	179	2124	130	139	1804	72
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	2000	1900	1900	1900	1900
Storage Length (ft)	140		500	202		0	306		306	340		0
Storage Lanes	1		1	1		0	2		1	1		0
Taper Length (ft)	165			191			221			170		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.97	0.91	1.00	1.00	0.91	0.91
Frt			0.850		0.954				0.850		0.994	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1719	1905	1538	1719	1726	0	3335	5200	1538	1719	4910	0
Flt Permitted	0.339			0.256			0.950			0.950		
Satd. Flow (perm)	613	1905	1538	463	1726	0	3335	5200	1538	1719	4910	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			169		14				131		5	
Link Speed (mph)		40			40			45			45	
Link Distance (ft)		1724			779			731			1336	
Travel Time (s)		29.4			13.3			11.1			20.2	
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Heavy Vehicles (%)	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Adj. Flow (vph)	117	225	169	171	201	89	181	2145	131	140	1822	73
Shared Lane Traffic (%)												
Lane Group Flow (vph)	117	225	169	171	290	0	181	2145	131	140	1895	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12	Ŭ		12	Ŭ		24	Ŭ		24	Ŭ
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	0.94	1.00	1.00	1.00	1.00	1.00	0.94	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2		1	2	1	1	2	
Detector Template	Left	Thru	Right	Left	Thru		Left	Thru	Right	Left	Thru	
Leading Detector (ft)	20	100	20	20	100		20	100	20	20	100	
Trailing Detector (ft)	0	0	0	0	0		0	0	0	0	0	
Detector 1 Position(ft)	0	0	0	0	0		0	0	0	0	0	
Detector 1 Size(ft)	20	6	20	20	6		20	6	20	20	6	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	CI+Ex	Cl+Ex		CI+Ex	Cl+Ex	Cl+Ex	Cl+Ex	CI+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			CI+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA	Free	pm+pt	NA		Prot	NA	pm+ov	Prot	NA	
Protected Phases	7	4		3	8		5	2	3	1	6	

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	4		Free	8					2			
Detector Phase	7	4		3	8		5	2	3	1	6	
Switch Phase												
Minimum Initial (s)	3.0	8.0		3.0	8.0		3.0	15.0	3.0	3.0	15.0	
Minimum Split (s)	6.5	14.5		6.5	14.5		7.5	21.5	6.5	7.5	21.5	
Total Split (s)	13.0	23.8		23.8	34.6		25.2	66.4	23.8	26.0	67.2	
Total Split (%)	9.3%	17.0%		17.0%	24.7%		18.0%	47.4%	17.0%	18.6%	48.0%	
Maximum Green (s)	9.5	17.3		20.3	28.1		20.7	59.9	20.3	21.5	60.7	
Yellow Time (s)	3.5	4.5		3.5	4.5		3.5	4.5	3.5	3.5	4.5	
All-Red Time (s)	0.0	2.0		0.0	2.0		1.0	2.0	0.0	1.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	3.5	6.5		3.5	6.5		4.5	6.5	3.5	4.5	6.5	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	5.0		3.0	5.0		3.0	7.0	3.0	3.0	7.0	
Recall Mode	None	None		None	None		None	C-Max	None	None	C-Max	
Walk Time (s)					7.0			•			•	
Flash Dont Walk (s)					11.0							
Pedestrian Calls (#/hr)					0							
Act Effct Green (s)	32.8	20.5	140.0	42 7	27.1		12.9	66.2	88.6	16.4	69 7	
Actuated g/C Ratio	0.23	0.15	1.00	0.30	0.19		0.09	0.47	0.63	0.12	0.50	
v/c Ratio	0.54	0.81	0.11	0.60	0.84		0.59	0.87	0.00	0.70	0.77	
Control Delay	47.1	79.7	0.1	46.7	73.0		57.4	44.8	3.5	77.1	32.1	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	47.1	79.7	0.1	46.7	73.0		57.4	44.8	3.5	77.1	32.1	
LOS	D	E	A	D	E		E	D	A	E	С	
Approach Delay		45.9			63.2			43.5			35.2	
Approach LOS		D			E			D			D	
90th %ile Green (s)	9.5	17.3		20.3	28.1		16.5	59.9	20.3	21.5	64.9	
90th %ile Term Code	Max	Max		Max	Max		Gap	Coord	Max	Max	Coord	
70th %ile Green (s)	9.5	19.1		18.5	28.1		14.4	62.3	18.5	19.1	67.0	
70th %ile Term Code	Max	Max		Gap	Max		Gap	Coord	Gap	Gap	Coord	
50th %ile Green (s)	9.5	21.6		16.0	28.1		12.9	64.8	16.0	16.6	68.5	
50th %ile Term Code	Max	Max		Gap	Max		Gap	Coord	Gap	Gap	Coord	
30th %ile Green (s)	9.5	23.9		13.7	28.1		11.4	67.2	13.7	14.2	70.0	
30th %ile Term Code	Max	Max		Gap	Hold		Gap	Coord	Gap	Gap	Coord	
10th %ile Green (s)	8.3	20.7		10.8	23.2		9.3	77.0	10.8	10.5	78.2	
10th %ile Term Code	Gap	Gap		Gap	Hold		Gap	Coord	Gap	Gap	Coord	
Queue Length 50th (ft)	78	199	0	119	243		88	510	1	124	513	
Queue Length 95th (ft)	130	#373	0	184	#387		m108	#642	m19	192	607	
Internal Link Dist (ff)		1644	-		699			651			1256	
Turn Bay Length (ft)	140		500	202			306		306	340		
Base Capacity (vph)	219	279	1538	323	357		493	2460	1066	263	2447	
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Spillback Cap Reductn	0 0	Ő	0	Ő	0		0	0	0 0	0	0 0	
Storage Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Reduced v/c Ratio	0.53	0.81	0.11	0.53	0.81		0.37	0.87	0.12	0.53	0.77	
Intersection Summary												

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Area Type:	Other						
Cycle Length: 140)						
Actuated Cycle Le	ength: 140						
Offset: 49 (35%),	Referenced to phase 2:N	BT and 6:SBT, Start of Green					
Natural Cycle: 90							
Control Type: Act	uated-Coordinated						
Maximum v/c Rati	o: 0.87						
Intersection Signa	l Delay: 42.3	Intersection LOS: D					
Intersection Capa	city Utilization 86.9%	ICU Level of Service E					
Analysis Period (n	nin) 15						
# 95th percentile	e volume exceeds capacit	y, queue may be longer.					
Queue shown	is maximum after two cyc	les.					
Volume for 95th percentile queue is metered by upstream signal.							

Splits and Phases: 1: US 45 & 179th Street

Ø1	Ø2 (R)	€ Ø3			
26 s	66.4 s	23.8 s		23.8 s	
▲ Ø5	Ø6 (R)		₩ Ø8		
25.2 s	67.2 s	13 s	34.6 s		

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Lanes, Volumes, Timings 7: 94th Avenue & 179th Street

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	۲	ţ,		٦ ۲	ĥ		۲.	ĥ		٦ ۲	•	7
Traffic Volume (vph)	157	286	35	12	209	40	50	121	20	63	164	190
Future Volume (vph)	157	286	35	12	209	40	50	121	20	63	164	190
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	160		0	90		0	184		0	182		182
Storage Lanes	1		0	1		0	1		0	1		1
Taper Length (ft)	160			96			190			185		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.984			0.976			0.979				0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1833	0	1770	1818	0	1770	1824	0	1770	1863	1583
Flt Permitted	0.357			0.550			0.641			0.657		
Satd. Flow (perm)	665	1833	0	1025	1818	0	1194	1824	0	1224	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		6			10			6				209
Link Speed (mph)		40			40			45			45	
Link Distance (ft)		635			1010			691			578	
Travel Time (s)		10.8			17.2			10.5			8.8	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adi. Flow (vph)	173	314	38	13	230	44	55	133	22	69	180	209
Shared Lane Traffic (%)												
Lane Group Flow (vph)	173	352	0	13	274	0	55	155	0	69	180	209
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12	Ū		12	Ŭ		12	J		12	J
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	1
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	Right
Leading Detector (ft)	20	100		20	100		20	100		20	100	20
Trailing Detector (ft)	0	0		0	0		0	0		0	0	0
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	0
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	20
Detector 1 Type	Cl+Ex	CI+Ex		CI+Ex	CI+Ex		CI+Ex	CI+Ex		Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		CI+Ex			CI+Ex			CI+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4			8			2			6		6

Loyola Medical Center Traffic Study 08/13/2021 Year 2027 PM Peak US 45 Accesse Eriksson Engineering

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Lanes, Volumes, Timings 7: 94th Avenue & 179th Street

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4		3	8		5	2		1	6	6
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		3.0	8.0		3.0	8.0	8.0
Minimum Split (s)	6.5	21.0		6.5	21.0		6.5	14.0		6.5	14.0	14.0
Total Split (s)	15.0	75.0		15.0	75.0		10.0	40.0		10.0	40.0	40.0
Total Split (%)	10.7%	53.6%		10.7%	53.6%		7.1%	28.6%		7.1%	28.6%	28.6%
Maximum Green (s)	11.5	69.0		11.5	69.0		6.5	34.0		6.5	34.0	34.0
Yellow Time (s)	3.5	4.0		3.5	4.0		3.5	4.0		3.5	4.0	4.0
All-Red Time (s)	0.0	2.0		0.0	2.0		0.0	2.0		0.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	3.5	6.0		3.5	6.0		3.5	6.0		3.5	6.0	6.0
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Recall Mode	None	None		None	None		None	Max		None	Max	Max
Walk Time (s)		7.0			7.0			7.0			7.0	7.0
Flash Dont Walk (s)		11.0			11.0			11.0			11.0	11.0
Pedestrian Calls (#/hr)		0			0			0			0	0
Act Effct Green (s)	35.3	31.0		27.0	18.6		41.7	34.3		41.9	34.3	34.3
Actuated g/C Ratio	0.41	0.36		0.31	0.21		0.48	0.39		0.48	0.39	0.39
v/c Ratio	0.43	0.54		0.04	0.69		0.09	0.21		0.11	0.24	0.28
Control Delay	20.8	26.7		16.2	40.9		12.2	19.6		12.3	20.6	4.2
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
l otal Delay	20.8	26.7		16.2	40.9		12.2	19.6		12.3	20.6	4.2
LUS Annraech Deley	U			В	20 0		В	47.7		В		A
Approach LOS		24.7			39.8			I/./			II.9 D	
Approach LOS	11 5	20.4		66	24.5		6 5	24.0		6.5	D 24.0	24.0
90th %ile Green (S)	Mox	29.4 Hold		0.0 Gan	24.0 Gap		0.5 Max	J4.0 MayD		0.5 Max	04.0 MayD	J4.0 MayD
70th %ile Green (s)	11 5	35.5			0ap 20.5		65	3/ 0		6.5	34.0	3/ 0
70th %ile Term Code	Max	Hold		Skin	Can		Max	MayP		Max	MayP	MayP
50th %ile Green (s)	11 5	33.0			18 0		6.5	3/1 0		6.5	3/1 0	3/ 0
50th %ile Term Code	Max	Hold		Skin	Gan		Max	MaxR		Max	MayR	MaxR
30th %ile Green (s)	11.0	29.9		0.0	15 4		6.2	34.0		6.5	34.3	34.3
30th %ile Term Code	Gap	Hold		Skip	Gan		Gap	MaxR		Max	Hold	Hold
10th %ile Green (s)	8.3	26.8		0.0	15.0		0.0	34.0		0.0	34.0	34.0
10th %ile Term Code	Gap	Hold		Skip	Min		Skip	MaxR		Skip	MaxR	MaxR
Queue Length 50th (ft)	63	148		4	140		14	55		18	68	0
Queue Length 95th (ft)	107	273		15	223		37	110		45	129	46
Internal Link Dist (ft)		555			930		-	611			498	
Turn Bay Length (ft)	160			90			184			182		182
Base Capacity (vph)	418	1468		484	1457		617	723		631	736	751
Starvation Cap Reductn	0	0		0	0		0	0		0	0	0
Spillback Cap Reductn	0	0		0	0		0	0		0	0	0
Storage Cap Reductn	0	0		0	0		0	0		0	0	0
Reduced v/c Ratio	0.41	0.24		0.03	0.19		0.09	0.21		0.11	0.24	0.28
Intersection Summary	Other											
Area Type:	Other											

Loyola Medical Center Traffic Study 08/13/2021 Year 2027 PM Peak US 45 Accesse Eriksson Engineering

Cycle Length: 140	
Actuated Cycle Length: 86.9	
Natural Cycle: 50	
Control Type: Semi Act-Uncoord	
Maximum v/c Ratio: 0.69	
Intersection Signal Delay: 22.7	Intersection LOS: C
Intersection Capacity Utilization 50.8%	ICU Level of Service A
Analysis Period (min) 15	
90th %ile Actuated Cycle: 95.5	
70th %ile Actuated Cycle: 91.5	
50th %ile Actuated Cycle: 89	
30th %ile Actuated Cycle: 85.9	
10th %ile Actuated Cycle: 72.8	

Splits and Phases: 7: 94th Avenue & 179th Street

Ø1		√ ø3	<u></u> 04
10 s	40 s	15 s	75 s
▲ Ø5	Ø6		₩ Ø8
10 s	40 s	15 s	75 s

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	۲	•	1	۲	¢β		ሻሻ	***	1	۲	***	7
Traffic Volume (vph)	98	110	112	296	175	202	113	2096	262	125	1959	56
Future Volume (vph)	98	110	112	296	175	202	113	2096	262	125	1959	56
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	2000	1900	1900	2000	1900
Storage Length (ft)	401		285	192		0	360		244	435		0
Storage Lanes	1		1	1		0	2		1	1		1
Taper Length (ft)	155			104			300			154		
Lane Util. Factor	1.00	1.00	1.00	1.00	0.95	0.95	0.97	0.91	1.00	1.00	0.91	1.00
Frt			0.850		0.920				0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1719	1905	1538	1719	3163	0	3335	5200	1538	1719	5200	1538
Flt Permitted	0.522			0.458			0.950			0.950		
Satd. Flow (perm)	945	1905	1538	829	3163	0	3335	5200	1538	1719	5200	1538
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			144		184				170			117
Link Speed (mph)		40			40			45			45	
Link Distance (ft)		1270			1966			1452			975	
Travel Time (s)		21.6			33.5			22.0			14.8	
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Heavy Vehicles (%)	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Adj. Flow (vph)	101	113	115	305	180	208	116	2161	270	129	2020	58
Shared Lane Traffic (%)												
Lane Group Flow (vph)	101	113	115	305	388	0	116	2161	270	129	2020	58
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24	-		24			24	-		24	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	0.94	1.00	1.00	1.00	1.00	1.00	0.94	1.00	1.00	0.94	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2		1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru		Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100		20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0		0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0		0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6		20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			CI+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA	Perm	pm+pt	NA		Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	

Loyola Medical Center Traffic Study 08/13/2021 Year 2027 PM Peak US 45 Accesse Eriksson Engineering

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	4		4	8					2			6
Detector Phase Switch Phase	7	4	4	3	8		5	2	2	1	6	6
Minimum Initial (s)	3.0	7.9	7.9	3.0	7.9		3.0	14.0	14.0	3.0	14.0	14.0
Minimum Split (s)	9.5	14.4	14.4	9.5	14.4		9.5	19.5	19.5	9.5	19.5	19.5
Total Split (s)	15.4	22.4	22.4	26.6	33.6		18.2	68.0	68.0	23.0	72.8	72.8
Total Split (%)	11.0%	16.0%	16.0%	19.0%	24.0%		13.0%	48.6%	48.6%	16.4%	52.0%	52.0%
Maximum Green (s)	11.9	15.9	15.9	23.1	27.1		13.7	62.5	62.5	18.5	67.3	67.3
Yellow Time (s)	3.5	4.5	4.5	3.5	4.5		3.5	4.5	4.5	3.5	4.5	4.5
All-Red Time (s)	0.0	2.0	2.0	0.0	2.0		1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	3.5	6.5	6.5	3.5	6.5		4.5	5.5	5.5	4.5	5.5	5.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None		None	C-Max	C-Max	None	C-Max	C-Max
Act Effct Green (s)	26.6	13.1	13.1	41.8	24.7		10.2	69.6	69.6	15.1	74.5	74.5
Actuated g/C Ratio	0.19	0.09	0.09	0.30	0.18		0.07	0.50	0.50	0.11	0.53	0.53
v/c Ratio	0.42	0.64	0.42	0.78	0.55		0.48	0.84	0.32	0.70	0.73	0.07
Control Delay	42.2	77.0	8.7	56.6	29.7		68.5	35.2	9.6	97.7	10.2	0.1
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	42.2	77.0	8.7	56.6	29.7		68.5	35.2	9.6	97.7	10.2	0.1
LOS	D	E	А	E	С		E	D	А	F	В	A
Approach Delay		42.4			41.5			34.0			15.0	
Approach LOS		D			D			С			В	
90th %ile Green (s)	11.9	15.9	15.9	23.1	27.1		13.1	62.5	62.5	18.5	67.9	67.9
90th %ile Term Code	Max	Max	Max	Max	Hold		Gap	Coord	Coord	Max	Coord	Coord
70th %ile Green (s)	11.9	15.6	15.6	23.1	26.8		11.4	63.2	63.2	18.1	69.9	69.9
70th %ile Term Code	Max	Gap	Gap	Max	Hold		Gap	Coord	Coord	Gap	Coord	Coord
50th %ile Green (s)	11.5	13.6	13.6	23.1	25.2		10.2	67.5	67.5	15.8	73.1	73.1
50th %ile Term Code	Gap	Gap	Gap	Max	Hold		Gap	Coord	Coord	Gap	Coord	Coord
30th %ile Green (s)	9.9	11.6	11.6	23.1	24.8		9.0	71.9	71.9	13.4	76.3	76.3
30th %ile Term Code	Gap	Gap	Gap	Max	Hold		Gap	Coord	Coord	Gap	Coord	Coord
10th %ile Green (s)	7.7	8.6	8.6	18.9	19.8		7.3	82.7	82.7	9.8	85.2	85.2
10th %ile Term Code	Gap	Gap	Gap	Gap	Hold		Gap	Coord	Coord	Gap	Coord	Coord
Queue Length 50th (ft)	68	100	0	234	87		53	626	49	124	131	0
Queue Length 95th (ft)	114	165	34	327	140		85	/46	119	m168	151	m0
Internal Link Dist (ft)	404	1190	005	400	1886		200	1372	044	405	895	
Turn Bay Length (ft)	401	040	285	192	700		360	0500	244	435	0700	070
Base Capacity (vpn)	254	216	302	394	760		326	2583	849	227	2766	8/2
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Spillback Cap Reductin	0	0	0	0	0		0	0	0	0	0	0
Storage Cap Reductin	0	0	0 20	0	0		0 20	0	0	0	0 70	0 07
Reduced V/c Ratio	0.40	0.52	0.38	0.77	0.51		0.36	0.84	0.32	0.57	0.73	0.07
Intersection Summary	thor											
Cycle Length: 140												
Actuated Cycle Length: 140												

Loyola Medical Center Traffic Study 08/13/2021 Year 2027 PM Peak US 45 Accesse Eriksson Engineering

Offset: 66 (47%), Referenced to phase 2:NBT and 6:SBT, Start	of Green
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.84	
Intersection Signal Delay: 28.1	Intersection LOS: C
Intersection Capacity Utilization 85.5%	ICU Level of Service E
Analysis Period (min) 15	

 $m \quad \mbox{Volume for 95th percentile queue is metered by upstream signal.}$

Splits and Phases: 13: US 45 & 183rd Street

Ø1	Ø2 (R)	√ Ø3	<i>↓</i> Ø4
23 s	68 s	26.6 s	22.4 s
1 Ø5	<		₩ Ø8
18.2 s 7	72.8 s	15.4 s	33.6 s

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Lane Group	WBL	WBR	NBT	NBR	SBL	SBT	
Lane Configurations		1	<u></u>	1		1111	
Traffic Volume (vph)	0	72	2361	35	0	2140	
Future Volume (vph)	0	72	2361	35	0	2140	
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	
Storage Length (ft)	0	0		240	0		
Storage Lanes	0	1		1	0		
Taper Length (ft)	25				25		
Lane Util. Factor	1.00	1.00	0.91	1.00	1.00	0.86	
Frt		0.865		0.850			
Flt Protected							
Satd. Flow (prot)	0	1611	5085	1583	0	6408	
Flt Permitted							
Satd. Flow (perm)	0	1611	5085	1583	0	6408	
Link Speed (mph)	30		45			45	
Link Distance (ft)	648		975			731	
Travel Time (s)	14.7		14.8			11.1	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	
Adj. Flow (vph)	0	78	2566	38	0	2326	
Shared Lane Traffic (%)							
Lane Group Flow (vph)	0	78	2566	38	0	2326	
Enter Blocked Intersection	No	No	No	No	No	No	
Lane Alignment	Left	Right	Left	Right	Left	Left	
Median Width(ft)	0		24			24	
Link Offset(ft)	0		0			0	
Crosswalk Width(ft)	16		16			16	
Two way Left Turn Lane							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	
Turning Speed (mph)	15	9		9	15		
Sign Control	Stop		Free			Free	
Intersection Summary							
Area Type:	Other						
Control Type: Unsignalized							
Intersection Capacity Utilizat	tion 56.7%			IC	U Level o	of Service E	В
Analysis Period (min) 15							



AERIAL FIRETRUCK ROUTE 1



(N.T.S)







AERIAL FIRETRUCK ROUTE 2

LOYOLA MEDICINE RIA 1870 EM.DR

Project

LOYOLA SOUTHWEST AMBULATORY CARE CENTER 179th and LaGrange Road Tinley Park, IL 60487

Prepared For LOYOLA UNIVERSITY HEALTH SYSTEM 2160 South 1st Avenue, Maywood, IL 60153



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Structural, Mechanical, Electrical, Plumbing, Fire Protection, Technology Engineering 1100 Warrenville Road, Suite 400W Naperville, IL 60563

Eriksson Engineering Associates, Ltd. Civil Engineering, Landscape Design 145 Commerce Drive, Suite A Grayslake, IL 60030



Project No: 21.03050.00 Sheet Title

FIRETRUCK AUTOTURN MOVEMENTS

Original is 24 x 36. Do not scale contents of this drawing.

Sheet Number

CX1.0



PUMPER FIRETRUCK ROUTE 1



(N.T.S)









LOYOLA MEDICINE 1870 R

Project

LOYOLA SOUTHWEST AMBULATORY CARE CENTER 179th and LaGrange Road Tinley Park, IL 60487

Prepared For LOYOLA UNIVERSITY HEALTH SYSTEM 2160 South 1st Avenue, Maywood, IL 60153



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IMEG Corporation

Structural, Mechanical, Electrical, Plumbing, Fire Protection, Technology Engineering 1100 Warrenville Road, Suite 400W Naperville, IL 60563

Eriksson Engineering Associates, Ltd. Civil Engineering, Landscape Design 145 Commerce Drive, Suite A Grayslake, IL 60030



Project No: 21.03050.00 Sheet Title

FIRETRUCK AUTOTURN MOVEMENTS

Original is 24 x 36. Do not scale contents of this drawing.

Sheet Number

LOYOLA UNIVERSITY HEALH SYSTEM LOYOLA SOUTHWESTAMBULATORY CARE CENTER **179TH STREET AND LAGRANGE ROAD** TINLEY PARK, IL



C400	SITE GRADING AND PAVING PLAN
C401	SITE GRADING AND PAVING PLAN
C500	SITE SOIL EROSION AND SEDIMENT CONTROL PLAN
C501	SITE SOIL EROSION AND SEDIMENT CONTROL PLAN
C600	DETAILS
C601	DETAILS
C602	DETAILS
C603	DETAILS
C604	DETAILS
C605	DETAILS

C606 DETAILS

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By JLH Land Surveying Inc. For Eriksson Engineering Associates on 2021–05–25. Order Number 21–703–100

PROJECT BENCHMARKS

BM2: Chiseled Square On Light Pole Base BM3: Southwest Flange Bolt On Hydrant Under The Word "Jordan"

=753.29 (NAVD88)

BM4: Northeast Flange Bolt On Hydrant Under The Word "USA" =751.00 (NAVD88)

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123



Project

LOYOLA SOUTHWEST AMBULATORY CARE CENTER 179th and LaGrange Road Tinley Park, IL 60487

Prepared For LOYOLA UNIVERSITY HEALTH SYSTEM 2160 South 1st Avenue, Maywood, IL 60153



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Eriksson Engineering Associates, Ltd. Civil Engineering, Landscape Design 145 Commerce Drive, Suite A Grayslake, IL 60030

Professiona	I Seals M. S/Moline REGISTERED PROFESSIONAL OF VLLINOIS	4
	EXPIRATION DATE:	
No.	Description	Date
1	ISSUE WITH SITE WORK AND	2021-09-10
	FOUNDATION PERMIT	
2	VILLAGE RESUBMITTAL 1	2021-09-28

Project No: 21.03050.00

Sheet Title

COVER SHEET

Original is 24 x 36. Do not scale contents of this drawing. Sheet Number



DEMOLITION NOTES

- 1. All Signs to Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.
- 2. Keep All Village Of Tinley Park Streets Free and Clear of Construction Related Dirt/Dust/Debris.
- 3. Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.
- 4. Coordinate Removal of Overhead Wires And Utility Poles With Authorities Having Jurisdiction And Respective Utility Providers.
- 5. All Sawcutting Shall be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curb, Sidewalks, etc. All Sawcut Locations Shown Are Approximate and May Be Field Adjusted to Accommodate Conditions, Joints, Material Type, etc. Remove Minimum Amount Necessary for Installation of Proposed Improvements.
- 6. Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.
- 7. Perform Tree Pruning In All Locations Where Proposed Pavement And/Or Utility Installation Encroach Within The Existing Drip Line Of Trees To Remain. All Trenching Within The Drip Line Of Existing Trees To Remain Shall Be Done Radially Away From Trunk If Roots In Excess Of 1' Diameter Are Exposed. Roots Must Be Cut By Reputable Tree Pruning Service Prior To Any Transverse Trenching. Obtain Approval Of The Architect Prior To Operations For A Variance From This Procedure.
- Coordinate Tree Removal with Landscape Architect. All Trees To Be Removed Shall Be Removed In Their Entirety and Stumps Shall Be Ground to Proposed Subgrade. Use As Mulch for Proposed Landscaping Where Applicable and Acceptable to Architect.
- 9. Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.

GEOMETRY NOTES

- 1. All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.
- 2. All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications, Two Coats for Latex Paints. All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.
- 3. All Accessible Parking Signs (R7-8) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.
- 4. Refer to Architectural Drawings for Exact Locations of All Buildings.
- 5. Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2–lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.

GRADING NOTES

- 1. The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.
- 2. All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and **Sodded** Unless Noted Otherwise On The Landscape Drawings.
- Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.
- 4. Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% in Any Direction. Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact Engineer if Conflicts Exist.

STRUCTURE NOTES

- 1. All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504–D Frame & Grate or Approved Equal.
- 2. All Catch Basins to Be Installed in Landscaped Areas Shall Have Neenah R4340-B Frame & Grate or Approved Equal For Cone Sections Install a Minimum of 4" Grade Rinas For Topsoil Respread. For Flat Slab Tops Install the Following Minimum Height of Grade Rings: 4' Diameter Structure- 4" 5' Diameter Structure- 6" 6' Diameter Structure- 8"
- 3. All Catch Basins to Be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3281-A Frame & Grate or Approved Equal.
- 4. All Catch Basins to Be Installed Along Depressed Curb and Gutter (Dep B-6.12) Shall Have East Jordan Iron Works 5120 Catch Basin Inlet Frame and Grate, or Approved Eaual.
- 5. Where Structures are Shown Along the Curbline, Unless Specifically Stated Otherwise, It Is Intended That the Frame of the Structure Is To Fall Within the Flowline Of The Gutter or at the Pavement Edge Where No Gutter Exists.
- 6. All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm", "Water", or "Sanitary" Imprinted as Appropriate.
- 7. For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.
- 8. All Flared End Sections 12" and Larger Shall Include an IDOT Standard Grate.
- 9. All Flared End Sections Shall Be Concrete.
- 10. All Sanitary Manholes Shall Include a Chimney Seal.
- Chimney Seals Shall Be External.

UTILITY NOTES

- Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.
- 2. Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.
- 3. Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.
- 4. Coordinate the Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.
- 5. All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.
- 6. Protection of water supplies shall be as described in Section 370.350 of the Illinois Recommended Standards for Sewage Works or Section 41-2.01 of the Standard Specifications for Water and Sewer Main Construction in Illinois. latest edition.
- 7. Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.
- 8. Provide Adequate Coupling Device and/or Oversized Concrete Flared-End Section to Accommodate HDPE Storm Sewer
- 9. The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.

SOIL EROSION & SEDIMENTATION CONTROL NOTES

- 1. Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.
- 2. Contractor Shall Be Responsible for Compliance With IEPA NPDES and ILR10 Permit Requirements for Project.
- 3. Soil Disturbance Shall Be Conducted in Such a Manner as To Minimize Erosion. Soil Stabilization Measures Shall Consider the Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures.
- 4. Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.
- 5. Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For A Period of More Than 14 Calendar Days, Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall Be Maintained On A Continuing Basis Until The Site Is Permanently Stabilized And All Inspections Are Complete. Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.
- 6. All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization Is Achieved Or After The Temporary Measures Are No Longer Needed. Trapped Sediment And Other Disturbed Soil Areas Shall Be Permanently Stabilized.
- 7. Final Site Stabilization Is Defined By The EPA General Permit As Meaning That All Soil Disturbing Activities At The Site Have Been Completed, And That A Uniform Perennial Vegetative Cover With A Density Of 70 Percent Of The Cover For Unpaved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.
- 8. All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected. Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use and Maintain "Dandy Pop" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal, such as Pork Chop Sediguard) In Paved Areas o Prevent Siltation and Discharge Into Waterways.
- 9. All Temporary And Permanent Sediment And Erosion Control Measures Must Be Maintained, Repaired, And Inspected In Conformance With All Applicable IEPA-NPDES
- 10. Following The Termination Of Construction Activities And Issuance Of The Required "Notice Of Termination", The Permittees Must Keep A Copy Of The Storm Water Pollution Prevention Plan, Inspection Reports, And Records Of All The Data Used To Complete The Notice Of Intent For A Period Of At Least Three Years Following Final Stabilization
- 11. Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On The Plans. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established.
- 12. Contractor Shall Provide Qualified Soil Erosion and Sediment Control Inspector Services in Accordance with NPDES and Governmental Requirements. Inspections Shall Occur at Every Seven Calendar Days Or Within 24 Hours of a 0.5" or Greater Rainfall Event. Engineer Shall Be Copied on Inspection Logs.
- 13. The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Qualified Soil and Erosion Sediment and Control Inspector Or Governing Agency.
- 14. Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green BioNet SC150BN Erosion Control Blanket, or Approved Equal.
- 15. Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur In Accordance with IEPA NPDES Requirements.
- 16. All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.
- 17. If Necessary, The SWPPP Shall Be Modified To Reflect Changes Required During The Effective Period Of The IEPA NPDES General Permit No ILR10 and Local and County Permits.
- 18. Dewatering of Excavations Shall be Performed in a Manner Such as Through the use of Filter Bags or Polymer Treated Dewatering Swales, so as to Not Discharge Sediment Laden Water Into Storm Sewers Tributary to Open Water.



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INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

zed Construction Entrance And Silt Fence neter Of Construction Disturbance. wnslope and Sideslope Perimeter Controls nencement of Any Ground Disturbing Activity. Irb An Area Until It Is Necessary For To Proceed.

- tabilize Disturbed Areas As Soon As Possible. al, Time Construction Activities To Limit Impact al Climate Changes or Weather Events.
- sins and Structures. ding Operations and Installation of Site and Pavement. ment Seeding and Plantings.
- mulated Sediment From Basins and Alona Silt of Infiltration Measures Shall Take Place
- abilization of Upstream Drainage Areas. nporary Sediment and Erosion Control Measures Following Final Stabilization of All Disturbed Areas.

DEMOLITION LEGEND

///) /// · Utility Line Removal

- Bituminous Pavement Remova (Full Depth)
- — — Pavement Sawcut
- XX XX Curb & Gutter Removal
 - Structure Removal

PAVING & SURFACE LEGEND

Asphalt Pavement Section 1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50 2 1/2" Hot Mix Asphalt, IL-19.0, N50 Prime Coat (0.25 gal/sq yd) 8" Aggregate Base Course, Type B, Crushed, CA-6 Non-Woven Geotextile Fabric, 5 oz/sy

- Concrete Sidewalk Section 5" Portland Cement Concrete 6"x6" W1.4xW1.4 Welded Wire Fabric
- 2" Aggregate Base Course, Type B, Crushed **Concrete Pavement Section**
- 8" Portland Cement Concrete 6"x6" W2.9xW2.9 Welded Wire Fabric 6" Aggregate Base Course, Type B, Crushed
- Concrete Sidewalk Section (ROW Only) 5" Portland Cement Concrete 4" Aggregate Base Course, Type B, Crushed (Refer To Village Detail)
- Concrete Sidewalk Section (ROW Only) 7" Portland Cement Concrete 4" Aggregate Base Course, Type B, Crushed (Refer To Village Detail)
- Heavy-Duty Asphalt Pavement Section 1 1/2" Hot Mix Asphalt.Mix D. IL-9.5. N50 3 1/2" Hot Mix Asphalt, IL-19.0, N5
- Prime Coat (0.25 gal/sq yd) 10" Aggregate Base Course, Type B, Crushed, CA-6 Non-Woven Geotextile Fabric, 8 oz
- Heavy-Duty Asphalt Pavement Section (ROW Only) 2" Hot Mix Asphalt, Mix D, IL-9.5, N50 4" Hot Mix Asphalt, IL-19.0, N50
- Prime Coat (0.25 gal/sq yd) 10" Aggregate Base Course, Type B, Crushed, CA-6 Non-Woven Geotextile Fabric, 8 oz

Hig

— — — — Ridge Line/High Point

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

Silt Fence Erosion Control Blanket North American Green DS75 Or Approved Equal Permanant Turf Reinforcement Mat North American Green C250 Or Approved Equal Native Plantings Refer To Landscape Drawings

> Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas

MWRDGC GENERAL NOTES

A. <u>Referenced Specifications</u>

- All Construction Shall Be In Accordance With The Applicable Sections Of The ollowing, Except As Modified Herein Or On The Plans:
- Standard Specifications For Road And Bridge Construction (Latest Edition), By The Illinois Department Of Transportation (IDOT SS) For All Improvements Except Sanitary Sever And Water Main Construction;
 Standard Specifications For Water And Sever Main Construction In Illinois, Latest Edition (SSWS) For Sanitary Sever And Water Main Construction;
 Village Of Tinley Park Municipal Code;
 The Metropolitan Water Reclamation District Of Greater Chicago (MWRD) Watershed Management Ordinance And Technical Guidance Manual:
- Watershed Management Ordinance And Technical Guidance Manual; In Case Of Conflict Between The Applicable Ordinances Noted, The More Stringent Shall Take Precedence And Shall Control All Construction.
- B. <u>Notifications</u>
- The MWRD Local Sewer Systems Section Field Office Must Be Notified At Least Two (2) Working Days Prior To The Commencement Of Any Work (Call 708–588–4055).
- The Village Of Tinley Park Public Works Department And Public Must Be Notified At Least 24 Hours Prior To The Start Of Construction And Prior To Each Phase Of Work. Contractor Shall Determine Items Requiring Inspection Prior To Start Of Construction Or Each Work Phase.
- 5. The Contractor Shall Notify All Utility Companies Prior To Beginning Construction For The Exact Locations Of Utilities And For Their Protection During Construction. If Existing Utilities Are Encountered That Conflict In Location With New Construction, Immediately Notify The Engineer So That The Conflict Can Be Resolved. Call J.U.L.I.E. At 1-800-892-0123. C. <u>General Notes</u>
- 1. All Elevations Shown On Plans Reference The North American Vertical Datum Of 1988 (NAVD88).
- MWRD, The Municipality And The Owner Or Owner's Representative Shall Have The Authority To Inspect, Approve, And Reject The Construction Improvements.
- 3. The Contractor(s) Shall Indemnify The Owner, Engineer, Municipality, MWRD, And Their Agents, Etc., From All Liability Involved With The Construction, Installation, Or Testing Of This Work On The Project.
- 4. The Proposed Improvements Must Be Constructed In Accordance With The Engineering Plans As Approved By MWRD And The Municipality Unless Changes Are Approved By MWRD, The Municipality, Or Authorized Agent. The Construction Details, As Presented On The Plans, Must Be Followed. Proper Construction Techniques Must Be Followed On The Improvements Indicated On The Plans.
- 5. The Location Of Various Underground Utilities Which Are Shown On The Plans Are For Information Only And Represent The Best Knowledge Of The Engineer. Verify Locations And Elevations Prior To Beginning The Construction Operations. 6. Any Existing Pavement, Sidewalk, Driveway, Etc., Damaged During Construction Operations And Not Called For To Be Removed Shall Be Replaced At The
- Expense Of The Contractor Material And Compaction Testing Shall Be Performed In Accordance With The Requirements Of The Municipality, Mwrd, And Owner.
- 8. The Underground Contractor Shall Make All Necessary Arrangements To Notify All Inspection Agencies.
- 9. All New And Existing Utility Structures On Site And In Areas Disturbed During Construction Shall Be Adjusted To Finish Grade Prior To Final Inspection.
- 10. Record Drawings Shall Be Kept By The Contractor And Submitted To The Engineer As Soon As Underground Improvements Are Completed. Final Payments To The Contractor Shall Be Held Until They Are Received. Any Changes In Length, Location Or Alignment Shall Be Shown In Red. All Wyes Or Bends Shall Be Located From The Downstream Manhole. All Valves, B-Boxes, Tees Or Bends Shall Be Tied To A Fire Hydrant.
- D. <u>Sanitary Sewer</u> The Contractor Shall Take Measures To Prevent Any Polluted Water, Such As Ground And Surface Water, From Entering The Existing Sanitary Sewers.
- 2. A Water-Tight Plug Shall Be Installed In The Downstream Sewer Pipe At The Point Of Sewer Connection Prior To Commencing Any Sewer Construction. The Plug Shall Remain In Place Until Removal Is Authorized By The Municipality And/Or MWRD After The Sewers Have Been Tested And Accepted.
- 3. Discharging Any Unpolluted Water Into The Sanitary Sewer System For The Purpose Of Sewer Flushing Of Lines For The Deflection Test Shall Be Prohibited Without Prior Approval From The Municipality Or MWRD.
- 4. All Sanitary Sewer Construction Shall Be In Accordance With The Standard Specifications For Water And Sewer Main Construction In Illinois (Latest
- 5. All Floor Drains Shall Discharge To The Sanitary Sewer System.
- 6. All Downspouts And Footing Drains Shall Discharge To The Storm Sewer
- 7. All Sanitary Sewer Pipe Materials And Joints (And Storm Sewer Pipe Materials And Joints In A Combined Sewer Area) Shall Conform To The Following: <u>Pipe Material</u> <u>Pipe Specification</u> <u>Joint Specification</u> Vitrified Clay Pipe ASTM C-700 ASTM C-425 Painforced Concrete ACTN C 76 ACTN C 447

Sewer Pipe		
Cast Iron Soil Pipe	ASTM A-74	ASTM C-564
Ductile Iron Pipe	ANSI A21.51	ANSI A21.11
Polyvinyl Chloride (PVC) Pipe 6—Inch To 15—Inch Diameter SDR 26	ASTM D-3034	ASTM D-3212
18–Inch To 27–Inch Diameter F/DY=46	ASTM F-679	ASTM S-3212
h Density Polvethylene (HDPE)	ASTM D-3350	ASTM D-3251.
	ASTM D-3035	F—2620 (Heat Fusion ASTM D—3212, F—477 (Gasketed)
4–Inch To 36–Inch	ASTM D-2241	ASTM D–2672 Or ASTM D–3139
4—Inch To 12—Inch	AWWA C900	ASTM D-3212
14–Inch To 48–Inch	AWWA C905	ASTM D-3212

All Sanitary Sewer Construction (And Storm Sewer Construction In Combined Sewer Areas), Requires Stone Bedding With Stone ¼ To 1 In Size, With Minimum Bedding Thickness Equal To ¼ The Outside Diameter Of The Sewer Pipe, But Not Less Than Four (4) Inches Nor More Than Eight (8) Inches. Material Shall Be CA-11 Or CA-13 And Shall Be Extended At Least 12" Above The Top Of The Pipe When Using PVC.

- 9. "Band Seal" Or Similar Non-shear Flexible-type Couplings Shall Be Used In The Connection Of Sewer Pipes Of Dissimilar Materials.
- 10. Below The Flood Protection Elevation (FPE = BFE + 2 Feet), All Sanitary Sewer Manholes And Structures Shall Be Provided With Bolted, Watertight Covers. Sanitary Lids Shall Be Constructed With A Concealed Pickhole And Watertight Gasket With The Word "Sanitary" Cast Into The Lid.
- 11. When Connecting To An Existing Sewer Main By Means Other Than An Existing Wye, Tee, Or An Existing Manhole, One Of The Following Methods Shall Be Used:
 (a) A Circular Saw-Cut Of Sewer Main By Proper Tools ("Shewer-Tap" Machine Or Similar) And Proper Installation Of Hubwye Saddle Or Hub-Tee Saddle.
 (b) Remove An Entire Section Of Pipe (Breaking Only The Top Of One Bell) And Replace With A Wye Or Tee Branch Section.
 (c) With Pipe Cutter, Neatly And Accurately Cut Out Desired Length Of Pipe For Insertion Of Proper Fitting, Using "Band Seal" Or Similar Couplings To Hold It Firmly In Place
- Hold It Firmly In Place.
- 12. Whenever A Santary/Combined Sewer Crosses Under A Watermain, The Minimum Vertical Distance From The Top Of The Sewer To The Bottom Of The Watermain Shall Be 18 Inches. Furthermore, A Minimum Horizontal Distance Of 10 Feet Between Sanitary/Combined Sewers And Watermains Shall Be Maintained Unless: The Sewer Is Laid In A Separate Trench, Keeping A Minimum 18" Vertical Separation; Or The Sewer Is Laid In The Same Trench With The Watermain Located At The Opposite Side On A Bench Of Undisturbed Earth, Keeping A Minimum 18" Vertical Separation. If Either The Vertical Or Horizontal Distances Described Above Cannot Be Maintained, Or The Sewer Crosses Above The Watermain, The Sewer Shall Be Constructed To Watermain Standards.
- 13. All Existing Septic Systems Shall Be Abandoned. Abandoned Tanks Shall Be Filled With Granular Material Or Removed.
- 14. All Sanitary Manholes, (And Storm Manholes In Combined Sewer Areas), Shall Have A Minimum Inside Diameter Of 48 Inches, And Shall Be Cast In Place Or Pre-Cast Reinforced Concrete.
- 15. All Sanitary Manholes, (and Storm Manholes In Combined Sewer Areas), Shall Have Precast "Rubber Boots" That Conform To Astm C-923 For All Pipe Connections. Precast Sections Shall Consist Of Modified Groove Tongue And Rubber Gasket Type Joints.
- 16. All Abandoned Sanitary Sewers Shall Be Plugged At Both Ends With At Least 2 Feet Long Non-shrink Concrete Or Mortar Plug.
- 17. Except For Foundation/Footing Drains Provided To Protect Buildings, Or Perforated Pipes Associated With Volume Control Facilities, Drain Tiles/Field Tiles/Underdrains/Perforated Pipes Are Not Allowed To Be Connected To Or Tributary To Combined Sewers, Sanitary Sewers, Or Storm Sewers Tributary To Combined Sewers In Combined Sewer Areas. Construction Of New Facilities Of This Type Is Prohibited; And All Existing Drain Tiles And Perforated Pipes Encountered Within The Project Area Shall Be Plugged Or Removed, And Shall Not Be Connected To Combined Sewers, Sanitary Sewers, Or Storm Sewers Tributary To Combined Sewers.
- 18. A Backflow Preventer Is Required For All Detention Basins Tributary To Combined Sewers. Required Backflow Preventers Shall Be Inspected And Exercised Annually By The Property Owner To Ensure Proper Operation, And Any Necessary Maintenances Shall Be Performed To Ensure Functionality. In The Event Of A Sewer Surcharge Into An Open Detention Basin Tributary To Combined Sewers, The Permittee Shall Ensure That Clean Up And Wash Out Of Sewage Takes Place Within 48 Hours Of The Storm Event.

MWRDGC SESC NOTES

- <u>Erosion And Sediment Control</u> The Contractor Shall Install The Erosion And Sediment Control Devices As Shown On The Approved Erosion And Sediment Control
- Erosion And Sediment Control Practices Shall Be Functional Prior To Hydrologic Disturbance Of The Site.
- 3. All Design Criteria, Specifications, And Installation Of Erosion And Sediment Control Practices Shall Be In Accordance With The Illinois
- Urban Manual. A Copy Of The Approved Erosion And Sediment Control Plan Shall Be Maintained On The Site At All Times.
- Inspections And Documentation Shall Be Performed, At A Minimum:

 (a) Upon Completion Of Initial Erosion And Sediment Control Measures, Prior To Any Soil Disturbance.
 (b) Once Every Seven (7) Calendar Days And Within 24 Hours Of The End Of A Storm Event With Greater Than 0.5 Inch Of Rainfall Or Liquid Equivalent Precipitation.
- 6. Soil Disturbance Shall Be Conducted In Such A Manner As To Minimize Erosion. If Stripping, Clearing, Grading, Or Landscaping Are To Be Done In Phases, The Co—Permittee Shall Plan For Appropriate Soil Erosion And Sediment Control Measures.
- 7. A Stabilized Mat Of Crushed Stone Meeting The Standards Of The Illinois Urban Manual Shall Be Installed At Any Point Where Traffic Will Be Entering Or Leaving A Construction Site. Sediment Or Soil Reaching An Improved Public Right—Of—Way, Street, Alley Or Parking Area Shall Be Removed By Scraping Or Street Cleaning As Accumulations Warrant And Transported To A Controlled Sediment Disposal Area Disposal Area.
- 8. Concrete Washout Facilities Shall Be Constructed In Accordance With The Illinois Urban Manual And Shall Be Installed Prior To Any On Site Construction Activities Involving Concrete
- 9. Mortar Washout Facilities Shall Be Constructed In Addition To Concrete Washout Facilities For Any Brick And Mortar Building Envelope Construction Activities.
- As Temporary Sediment Basins.
- Disturbed Areas Of The Site Where Construction Activities Have Temporarily Or Permanently Ceased Shall Be Stabilized With Temporary Or Permanent Measures Within Seven (7) Days.
- All Flood Protection Areas And Volume Control Facilities Shall, At A Minimum, Be Protected With A Double-Row Of Silt Fence (Or
- 13. Volume Control Facilities Shall Not Be Constructed Until All Of The Contributing Drainage Area Has Been Stabilized.
- 14. Soil Stockpiles Shall, At A Minimum, Be Protected With Perimeter Sediment Controls. Soil Stockpiles Shall Not Be Placed In Flood Protection Areas Or Their Buffers.
- 15. Earthen Embankment Side Slopes Shall Be Stabilized With Appropriate Erosion Control Blanket.
- 16. Storm Sewers That Are Or Will Be Functioning During Construction Shall Be Protected By Appropriate Sediment Control Measures.
- 17. The Contractor Shall Either Remove Or Replace Any Existing Drain Tiles And Incorporate Them Into The Drainage Plan For The Development. Drain Tiles Cannot Be Tributary To A Sanitary Or Combined Sewer, Drain Tiles Allowed In Combined Sewer Area For Green Infrastructure Practices.
- 18. If Dewatering Services Are Used, Adjoining Properties And Discharge Locations Shall Be Protected From Erosion And Sedimentation. Dewatering Systems Should Be Inspected Daily During Operational Periods. The Site Inspector Must Be Present At The Commencement Of Dewatering Activities
- 19. The Contrctor Shall Be Responsible For Trench Dewatering And Excavation For The Installation Of Sanitary Sewers, Storm Sewers, Watermains As Well As Their Services And Other Appurtenances. Any Trench Dewatering, Which Contains Sediment Shall Pass Through A Sediment Settling Pond Or Equally Effective Sediment Control Device. Alternatives May Include Dewatering Into A Sump Pit, Filter Bag Or Existing Vegetated Upslope Area. Sediment Laden Waters Shall Not Be Discharge To Waterways, Flood Protection Areas Or The
- 20. All Permanent Erosion Control Practices Shall Be Initiated Within Seven (7) Days Following The Completion Of Soil Disturbing
- 21. All Erosion And Sediment Control Measures Shall Be Maintained And Repaired As Needed On A Year-Round Basis During Construction And Any Periods Of Construction Shutdown Until Permanent Stabilization Is Achieved
- 22. All Temporary Erosion And Sediment Control Measures Shall Be Removed Within Thirty (30) Days After Permanent Site Stabilization.
- 23. The Erosion And Sediment Control Measures Shown On The Plans Are The Minimum Requirements. Additional Measures May Be Required, As Directed By The Engineer, Site Inspector, Or MWRD.

10. Temporary Diversions Shall Be Constructed As Necessary To Direct All Runoff From Hydrologically Disturbed Areas To An Appropriate Sediment Trap Or Basin. Volume Control Facilities Shall Not Be Used

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EXISTING	
\bigcirc	Manhole
\bigoplus	Catch Basin
	Inlet
\bigtriangleup	Area Drain
0	Clean Out
C.U.	Flared End Section
	Storm Sewer
	Sanitary Sewer
	Combined Sewer
14/	Watan Main
	water Main
G	Gas Line
OH	Overhead Wires
——— E ———	Electrical Cable (Buried)
т	Telephone Line
Q	Fire Hydrant
\otimes	Valve Vault
\otimes	Buffalo Box
∞ _B	Damaio Box
O _{DS}	Downspout
O _{BOL}	Bollard
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\bigcirc	ComEd Manhole
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× W 782.10	
x 784.0	Ground Elevation
× T/W 785.20	Top of Retaining Elevation
• • • •	Swale
	Contour Line
$\mathcal{M} \in 3$	Deciduous Tree
L'à tur	Coniferous Tree
	Brushline
y Y	Tree Protection

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G <u>P 783.2</u>5 <u>W 782.10</u> _x 784.0 Wall <u>T/W 785.20</u> •• -----______781_____

GENERAL NOTES

Fencing at Drip Line

- 1. The Location of Existing Underground Utilities. Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction. Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawinas.
- 2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
- 3. Notify The Owner, Engineer and The Village of Tinley Park A Minimum of 48 Hours In Advance of Performing Any
- 4. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
- 5. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) and Stake All Site Improvements Accordinaly
- 6. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
- 7. The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately,
- 8. Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations. Copies of As-Builts Shall Be Provided To Owner, Eriksson Engineering Associates, and the Assistant Public Works Director of the Village of Tinley
- 9. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.



Project

LOYOLA SOUTHWEST AMBULATORY CARE CENTER 179th and LaGrange Road Tinley Park, IL 60487

Prepared For LOYOLA UNIVERSITY HEALTH SYSTEM 2160 South 1st Avenue, Maywood, IL 60153



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Project No: 21.03050.00 Sheet Title

SITE NOTES AND LEGENDS

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21.03050.00 Project No: Sheet Title

PHASING PLAN AND SITE VICINITY MAP

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C002

MWRDGC SESC NOTES

- <u>Erosion And Sediment Control</u> The Contractor Shall Install The Erosion And Sediment Control Devices As Shown On The Approved Erosion And Sediment Control
- Erosion And Sediment Control Practices Shall Be Functional Prior To Hydrologic Disturbance Of The Site.
- All Design Criteria, Specifications, And Installation Of Erosion And Sediment Control Practices Shall Be In Accordance With The Illinois
- Urban Manual. 4. A Copy Of The Approved Erosion And Sediment Control Plan Shall Be Maintained On The Site At All Times.
- Inspections And Documentation Shall Be Performed, At A Minimum:

 (a) Upon Completion Of Initial Erosion And Sediment Control Measures, Prior To Any Soil Disturbance.
 (b) Once Every Seven (7) Calendar Days And Within 24 Hours Of The End Of A Storm Event With Greater Than 0.5 Inch Of Rainfall Or Liquid Equivalent Precipitation.
- 6. Soil Disturbance Shall Be Conducted In Such A Manner As To Minimize Erosion. If Stripping, Clearing, Grading, Or Landscaping Are To Be Done In Phases, The Co-Permittee Shall Plan For Appropriate Soil Erosion And Sediment Control Measures
- 7. A Stabilized Mat Of Crushed Stone Meeting The Standards Of The Illinois Urban Manual Shall Be Installed At Any Point Where Traffic Will Be Entering Or Leaving A Construction Site. Sediment Or Soil Reaching An Improved Public Right—Of—Way, Street, Alley Or Parking Area Shall Be Removed By Scraping Or Street Cleaning As Accumulations Warrant And Transported To A Controlled Sediment Disposal Area Disposal Area.
- 8. Concrete Washout Facilities Shall Be Constructed In Accordance With The Illinois Urban Manual And Shall Be Installed Prior To Any On Site Construction Activities Involving Concrete.
- 9. Mortar Washout Facilities Shall Be Constructed In Addition To Concrete Washout Facilities For Any Brick And Mortar Building Envelope Construction Activities.
- 10. Temporary Diversions Shall Be Constructed As Necessary To Direct All Runoff From Hydrologically Disturbed Areas To An Appropriate Sediment Trap Or Basin. Volume Control Facilities Shall Not Be Used As Temporary Sediment Basins.
- 11. Disturbed Areas Of The Site Where Construction Activities Have Temporarily Or Permanently Ceased Shall Be Stabilized With Temporary Or Permanent Measures Within Seven (7) Days.
- All Flood Protection Areas And Volume Control Facilities Shall, At A Minimum, Be Protected With A Double-Row Of Silt Fence (Or Equivalent).
- 13. Volume Control Facilities Shall Not Be Constructed Until All Of The Contributing Drainage Area Has Been Stabilized.
- 14. Soil Stockpiles Shall, At A Minimum, Be Protected With Perimeter Sediment Controls. Soil Stockpiles Shall Not Be Placed In Flood Protection Areas Or Their Buffers.
- Earthen Embankment Side Slopes Shall Be Stabilized With Appropriate Erosion Control Blanket.
- 16. Storm Sewers That Are Or Will Be Functioning During Construction Shall Be Protected By Appropriate Sediment Control Measures.
- 17. The Contractor Shall Either Remove Or Replace Any Existing Drain Tiles And Incorporate Them Into The Drainage Plan For The Development. Drain Tiles Cannot Be Tributary To A Sanitary Or Combined Sewer. Drain Tiles Allowed In Combined Sewer Area For Green Infrastructure Practices.
- 18. If Dewatering Services Are Used, Adjoining Properties And Discharge Locations Shall Be Protected From Erosion And Sedimentation. Dewatering Systems Should Be Inspected Daily During Operational Periods. The Site Inspector Must Be Present At The Commencement Of Dewatering Activities. Of Dewatering Activities.
- 19. The Contrctor Shall Be Responsible For Trench Dewatering And Excavation For The Installation Of Sanitary Sewers, Storm Sewers, Watermains As Well As Their Services And Other Appurtenances. Any Trench Dewatering, Which Contains Sediment Shall Pass Through A Sediment Settling Pond Or Equally Effective Sediment Control Device. Alternatives May Include Dewatering Into A Sump Pit, Filter Bag Or Existing Vegetated Upslope Area. Sediment Laden Waters Shall Not Be Discharge To Waterways, Flood Protection Areas Or The Combined Sewer System.
- 20. All Permanent Erosion Control Practices Shall Be Initiated Within Seven (7) Days Following The Completion Of Soil Disturbing Activities
- 21. All Erosion And Sediment Control Measures Shall Be Maintained And Repaired As Needed On A Year—Round Basis During Construction And Any Periods Of Construction Shutdown Until Permanent Stabilizátion Is Achieved.
- 22. All Temporary Erosion And Sediment Control Measures Shall Be Removed Within Thirty (30) Days After Permanent Site Stabilization.
- 23. The Erosion And Sediment Control Measures Shown On The Plans Are The Minimum Requirements. Additional Measures May Be Required, As Directed By The Engineer, Site Inspector, Or MWRD.

SOIL EROSION & SEDIMENTATION CONTROL NOTES

- 1. Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.
- 2. Contractor Shall Be Responsible for Compliance With IEPA NPDES and ILR10 Permit Requirements for Project.
- 3. Soil Disturbance Shall Be Conducted in Such a Manner as To Minimize Erosion. Soil Stabilization Measures Shall Consider the Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures.
- 4. Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.
- 5. Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For A Period of More Than 14 Calendar Days, Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall Be Maintained On A Continuing Basis Until The Site Is Permanently Stabilized And All Inspections Are Complete. Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.
- 6. All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization Is Achieved Or After The Temporary Measures Are No Longer Needed. Trapped Sediment And Other Disturbed Soil Areas Shall Be Permanently Stabilized.
- 7. Final Site Stabilization Is Defined By The EPA General Permit As Meaning That All Soil Disturbing Activities At The Site Have Been Completed, And That A Uniform Perennial Vegetative Cover With A Density Of 70 Percent Of The Cover For Unpaved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.
- 8. All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use and Maintain "Dandy Pop" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal, such as Pork Chop Sediguard) In Paved Areas To Prevent Siltation and Discharge Into Waterways.
- 9. All Temporary And Permanent Sediment And Erosion Control Measures Must Be Maintained, Repaired, And Inspected In Conformance With All Applicable IEPA-NPDES Phase II.
- 10. Following The Termination Of Construction Activities And Issuance Of The Required "Notice Of Termination", The Permittees Must Keep A Copy Of The Storm Water Pollution Prevention Plan, Inspection Reports, And Records Of All The Data Used To Complete The Notice Of Intent For A Period Of At Least Three Years Following Final Stabilization.
- 11. Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On The Plans. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established.



- Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green BioNet SC150BN Erosion Control Blanket, or Approved Equal.
- 15. Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur In Accordance with IEPA NPDES Requirements.

4. The Erosion Control Measures Indicated On The Plan Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Engineer or The Governing Agencies.

5. The Contractor/Developer Shall Take The Necessary Steps To Control Waste Such As Discarded Building Materials, Concrete Truck Washout, Chemical, Litter and Sanitary Waste At the Construction Site That May Cause Adverse Impacts To Water Quality.



Project

LOYOLA SOUTHWEST AMBULATORY CARE CENTER 179th and LaGrange Road Tinley Park, IL 60487

Prepared For LOYOLA UNIVERSITY HEALTH SYSTEM 2160 South 1st Avenue, Maywood, IL 60153



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21.03050.00 Project No: Sheet Title

LIMITED EARTHWORK AND FOUNDATION PLAN

Original is 24 x 36. Do not scale contents of this drawing.

Sheet Number

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2	VILLAGE RESUBMITTAL 1	2021-09-2

Project No:	21.03050.00	
Sheet Title		

EXISTING CONDTIONS AND DEMOLITION PLAN

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EXISTING CONDTIONS AND DEMOLITION PLAN

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SITE GEOMETRY PLAN

Project No: 21.03050.00

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C201

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Project No: 21.03050.00 Sheet Title

SITE UTILITY PLAN

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C300

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AND PAVING PLAN

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SITE UTILITY AND GRADING PLAN







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SITE SOIL EROSION AND SEDIMENT CONTROL PLAN







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Prepared For LOYOLA UNIVERSITY HEALTH SYSTEM 2160 South 1st Avenue, Maywood, IL 60153



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SITE SOIL EROSION AND SEDIMENT CONTROL PLAN















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Manhole, Cone



Sheet Number



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PIPE UNDERDRAIN

Stainless Steel Band-

— Frame & Self

Sealing Lid With Sanitary Imprint

— Provide 4" wide

Sealing Surface





Project

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C601









-Straw Bale

- Entrench 3"



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21.03050.00 Project No: Sheet Title DETAILS

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LOYOLA SOUTHWEST AMBULATORY CARE CENTER 179th and LaGrange Road Tinley Park, IL 60487

Prepared For LOYOLA UNIVERSITY HEALTH SYSTEM 2160 South 1st Avenue, Maywood, IL 60153



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Eriksson Engineering Associates, Ltd. Civil Engineering, Landscape Design 145 Commerce Drive, Suite A Grayslake, IL 60030

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